

**HEARING, SEPTEMBER 2, 2008 BEFORE CITY COUNCIL LANDMARKS
COMMITTEE**

Submission of Gamal Willis, Day Manager, 338 Bowery, NY, NY

1. Questions and Answers Regarding Tenants at 338 Bowery
2. Daily Log from 338 Bowery showing room numbers, initials, and balances owed by permanent residents of 338 Bowery (names are abbreviated to initials for privacy purposes)
3. Portion of homepage of 338 Bowery Website (www.whitehousehotelofny.com) describing cubicles at premises available for travelers.
4. Recent traveler comments filed with www.tripadvisors.com website describing conditions at 338 Bowery, New York, NY.
5. Affidavit of Meyer Muschel previously filed with Landmarks commission documenting among other things, humanitarian concerns associated with the landmarking of 338 Bowery
6. Response of Landmarks Commission to repeated invitations/pleadings by owner and operator of 338 Bowery to visit premises and observe human conditions of permanent residents who would be so adversely affected by landmarking of premises

Questions and Answers Regarding Tenants at 338 Bowery, New York, NY

1. **How many permanent residents reside at the premises? How many transient occupants?**
 - a. There are 22 permanent residents. Transients range from as few as 5 a night in winter months to as many as approximately 70 a night in July.
2. **Where do the permanent residents live in the building?**
 - a. On all four floors of the building.
3. **What is the nature of the housing accommodations in the building?**
 - a. The accommodations in the building consist exclusively of cubicles, each approximately 4' x 6'. The cubicles rise 7 feet on a 10 foot ceiling with the tops of the cubicles open. Most have no windows and ventilation is from the open top. The cubicles are all just large enough to hold a bed and a tiny closet and are smaller than the average jail cell.
4. **Do the transients and permanents reside in the same wings of the hotel? Why?**
 - a. For the most part, the populations are separate although they reside together on part of the fourth floor. This is due to (i) the issues associated with many of the permanent residents including mental health issues, personal hygiene issues, and cleanliness issues, (ii) the age differential between the permanent residents who are exclusively men and the much younger travelers of both sexes, and (iii) the stricter rules associated with the transient occupancies which cannot be imposed/enforced on the permanents, e.g. no smoking.
5. **Are the permanent residents' cubicles different than the transient occupants' cubicles?**
 - a. Virtually all cubicles throughout the building are identical in size, wall height, and absence of windows. There are slight differences, e.g. the transient rooms accommodate only fluorescent bulbs as a way of preventing travelers from installing outlets in their rooms. Also, in some instances, two adjoining cubicles for transients will have the wall in between them removed to effectuate "double" occupancy for two travelers residing in each of the two cubicles. The transient cubicles also have wooden latticework installed above the cubicles to deny them access to the space on top of the cubicles. The largest single occupancy cubicles in the property belong to the permanent residents of the property and several council members and/or their reps who visited the premises actually saw the largest cubicle in the hotel for a single occupant, located on the first floor. Still other of the larger cubicles are occupied by permanent residents on other floors.
6. **How will the building being exempted from "Landmarks" help these tenants?**
 - a. The exempting of the building from "Landmarks" preserves the value of this location as a building site for the developer. This enables the permanent residents to leverage off of their highly protected occupancy rights under applicable law to obtain a buyout and/or new housing from the landlord as a way of enabling the landlord to capture the value of the space. Conversely, any restriction imposed on the building from a landmarks perspective severely curtails the value of the building. This in turn, greatly weakens the leverage value of the permanent tenants. Thus, if this building is landmarked, it is more than likely that those tenants who can gather up the funds to pay their rent will be sentenced to a life in squalor in these cubicles. At the same time, pressure will build on this owner or a future owner to evict the bulk of the permanent residents who cannot even afford today's low rent and who remain in the building today by the good graces of a landlord and developer who has chosen for over a year to look the other way as long as there is hope for a better tomorrow for developer and tenant alike.

8
2

				Start Bal.	LEF	I	DAYS	AMNT.	I	DAYS	AMNT.	ER	RATE
				-				-			-		-
				-				-			-		-
				-				-			-		-
158	LZ	9.61	18	172.98				-			-		9.61
162	CH	9.61	(3)	(28.83)				-			-		9.61
				-				-			-		-
167	SF	8.32	401	3,336.32				-			-		8.32
172	TC			-				-			-		-
173	GB	7.28	(6)	(43.68)				-			-		7.28
176				-				-			-		-
				-				-			-		-
178	LD	8.32	92	765.44				-			-		8.32
251				-				-			-		-
252		9.61		-				-			-		-
253	CR	9.61	56	534.46				-		14	134.54		9.61
256				-				-			-		-
257	CM	8.32	(5)	(40.64)				-			-		8.32
259	RP	7.16	1,069	7,654.04				-			-		7.16
261	WM	9.61	5	48.05				-			-		9.61
170	KM	8.32	296	2,462.08				-			-		8.32
263	LW	1.48	918	1,358.64				-			-		1.48
266	RH	9.61	216	2,079.20				-			-		9.61
267	TP	9.61		-				-			-		9.61
351	MP	8.00	372	2,976.00				-			-		8.00
352	JW	7.80	578	4,508.40				-			-		7.80
354				-				-			-		-
355	RR	7.80	128	998.40				-			-		7.80
357				-				-			-		-
360				-				-			-		-
361				-				-			-		-
363				-				-			-		-
365	TE	7.80	5	39.00				-			-		7.80
367	JH	9.61	207	1,989.27				-			-		9.61
368	RM	9.61	128	1,226.76				-			-		9.61
369	JL	9.61	29	277.95				-			-		9.61
451	RD	8.32	636	5,290.88				-			-		8.32
				-				-			-		-

How our hostel is different from regular hotels and how we can afford to offer our rooms so inexpensively:

In general, travelers are forced to choose between two types of accommodations: inexpensive dormitory beds in hostels where you have no privacy whatsoever and share your sleeping space with strangers, and expensive hotel rooms where you pay a fortune for a room that you barely use and need only for sleeping..

We "bridge" the two: We offer you privacy at extremely low rates. We can do this very inexpensively because our rooms are small (just large enough to sleep in), and simple, and the ceilings consist of open "latticework" so that sound does travel across the entire floor of rooms. So you are not getting the luxury of a regular expensive hotel room. But that would cost a fortune! And you do get physical privacy, i.e. your own room, with a lock on it, and no sharing with strangers. And you get that privacy at a price that simply cannot be beat!



Home United States New York (NY) New York City Hotels & Accommodations Bowery's Whitehouse Hotel

Bowery's Whitehouse Hotel: Traveler Reviews



Traveler photos
Map this hotel

TripAdvisor Traveler Rating:

?
A summary score based on quality, quantity and age of traveler ratings.



89 reviews

89 Reviews



5

10

18

12

44

TripAdvisor Popularity Index:

?
Measures overall traveler satisfaction based on ratings, reviews and other sources.

#51 of 66 Specialty lodging in New York City

Bowery's Whitehouse Hotel, New York City

Address:
340 Bowery
New York City, NY 10012

TripAdvisor Traveler Reviews

Reviews of Bowery's Whitehouse Hotel(3-7 of 89)

"Over 125 Painfully, Itchy Bed Bug Bites from this Place!"

Bowery's Whitehouse Hotel



hiptojive
toronto
Jun 23, 2008

I've been backpacking for well over 10 years now, and always rely on hostels for accommodation. I'm accustom to the simplicity, sometimes grubbiness and overall basic amenities they provide. I don't expect a lot. However this place was HELL. Definitely the worst hostel I ever stayed in. All I can say is I just got back from the doctors because i have well over 125 bed bug bites on my body. I am not exaggerating. My face, my back, my arms, my legs... EVERYWHERE. Regular itch-creams aren't helping either. I have huge red bumps all over my body. I can go on about the rest of the hostel... But I think everybody else has covered it: clogged toilets, dirty sheets, smells in the halls... Just AVOID this place.

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.

hiptojive's Summary

Date of Stay: June 2008
Traveled with: Solo traveler
Age group: 18-24
Member since: June 23, 2008

My ratings for this hotel are:

- ①○○○○○ Value
- ①○○○○○ Rooms
- ③③③○○ Location
- ②○○○○○ Cleanliness
- ③③○○○○ Check in / front desk
- ③③○○○○ Service
- ③③○○○○ Business service

Would I recommend this hotel to my best friend?
no way!

I do not recommend this hotel for:
Young singles, An amazing honeymoon, A romantic getaway, Girlfriend getaway, People with disabilities, Older travelers, Great pool scene, Pet owners, Families with young children, Tourists

"Do not stay here!"
Bowery's Whitehouse Hotel



①○○○○○

GinsterLondon
London, United Kingdom
Apr 5, 2008

I don't know what surprised me more, the state of the place (and that it is still open!) or that I hadn't read the reviews in here before booking as I usually always do (and then I wouldn't have booked it!).

Tiny rooms, old, tired, noisy. The rooms are smaller than prison cells, they have trellis for a ceiling and top of the walls which means you can hear everything your neighbours are doing (and mine woke me up at 3.30am!), the bed is tiny and has a noisy plastic mattress, the rooms are crammed in next to each other in long soul-less corridors... I just hope I don't have bed bug bites turn up today after reading the other reviews. Yes the location is great but it seriously isn't worth it, no one needs to save their pennies that much!

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.

