



Greenwich  
Village  
Society for  
Historic  
Preservation

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**TESTIMONY IN SUPPORT OF THE**  
**GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION II**  
**FROM THE GREENWICH VILLAGE SOCIETY**  
**FOR HISTORIC PRESERVATION**

**September 13, 2010**

Good morning Councilmembers. I am here today to express support for the Greenwich Village Historic District Extension II on behalf of the Greenwich Village Society for Historic Preservation. GVSHP is the largest membership organization in Greenwich Village, NoHo, and the East Village, and first approached the Landmarks Preservation Commission to consider historic district designation for this area in 2002. In 2006, GVSHP submitted a formal proposal with boundaries and detailed research to the LPC for a South Village Historic District, of which this designation covers the western one third, as you can see from the attached map. Designation of the entire proposed South Village Historic District has strong support from residents, businesses, and property owners in the affected area, local block associations and civic groups, city, state, and national preservation organizations, scholars of immigrant and Italian-American history, and local elected officials and the local community board (see attached list).

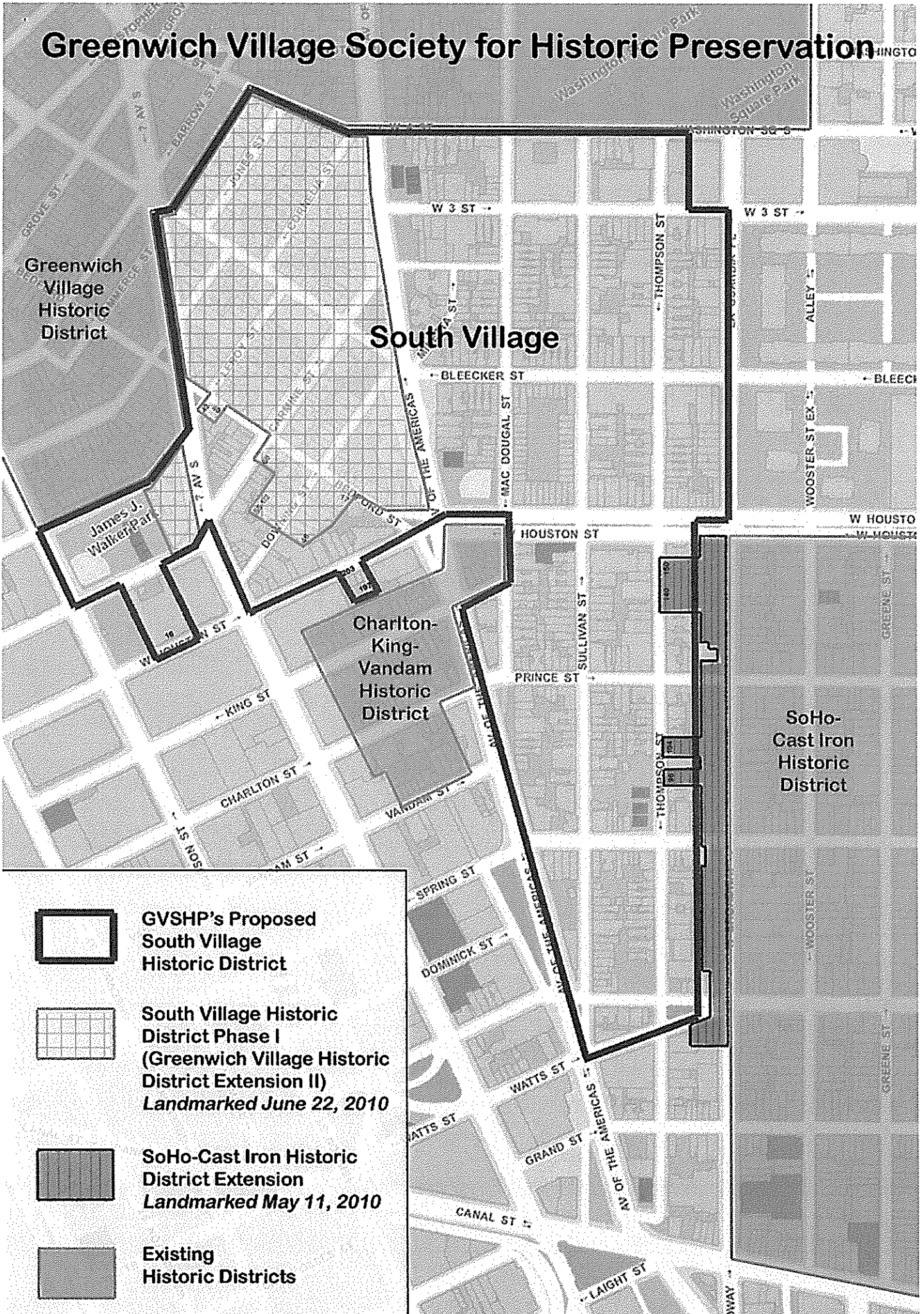
We support the Greenwich Village Historic District Extension II, in the hopes and with the understanding that it is just the first phase of a broader action by the LPC to consider the entire proposed South Village Historic District. We are, however, extremely concerned about the pace of movement, the lack of a commitment or time frame for the remainder of the proposed district, and the substantial losses the district has already suffered and continues to suffer without action by the LPC. In the eight years since GVSHP first requested that the Commission consider designation of the South Village, iconic historic sites such as the Provincetown Playhouse and Apartments, the Circle in the Square Theater, the Sullivan Street Playhouse, the Tunnel Garage, and the 1861 house at 178 Bleecker Street have all been lost (see attached pictures). Countless other buildings in the district which contribute to its unique architecture and capture its extraordinary 19<sup>th</sup> century immigrant history and ground-breaking 20<sup>th</sup> century cultural history have also been lost or compromised. While we appreciate that the LPC has moved ahead with a segment of this proposed district, and over the last eight years has designated other areas of Greenwich Village, that does not make the ongoing losses in the South Village any less real, any less damaging to the history and character of New York City, or ultimately any less unnecessary.

