



Greenwich Village
Society for Historic
Preservation



HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS



Lower East Side Preservation Initiative



December 6, 2011
Hon. Robert Tierney, Chair
New York City Landmarks Preservation Commission
One Centre Street, 9th floor
New York, NY 10007

Re: Department of Buildings Permit Filed for 315 East 10th Street in Calendared East 10th Street Historic District

Dear Chair Tierney:

It has come to our attention that a permit application has been filed with the Department of Buildings to add a 5th floor to a 4-story building at 315 East 10th Street located within the calendared East 10th Street Historic District. We urge the Landmark Preservation Commission to intervene to ensure that these permits are not issued prior to designation.

As you know, this block north of Tompkins Square Park was selected by the LPC as an historic district due to its high degree of intactness and distinctive architecture. This mid-block building is very much intact and such a modification would certainly negatively impact its character and the defining features of this building, which research completed by the Greenwich Village Society for Historic Preservation indicates dates to 1847. The level of architectural integrity for this 160-year old building at 315 East 10th Street is incredible, with details including an ornate galvanized iron cornice, window hoods and doorway frieze and entablature still intact.

This application comes shortly after a similar application was made to enlarge a building at 80 East 2nd Street, located in the East Village/Lower East Side Historic District. Since the East Village historic districts have been proposed an 1852 rowhouse, a few doors down from the Community Synagogue at 331 East 6th Street, has been demolished and the cornice removed from the D. & J. Jardine-designed French flats at

51 East 2nd Street. We hope that the Commission will move forward quickly in designating the East 10th Street and East Village/Lower East Side Historic Districts to prevent any further unsympathetic changes to this irreplaceable historic fabric.

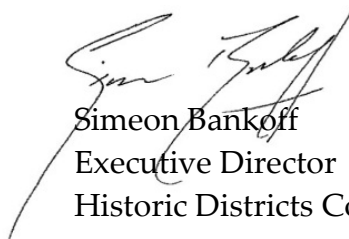
Because the application (attached) has just been filed, there is time for the Landmarks Preservation Commission to act. We hope that you will move swiftly to ensure that this incredible and noteworthy piece of New York and the East Village's history is preserved.

We look forward to your response.

Sincerely,



Andrew Berman
Executive Director
Greenwich Village Society
for Historic Preservation



Simeon Bankoff
Executive Director
Historic Districts Council



Richard Moses
President Steering
Lower East Side Preservation Initiative



Kurt Cavanaugh
Managing Director
East Village Community Coalition

Cc: Manhattan Borough President Scott Stringer
Assembly Speaker Sheldon Silver
State Senator Tom Duane
State Senator Daniel Squadron
Councilmember Rosie Mendez
State Assemblymember Brian Kavanagh
State Assemblymember Deborah Glick
Kate Daly, Executive Director, LPC
Dominic Pisciotta, Chair, Community Board #3, Manhattan





[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Application Details

Premises: 315 EAST 10 STREET MANHATTAN
BIN: 1005154 Block: 404 Lot: 48

Job No: 120909268
Document: 01 OF 1
Job Type: A1 - ALTERATION TYPE 1

Document Overview	Items Required	Virtual Job Folder	All Permits	Schedule A	Schedule B
Fees Paid	Forms Received		All Comments	C/O Summary	Plumbing Inspections
Crane Information	Plan Examination			C/O Preview	
After Hours Variance Permits					

Development Challenge Process is pending Zoning Approval. For any issues, please contact the relevant borough office.