GinsterLondon's Summary

Date of Stay: April 2008

Member since: October 02, 2007

"Can't believe this place hasn't been closed down"

Bowery's Whitehouse Hotel



crazyspaniel
Oxfordshire, UK
Mar 16, 2008

1/1 found this review helpful

I stayed here a couple of years ago and am amazed it is still doing business. My experience, and that of my boyfriend, was much the same as other reviewers'. The guy in charge was rude beyond belief - his staff seemed completely embarrassed by his behaviour. The hostel is partly occupied by down-and-outs, though this was certainly not the worst aspect of the establishment. The rooms are like prison cells and totally lacking privacy or security. The walls do not reach the ceiling so you can hear everything, and it would be easy for someone to get into your room. Not a comforting thought when you consider some of the characters who stay there. The place was dirty and smelt bad, though luckily I did not experience the bed bug problems that other guests did. The bathroom facilities are not separated for men and women, and as there is nowhere in the shower cubicle to hang your towel, you are forced to step outside naked, in full view of others (including of the opposite sex) to get your towel and dry off.

As a first-time visitor to the USA at the time, I was shocked that such a place could exist in such a wealthy country (I'm a bit less naive now!). My partner has travelled widely and stayed in youth hostels in Pakistan, Turkey and Morocco and said that this was by far the worst place he had ever stayed. There is no way that an establishment like this would be allowed to operate in Europe. It is truly disgusting.

This TripAdvisor Member:

Liked — Leaving it

Disliked — Where to start...

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.

crazyspaniel's Summary

Date of Stay: September 2006

Member since: October 12, 2007

My ratings for this hotel are:

- ④○○○○○ Value
- ④○○○○○ Rooms
- ④④④○○○ Location
- ④○○○○○ Cleanliness
- ④○○○○○ Check in / front desk
- ④○○○○○ Service
- ④○○○○○ Business service

"Incredibly rude"

Bowery's Whitehouse Hotel



Anon3312
The World
Mar 11, 2008

I don't know about anybody else, but I couldn't even get into this place. Called up before a short trip and asked some questions about security arrangements since I was planning to leave stuff there while I went around the city during the day. The old man on the other end got irritated and said "I don't think our place is for you" before hanging up. When I finally went to the city, I checked at the place around 8 p.m. The old man was behind the counter and insisted they had no vacancies even though their website said they did only the day before. He said it's not for locals. Even though I was traveling light without much luggage, I couldn't convince him that I was only a former New Yorker (who is normally quite aware of how rude NYers can be, but this is ridiculous). Went to another hostel that night instead, which didn't give me any hassles.

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.

Anon3312's Summary

- Date of Stay:** October 2004
- Traveled with:** Solo traveler
- Visit was for:** Hobbies / interest / culture
- Age group:** 25-34
- Member since:** August 08, 2007

My ratings for this hotel are:

- ④④④○○○ Value
- ④④④○○○ Rooms
- ④④④○○○ Location
- ④○○○○○ Cleanliness
- ④○○○○○ Check in / front desk

Service

Would I recommend this hotel to my best friend?

no way!

I do not recommend this hotel for:

Young singles, An amazing honeymoon, A romantic getaway, Girlfriend getaway, People with disabilities, Older travelers, Great pool scene, Pet owners, Families with young children, Families with teenagers, Tourists

"NOT recommended"

Bowery's Whitehouse Hotel



Service

RENZ_Sydney

Sydney

Mar 4, 2008

1/1 found this review helpful

I'm a lone female traveller, and while I'm normally a tough kinda cookie, this place was just way too horrible and dirty for my liking. The linen had stains on them when I got there and I only had a thin sheet to sleep with, not even any sort of blanket/duvet.

The rooms are incredibly tiny. There is maybe a 40cm gap between the bed and the wall, it's hard to manouvre your luggage inside.

The walls reach a certain point towards the ceiling, and then it is replaced by lattice, so there are no proper walls. You can hear everything going on in the room (or should I say, cubicle?) next to you. Definitely not the sort of place for a light sleeper.

I actually had the person in the next room to me threatening me because he was trying to sleep at 2pm in the afternoon and I'd arrived sifting through some shopping bags. The place comes across as sort of a refuge for homeless people, and I gathered that he was one of them who had a few screws loose. Didn't feel very safe after that.

Also, if you are there for a while, probably best to go to a laundromat rather than using the hotels laundry in the basement. Way too creepy. Or if you're going to use it, make sure you go with a friend. It's down a long hall, far from any common areas, dark and secluded. I didn't feel safe down there either.

The common room downstairs have some couches, which were a little dirty. The only good thing about the common room was the big television which had cable TV and a fridge to put your food in (which didn't get touched by anyone.. well mine didn't anyway). The microwave though, is so filthy, and there was nothing to clean it with.

Most of the reviews here are exactly what I encountered. I was there for 10 days and had a mix of good/bad staff. While there are the odd homeless persons about, there are some nice ones. I chatted to a few and they were some pretty cool New York characters.

The location is great, but I'd only stay here again as a last resort. Worth spending the extra money elsewhere

This TripAdvisor Member:

Liked — TV

Disliked — Other guests, cleanliness, everything else

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.

RENZ_Sydney's Summary

Date of Stay: January 2007

Traveled with: Solo traveler

Visit was for: Hobbies / interest / culture

Age group: 18-24

Member since: March 04, 2008

My ratings for this hotel are:

④③③③③ Value

④③③③③ Rooms

④④④④④ Location

④③③③③ Cleanliness

④④④③③ Check in / front desk

④④③③③ Service

④③③③③ Business service

Would I recommend this hotel to my best friend?

probably not

I do not recommend this hotel for:

Young singles, An amazing honeymoon, A romantic getaway, Girlfriend getaway, People with disabilities, Older travelers, Great pool scene, Pet owners, Families with young children, Families with teenagers, Tourists

I selected this hotel as a top choice for:

Shopping

Travelers Who Viewed This Property Also Viewed

no photo provided

Central Park Hostel

④④④④④ 51 Reviews

Location: New York City, NY

\$34*

CHECK RATES!



Continental Hostel

④④④④④ 185 Reviews

Location: New York City, NY

\$66*

CHECK RATES!



Candy Hostel

123 Reviews

Location: New York City, NY

\$40*

CHECK RATES

All Hotels in New York City

*Average price

About TripAdvisor®

TripAdvisor™ provides impartial traveler reviews of **Bowery's Whitehouse Hotel**, New York City, New York.



Recommendations for hotels, resorts, inns, vacations, travel packages, travel guides and lots more!

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**AFFIDAVIT OF MEYER MUSCHEL IN SUPPORT OF
METRO SIXTEEN HOTEL LLC'S OPPOSITION TO
INCLUSION WITHIN PROPOSED "HISTORIC DISTRICT"**

Meyer Muschel, being duly sworn deposes and says:

Personal Background

1. I am, through my wholly owned Manda Associates, LLC, the current operator of the premises located at 338-340 Bowery in Manhattan (the "Premises"). I submit this affidavit in support of the opposition of Metro Sixteen Hotel LLC ("Metro"), the current owner of the Premises, to inclusion of the Premises within a proposed "historic district" by the New York City Landmarks Preservation Commission. I have personal knowledge of all the facts set forth herein.
2. My right to operate the Premises is based upon an agreement between Metro and me dated on or about June 11, 2007. That agreement was executed simultaneously with the closing of sale of the Premises by 338 Bowery Property LLC ("338 Bowery Property"), the prior owner of the Premises, to Metro. I was the main principal of 338 Bowery Property and operated the property on behalf of 338 Bowery Property LLC up until the date of sale.
3. By way of background, I am a graduate of Columbia Law School, Class of 1988, and practiced law at Proskauer Rose, LLP, a major New York law firm, for eight years immediately following law school. Subsequently, I worked as a real estate investment banker for Citigroup before becoming a full time developer and investor in real estate properties in different locales in the United States.
4. I have no direct or indirect interest in Metro. At the same time, I am intimately familiar with the Premises, the hardships associated with its operations, and the value that can (and cannot) be obtained from the Premises by virtue of my ownership and management of the property over the last 10 years.

Metro's Expected Hardship and Concern for the Permanent Residents - in Short

5. Based upon this experience, as further set forth below, I find it incomprehensible that Metro, which paid market price for the construction value of the site just nine months ago, will be able to make any meaningful return on its investment if prevented from a full redevelopment of the site.
6. This is because the operational profit associated with the building could barely justify the \$1 million purchase price 338 Bowery Property paid for it several years earlier and the real value was always in the ability to fully redevelop the property. Accordingly, as further explained below, I have no doubt that requiring Metro to

preserve the external façade of the current building and preventing it from constructing an entirely new building at the Premises will directly result in Metro experiencing massive losses and tremendous hardship.

7. I am also concerned that if the property is not completely redeveloped, the quality of life of the remaining permanent residents who still reside in the building will suffer. This is because maintaining the existing façade of the building, including the style and location of windows and doors, will invariably lead to the default use of the building - the operating of a nightly lodging house for permanent and transient residents in tiny cubicles - remaining in place.
8. Under such circumstances, it is clear that Metro would lack the investment resources to preserve, let alone improve, the living conditions of the permanent residents or the condition of the building. Indeed, I expect that if Metro is barred from complete redevelopment, the living conditions of the permanent residents and their quality of life will deteriorate. Conversely, I believe that a complete redevelopment of the property will afford the opportunity to significantly improve the living conditions of the indigent men living in squalor in the building and I am determined to help make this happen. I discuss this further below.

