

Certificate of Appropriateness Checklist and Questionnaire

Address of Landmark: 119-125 East 11th Street

Name of Landmark: Webster Hall

Name of Historic District, if relevant: N/A

Location (between Streets/Aves): Between 3rd & 4th Avenues

Block and Lot Numbers: Block: 556 / Lot: 68

Applicant

Name: EV Events Center, LLC

Contact Person: Scott Raved

Telephone: 914-315-9825

E-Mail: SRaved@bowerypresents.com

Attorney

Name: Kari Cohen

Telephone: 718-942-9545

Email: KCohen@brooklynse.com

Architect

Name: Martinez & Johnson - Stewart Jones

Telephone: 646-257-5231

Email: SJones@mjarchitecture.com

Project Information

Please give overview of Application/Project:

Three new doors are proposed at street level in the historic facade of Webster Hall. The new doors provide ADA access for the disabled via a new elevator to all public levels, improved ingress/egress, and more efficient load-in and load-out of equipment for the performance acts. The remaining facade remains intact.

STAFF USE ONLY		
LPC DOCKET #:	DATE RECEIVED:	STAFF:
ACTION: <i>PMW CNE COFA REPORT OTHER:</i>	WORK TYPE:	

APPLICATION FORM FOR WORK ON DESIGNATED PROPERTIES

INSTRUCTIONS FOR FILING

A complete application includes this form ("Application Form") and materials needed to describe the project and its effect on the landmark property. Please read the instructions of this form carefully, and provide all the information requested for ALL 6 sections. LPC staff uses this information to determine if the application meets LPC's rules for approval by staff or will require a review by the full Commission at a Public Hearing. Failure to submit complete applications with required materials will result in delays in the review and processing of your application. Filing may be done in person or by mail to the address above.

1. PROPERTY INFORMATION

ADDRESS: 125 East 11th Street	FLOOR/APT. #: 1st Floor - Exterior
BOROUGH: Manhattan BLOCK: 556 LOT: 68	ZONING: C6-1

2. PROPOSED WORK (CHECK ALL THAT APPLY)

INTERIOR ALTERATIONS	<input type="checkbox"/> INTERIOR ALTERATIONS <input type="checkbox"/> PLACE OF ASSEMBLY/CERTIFICATE OF OCCUPANCY/ NO WORK PROPOSED
RESTORATION & OTHER FAÇADE WORK	<input type="checkbox"/> RECREATE MISSING ARCHITECTURAL FEATURES <input checked="" type="checkbox"/> EXTERIOR REPAIRS (check all that apply): <input checked="" type="checkbox"/> Street façade <input type="checkbox"/> Side or rear façade/roof <input type="checkbox"/> LL11
HEATING, VENTILATION & AIR CONDITIONING EQUIPMENT	<input type="checkbox"/> THRU-WINDOW/LOUVERS & OTHER HVAC EQUIPMENT(check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> THRU-WALL HVAC EQUIPMENT: <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> OTHER MECHANICAL EQUIPMENT: <input type="checkbox"/> Wall mounted <input type="checkbox"/> Yard <input type="checkbox"/> Roof <input type="checkbox"/> Exterior Generator
WINDOW & DOOR WORK	<input type="checkbox"/> REPLACE WINDOWS (check all that apply): <input type="checkbox"/> Street-facing façade/s <input type="checkbox"/> Rear or side non-street facing façade <input type="checkbox"/> NEW/MODIFY WINDOW OPENING(S) (check all that apply): <input type="checkbox"/> Street-facing façade/s <input type="checkbox"/> Rear or side non-street facing façade <input checked="" type="checkbox"/> REPLACE DOOR(S) or MODIFY DOOR(S)
ADDITIONS & NEW CONSTRUCTION	<input type="checkbox"/> NEW BUILDING <input type="checkbox"/> ROOFTOP ADDITION (check all that apply): <input type="checkbox"/> Mechanical Equipment, Stair or Elevator Bulkhead <input type="checkbox"/> Occupiable <input type="checkbox"/> Solar <input type="checkbox"/> REAR YARD ADDITION (check all that apply): <input type="checkbox"/> Deck <input type="checkbox"/> Occupiable
STOREFRONTS	<input type="checkbox"/> INFILL <input type="checkbox"/> LIGHTING <input type="checkbox"/> SIGNAGE <input type="checkbox"/> AWNINGS <input type="checkbox"/> SECURITY GATE
EXCAVATIONS, SIDEWALKS AND SITEWORK	<input type="checkbox"/> EXCAVATION (check all that apply): <input type="checkbox"/> Underpinning <input type="checkbox"/> No Underpinning <input type="checkbox"/> SIDEWALK PAVING (check all that apply): <input type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Tree Pit <input type="checkbox"/> SUBSURFACE UTILITIES (check all that apply): <input type="checkbox"/> Residential <input type="checkbox"/> Other <input type="checkbox"/> STREET PAVING/STREETBED WORK
OTHER	<input type="checkbox"/> TEMPORARY INSTALLATIONS: <input type="checkbox"/> Sign <input type="checkbox"/> Other <input type="checkbox"/> NEW UNENCLOSED SIDEWALK CAFÉ <input type="checkbox"/> RENEW SIDEWALK CAFÉ LICENSE <input type="checkbox"/> FENCES AND GATES <input type="checkbox"/> BARRIER FREE ACCESS (ADA) <input type="checkbox"/> OTHER (Describe): _____

3. ADDITIONAL INFORMATION

Are you filing to correct or legalize work done without an LPC permit? YES If Yes, Warning Letter/NOV#:
(If YES, please include photos of work in violation)

Are you filing for a signoff or to amend a permit? YES If Yes, Docket#:

Are you applying to any of the following? Dept. Of Buildings City Planning Board of Standards and Appeals

Is there a facade easement on the property? YES (If Yes, please provide contact information for easement holder)



**NYC
Landmarks Preservation
Commission**

4. ATTACH MATERIALS NEEDED TO COMPLETE THE APPLICATION

Required materials must be submitted to complete the application. These materials include documentation that explains the existing and proposed conditions, and clearly illustrates how the proposed work does or does not meet LPC Rules. Depending on the type of work proposed these materials may include drawings, photographs, photo-montages, material samples and written specifications.