So while we urge you to support the Greenwich Village Historic District Extension II, we also ask you to encourage the LPC to move ahead as soon as possible with considering the remaining two-thirds of the proposed South Village Historic District. Both Speaker Quinn and Councilmember Chin, who

represent the remainder of the proposed South Village Historic District, have expressed support for designation of the entire proposed South Village Historic District. Councilmember Chin, along with Borough President Stringer, Congressman Nadler, State Senator Duane, and Assemblymember Glick have all urged the LPC to consider the entire remaining two-thirds of the proposed district as soon as possible, as per the attached letters and testimony.

Thank you.

# Greenwich Village Society for Historic Preservation



# **Supporters of the proposed South Village Historic District**

## Elected Officials

City Council Speaker Christine C. Quinn  
Manhattan Borough President Scott Stringer  
U.S. Representative Jerrold Nadler  
State Senator Tom Duane  
State Senator Martin Connor  
Assembly Member Deborah Glick  
City Council Member Margaret Chin  
City Council Member Alan Gerson  
City Council Member Tony Avella (Chair, Italian-American Caucus of the City Council)

## Historic Preservation Organizations

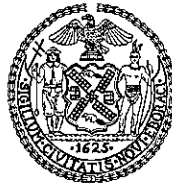
The National Trust for Historic Preservation  
The Preservation League of New York State  
Municipal Art Society  
The New York Landmarks Conservancy  
Historic Districts Council  
Place Matters/City Lore  
Friends of Terra Cotta  
Determined Eligible for the State and National Registers of Historic Places by the New York State Office of Parks, Recreation, and Historic Preservation

## Community Groups

Greenwich Village Block Associations  
Greenwich Village Community Task Force  
Village Independent Democrats  
SoHo Alliance  
Bleecker Area Merchants and Residents Association (BAMRA)  
Central Village Block Association  
Charlton Street Block Association  
South Village Landmark Association  
Carmine Street Block Association  
Morton Street Block Association  
Bedford Downing Block Association  
Vandam Street Block Association  
West Houston Street Block Association  
West 13th Street 100 Block Association  
Thompson-Sullivan Coalition  
202 Spring Street Condominium  
The Medici Foundation  
American Italian Coalition of Organizations (AMICO)  
The Aaron Burr Association  
The Caring Community  
The Greenwich Village – Chelsea Chamber of Commerce