My History at the Building and the Difficulties associated with its Operation

9. 338 Bowery Property LLC, of which I was the managing member until its dissolution, owned and operated the premises at 338-340 Bowery, from May, 1998 until the sale to Metro. Given the reality of what 338 Bowery purchased, even at the time of our \$1 million acquisition, we recognized that there was virtually no value to the building itself but only to what could be in its place one day. Specifically, we understood that while one generally acquires a building and acquires additional construction rights incidental to that purchase, here, the only value we were acquiring was in future construction.
10. To provide some perspective, the building had and still has over 170 small decrepit 4 x 6 cubicles that rise only 7 feet on a 10 foot ceiling. The cubicles are separated from one another only by a thin piece of plywood-like wood. Governing law has prevented these cubicles, nearly all of which have no windows and no tops other than chicken coop wire, from being torn down or from changes being made to the use of the lobby which must be used for the residents exclusively.
11. The building was, at the time we purchased it, used only to house permanent tenants who, as a result of a then recent court decision, paid minimally for their rights in the building and their cubicles and were entitled to many services, including linen, mattresses, a 24 hour front desk, water, heat and hot water, fire safety personnel, etc., all to be provided by the landlord at no additional cost. The cost of litigating against each tenant for the between \$7.00 and \$9.24 nightly rent

rate, fixed by law, was far exceeded by the cost of litigating against such tenants for overdue rent. As a result, most of the time, unpaid rent simply remained uncollected.¹ It was virtually impossible for the landlord to sustain the building and so as a result of the court decision, the owner of 338-340 Bowery, along with other similarly situated landlords, were forced to sell. An article from the New York Times describing the situation is attached as Exhibit "1."

12. Despite the \$1 million price tag on the building and the prohibitive costs of operations, we purchased it with the understanding that if we could simply stabilize the building for several years, we could hopefully get it to the point where the building could be redeveloped either by us or by a more experienced developer. It seemed pretty clear that any development would require the elimination of the fire escapes and significant changes to all windows which were simply not conducive to any retail, commercial, or apartment usage, particularly on an avenue like the "Bowery." The windows were also in terrible disrepair but we simply didn't have the money to make the changes/repairs nor were parts even available for these very old windows. It was also self-evident that the existing layout, including the locations of the outside doors and windows of the building would have to change, as the current structure provided for essentially a bifurcation of the building into two separate smaller buildings with no meaningful uses other than for tiny windowless cubicles.
13. Mindful of the fact that applicable law gave permanent resident(s) rights in the building that limited development, we left matters alone and embarked on a program to market the uninhabited cubicles for the transient, traveling tourists. This helped offset the staggering costs associated with carrying the building and providing services to the permanents.
14. Over the years, we succeeded in our endeavor in so far as we improved the building to the extent possible and stopped hemorrhaging. We even earned a reputation in New York several years ago as one of but a few inexpensive "hostels" for traveling tourists, particularly students.
15. At the same time that we made small improvements for the benefit of the "youth hostel," I took great pride in improving the quality of the permanent tenants' lives by virtue of these small changes that we were able to make. See New York Times article attached as Exhibit "2". These improvements along with my own role in this work are also described in a short video about the Premises found at www.ronibengur.com.

1. It has often been easier and less expensive to simply waive 50% of a tenant's arrears, if not more, than pursue the tenant in litigation where the litigation cost will often exceed two year's rent and the outcome is unpredictable. By way of illustration, as of March 5, 2008, approximately 40% of the residents of the property owe in excess of 365 days rent each, that is, one year's rent.

16. With no more than \$1.1 million in outstanding debt at any time, we lost money in several years and earned a small profit in others. For example, we generated net income of \$20,000 in 2006 and only \$714.82 in the first half of 2007, that is, until the sale date of June 11, 2007.
17. As the foregoing demonstrates, the value of the building as a lodging house for traveling tourists has been in decline in the last year and a half. In my opinion, this is due principally to (i) the many youth hostels that have opened in the City over the last 18 months, (ii) the poor ratings that we have received as a "hostel" on such sites as tripadvisor.com because of the decrepit condition of the building and the cubicle like living arrangements, and (iii) inherent problems associated with maintaining "cubicle" tenancies such as, for example, preventing the spread of bedbugs from cubicle to cubicle. Extermination, alone, has required us to spend tens of thousands of dollars in the last two years with limited results.
18. As the declining youth hostel business was already becoming evident in 2006 and the building was relatively stable at that time, when Metro extended their offer to purchase, we accepted it. From both seller's and buyer's respective positions, the sales price was based exclusively upon the value of the number of "buildable" square feet at the premises, giving no effect to the operations or the existing structure. It is for this reason, that I, through Manda, continue to operate the premises at this time for the exclusive benefit of Manda.
19. Indeed, based upon my exhaustive search for value in this building during the time I owned it, short of total redevelopment of the property, I cannot comprehend of any reasonable return for any significant investment in this property. Thus, I believe that Metro, which paid me a market price of close to eight times my own acquisition cost for the property, will be severely and irreparably harmed if barred from the opportunity to completely redevelop the property.

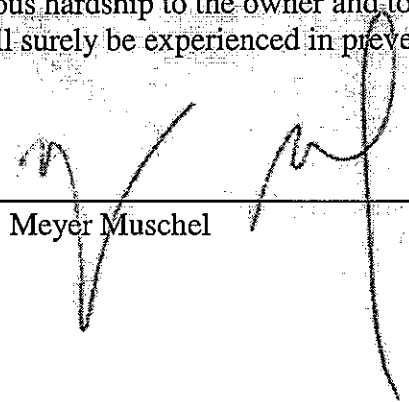
The Permanent Residents

20. As set forth above, if the building is not permitted to be fully redeveloped, I also have grave concerns about the well-being and quality of life of the permanent residents. In this regard, the New York Times article attached as Exhibit "1" documents the great hardships the permanent residents were experiencing in 1996 resulting from the court decision of 1995 adverse to the landlord. I have no doubt that if the current owner is now barred from being able to completely redevelop the property, the permanent residents will find again find themselves in an extremely difficult situation, *to wit*, living in squalor in a building in which the landlord has (i) no hope of reasonable income, and (ii) an inability to financially carry the building as a result of an adverse decision of an outside legal authority.

This is particularly so given the decline in the youth hostel business at the hotel and the high price tag paid by Metro. This can only lead to a major downturn in the permanents' quality of life. Indeed, several of the permanent residents have already expressed disbelief and great distress to me at the diminution of their own "equity" in the building as a result of the historic district proposal.

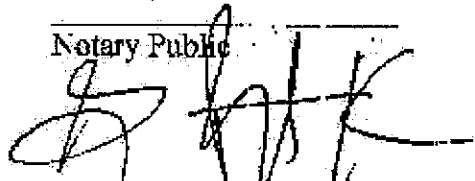
21. In the end, I can only wonder what would have ultimately happened even to my own relatively small \$1 million investment had the building been landmarked or the area been declared a historic district during my own ownership of the Premises. I shudder when I consider the ramification to either the buyer who has invested \$7.8 million for those same Premises or to the permanent residents who I cared so much for during my ownership of the building and still care about.

22. I am hopeful that the Landmarks Preservation Commission will (i) recognize the harsh realities that will fall upon both the owner of the property and its permanent residents should this building be included in the historic district, and (ii) find a way to allow the Premises to be fully redeveloped for the benefit of both. I respectfully submit that whatever "cultural value" the building façade may have – and I make no judgment of same - it is far outweighed by something I can appreciate, specifically, the tremendous hardship to the owner and to the permanent indigent residents that will surely be experienced in preventing complete redevelopment.



Meyer Muschel

2) Sworn to before me on this
17 day of 2008

Notary Public

Gary Poltek
Notary Public, State of New York
No. 81448121883
Qualified in Rockland County by
Commission Expires on Oct. 15, 2010

NO RESPONSE

METRO SIXTEEN HOTEL LLC

By Hand

September 2, 2008

New York City Council Landmarks Subcommittee
Honorable Jessica Lappin, Chair
City Hall
New York, New York 10006

Re. **Structural Condition of 338 Bowery**

Honorable Members of the Landmarks Subcommittee:

At the Land Use Subcommittee's hearing of August 12, 2008, Council members inquired of the structural condition of the façade at the dilapidated building at 338 Bowery. This façade cannot sensibly remain.

The engineering firm of Thornton Tomasetti evaluated the building's condition. Thornton Tomasetti is a Manhattan-based worldwide engineering firm, having engineered substantial projects such as Bloomberg Tower, the New York Times Building, and restoration and preservation of Central Synagogue in Manhattan, as well as a number of stadiums and Tapei 101, the world's tallest building. Thornton Tomasetti is also known to the New York City Department of Buildings as an engineering firm that at that agency's behest resolves structural issues for buildings throughout New York City.

We provided Thornton Tomasetti's structural study of the building at 338 Bowery to the Landmarks Preservation Commission. This is Thornton Tomasetti's conclusion regarding the structural integrity of the 338 Bowery building's structure and facade:

In order to utilize the building in any future development, the building is required to meet the provisions of the current NYC Building Code. The existing façade and structure do not meet this code's criterion and considering the level of current deterioration any new development will require removal and replacement of the façade since repair/restoration is not feasible.



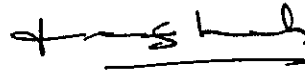
METRO SIXTEEN HOTEL LLC

This is their engineering recommendation:

Due to the current condition of the building and the need to become code compliant and meet the requirements of the current NYC Building Code demolition and replacement of the building structure and façade is recommended.

We do not understand the Landmarks Preservation Commission's disregard of the deficient condition of the structure and façade. We ask the Landmarks Subcommittee to consider that the façade cannot be maintained in evaluating whether 338 Bowery could in any factual respect be considered as a "preservation" candidate for inclusion within an historic district.

Sincerely,



Harry Shah

Member, Metro Sixteen Hotel LLC

Attachment:

Thornton Tomasetti Structural Report on 338 Bowery, dated May 8, 2008



Thornton Tomasetti

May 8, 2008

Mr. Patrick W. Jones, Esq.
C/O METRO SIXTEEN HOTEL LLC
420 Great Neck Road
Great Neck, NY 11021

RE: 338 BOWERY, NEW YORK, NY
CONDITION ASSESSMENT
TT PROJECT NO. 28079.00

Dear Mr. Jones:

Thornton Tomasetti, Inc. (TT) was retained by the Metro Sixteen Hotel LLC to perform a structural condition assessment of the above-referenced property and determine its potential structural suitability for redevelopment. The following report contains our observations.