For a complete list of materials required for the most common work types, please refer to the **Permit Application Guide** as you complete the application. LPC Rules and guides are available on the website: www.nyc.gov/landmarks. An application that includes all of the required materials can often be expedited. Incomplete submissions will cause delays.

PLEASE NOTE THAT A PERMIT CANNOT BE ISSUED UNTIL THE REQUIRED MATERIALS ARE SUBMITTED AND STAFF HAS DETERMINED THAT THE APPLICATION IS COMPLETE. YOU MAY CONTACT LPC IF YOU NEED INFORMATION ABOUT THE APPLICATION PROCESS, DETAILS ABOUT THE TYPES OF DRAWINGS OR OTHER MATERIALS THAT MAY BE REQUIRED, OR FOR GENERAL GUIDANCE: TEL: (212) 669-7817/ E-MAIL: INFO@LPC.NYC.GOV.

AN APPLICATION MAY BE COMPLETED BY THE OWNER, TENANT, LESSEE, CO-OP SHAREHOLDER, ARCHITECT, ENGINEER, CONTRACTOR, OR OTHER INDIVIDUAL OR FIRM. PLEASE LIST ALL RELEVANT CONTACTS BELOW, AND CHECK THE PRIMARY CONTACT.

5. CONTACT INFORMATION (Fill out all that apply and indicate who the primary contact should be)

TENANT/LESSEE/CO-OP SHAREHOLDER

PRIMARY CONTACT

Name	Lindsay Derman	Company/Corporation/Organization	EV Events Center, LLC	
Address	15 Metrotech Center, 11th Floor	City & State	Brooklyn, NY	Zip 11201
Phone	(832) 816-9302	E-mail	lindsay.derman@machetegroup.com	

ARCHITECT/ENGINEER/CONTRACTOR (IF APPLICABLE)

PRIMARY CONTACT

Name	Stewart Jones	Company/Corporation/Organization	M&J Architecture	
Address	137 East 25th Street, 11th Floor	City & State	New York, NY	Zip 10010
Phone	(646) 257-5231	E-mail	sjones@mjarchitecture.com	

PERSON FILING APPLICATION (E.G., EXPEDITOR, ATTORNEY, MANAGING AGENT) PRIMARY CONTACT

Name	Robert Anderson/ Marhu Bucasan	Company/Corporation/Organization:	JAM Consultants, Inc.	
Address	104 West 29th Street, 9th Floor	City & State	New York, NY	Zip 10001
Phone	(212) 244-4427	E-mail	randerson@jamny.com	

6. OWNER'S INFORMATION, CONSENT, AND SIGNATURE

I am the owner of the above-listed property. For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

IMPORTANT: The managing agent of a cooperative or condominium association must be an officer of the board to sign this application

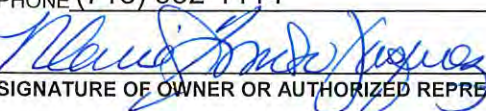
NAME Maria Formoso-Vasquez

TITLE (if applicable) Treasurer

COMPANY, CORPORATION, OR ORGANIZATION (if applicable) Unity Gallega East 11th Street, LLC