Last Action: APPLICATION ASSIGNED TO PLAN EXAMINER 11/30/2011 (F)

Pre-Filed: 11/28/2011 Building Type: Other Estimated Total Cost: \$479,250.00
Date Filed: 11/28/2011 Fee Structure: STANDARD Filing Method: E-FILED
Review is requested under Building Code: Prior-to-1968

[Job Description](#) [Comments](#)

1 Location Information (Filed At)

House No(s): 315 Street Name: EAST 10 STREET
Borough: Manhattan Block: 404 Lot: 48 BIN: 1005154 CB No: 103
Work on Floor(s): CEL,BAS 001 thru 004 Apt/Condo No(s):

2 Applicant of Record Information

Name: BRENT M PORTER Business Name: BRENT M. PORTER, ARCH. & ASSOC. Business Phone: 718-789-5426
Business Address: 166 ST. JAMES PLACE BROOKLYN NY 11238 Business Fax:
E-Mail: Mobile Telephone:
License Number: 015478

Applicant Type: P.E. R.A Sign Hanger Other

Directive 14 Applicant

Not Applicable

Previous Applicant of Record

Not Applicable

3 Filing Representative

Name: DIONYSSIOS MAROULIS Business Name: ARCHITECTONAS LLC Business Phone: 917-674-3827
Business Address: 2818 36TH STREET ASTORIA NY 11103 Business Fax:
E-Mail: Mobile Telephone:
Registration Number:

4 Filing Status

[Click Here to View](#)

5 Job Types

- Alteration Type 1
 - Change in Exits/Egress
 - Change in Number of Stories
 - Change in Number of Dwelling Units
 - Change in Room Count / Dwelling Units
 - Change in Occupancy / Use
 - Change inconsistent with current Cert. of Occup.
 - Alteration Type 2
 - Alteration Type 3
 - Sign
 - New Building
 - Full Demolition
 - Subdivision: Improved
 - Subdivision: Condo
- Directive 14 acceptance requested? Yes No

6 Work Types

- BL - Boiler
- FP - Fire Suppression
- SP - Sprinkler
- OT - GEN. CONSTR.
- FA - Fire Alarm
- MH - Mechanical
- EQ - Construction Equipment
- FB - Fuel Burning
- PL - Plumbing
- CC - Curb Cut
- FS - Fuel Storage
- SD - Standpipe

7 Plans/Construction Documents Submitted

Plans Page Count: Not Provided

8 Additional Information

- Enlargement proposed?
- No Yes
 - Horizontal Vertical
- Additional Construction Floor area: 1,212 sq.ft.

9 Additional Considerations, Limitations or Restrictions

- Yes No
- Structural peer review required per BC §1627
 - Filed to Comply with Local Law
 - Other, Specify:
 - Restrictive Declaration / Easement
 - Zoning Exhibit Record (I,II,III,etc)
 - Landmark
 - Filed to Address Violation(s)
 - Legalization
 - "Little E" Hazmat Site
 - Unmapped Street
 - Adult Establishment
 - Compensated Development (Inclusionary Housing)
 - Low Income Housing (Inclusionary Housing)
 - Single Room Occupancy (SRO) Multiple Dwelling
 - Filing includes Lot Merger / Reapportionment (If Yes,17)
 - Includes permanent removal of standpipe, sprinkler or fire suppression related systems
 - Work includes partial demolition as defined in AC §28-101.5
 - Structural Stability affected by proposed work
 - Work includes lighting fixture and/or controls, installation or replacement. [§ECC 404 and 505]
 - Site Safety Job / Project
- Peer Reviewer License No.(P.E.):
Local Law No./Year:
- Yes No
- Included in LMCCC
 - Infill Zoning
 - Loft Board
 - Quality Housing

BSA Calendar No.(s):

CPC Calendar No.(s):

10 NYCECC Compliance New York City Energy Conservation Code (Applicant Statement)

- To the best of my knowledge, belief and professional judgment, this application is in compliance with the NYCECC.
 - Energy analysis is on another job number:
- Yes No
 - This application is, or is part of, a project that utilizes trade-offs among different major systems
 - This application utilizes trade-offs within a single major system
- To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC in accordance with one of the following:

- The work is an alteration of State or National historic building.
- The scope of work is entirely in a low-energy building and is limited to the building envelope.
- The scope of work does not affect the energy use of the building.
- This is a post-approval amendment and exempt under a prior edition of the energy code.