INTRODUCTION

The 4-story building at 338 Bowery in Manhattan is situated on the west side of Bowery between Great Jones and Bond Streets.

The floor system of the north portion of the building has different constructions in its east and west sections. The east section is constructed of wood planks and wood joists spanning in the north-south direction and supported on masonry bearing walls. The 1st and 2nd floor of the west section is also constructed of wood planks and wood joists supported on masonry bearing walls. The 3rd floor, 4th floor, and roof of the west section are constructed of reinforced concrete slabs supported on steel beams encased in concrete. The steel beams are supported on masonry bearing walls. Columns were constructed from the 3rd floor to the basement to support the bearing walls above within the west section. The basement floor is constructed of concrete slab-on-grade.

The floor system of the south portion of the building is constructed of reinforced concrete slabs supported on steel beams encased in concrete. The steel beams are supported on masonry bearing walls at the north and south ends.

The building has one interior stair that starts at the basement and goes up to the roof. The building has three exterior steel fire escape stairs. One is located at the east façade (facing Bowery) and the other two are located at north and south ends of the west facades (at the rear of the building).

Structural and architectural drawings of the property have not been located by either the building owner or by the building owner's consulting architect who have conducted searches. Notwithstanding this, TT made visual inspections and observations. Photographs were taken to

Thornton Tomasetti

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Mr. Patrick W. Jones, Esq.
RE: 338 BOWERY, NEW YORK, NY
CONDITION ASSESSMENT
TT PROJECT NO. 28079.00
May 8, 2008

document and record the prevailing condition of the building with particular emphasis on areas with potential distress (see attached photos 1 through 14).

OBSERVATIONS AND ASSESSMENTS

On, Monday, April 14, 2008 and Tuesday, April 22, 2008, TT visited the site and made visual observations of representative areas of the building's exterior and interior. Below is a summary of our findings:

1. The steel lintels supporting the masonry wall above the window openings exhibit severe corrosion and in some locations are no longer serviceable. This in combination with the weakened structural integrity of the façade wall, attributable to the brick's pattern and installation method, will result in a significant amount of brick masonry removal and replacement will be required to effect the lintel repairs/replacements. See Photos 2 and 3.
2. The brick masonry requires widespread re-pointing. In order to expose the steel section, there will need to be partial demolition of the façade. The stability of much of the projecting brick is questionable. The arches below the roof parapet exhibit significant deterioration of the cement plaster facing, thereby exposing areas of the brick backup. See Photo 7.
3. Stepped cracks exist at the building's corners, which indicates a sign of thermal or moisture expansion of the brick that is not ameliorated by sealant. See Photo 9
4. The exterior steel fire escape stairs at the front and rear facades are in poor condition. Welded connections between treads and stringers have failed and many areas show significant signs of deterioration. Of concern is that the connections into the brick masonry are suspect because decades of unprotected exposure to weather. There is likely loss of steel section due to years of corrosion. See Photos 4 through 6.
5. The current pattern of brick pointing on the front facade below the roof parapet is indicative of previous repair due to corrosion of spandrel steel beams and steel window lintels, depending upon façade location. The color and pattern of the mortar used for pointing is incompatible with the original mortar. See Photo 8.
6. The metal clad wood framed windows on all façades are in poor condition and are typically not serviceable. See Photo 1.
7. Spalled concrete with exposed severely corroded rebars exist at the underside of the first floor. See photo 10.

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RE: 338 BOWERY, NEW YORK, NY

CONDITION ASSESSMENT

TT PROJECT NO. 28079.00

May 8, 2008

8. Water infiltration was observed at the underside of the concrete slab especially within the bathroom areas. See Photo 11.
9. The lower portion of the interior stairs between the basement and the first floor is severely corroded. See Photo 12.
10. Areas of the wood framing at the roof and basement show moisture infiltration. See Photo 13.
11. Cracks affect various locations of the concrete coping. See Photo 14.

CONCLUSION - FACADE

To insure the structural integrity of the facades, significant portions of the building's east (facing Bowery) and west (rear) facades will need to be rebuilt. The rationale is based on the following:

- Severe deterioration of the steel lintels would require at a minimum of 5 courses of brick masonry to remove and/or replace the members and their connections to the main structural frame.
- Flashing above lintels requires replacement as the new flashing needs to be bedded in the backup masonry brick courses.
- Exterior steel stairs are supported on the façade masonry. Connections and cross section steel areas are compromised. Extensive brick removal is required to assess/repair/replace the connections.
- Windows are in extremely poor condition. Restoration would not be effective in terms of weatherproofing, sound insulation and energy usage. Removal and replacement will require removal of brick courses surrounding the windows to provide new anchorage and flashing.
- Existing brick repairs and re-pointing (grouting) of façade brick indicates underlying water infiltration from the roof behind the parapet wall. Grout is flush with face of masonry, improper incompatible material and not the same color as existing mortar. Brick mortar removal on these areas and necessary examination of the underlying masonry will require removal of at least 8 courses of brick and possibly portion of the parapet wall.

Thornton Tomasetti

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Mr. Patrick W. Jones, Esq.

RE: 338 BOWERY, NEW YORK, NY

CONDITION ASSESSMENT

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- Steel stairs are in poor conditions and the safety of their support could be compromised if left as is. Steel stair framing members, welds, bolts and other connections need to be tested to determine extent of repair and/or replacement.

RECOMMENDATIONS - FACADE

In our opinion it will be very difficult to retain the existing façade due to significant rebuilding/replacement of most of the existing elements. The critical items as noted below:

- Replacement of steel lintels require removal of a minimum of 5 courses of brick
- Exterior steel stairs are at the end of their useful service life and their current condition of structural integrity would deem replacement to be appropriate since testing and analysis of the existing structure would be much more costly.
- Connections of exterior steel stairs into the brick masonry exhibit severe signs of deterioration visible as cracks in brick, mortar joints, parging and areas of displaced repaired grouting.
- Windows are no longer serviceable. Even if they could be removed and repaired, which appears very unlikely, the surrounding brick jambs and stone sills will require removal and replacement to properly anchor windows.
- Significant cracks at the corners of the building from the roof down to the 4th floor are indicative of un-accommodated thermal and moisture expansion. Due to the thickness of the brick masonry, creating control joints via saw cutting is not viable. Thus removal and replacement of the brick parapet walls at the corners down to the 4th floor structure is recommended. Control joints should be added and this would then require the addition of steel reinforcing to maintain structural integrity of the parapet wall.
- The large areas of re-pointing that exist (actually grouting of mortar joints) are indicators of underlying problems with the brick and in some locations the steel framing of the building structure. These areas will require removal of significant brick and possible repair/replacement of the steel members affected by moisture infiltration.
- The articulation of projecting brick shows signs of deterioration and has allowed moisture infiltration through the surrounding mortar joints since these joints had not been repointed

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CONDITION ASSESSMENT

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since the façade was constructed. This condition has resulted in some locations of loose brick and thus the restoration or replacement of these elements will be necessary.

RECOMMENDATIONS – STRUCTURAL SUITABILITY FOR REDEVELOPMENT

The program for the building redevelopment will trigger requirements to use the current NYC Building Code for the building's design loading and materials as well as require a serviceable structure. In order to utilize the building in any future development, the building is required to meet the provisions of the current NYC Building Code. The existing façade and structure do not meet this code's criterion and considering the level of current deterioration any new development will require removal and replacement of the façade since repair/restoration is not feasible. This is the case since major portions of the building's structural frame require removal and replacement and the remaining areas would require significant reinforcement. Due to the current condition of the building and the need to become code compliant and meet the requirements of the current NYC Building Code demolition and replacement of the building structure and façade is recommended.

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RE: 338 BOWERY, NEW YORK, NY

CONDITION ASSESSMENT

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Photo 1: Typical Wood Window in Poor Condition

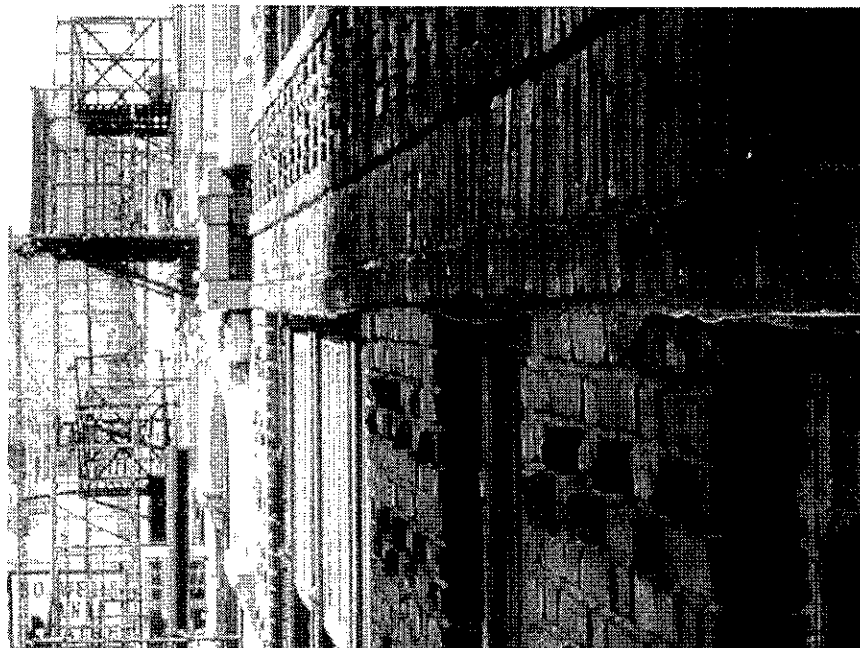


Photo 2: Corroded and Deflected Steel Lintel

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Photo 3: Corroded Steel Lintel and Cracked Masonry Wall



Photo 4: Deteriorated Steel Fire Escape Steel

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Photo 5: Deteriorated Masonry at the Fire Escape Stair Connection

