



**NYC**  
**Landmarks Preservation**  
**Commission**

Robert B. Tierney  
Chair

September 8, 2011

Jenny Fernández  
Director of Intergovernmental  
and Community Relations  
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Mr. Andrew Berman  
Mr. Simeon Bankoff  
Mr. Richard Moses  
Mr. Kurt Cavanaugh

1 Centre Street  
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New York, NY 10007

Dear Sirs:

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I write in response to your most recent letter to Chair Tierney concerning 316 E. 3<sup>rd</sup> Street.

As you know, LPC staff conducted a careful and expedited review of this building in response to your submitted Request for Evaluation. You've raised several issues with our assessment and determination.

Regarding your question as to the identification of the building's style; whether the building is identified as Federal, Greek Revival or transitional in style, the changes to the building are too numerous and from many different periods, resulting in a lack of architectural significance necessary to be considered an individual landmark. It could be a contributing building in a historic district; however, the Commission's research department has not identified a historic district on that block.

Commission staff did take into account the geographic context of this building and, in fact, has designated several early 19th-century buildings in the East Village. Age alone has never been sufficient criteria to designate a building an individual landmark, particularly when, as in this case, the building is no longer clearly identifiable as an early 19th century building.

The identification of a building as LPC-eligible during an environmental review process does not automatically result in that building being formally considered for designation as an individual landmark. Environmental reviews are generally staff-level determinations based on visual surveys with a minimal level of research and are broadly inclusive in order to identify as many potential historic resources as possible. In some cases, a building identified as LPC-eligible in an environmental review will be found ineligible for individual landmark status after further research and a more detailed review.

Thank you for sharing your research and be assured that this information has been thoroughly reviewed by Commission staff. However, the Commission's determination remains the same. Although this is not the answer you would like to hear, it is a decision that was arrived at after careful consideration. We look forward to continuing to work with you as the Commission moves ahead with our consideration of two historic districts and other individual landmarks in the East Village.

Sincerely,

Jenny Fernández