11 Job Description

CONVERT EXISTING NON RESIDENTIAL BUILDING INTO A RESIDENTIAL BUILDING AS PER ZR ARTICLE 1, CHAPTER 5 AND SECTION 277 OF THE MULTIPLE DWELLING LAW. ADD A NEW FLOOR ON TOP OF EXISTING BUILDING.

Related BIS Job Numbers:

Primary application Job Number:

12 Zoning Characteristics

District(s): R8B - GENERAL RESIDENCE DISTRICT

Overlay(s):

Special District(s):

Map No.: 12c

Street legal width (ft.): 60

Street status: Public Private

Zoning lot includes the following tax lots: Not Provided

Proposed: Use	Zoning Area (sq.ft.)	District	FAR
RESIDENTIAL	9,200	R8B	3.88
Proposed Totals:	9,200	--	3.88
Existing Total:	7,987	--	--

Proposed Lot Details: Lot Type: Corner Interior Through
Lot Coverage (%): 51 **Lot Area (sq.ft.):** 2,369 **Lot Width (ft.):** 25

Proposed Yard Details: No Yards Or
Front Yard (ft.): 13 **Rear Yard (ft.):** 30 **Rear Yard Equivalent (ft.):** 30
Side Yard 1 (ft.): 0 **Side Yard 2 (ft.):** 0

Proposed Other Details: **Perimeter Wall Height (ft.):** 50
Enclosed Parking? Yes No **No. of parking spaces:**

13 Building Characteristics

		2008 Code Designations?
Occupancy Classification: Existing:	PUB - PUBLIC BLDG - OLD CODE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed:	R-2 - RESIDENTIAL: APARTMENT HOUSES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction Classification: Existing:	3: NON-FIREPROOF STRUCTURES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed:	3: NON-FIREPROOF STRUCTURES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Multiple Dwelling Classification: Existing:		
Proposed:	HAEA	
Building Height (ft.): Existing:	40	
Proposed:	50	
Building Stories: Existing:	5	
Proposed:	6	
Dwelling Units: Existing:		
Proposed:	11	
Building was originally erected pursuant to which Building Code:	<input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input checked="" type="checkbox"/> Prior to 1968	
Building will fully comply with which Code with this Certificate of Occupancy:	<input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input checked="" type="checkbox"/> Prior to 1968	
Mixed use building?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

14 Fill

Not Applicable Off-Site On-Site Under 300 cubic yards

15 Construction Equipment

Not Applicable

16 Curb Cut Description

Not Applicable

17 Tax Lot Characteristics

Not Provided

18 Fire Protection Equipment

	Existing		Proposed		Existing		Proposed		
	Yes	No	Yes	No	Yes	No	Yes	No	
Fire Alarm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Suppression	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standpipe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19 Open Spaces

Not Provided

20 Site Characteristics

Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tidal / Fresh Water Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Urban Renewal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flood Hazard Area

21 Demolition Details

Not Applicable

22 Asbestos Abatement Compliance

- The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP).
- The scope of work does not require related asbestos abatement as defined in the regulations of the NYC DEP.
- The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (15 RCNY 1-23(b)).

23 Signs

Not Applicable

24 Comments

25 Applicant's Statements and Signatures (See paper form or check Forms Received)

Yes No

- For New Building and Alteration 1 applications filed under the 2008 NYC Building Code only: does this building qualify for high-rise designation?
- Directive 14 applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy.

26 Owner's Information

Name: KEITH HOLDEN

Relationship to Owner: MEMBER

Business Name: 315 EAST 10 STREET, LLC

Business Phone: 212-941-9399

Business Address: 594 BROADWAY SUITE 1010 NEW YORK NY 10012

Business Fax:

E-Mail:

Owner Type: PARTNERSHIP

Non Profit: Yes No

Yes No

- Owner's Certification Regarding Occupied Housing (Remain Occupied)
- Owner's Certification Regarding Occupied Housing (Rent Control / Stabilization)
- Owner DHCR Notification
- Owner's Certification for Adult Establishment
- Owner's Certification for Directive 14 (if applicable)

Metes and Bounds

To view metes and bounds, see the Plot Diagram (form PD-1). A scanned image may be available [here](#).

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.