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Photo 6: Missing Bolts at the Fire Escape Stair Step Support

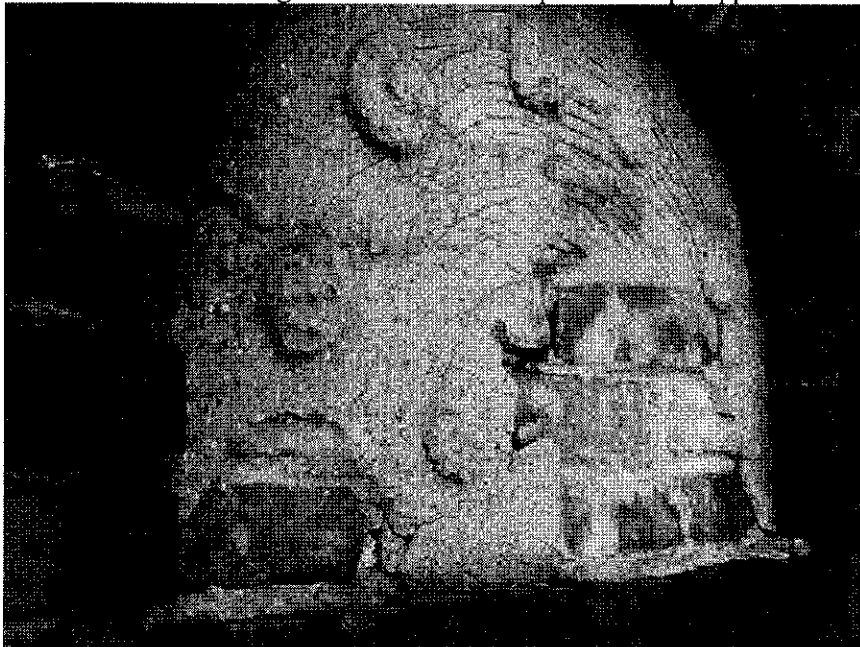


Photo 7: Spalled and Loose Plaster Facing

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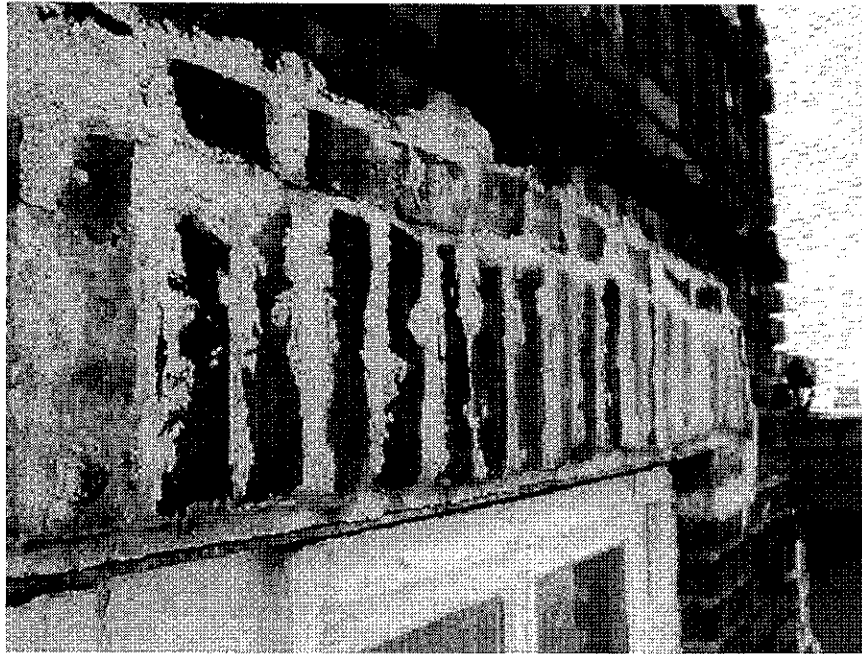


Photo 8: Incompatible Mortar used for Pointing



Photo 9: Stepped Crack at the rear corner

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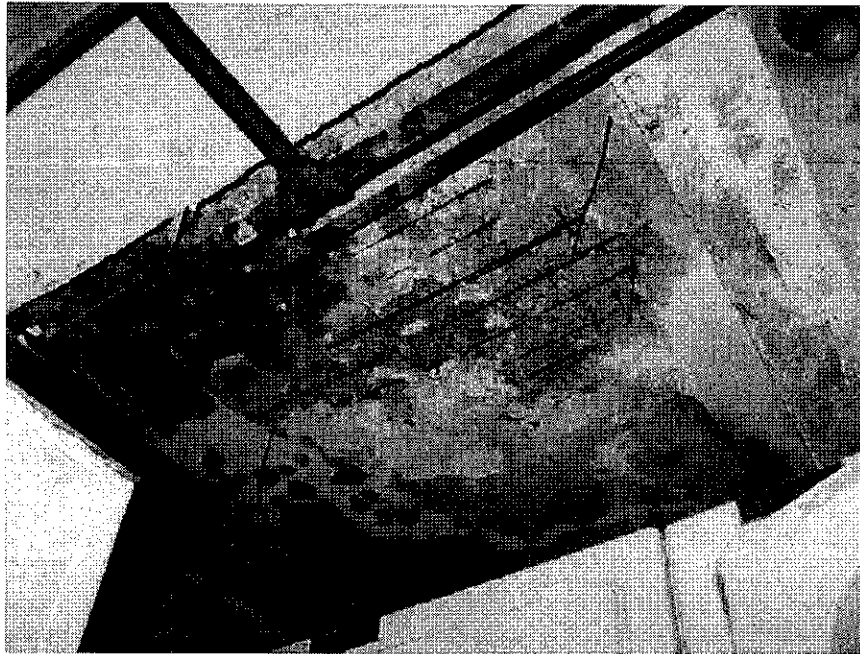


Photo 10: Spalled Concrete with Exposed Corroded Rebars

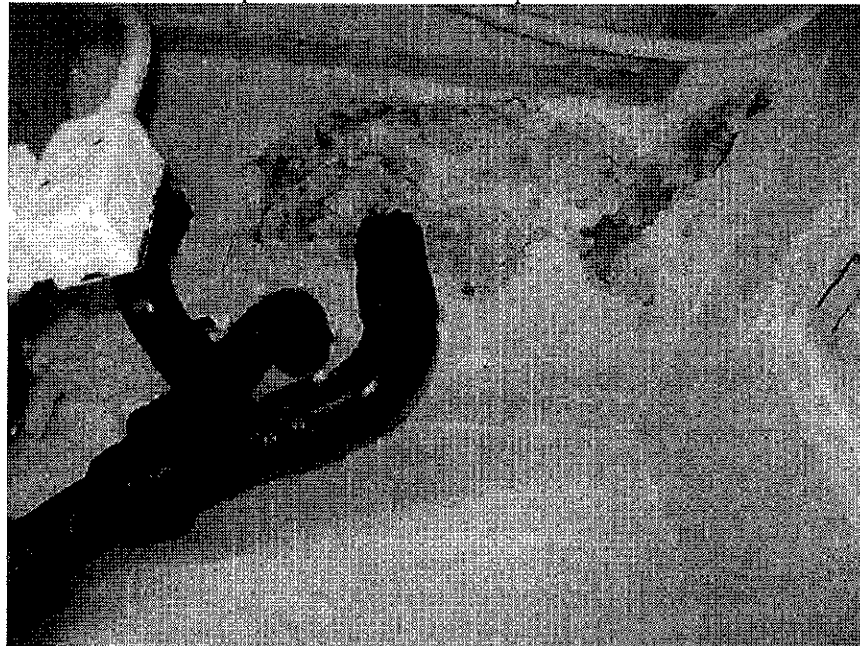


Photo 11: Water Infiltration

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Photo 12: Deteriorated interior Steel Stairs