MAILING ADDRESS 37-09 31st Avenue CITY, STATE, ZIP CODE Astoria, NY 11102

PHONE (718) 932-1114 E-MAIL unitygallegausa@yahoo.com

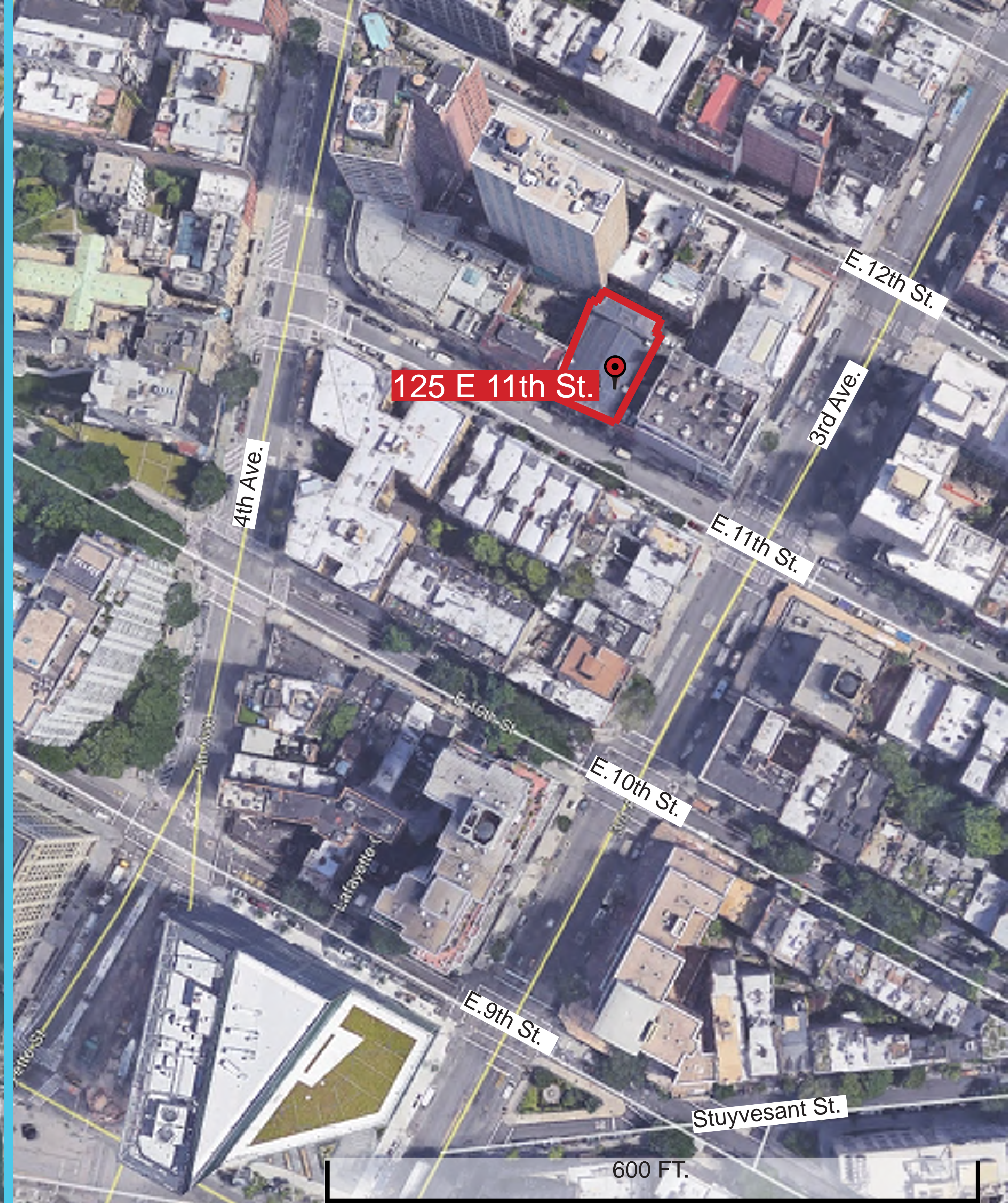

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE



WEBSTER HALL

125 EAST 11TH STREET, NEW YORK, NY 10003

EV EVENTS CENTER, LLC
MARTINEZ+JOHNSON
ARCHITECTURE



WEBSTER HALL

OCTOBER 17th, 2017

CONTEXT MAP

MARTINEZ+JOHNSON
ARCHITECTURE

© M+J 2017



