



## CITY PLANNING COMMISSION

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March 14, 2012 / Calendar No. 7

N 120184 HKM

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**IN THE MATTER OF** a communication dated January 26, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the East 10<sup>th</sup> Street Historic District, designated by the Landmarks Preservation Commission on January 17, 2012 (List No. 451, LP No. 2492). The district boundaries are:

bounded by a line beginning at the intersection of the northern curbline of East 10<sup>th</sup> Street and the eastern curbline of Avenue A, continuing northerly along the eastern curbline of Avenue A to its intersection with a line extending westerly from northern property line of 293 East 10<sup>th</sup> Street, easterly along the northern property line of 293 East 10<sup>th</sup> Street, northerly along a portion of the western property line of 295 East 10<sup>th</sup> Street, easterly along the northern property lines of 295 to 299 East 10<sup>th</sup> Street, southerly along a portion of the eastern property line of 299 East 10<sup>th</sup> Street, easterly along the northern property lines of 301 to 303 East 10<sup>th</sup> Street and a portion of the northern property line of 305 East 10<sup>th</sup> Street, northerly along a portion of the western property line of 305 East 10<sup>th</sup> Street, easterly along a portion of the northern property line of 305 East 10<sup>th</sup> Street and the northern property line of 307 East 10<sup>th</sup> Street, southerly along a portion of the eastern property line of 307 East 10<sup>th</sup> Street, easterly along the northern property line of 309 East 10<sup>th</sup> Street, southerly along a portion of the eastern property line of 309 East 10<sup>th</sup> Street, easterly along the northern property lines of 311 to 319 East 10<sup>th</sup> Street, southerly along a portion of the eastern property line of 319 East 10<sup>th</sup> Street, easterly along the northern property line of 321 East 10<sup>th</sup> Street, northerly along a portion of the western property line of 323 East 10<sup>th</sup> Street, easterly along the northern property lines of 323 to 339 East 10<sup>th</sup> Street, southerly along a portion of the eastern property line of 339 East 10<sup>th</sup> Street, easterly along the northern property lines of 341 to 345 East 10<sup>th</sup> Street to the western curbline of Avenue B, southerly along the western curbline of Avenue B to its intersection with the northern curbline of East 10<sup>th</sup> Street, westerly along the northern curbline of East 10<sup>th</sup> Street to the point of the beginning.

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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, whether of 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.

On January 17, 2012, the Landmarks Preservation Commission (LPC) designated the East 10<sup>th</sup> Street Historic District (List 451, LP 2492). The district encompasses 26 properties located along the north side of East 10<sup>th</sup> Street between Avenue A and Avenue B, directly opposite Tompkins Square Park.

According to LPC's report on the proposed district, the row of buildings in the East 10<sup>th</sup> Street Historic District reflects the history of the greater East Village community, from its origins as a fashionable residential enclave of architect-designed dwellings, to its subsequent transformation

into a densely populated immigrant district of purpose-built tenement structures and converted row houses. The role that several of the earliest buildings played in popularizing the Italianate style of architecture in the context of rowhouse design adds further significance to the district. Despite a number of modern interventions through the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the buildings in the district retain a cohesive architectural character in an important park setting within the historically and culturally rich East Village neighborhood.

The design of several of the row houses on East 10<sup>th</sup> Street can be attributed to noted architect Joseph Trench. Trench, the recorded owner of several of the western-most properties and a noted architect in his own right—his commissions at the time included the A.T. Stewart Department Store (1846) and Odd Fellows Hall (1848), both designated New York City Individual Landmarks—was a pioneer of the Italianate style of architecture in the United States, and the rowhouses of East 10<sup>th</sup> Street may be among the earliest residential examples in the city to embody elements of the style.

The earlier rowhouses of the block had been designed for and in anticipation of the area's emergence as a sophisticated urban enclave for the city's wealthy residents. By the time of their construction the area was in the midst of a radical demographic shift that would greatly increase the city's overall population while at the same time completely transforming entire neighborhoods, including the area around Tompkins Square Park. Through the 1840s and 1850s this area grew as a destination for new immigrants from Germany and Ireland as wealthier residents moved farther uptown. As this was happening the remaining vacant lots on East 10<sup>th</sup> Street were developed with purpose-built tenement structures designed to house several households, and the earlier, and formerly single-family, rowhouses were converted into multiple-dwelling buildings or boardinghouses.

By 1860 the blockfront facing the park was nearly complete. But through the late 19<sup>th</sup> and early 20<sup>th</sup> centuries the character of the structures in the district continued to evolve. As rowhouses underwent conversion to accommodate more households, many of them were enlarged. Common architectural alterations included the replacement of building cornices and window lintels and sills, often in the Queen Anne style. Later, in the 1920s and 1930s, a number of the rowhouses and stoops were removed to accommodate commercial or institutional tenants at the ground floor. In the early 20<sup>th</sup> century, the Tompkins Square Branch of the New York Public Library was built to the design of Charles McKim of McKim, Mead & White; that building is a

designated New York City Individual Landmark and has been an important institutional presence on the block and in the neighborhood for over a century.

The East 10<sup>th</sup> Street Historic District is within the area of Community Board 3 that was rezoned in 2008 as part of the East Village/Lower East Side Rezoning (C080397(A)ZMM and N080398(A)ZRM), intended to protect the existing form and residential character, as well as encourage new development in keeping with the scale and character of the area. The East 10<sup>th</sup> Street Historic District is zoned R8B in the midblock portion, and R7A at the west and east ends with the Avenue frontages. On the western end, at Avenue A, there is a C2-5 commercial overlay, and at the eastern end, at Avenue B, there is a C1-5 commercial overlay. R7A and R8B zoning districts allow residential and community facility uses with a maximum permitted Floor Area Ratio (FAR) of 4.0. C1-5 and C2-5 commercial overlays here permit a maximum commercial FAR of 2.0.

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. Pursuant to Section 74-79, no transfer of development rights is permitted from any structure within an historic district.

#### **CITY PLANNING COMMISSION PUBLIC HEARING**

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on February 29, 2012, (Calendar No. 9). There were no speakers and the hearing was closed.

#### **CONSIDERATION**

The City Planning Commission has evaluated the East 10<sup>th</sup> Street Historic District in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved. The subject Historic District does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

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