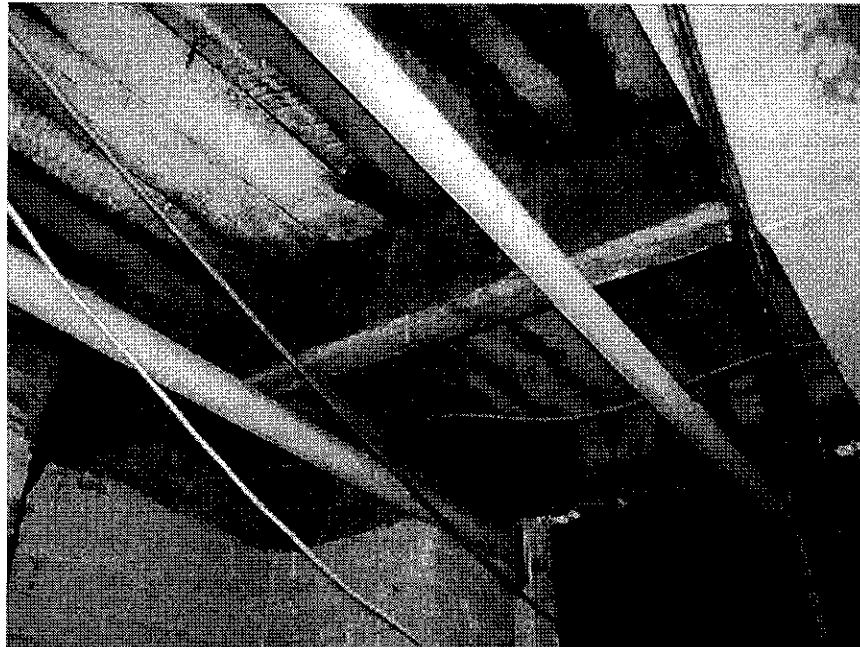


Photo 13: Water Stained Wood Framing

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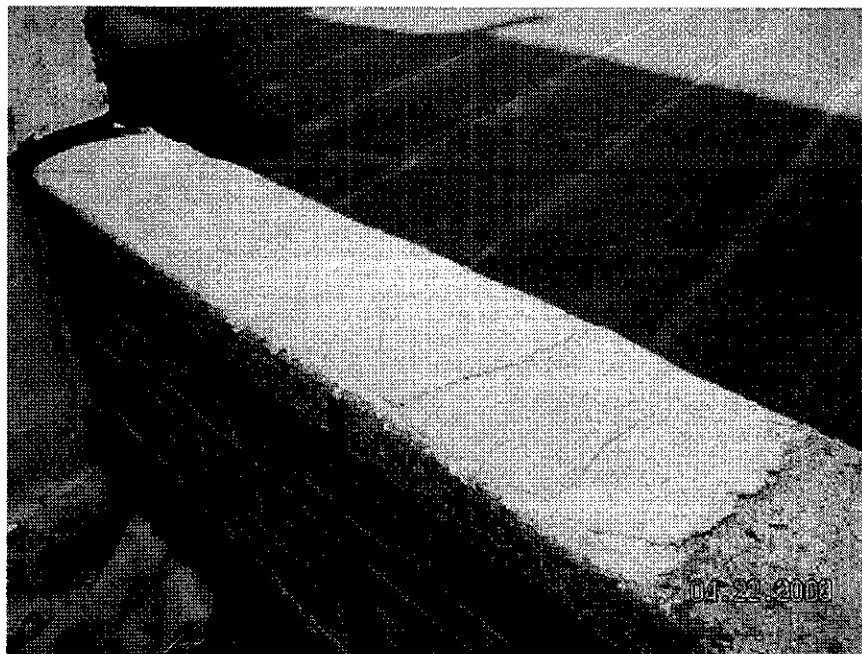


Photo 14: Cracked Concrete Coping



Home United States New York (NY) New York City New York City Hotels

Bowery's Whitehouse Hotel

no photo provided

Map this hotel

TripAdvisor Traveler Rating:

?

A summary score based on quality, quantity and age of traveler ratings.



89 reviews

89 Reviews



5



10



18



12



44

TripAdvisor Popularity Index:

?

Measures overall traveler satisfaction based on ratings, reviews and other sources.

52 of 66 Specialty lodging in New York City

Address
340 Bowery
New York City, NY 10012

TripAdvisor Traveler Reviews

TripAdvisor Traveler Rating:



Based on 88 traveler reviews

What to Expect:

Rooms

Service

Value

Cleanliness

Pool

Recommended For:

- Young singles
- Budget travelers
- Students
- Families with teenagers
- Active/adventure travelers

Reviews of Bowery's Whitehouse Hotel(1-10 of 89)

"Not the Best Place"



Mallory_B
Dayton, Ohio
Aug 29, 2008

I suppose if you don't plan to spend much time in this place, it's not bad for sleeping and showering. However, I found it very inconvenient that there aren't any outlets in the rooms...if you can even call them that. More like cubicles. The rooms were insanely small, sound really carries. It's annoying. The staff wasn't unfriendly, but they weren't...

"DONT STAY unless you want to see what HELL is like!"



kermitthefrogssydney
Sydney
Aug 5, 2008

Imagine a big hall with beds laid out side by side...then board up some wood around each bed and place lattice as a roof. This is Bowery's. You can hear people snoring, farting, coughing, scratching their privates.....As soon as my friend and I arrived in 'hell' we immediately started frantically calling every hostel and also hotels (not caring of the...

"Over 125 Painfully, Itchy Bed Bug Bites from this Place!"



hijtojive
toronto
Jun 23, 2008

I've been backpacking for well over 10 years now, and always rely on hostels for accommodation. I'm accustom to the simplicity, sometimes grubbiness and overall basic amenities they provide. I don't expect a lot. However this place was HELL. Definitely the worst hostel I ever stayed in. All I can say is I just got back from the doctors because...

"Do not stay here!"



GinsterLondon
London, United Kingdom
Apr 5, 2008

I don't know what surprised me more, the state of the place (and that it is still open!) or that I hadn't read the reviews in here before booking as I usually always do (and then I wouldn't have booked it!). Tiny rooms, old, tired, noisy. The rooms are smaller than prison cells, they have trellis for a ceiling and...

"Can't believe this place hasn't been closed down"



crazyspaniel
Oxfordshire, UK
Mar 16, 2008

1/1 found this review helpful

I stayed here a couple of years ago and am amazed it is still doing business. My experience, and that of my boyfriend, was much the same as other reviewers'. The guy in charge was rude beyond belief - his staff seemed completely embarassed by his behaviour. The hostel is partly occupied by down-and-outs, though this was certainly not the...

"Incredibly rude"



Anon3312
The World
Mar 11, 2008

I don't know about anybody else, but I couldn't even get into this place. Called up before a short trip and asked some questions about security arrangements since I was planning to leave stuff there while I went around the city during the day. The old man on the other end got irritated and said "I don't think our place..."

"NOT recommended"



●○○○○○
RENZ_Sydney
Sydney
Mar 4, 2008

1/1 found this review helpful

I'm a lone female traveller, and while I'm normally a tough kinda cookie, this place was just way too horrible and dirty for my liking. The linen had stains on them when I got there and I only had a thin sheet to sleep with, not even any sort of blanket/duvet. The rooms are incredibly tiny. There is maybe a...

"\$20 for the whitehouse... \$200 for antihistamines & ointment! AGH!"



●○○○○○
mejs
Germany
Feb 27, 2008

1/1 found this review helpful

although a picture is worth a thousand words, the bedbugs didn't stay still long enough to say cheese.... DO NOT STAY HERE! You can take bedbugs with you and who knows what else from this place. I have travelled in Africa, Central America, Europe, Canada, the US... and I have NEVER seen anything like this! This place should be condemned.

"GROSS!!! RUN AWAY Run AWAY!!!!!"



●○○○○○

FindMENow
Philadelphia, Pennsylvania
Feb 9, 2008

My Father stayed here in October and said that while the place was cheap and you'd only want to sleep there, that it was clean. I called my dad and yelled!! The rooms were dirty, the blankets gross (bugs crawling on them) and BED BUGS!!!!!! The staff were unresponsive and the lobby was filled with deralicts. It really felt like...

"great location, orrible hostel"



frage
italia
Feb 5, 2008

it is a very low level hostel: the hall smells, the rooms smell and the linen are dirty - they do not change them (they tried to give us a room with the rest of a dinner on the bed)!!! Refuse at all costs a room at the fourth floor! The only positive side is the central location - streets...

Travelers Who Viewed This Property Also Viewed

no
photo
provided

Central Park Hostel
4.5/5 (51 Reviews)
Location: New York City, NY
\$34*



Continental Hostel
4.0/5 (190 Reviews)
Location: New York City, NY
\$67*



Candy Hostel
4.0/5 (124 Reviews)
Location: New York City, NY
\$40*



All Hotels in New York City
*Average price

Recommended For:

- Young singles
- Budget travelers
- Students
- Families with teenagers
- Active/adventure travelers

Reviews of Bowery's Whitehouse Hotel(11-20 of 89)

"Oh My God!!!!!"



Karen36Australia
Australia
Dec 25, 2007

The area, although a couple of streets up - very cool - directly around the hostel - scary as hell. Across the road is the Salvation Army Refuge. You really do get what you pay for..... cheap but NOT cheerful. The rooms were tiny, which was expected. But the corridors are dark and dingy. The bed was clean - one...

"Worst than a Crackhouse"



Katiedog2
Maryland
Dec 2, 2007

1/1 found this review helpful

Unless you are a drunk, recently released from prison, or a recovering drug addict, I would not recommend this crackhouse to anyone ... especially not single females. I made a last minute decision to spend a night in the City and didn't want to spend \$300 to \$400 dollars for a room. I read the horrible reviews, but figured I'd...

"It's Ok"





Philep
montreal
Nov 3, 2007

1/2 found this review helpful

I just went back from that place, the price is 34\$ w/ tx for a single... For my experience, i wouldnt have stayed there more than 4 nights in a row... i needed to be pretty hammered drunk to sleep in there.. the beds are really small and there is noise in the hallway because there is no ceilings.. (the...

"Went back for more a year later"



cielsuicide
Jersey
Sep 20, 2007

1/2 found this review helpful

I know I already wrote a review, but I thought it was worth writing another, as I went back to the Whitehouse a year later. If anything, I think that speaks volumes about the place. Again, I had a fantastic trip. I don't have any new pictures to show you of the place, but it hasn't changed much. Still quirky...

"Never again"



GAtipGirl
Augusta, Georgia
Sep 4, 2007

2/2 found this review helpful

I stayed here for two nights in May. I knew it was hard to find a cheap place in NYC but this one was beyond my imagination...the bad side. The common room was dirty, with strange people and cats. The stairs to the room was not easy for people with luggages. The room, or I should call it the cell,...

"Oh My God...."



IrishThomas
Kilkee
Aug 24, 2007

3/3 found this review helpful

Warning! Don't even consider staying at this hostel. I had booked a room (cubicle) at this place for 7 nights having read not so bad reviews about it. I've stayed in budget hotels before with not so great reviews and some have turned out not that bad at all. But this place really takes the cake! I had saved up...

"never, ever again"



jeanbops
Galway
Jul 30, 2007

2/2 found this review helpful

where do i start?? entered this hostel in a neighbourhood that i wasnt too comfortable being in and this is what greeted me: 2 cats asleep on the floor, old newspaper laid on the ground, not the friendliest of staff, awful smell and 4 flights of stairs with my luggage. the room - i have never in my life seen...

"Great for the money"



MarMir
Boston
Jun 27, 2007

The first time I stayed at the Bowery, I was shocked. It is, indeed, not for the faint of heart. The room does resemble a prison cell. However, I have come back to Bowery over and over again. Why? It's safe, it's cheap, and the location can't be beat! Even though I personally haven't seen any bedbugs there, I do...