11TH STREET MAIN ENTRANCE



WEBSTER HALL

OCTOBER 17th, 2017

EXISTING FACADE

MARTINEZ+JOHNSON
ARCHITECTURE

© M+J 2017

PROPOSED INTERVENTION:

ADD EXTERIOR DOORS

ADD EXTERIOR DOORS:

1. FOR IMPROVED LOAD IN / LOAD OUT



2. FOR ADA ACCESSIBILITY



3. FOR INCREASED EGRESS CAPACITY





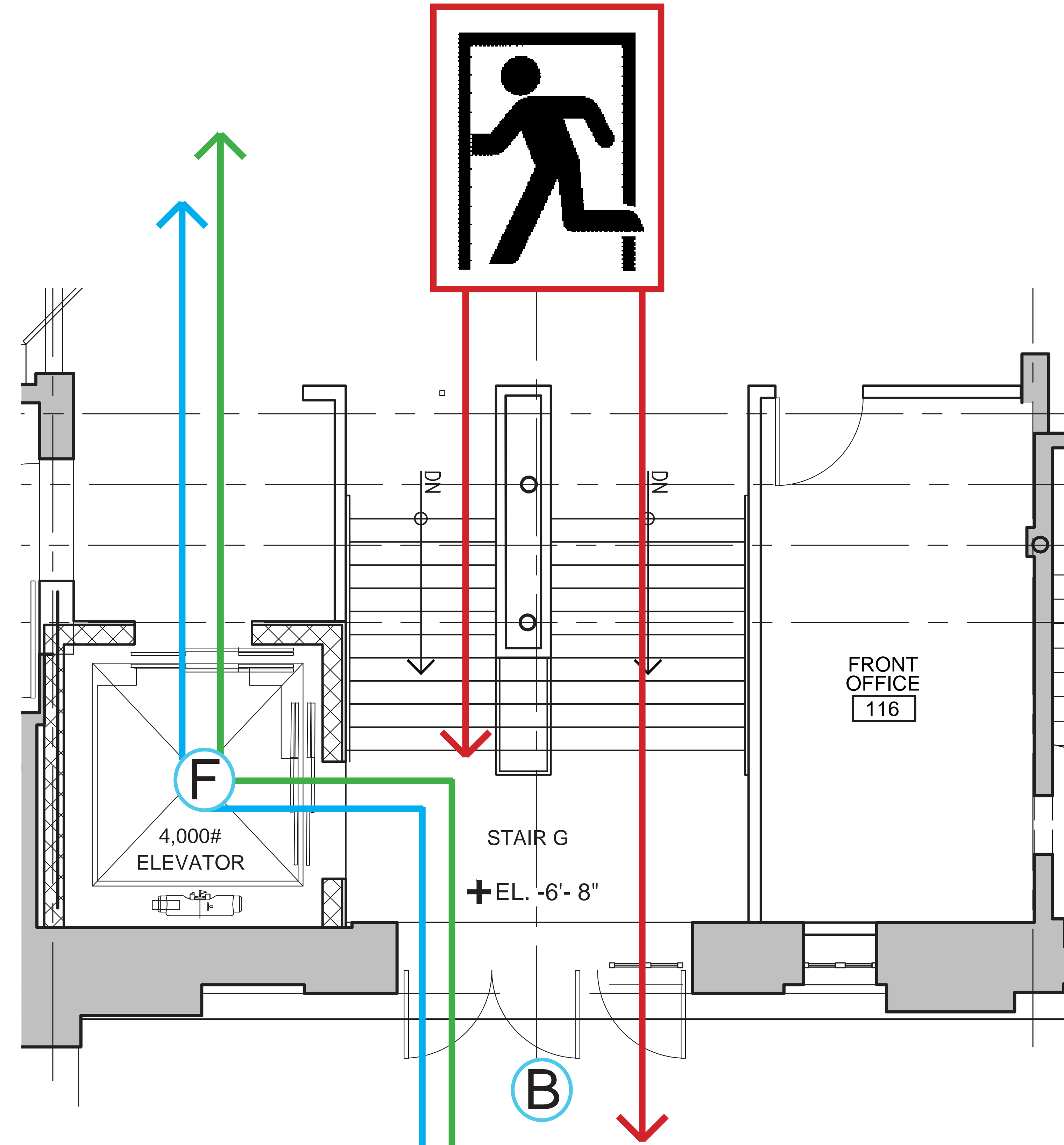
- A. MARQUEE DOORS
- B. PROPOSED AREA
- C. STUDIO DOOR
- D. CANOPY DOORS
- E. ANNEX DOOR

