



## CITY PLANNING COMMISSION

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May 7, 2008 / Calendar No. 12

N 080349 HKM

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**IN THE MATTER OF** a communication dated March 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Webster Hall and Annex, 119-125 East 11<sup>th</sup> Street (Block 556, Lot 68), by the Landmarks Preservation Commission on March 18, 2008 (List No. 402/LP-2273), Borough of Manhattan, Community District 3.

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Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission of the subject property, whether a historic district or a landmark, to the Zoning Resolution, projected public improvements and any plans for the development, growth, improvement or renewal of the area involved.

The landmark site at 119-125 East 11<sup>th</sup> Street is located on the north side of East 11<sup>th</sup> Street between Third Avenue and Fourth Avenue, near the East Village, Greenwich Village and Union Square neighborhoods in Manhattan. The original building was constructed circa 1886-87, and the annex was built in 1892, both to the designs of Charles Rentz, Jr., architect.

The Webster Hall and Annex site, consisting of a Queen-Anne-style original structure and a Renaissance-Revival-style annex building, are considered one of the city's most historically and culturally significant or the large, 19<sup>th</sup>-century assembly halls. Designed by the highly prolific Rentz, both buildings are clad in red pressed brick with brownstone trim, and with unglazed red terra cotta ornamentation, and the original building terminates in a circa-1911, bracketed pressed metal cornice. Throughout its history as one of the city's leading public rental halls and social

centers, it has played host to countless balls, receptions, lectures, meetings, conventions, political rallies, military functions, concerts, performances, sporting and fundraising events, particularly for the working-class and immigrant population of the Lower East Side of Manhattan.

The landmark site is located within a C6-1 zoning district. At the allowable floor area ratio of 6.0, the 9,000-square-foot zoning lot could be developed with approximately 54,000 square feet of floor area. The Webster Hall and Annex site contains approximately 26,574 square feet of floor area. Therefore, pursuant Section 74-79 of the Zoning Resolution, there are approximately 27,426 square feet theoretically available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark, or one which is across the street and opposite to the lot occupied by the landmark building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building.

There are approximately seven potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

**AMANDA M. BURDEN, FAICP, Chair**  
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