"Would you like bedbugs with that?"



happytravAustralia
Australia
Mar 20, 2007

4/4 found this review helpful

My experience at Bowery's Whitehouse Hotel was the absolute worst. I could deal with a small room - you get what you pay for, after all. What I hated was the bedbugs, having my things stolen, the unsafe feel of the place, and difficulty in dealing with the staff I spent five days scratching the bedbug bites on my legs...

"Never judge a book by its cover"



Scotty-7
Ballarat, Australia
Mar 10, 2007

3/4 found this review helpful

After reading a lot of the reviews of this place, I noticed that it has copped some unfair attention by irrational travellers. In all honesty, when I first arrived, I was placed on the top floor which was accessible by 3 flights of stairs, and with luggage proves to be a challenge. And was initially shocked at the appearance of...

Travelers Who Viewed This Property Also Viewed

no
photo
provided

Central Park Hostel
 51 Reviews
Location: New York City, NY
\$34*



Continental Hostel
 190 Reviews
Location: New York City, NY
\$67*



Candy Hostel
 124 Reviews

Recommended For:

- Young singles
- Budget travelers
- Students
- Families with teenagers
- Active/adventure travelers

Reviews of Bowery's Whitehouse Hotel(21-30 of 89)

"Yuck! Dreadful place!!"



jax1972
England
Mar 9, 2007

2/3 found this review helpful

I've travelled extensively over the last 8 years and, more often than not, stayed in hostels or very budget accommodation. I have never before encountered such a grotty hostel/hotel. There are 10 inch gaps below and above the doors so every little noise is heard, from people down the hall snoring, to people coming in late and chatting away. The...

"Horrific, even for the price"



Mrs_Toast
Midlands
Nov 17, 2006

4/5 found this review helpful

We were travelling on a budget, so we weren't expecting the Ritz. However, we also weren't expecting the following: * The whole place manages to be disgustingly grubby, despite reeking of bleach * The 'rooms' are cubicles comprised of very thin wooden walls, which don't reach all the way to the ceiling - you can hear everything going on across...

"Bed bugs, broken toilets and no electricity"



Ractus
UK
Nov 14, 2006

4/4 found this review helpful

avoid at all costs - the bed bug bites are not worth it! The ceilings are covered with wooden garden type trellis - which means you can hear everything going on and there are some things you just dont want to hear! The toilets - when they work - dont give you much privacy. There are two showers on the...

"If you need sleep, don't stay here!"



Hanisa
London
Nov 8, 2006

4/4 found this review helpful

My sister and I stayed here for 4 nights and we can honestly say that it was not an enjoyable experience. I had read the reviews but thought to still give it a go as we would only need the room to sleep in. Boy, that was the wrong decision! It looks grimy from the outside but the "rooms" are...

"Horrible, dirty and NASTY!"



starcke
Gothenburg
Oct 30, 2006

5/5 found this review helpful

Avoid this place! This is by far the worst hostel I've ever stayed at. Our stay started off with the sight of homeless people occupying the lobby. They asked us to go up to our rooms before paying, which is an obvious proof of previous non-satisfied costumers. I got chocked when I saw the room, and I remember thinking to...

"Clean, Comfy and Cheap...just don't expect the Hilton"



Mavis78
Cardiff, Wales
Sep 17, 2006

0/1 found this review helpful

I have just returned from a week in New York and stayed at the Whitehouse Hotel for 6 nights. It was just what I needed...very cheap (worked out to cost just over £100 for a weeks stay, which is unheard of in New York!), the room was clean, the bedding was clean and absolutely no sign of any bed bugs,...

"Bedbugs!!!! Chinches!!! Big Parasite Farm!!!"



ABOOGA
SPAIN
Sep 4, 2006

3/3 found this review helpful

DON'T GO THERE! The place is crawling with bedbugs. The rooms are tiny but that's nothing compared to the BEDBUG problem. Read the other reviews, they even have pictures of them... gross... I had to buy myself a mosquito-net shelter and then it was ok, but otherwise you can get eaten alive, seriously.

Travelers Who Viewed This Property Also Viewed

no photo provided

Central Park Hostel
 51 Reviews
Location: New York City, NY
\$34*



Continental Hostel
 190 Reviews
Location: New York City, NY
\$67*





Mavis20
Dublin, Ireland
Feb 23, 2006

8/11 found this review helpful

This place lets just say is probably one of the worst places I have ever seen in my life (and I have stayed in a few bad hostel) it is not a hostel, I dont even know what to call it. New York was out first stop on our way to Australia for a year and we were...

"The worst place ever"



A TripAdvisor Member
Germany
Feb 15, 2006

7/7 found this review helpful

I have to admit that I only stayed 15 minutes, before I left and checked into a hotel. The Hostel looked good enough on the photos, but they don't really show anything. I checked in after being on my legs for 31 hours on a trip from Germany. All I wanted to do was sleep. I walked up all the...

"Great on a budget"



vfrequent_traveller
Leeds
Jan 2, 2006

4/7 found this review helpful

This is a great little place if you want to see New York on a budget. Having not done much hostelling I was pretty surprised at the rooms, small but tidy, and the beds were pretty comfortable. The lattice roofs take a little getting used to. This place how ever is REALLY CHEAP, and in a GREAT LOCATION!! There are...



A TripAdvisor Member

West Coast

Nov 4, 2005

29/30 found this review helpful

The location, price and convenience of this hostel is completely NULLIFIED by the bed bug infestation at this property. The property owner is well-aware of the problem, but apparently is not concerned in the slightest. The front desk attendants feign ignorance. If you choose to complain, you will do so at your own risk. Make sure you have other accomodation...

"You get a space(not a room), like a dog shelter."



gtendo

San Francisco

Nov 2, 2005

21/23 found this review helpful

I got this horrfing place by lonely planet. I also checked their web page. I got deceived by both. The place is worse (size, cleansiness) than your local dog shelter. Yes anyone who actually stayed there can testify the truth. There is no window, mirror, locker, hangers, drawers, you just get a nausty real old hard bed filled with bedbugs...

"Don't stay here"



A TripAdvisor Member

UK

Oct 18, 2005

12/13 found this review helpful

Although the staff are friendly and the location is very good, it doesn't make up for the nasty bites you'll get all over your arms and feet if you sleep in this hostel. My room was infested with bed bugs and I was itching for about 4 days after I left to find somewhere cleaner to sleep.

"Good location, friendly staff, no bed bugs"



A TripAdvisor Member
San Francisco, California
Oct 11, 2005

2/7 found this review helpful

Didn't have any problems. Haven't stayed in that many hostels so it was pretty much what I expected for the price. Bathrooms were clean, and cleaned every morning. Never had to wait for a shower or bathroom, they were very accessible. Staff was very friendly. Security felt fine. You left your keys at the desk and picked them up when...

"Bedbugs biting is Terrible problem here."



A TripAdvisor Member
Fabre
Oct 7, 2005

17/17 found this review helpful

I am been staying at this "Hostel" on the "Bowery" section of NY so I may find a place to live in NYC. It is very cheap, but I was bitten by bugs called BEDBUGS when I stayed on the second floor. I was suffering from very itchy bites for several days and it was TERRRIBLE. I took some photos...

"Beware of the BUGS!"



A TripAdvisor Member
Toronto
Sep 26, 2005

16/16 found this review helpful

The staff is super friendly and the location is great if you are in the East Village scene. Loved it. They are slowly rennovating as well. The rooms are clean enough-however they are not cleaned during your entire stay. There were some sort of small stains on my sheets. The bathrooms were very very clean and cleaned almost every morning....

"Not the spot for a romantic getaway!"



irishpete03
London
Sep 6, 2005

10/10 found this review helpful

Having planned a budget trip to NYC, I was delighted to find the Bowery White House Hostel and it looked so promising on their website. I'd been to NYC 4 times before, but normally stayed at the HI hostel uptown on Amsterdam Avenue, but this time I wanted a private double room and in the heart of the city. I...

"We checked out the next morning"



A TripAdvisor Member
Germany, Düsseldorf
Aug 12, 2005

12/12 found this review helpful

My friend and I booked a room for 7 nights at the Bowery's Whitehouse Hotel of NY another friend for 3 nights. They required payment up front for the entire stay, then we were allowed to go to our room. Later we were told, that we could have only payed for two nights in advance but then our reservations for...

Travelers Who Viewed This Property Also Viewed

no
photo
provided

Central Park Hostel
 51 Reviews
Location: New York City, NY
\$34*



Continental Hostel
 190 Reviews
Location: New York City, NY
\$67*



"last resort"



A TripAdvisor Member
Cambridge, UK
Oct 27, 2004

8/8 found this review helpful

Avoid this place unless you are willing to cope with stressful conditions. It was impossible for us to sleep without ear-plugs, the beds were too small to stretch our legs, and some of the people who hung out there were very scary indeed. One night, the door of one of the rooms was broken down. We had no idea who...

"Please Do Not Stay Here"



A TripAdvisor Member
London, England
Oct 15, 2004

10/10 found this review helpful

Very cheap and very, very strange. I was a little scared at night. The rooms are actually cubicles and the walls dont reach the ceiling, therefore, you can here everything that goes on. Book somewhere else!

Travelers Who Viewed This Property Also Viewed

no
photo
provided

Central Park Hostel
 51 Reviews
Location: New York City, NY
\$34*



Continental Hostel
 190 Reviews
Location: New York City, NY
\$67*



Candy Hostel



A TripAdvisor Member
Seattle, WA, USA
Aug 17, 2004

3/14 found this review helpful

I stayed at the Bowery's Whitehouse Hotel from August 6-14, 2004. I chose the Bowery's Whitehouse Hotel, because I wanted a private room, and did not feel safe with a multi guest room, but did not want to pay the HIGH prices at a regular hotel, and was traveling on a tight budget. It was a great experience. The staff...