EGRESS CAPACITY



B. PROPOSED DOORS

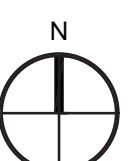
F. NEW ELEVATOR

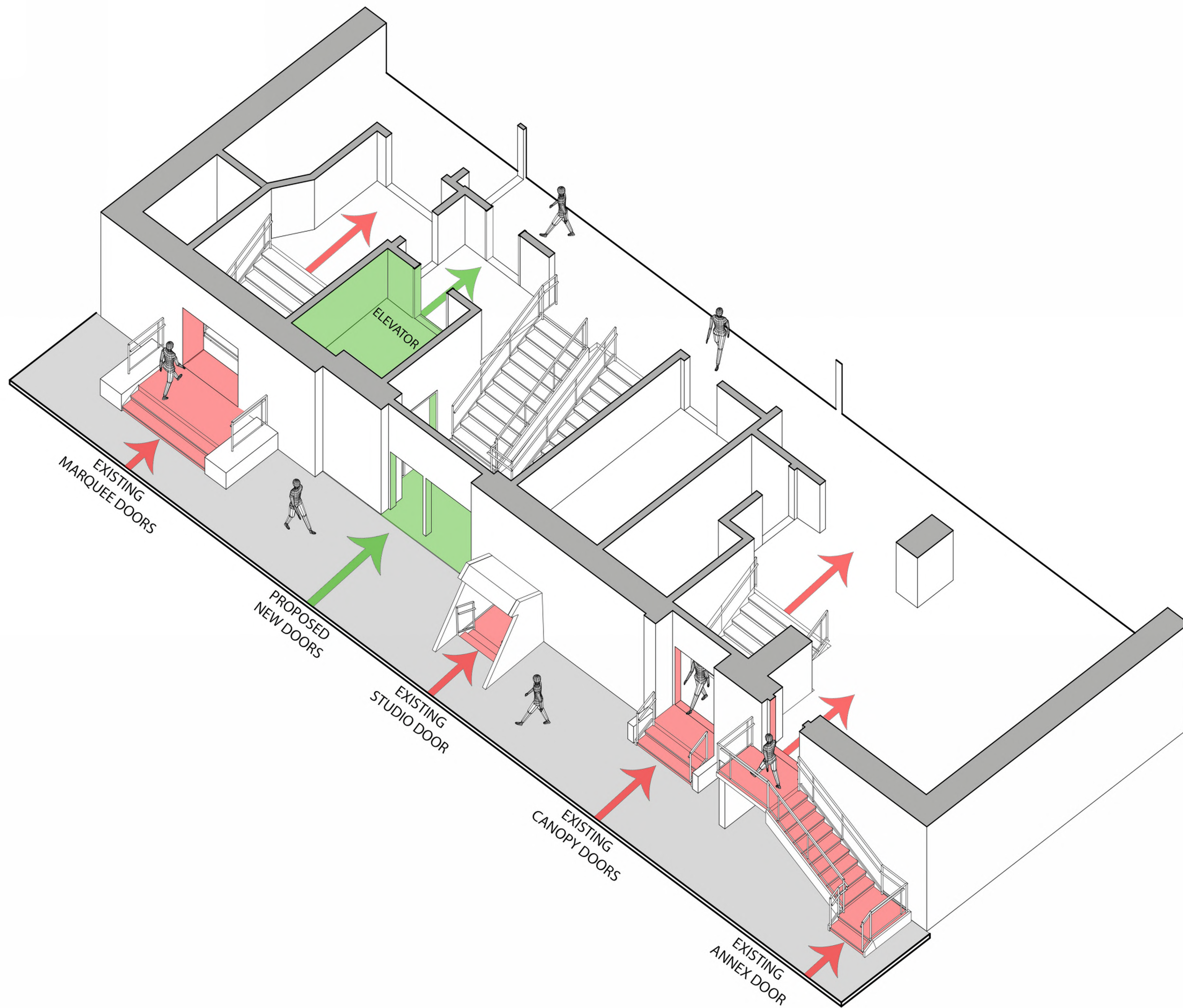


ADA ACCESSIBILITY



LOAD IN / LOAD OUT





WEBSTER HALL

OCTOBER 17th, 2017

AXONOMETRIC DIAGRAM

MARTINEZ+JOHNSON
ARCHITECTURE

© M+J 2017



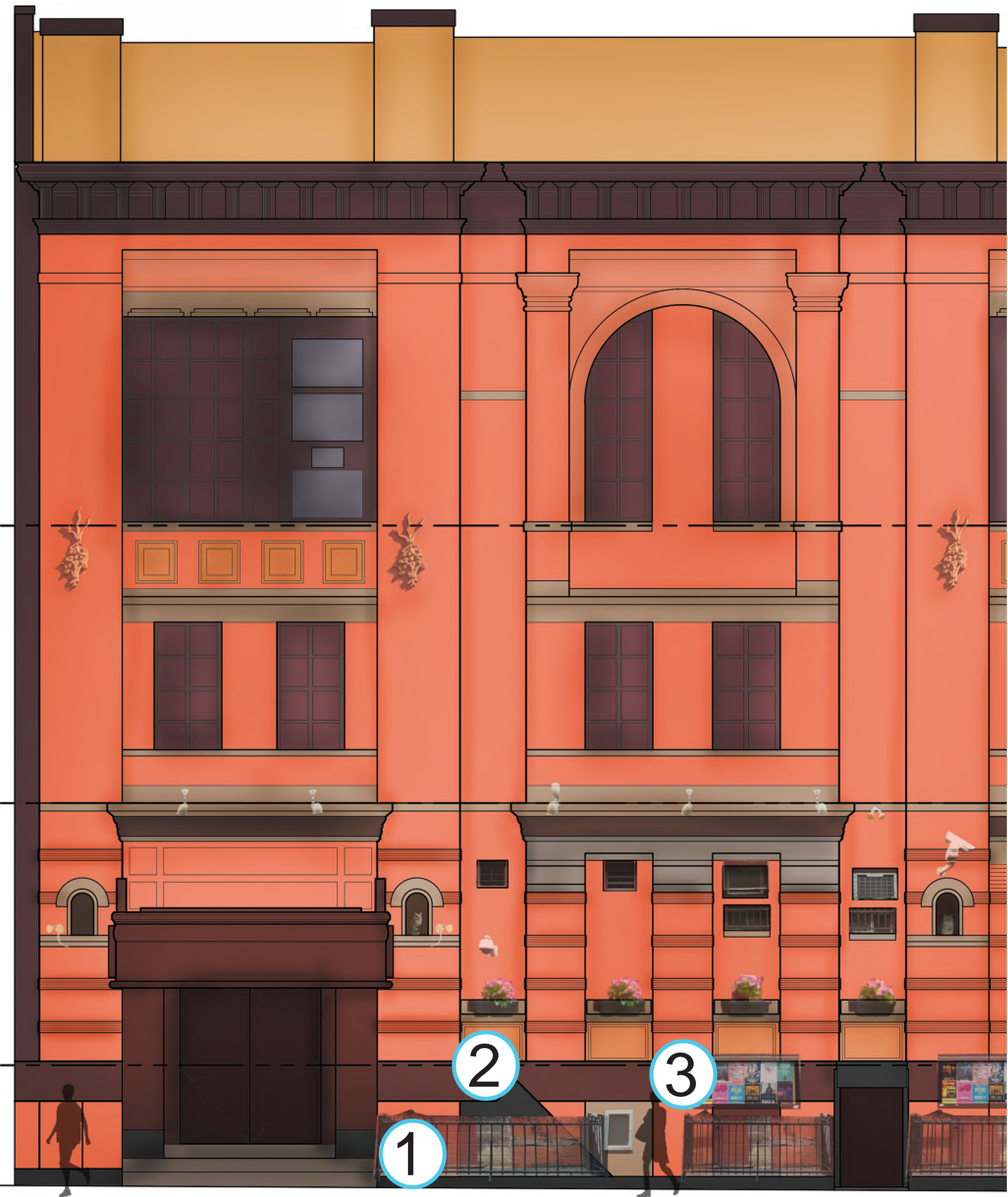
- A. MARQUEE DOORS
- B. PROPOSED DOORS
- C. STUDIO DOOR
- D. CANOPY DOORS
- E. ANNEX DOOR



