



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 03/19/18	<b>EXPIRATION DATE:</b> 11/14/2023	<b>DOCKET #:</b> LPC-19-20697	<b>COFA</b> COFA-19-20697
<b>ADDRESS:</b> 125 EAST 11TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 556 / 68
Webster Hall and Annex, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

**Maria Formoso-Vasquez**  
**Unity Gallega East 11th Street LLC**  
**37-09 31st Avenue**  
**Astoria, NY 11102**

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 14, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on October 19, 2017, and as you were notified in Status Update Letter 19-17944 (LPC 19-17944), issued on November 17, 2017.

The proposal, as approved, consists of exterior alterations at the ground floor of the central bay of the south (East 11th Street) facade of Webster Hall, including creating a masonry opening by removing plain brickwork, modern masonry infill, a portion of a stucco-clad band course, and a modern metal sign box and installing a black painted steel lintel and three black painted paneled doors; and removing two (2) brownstone sills and two (2) historic terra cotta panels, located above the band course, and reinstalling them 2' higher, above the new steel lintel, as well as modifying the areaway by removing a modern metal railing, gate, steps, and metal-clad concrete paving at a select location, lowering the grade at this location 6", and installing light gray tinted concrete paving, flush with the sidewalk, as shown in a digital presentation, titled "Webster Hall," dated November 14, 2017, and prepared by Martinez + Johnson Architecture, including 12 slides, consisting of photographs, drawings, and photomontages, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Webster Hall and Annex Designation Report describes 119-125 East 11th Street as a Queen Anne style assembly hall, designed by Charles Rentz Jr., and built in 1886-87 with a Renaissance Revival style Annex built in 1892, with alterations in 1911, 1930, 1938, and 1949.

With regard to this proposal, the Commission found 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 terra cotta 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 terra cotta 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. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the applicant work with staff to further study the design of the door panels.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on January 3, 2018, the Commission received existing conditions photographs, dated March 5, 2018; an email, dated March 5, 2018; drawing A-603.00, dated March 5, 2018; drawings L-1 through L-5, dated March 5, 2018, and prepared by Matthew Leonard; drawings DM-102.00 through DM-104.00, dated (revised) January 5, 2018; drawings A-003.00, DM-101.00, DM-105.00 through DM-108.00, A-114.00, A-201.00, A-304.00, A-501.00 through A-502.00, and A-603.00, dated February 2, 2018; drawings A-000.00, A-001.00, A-011.00 through A-014.00, DM-000.00, A-100.00 through A-105.00, A-110.00 through A-113.00, A-200.00, A-210.00, A-300.00, A-310.00 through A-105.00, A-110.00 through A-113.00, A-200.00, A-210.00, A-300.00, A-310.00 through A-314.00, A-320.00 through A-323.00, A-330.00, A-340.00, A-400.00 through A-405.00, A-410.00 through A-413.00, A-420.00, A-430.00 through A-432.00, A-440.00, A-500.00, A-600.00 through A-602.00, A-700.00, A-701.00, and A-710.00 through A-713.00, dated (revised) February 2, 2018, and prepared by Stewart Jones, R.A.; and drawings S-001.00 through S-003.00, S-101.00 through S-103.00, S-401.00 through S-406.00, S-501.00 through S-503.00, S-701.00, S-711.00, S-712.00, S-721.00, S-731.00, S-741.00, and S-801.00 through S-803.00, dated November 3, 2017, and prepared by Brian Markham, P.E.

Accordingly, staff reviewed these materials and noted that the design of the doors included recessed panels; and that the material of the proposed doors was changed from metal to wood; and that the drawings include additional work at Webster Hall, consisting of removing five (5) wood planters throughout the first floor of the south façade; removing six (6) through-wall HVAC units throughout the first floor of the south façade, in conjunction with sealing the holes exposed by the removal with plain brickwork; removing a wall-mounted metal sign box at the eastern bay and removing a metal roll-down gate and housing at the central bay at the basement level of the south façade, in conjunction with repairing the holes exposed by the removal at the stucco-clad band course utilizing a cementitious patching compound; painting the patches brown to match the surrounding masonry at the band course at the south façade; sealing a modern opening at the basement level of the south façade by removing a modern metal door and installing plain brickwork; installing new black painted metal railings at the areaway; and installing two (2) vents at the roof; and exterior alterations

at the Annex roof, consisting of removing six (6) HVAC units; installing twelve (12) HVAC units, a vent and a fan; relocating a generator 3' farther south; and installing an acoustic screen at the inboard side of the north parapet; as well as interior alterations at the basement through third floors of Webster Hall and the Annex, including the demolition and construction of bearing and nonbearing partitions and finishes, as well as plumbing, electrical, and HVAC work.

With regard to this additional work, staff found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19(c) for the installation of rooftop mechanical equipment. Furthermore, with regard to these or other aspects of the work, the Commission finds none of the work will alter, damage, or destroy any significant architectural features of the building or site; that the removal of the planters, signage box, metal housing and rolled-down gate will help return the building closer to its historic appearance; that the patching compound will be compatible with the masonry in terms of composition and will match the historic masonry in terms of texture, finish, profiles and details and will be painted to seamlessly blend with the surrounding masonry; that the design, material, and finish of the new railings will match that of the existing railings to remain at the areaway; that the replacement brickwork will match the historic brickwork in terms of placement, material, dimensions, texture, finish, profiles and details; and that the pointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of profiles, texture, and finish. Additionally, staff found that the design approved by the Commission has been maintained and that the required change has been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-20697 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of patching and painting samples and samples of brickwork and mortar prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit clear, color digital photographs of all samples to [wichau@lpc.nyc.gov](mailto:wichau@lpc.nyc.gov) for review, or to schedule a site visit. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Winnie Chau.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Robert Anderson, JAM Consultants Inc.

**cc:** Emma Waterloo, Deputy Director; Robert Anderson, JAM Consultants Inc.