"Charming but full of Bed Bugs..."



A TripAdvisor Member
Cologne, Germany
Jun 28, 2004

12/14 found this review helpful

My boyfriend and me stayed at the whitehouse hotel for a week, and since we liked the atmosphere, the location and the friendliness of the staff we didn't change hotels although we felt a distinct tickling on our first nights that felt like insects crawling across our bodies. As we didn't find any bites the next morning we didn't care....

"Horrorifying and traumatising...."



karljhamilton
Dublin, Ireland
Jan 21, 2004

16/18 found this review helpful

Myself and a friend began our 3 week USA tour here and were horrified beyond belief. You know you're on to a loser when you're asked if you want a room with or without a window at "reception". Our "room" was a poorly designed cubicle with thin "walls" which didn't even go to the roof. I had to ask people...

Recommended For:

- Young singles
- Budget travelers
- Students
- Families with teenagers
- Active/adventure travelers

Reviews of Bowery's Whitehouse Hotel(81-89 of 89)

"You like BEDBUGS, BUMS and LOUD NEIGHBORS, visit this dump!"



A TripAdvisor Member
Berkeley, California
Dec 18, 2003

15/15 found this review helpful

My boyfriend and me made the mistake of believing this dump's website. The "rooms" are actually cubicles that have no roof, the walls are merely partitions that don't even extend to the ceiling, so you hear every single noise your neighbors make, making it difficult to sleep or get any real rest. The building also houses several unsavory bum-types who...

Management response from Meyer Muschel, Owner

I read the complaint on your website and wish to respond. First, it is important for guests to understand what to expect at our Hostel and this is fully set forth on our website. We are not a Hotel but a Hostel that is unique in that we offer privacy to our guests. The fact that our rooms are small...

"You get what you pay for"



A TripAdvisor Member
Nov 19, 2003

4/14 found this review helpful

I stayed here for a week and thought it was quite clean and fun. The TV room and kitchen was a good place to hang out and warm/keep your food. Maybe I just got lucky with a good week or floor or room but I had no major problems besides the inconvenience of handing in keys. The rooms were tiny...

"AVOID LIKE THE PLAGUE."



A TripAdvisor Member

UK

Oct 15, 2003

13/13 found this review helpful

Like all the other reviews say, don't stay here unless you REALLY have to. The website and the reality of the building have nothing in common. Something you'd maybe expect the DTI to investigate in the UK. From the blurb on the website - "Located on New York's famous Bowery, The Whitehouse was a well known "Lodging House" providing housing...

"Beware!"



A TripAdvisor Member

Bay Area, California

Sep 30, 2003

14/14 found this review helpful

I thought I nailed the deal of the century when I booked this place. The minute I entered the lobby I sensed I had made a bad choice. The lobby didn't look at all like what the website photo shows. Instead it looked drab and run-down and smelled of urine & alcohol. I approached the attendant on duty - he...

"Once a flophouse, and still a flophouse"



A TripAdvisor Member

London, England

Sep 19, 2003

12/12 found this review helpful

I stayed here for a week in early August 2003. The place looked okay on its website and price was way cheaper than anything else in Manhattan, but it didn't take me long to start wishing I'd spent a bit more money. The first thing to know about this place is that your "room" really isn't. It's a tiny (and...

"Only if you can't afford anything else"



A TripAdvisor Member

Mar 17, 2003

17/17 found this review helpful

Found the Whitehouse hotel on the internet looking for some cheap lodging in lower manhattan. Checked-in, and immediately felt I had made a mistake. Turns out that the place is an old flophouse for semi-indigent men. You get a private "room", but its really just a partioned off space with a really uncomfortable bed. Barely enough room to get dressed....

"ne reservez pas dans cet hotel!!!!!!"



nessa972

paris

Jun 16, 2008

Mon ami et moi avions décidé de partir sur un coup de tete a ny pour 5 jours et donc...

"Mi cama tenia pulgas"



FlaViajera

Buenos Aires, Argentina

May 23, 2008

La habitación es lo suficientemente grande para que entre una pequeña cama y una valija, los baños no están muy...

"No he conocido un sitio peor"





HISTORIC DISTRICTS COUNCIL



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

August 28, 2008

Honorable Jessica S. Lappin
FAX: 212-535-6098

Re: White House Hotel, 338-340 Bowery

Dear Councilmember Lappin,

The Historic Districts Council and the Greenwich Village Society for Historic Preservation are strongly opposed removing the White House Hotel building at 338-340 Bowery from the NoHo Historic District Extension. At the August 12th City Council hearing, representatives of the property owners stated existing structural concerns were so dire that demolition was preferable to rehabilitation. We are quite skeptical of this claim, which does not appear to be substantiated by the facts and regardless does not justify removal of the building from the proposed historic district extension. HDC has also had the opportunity to review the condition assessment report from Thorton Tomassetti, and reached out to a number of professional colleagues who have expertise and experience in both evaluating these type of reports and doing the actual work of restorative maintenance on historic buildings. Although neither organization has had the benefit of a site visit, in HDC's opinion the assessment by Thorton Tomassetti, a well-respected firm, does not substantiate the claim that the building is beyond repair and that removal of this important building from the NoHo Historic District Extension is justified.

Most of the work recommended – the replacement of lintels, repointing, rebuilding the parapet, replacement of windows, roof repairs, corner rebuilding, etc. – are common repairs often made to a building of this age over the course of its lifetime. While it is structural work, it does not necessitate irreparable damage to the integrity of the existing historic fabric and character of the building. It is certainly not grounds for demolition. All buildings require regular maintenance and upkeep, and unfortunately, this has not always happened at 338-340 Bowery. Now with the expert regulation and oversight from the Landmarks Preservation Commission, both HDC and GVSHP feel assured that such work will be done properly. In truth, if done well, the efforts will enhance the building and the streetscape.

The building at 338-340 Bowery today is a result of work in 1928 and 1929 that included a new façade and extension on the White House Hotel which began operation a dozen years prior. Many protected buildings within New York City's historic districts have similar pedigrees; from the scores of 19th-century townhouses in the Upper East Side which were "modernized" in the Beaux-Arts and Art Deco styles over 75 years ago to the dozens of mid-19th century rowhouses in

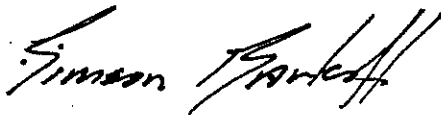
Greenwich Village which gained "studio" windows in the 1910's and '20's as the Village became an artistic enclave. In these instances, the historic significance of the buildings are enriched by the imprint of changing fashions and uses on the older structures. They demonstrate that New York City does change over time, that we inherit the city of our parents and it is our responsibility to pass it along to our children.

This building was constructed as a lodging house and as one of the last buildings of its type on the Bowery, it is a significant, if sad, piece of the area's history. Its story symbolizes both the popular perception and the unfortunate reality of life for many on the Bowery in the 19th and 20th centuries. HDC and GVSHP do not by any means advocate for the continuance of the inhumane conditions of this residence, nor do we desire the current residents to be forced to endure them. But this is not the point of landmark designation. The goal of landmark designation is to capture and preserve physical elements of our city's past to better understand where we have come from, and hopefully point the way to a better future. Nothing evokes times past better than the physical environment. We are not suggesting that this building be made into a historic museum or curio, but preserving its publicly-visible character will do more to educate people about how our city came to be and the meaning of the Bowery than a thousand books of history. This is what is at stake.

As so much of our city changes so quickly these days, it is more important than ever to not lose our past. Critics and pundits regularly herald the death of authenticity in our City. This is an instance where the City has already decided, after years of deliberation, to preserve a legitimate and significant historical building. This was not an afterthought in the campaign to preserve NoHo's character, and it should not be regarded as such. The White House Hotel is integral to the story of NoHo and the Bowery, and allowing its demolition would be a betrayal of that history.

HDC and GVSHP urge you to maintain the original boundaries for the NoHo Historic District Extension as set by the Landmarks Preservation Commission.

Sincerely,



Simeon Bankoff
Executive Director, HDC



Andrew Berman
Executive Director, GVSHP

cc: City Council Subcommittee on Landmarks, Public Siting & Maritime Uses
Mayor Michael Bloomberg
Speaker Christine Quinn
CM Alan Jay Gerson
CM Melinda Katz

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 827 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Anthony PLA

Address: 4305 FURMAN AVE #2C

I represent: 338 BOWENY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 827 Res. No. _____

in favor in opposition

Date: Sept 2 2008

(PLEASE PRINT)

Name: JEANNE WILCKE

Address: 10 Bleecker St 6C, NY, NY

I represent: FRIENDS OF NOHO 1002

Address: c/o Merchants House Museum

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 527 Res. No. 527

in favor in opposition

Date: 9/2/08

(PLEASE PRINT)

Name: Frampton 10/ber2

Address: 1232 East 11th St

I represent: Historic Districts Council

Address: 232 East 11th St

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 827 Res. No.

in favor in opposition

Date: September 2nd

(PLEASE PRINT)

Name: Michael Powell

Address: 340 Bowery, 5th

I represent: As Resident Advocate

Address: Whitehouse Hotel

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 827 Res. No.

in favor in opposition

Date: 9/2/08

(PLEASE PRINT)

Name: Gamel Willis

Address: 33 Bowdoin St #34

I represent: 338 Bowery

Address: 338 Bowery NY, NY 10012

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 827 Res. No.

in favor in opposition

Date: 9/2/08

(PLEASE PRINT)

Name: JOEL SCHNUR

Address: 1350 6th AVE

I represent: Metropolitan Hotel

Address: 338 Bowery

Please complete this card and return to the Sergeant-at-Arms