EXISTING



PROPOSED



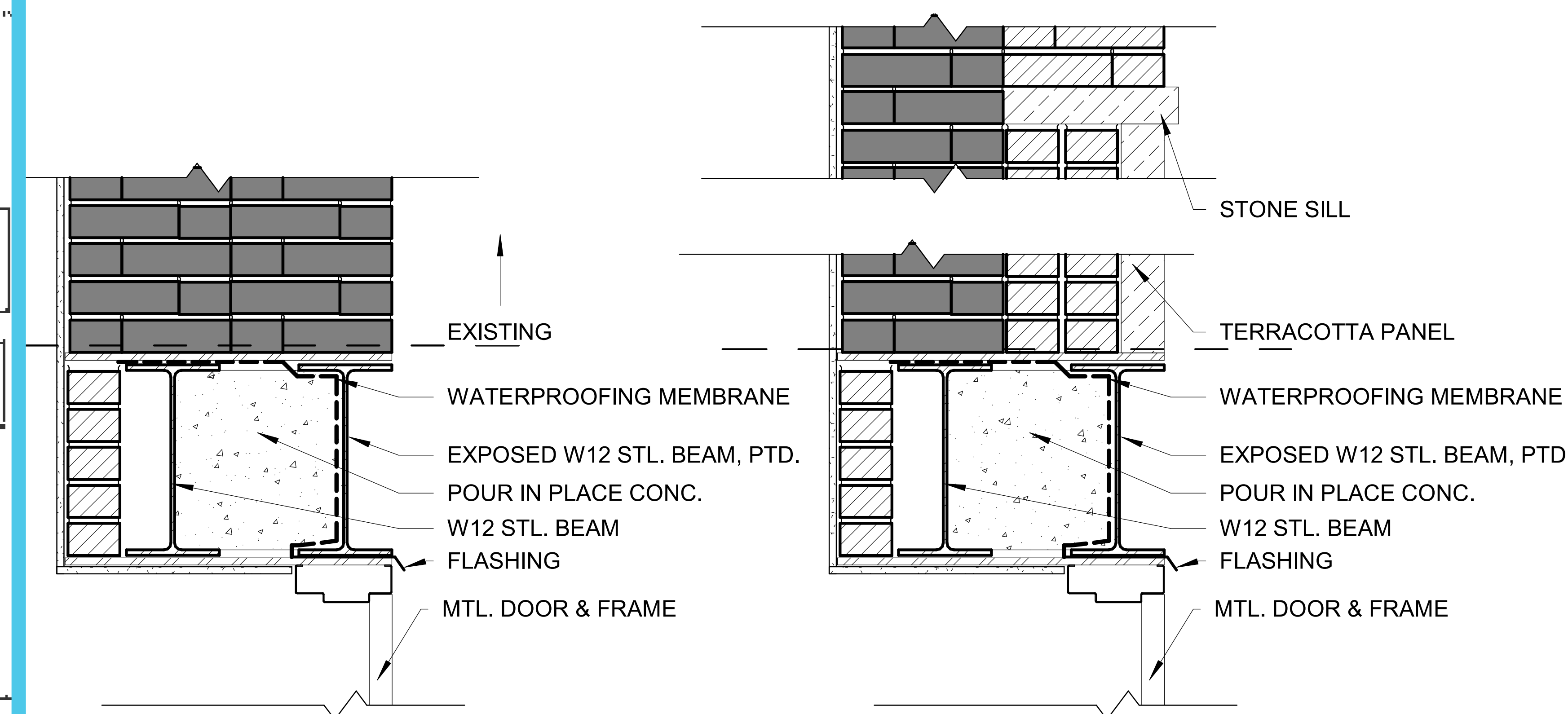
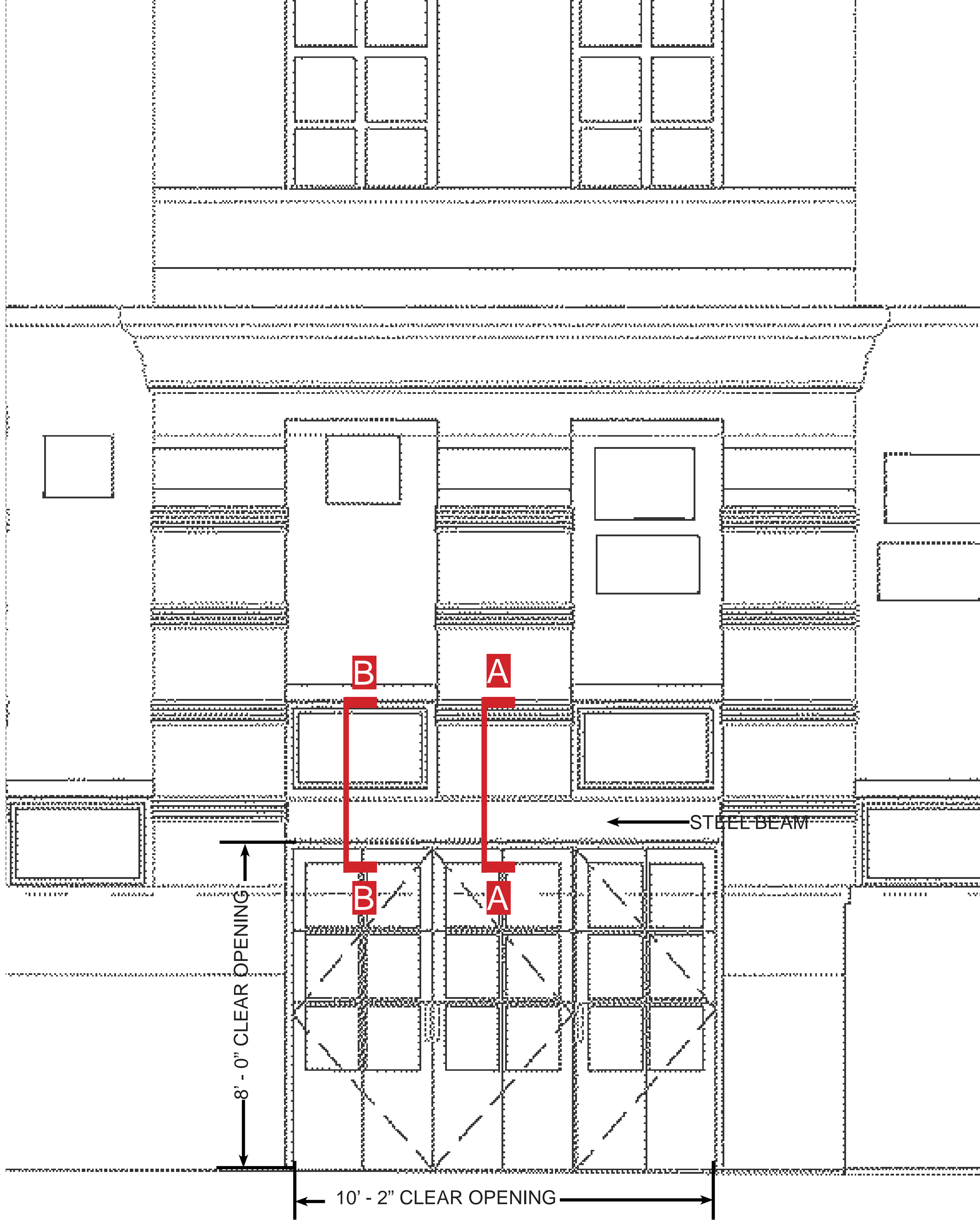
EXISTING