## Institutions

New York University  
Judson Memorial Church  
St. Anthony of Padua Church  
John D. Calandra Italian American Institute, Queens College, CUNY



THE COUNCIL  
OF  
THE CITY OF NEW YORK  
**MARGARET S. CHIN**  
COUNCIL MEMBER, DISTRICT I

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NEW YORK, NY 10038  
212-587-3159

CITY HALL OFFICE:  
250 BROADWAY, ROOM 1738  
NEW YORK, NY 10007  
212-788-7259

Hon. Robert Tierney, Chair  
New York City Landmarks Preservation Commission  
One Centre Street, 9<sup>th</sup> floor  
New York, NY 10007

Dear Chair Tierney,

I understand the Commission held a well-attended hearing this fall on a proposal to landmark roughly one-third of the South Village. I understand that the turnout was overwhelmingly in support of designation, and that most who testified also urged the Commission to consider and designate the remaining two-thirds of the South Village as soon as possible.

I share that sentiment. I fully support the landmark designation of the sections of the South Village in the First Council District as proposed by the Greenwich Village Society for Historic Preservation, and as endorsed by Community Board 2 and my fellow elected officials who represent the area.

However, I believe that time is truly of the essence. The South Village has seen an increasing pace of alterations, demolition, and inappropriate new construction in recent years, and there is no sign of this abating. Therefore I urge the Commission to survey and designate the remaining two-thirds of the South Village as quickly as possible, before there are further losses.

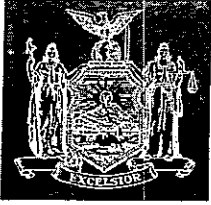
The South Village represents a unique and irreplaceable segment of our city's immigrant and cultural history, with its remarkable intact collection of tenements, reform housing, and institutions which served immigrants and the working class. It was also the site of some of the great social, cultural, and artistic movements of the 20th century, and this rich history remains legible today.

The lack of landmark protection threatens to destroy this connection. I hope the Commission will act as quickly as possible to protect this invaluable historic resource. I fully support the designation of the South Village Historic District.

Sincerely,

A handwritten signature in cursive script that reads "Margaret S. Chin".

Margaret S. Chin  
New York City Councilmember,  
District 1 - Manhattan



*News from...*

## SENATOR THOMAS K. DUANE

29<sup>th</sup> SENATORIAL DISTRICT · NEW YORK STATE SENATE



**TESTIMONY BY NEW YORK STATE SENATOR THOMAS K. DUANE  
BEFORE THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION'S  
HEARING REGARDING DESIGNATION OF THE GREENWICH VILLAGE  
HISTORIC DISTRICT EXTENSION II**

**October 27, 2009**

My name is Thomas K. Duane and I represent New York State's 29<sup>th</sup> Senate District, in which all of the proposed extension of the Greenwich Village Historic District is located. Thank you for the opportunity to present testimony before the New York City Landmarks Preservation Commission (LPC) today.

I would like to express my appreciation to LPC for moving forward with the consideration of this second extension of the Greenwich Village Historic District, which includes a large section of the proposed South Village Historic District. As one of the few places where the architectural landscape, which played host to a succession of quintessential New York constituencies, remains virtually unaltered, the South Village is undeniably a neighborhood in need of designation. The area has a diverse history, accommodating Italian and Irish immigrants, African Americans, bohemians, hippies, and gay men and lesbians throughout the years.

The proposed Greenwich Village Historic District Extension II includes the area West of Sixth Avenue loosely bordered by West 4<sup>th</sup> Street, 7<sup>th</sup> Avenue South and West Houston Street. This area embodies the complex history of the city, with structures ranging from the grand Our Lady of Pompeii Church and Varitype Building to the modest tenements, which housed working-class immigrants. The low-rise nature and varying architectural details, from the elaborate to the minimal, characterize the row houses in the proposed extension, with the oldest dating from the 1810s to the 1830s. The varying styles exemplified in this area resulted from waves of construction with Federal and Greek Revival-style row houses starting in the early 19<sup>th</sup> century, Italianate, Neo-Grec, and Beaux-Arts-style tenements beginning in the 1860s, and Mediterranean Revival and Colonial Revival alterations in the early 20<sup>th</sup> century.

