



Date:	11/14/2017
LPC Docket #:	LPC-19-17944
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 125 East 11th Street - Webster Hall and Annex

Borough: Manhattan

Block: 556 **Lot:** 68

Historic District: Individual Landmark

Description: A 19th century assembly hall built in 1886-87 with an Annex built in 1892. Application is to modify and create masonry openings, install infill, relocate terracotta panels, and modify the areaway.

COMMISSION FINDINGS

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED WITH MODIFICATIONS, finding:

- that the alterations at the primary façade will maintain the overall character of the façade, and will create barrier-free accessibility and code compliance in the least obtrusive manner possible;
- that only a limited amount of plain historic masonry, a portion of the areaway, and modern masonry infill and fencing will be removed and the historic terracotta panels will be retained and incorporated into the proposed design, therefore the work will not remove any significant historic fabric;
- that shortening the former window openings, raising the sills, and relocating the terracotta panels will retain the relationship of the terracotta panels with the historic window openings;
- that the proposed masonry opening, aligning with the outer piers and a decorative band course in this projecting bay, will be well integrated into the design of the façade;
- that the proposed black painted paneled doors will be well related to the other black painted multi-light and paneled infill found throughout the building, and will not call undue attention to themselves;
- and that the proposed work will not diminish the special architectural and historic character of this Individual Landmark.

However, in voting to grant this approval, the Commission required:

- that the applicant work with staff to further study the design of the door panels.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy

10-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law