PROPOSED

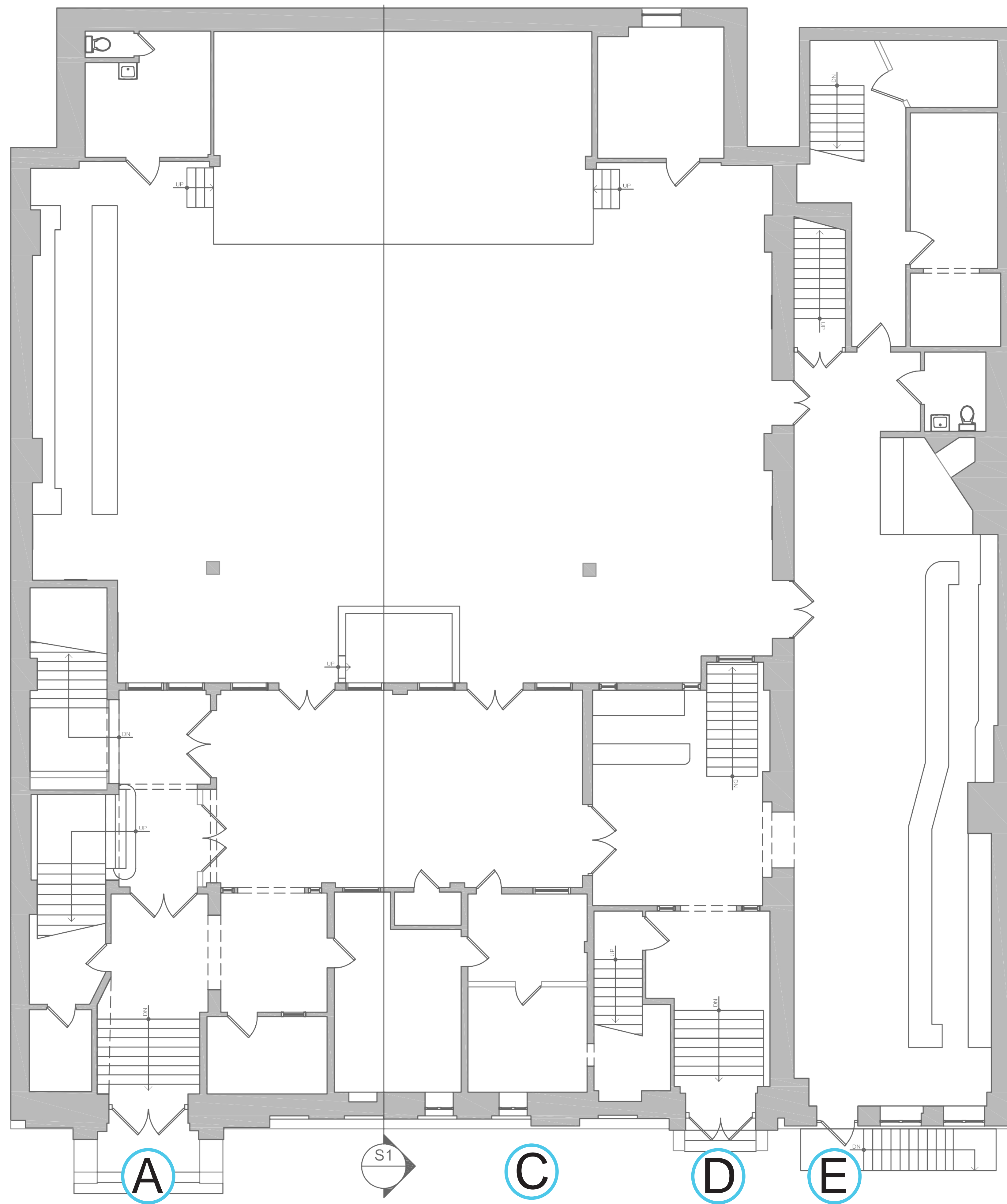
CHANGES

- 1. FENCES REMOVED AT PROPOSED NEW DOORS
- 2. METAL ROLLING DOOR SECURITY ENCLOSURE REMOVED
- 3. SIGNS REMOVED
- 4. PANELED METAL DOORS ADDED
- 5. TERRACOTTA RELOCATED
- 6. AC UNITS AND CAGES REMOVED. BRICK PATCHED



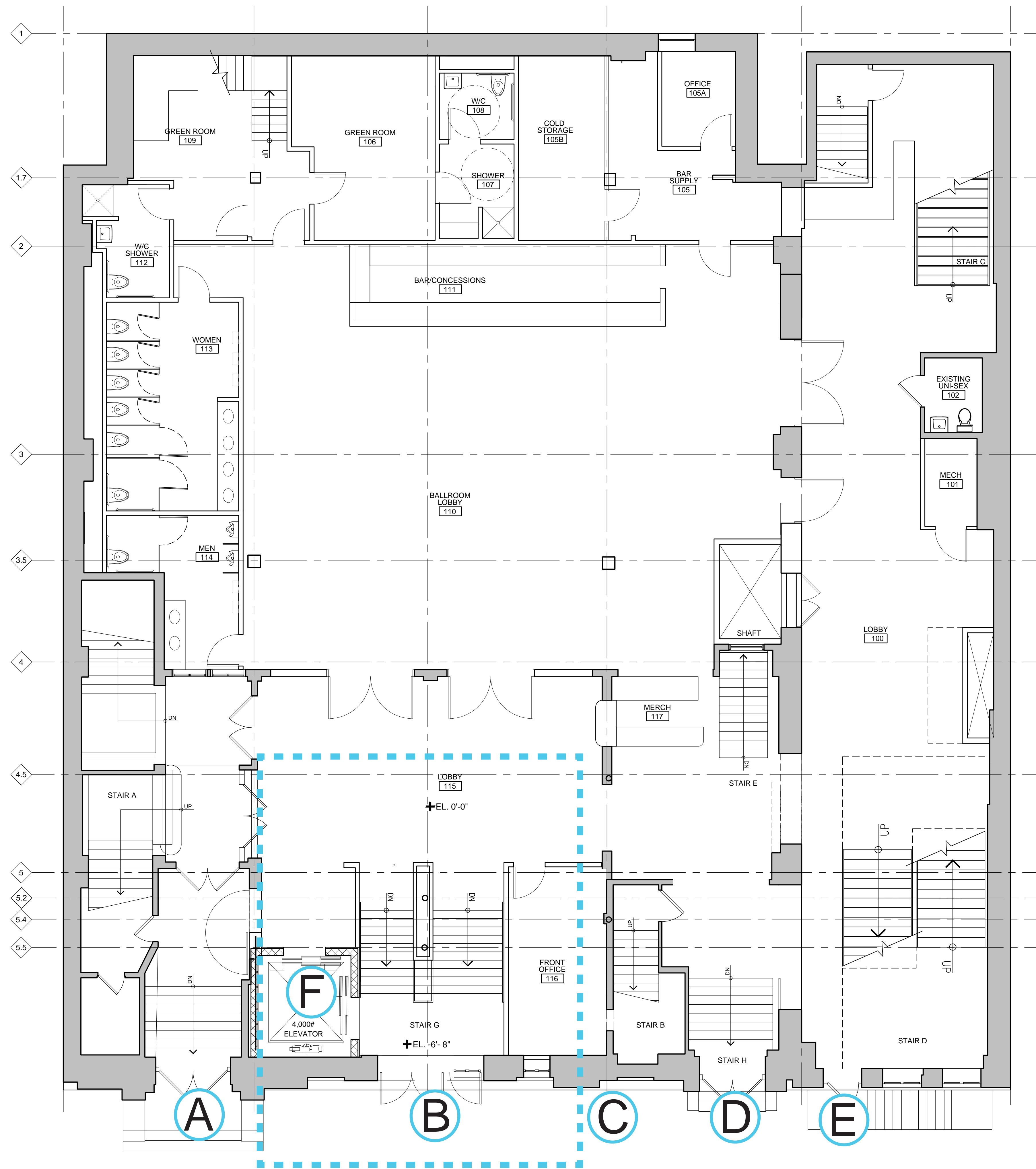
SECTION A-A

SECTION B-B



- A. MARQUEE DOORS
- C. STUDIO DOOR (BELOW)
- D. CANOPY DOORS
- E. ANNEX DOOR





- A. MARQUEE DOORS
- B. PROPOSED DOORS
- C. STUDIO DOOR (BELOW)
- D. CANOPY DOORS
- E. ANNEX DOOR
- F. NEW ELEVATOR

ATTENTION RESIDENTS & NEIGHBORS

Unity Gallega East 11th Street, LLC
(Property Owners Name)

Certificate of Appropriateness Application from the
Landmarks Preservation Commission for

125 East 11th Street

This applicant is seeking approval to:
add three new doors at street level within the
historic façade to improve ingress and egress,
provide accessibility for the disabled, and allow
more efficient load-in and out of performers.

There will be an opportunity for public comment on
Tuesday, October 17th at 6:30pm

JASA/Green Residence - 230 East 51st Street at Bowery

A COMMUNITY BOOZED 3
Landmarks Committee Meeting
info@lpcnyc.org - www.lpcnyc.org

Scott Raved - 914.315.9825
(Applicant Contact Information)