While the consideration of this extension is a significant step forward, I urge LPC to designate as expeditiously as possible the entire proposed district as detailed in the Greenwich Village Society for Historic Preservation's (GVSHP) report, "The South Village: A Proposal for Historic District Designation." The tenements, row houses, industrial lofts, and churches together form a cohesive and unique urban fabric—and they are clearly under threat, as evidenced by the losses both west and east of Sixth Avenue, including the Tunnel Garage, the Circle in the Square Theater, the Sullivan Street Playhouse, and most recently the row house at 178 Bleecker Street. Considering the recent boom of development and the strong interest in this beautiful

neighborhood, there is an urgent need for the entire South Village Historic District to fall under LPC's thoughtful oversight.

LPC's commitment over the past few decades to the preservation of the Village has been admirable. I now ask that you not only take the significant step of designating the proposed Greenwich Village Historic District Extension II, but also move quickly to ensure that the entirety of the historic South Village is equally protected under the Landmarks Law.



THE CITY OF NEW YORK  
OFFICE OF THE PRESIDENT  
BOROUGH OF MANHATTAN

SCOTT M. STRINGER  
BOROUGH PRESIDENT

December 7, 2009

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

Dear Chair Tierney:

I write to urge the Landmarks Preservation Commission to survey the remaining two-thirds of the proposed South Village Historic District, and begin the process of formal consideration of that area for landmark designation as soon as possible.

As you know, the South Village has historical and architectural significance. Serving as a center of bohemian culture and an important location for the LGBT civil rights movement, the South Village is an important part of Manhattan's historic, cultural, and social fabric. The remaining portions of the South Village warrant immediate consideration and action for landmark designation. Designating the South Village Historic District will ensure that this important area will continue to contribute its history to our city's vibrant landscape. Without prompt action from the Commission, the neighborhood is at risk of seeing the further deterioration of the neighborhood. Pressure to develop the area may threaten the historic character of the neighborhood.

I am grateful to you and the Commission for the time and consideration given in response to the community's request for designation. We look forward to continuing to working with the Commission in our effort to protect and preserve the physical legacies of New York City's past.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Stringer".

Scott M. Stringer  
Manhattan Borough President

CC: Community Board 2  
Andrew Berman, Greenwich Village Society for Historic Preservation



**Testimony of Assemblymember Deborah J. Glick before the Landmarks  
Preservation Commission regarding the proposed landmark status for the South  
Village Historic District.  
October 27, 2009**

Thank you for this opportunity to testify before you today regarding the creation of the South Village Historic District. I fully support the landmarking of this historic area, and hope that the testimony given here today will urge the board to move quickly towards protecting this special area in my district.

The South Village area as a whole has a celebrated reputation of being home to many burgeoning artists who went on to fame, including Bob Dylan, Jack Kerouac, James Agee, Miles Davis, John Coltrane, Sam Shepard and Jackson Pollock. These artists were drawn to the diversity of the South Village, and saw it as a haven for people who might have been considered "outsiders" in more gentrified neighborhoods of New York. They found a culture of acceptance in the independently owned stores, restaurants, galleries and music venues of the South Village. That spirit of inclusion lives on today as one walks the streets of the South Village and takes note of the distinctive mix of small storefronts and arts venues that lines the streets

Architecturally the area provides a physical history of the early development of New York City. There are several buildings in the neighborhood that have been proposed for individual landmarking, including fine examples of Federal and Greek revival row houses. No less important than the preservation of these more celebrated aspects of this area is the opportunity this district gives us to preserve one of the most intact architectural enclaves of the immigrant and working class communities who contributed so much to the early development of New York City in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The tenement style buildings that housed these South Village residents serve as a tangible reminder of the hardworking people who helped create the ethos of New York City as one not just for the wealthy, but for anyone who had the drive to pursue a better life for themselves and their families.

It is in this spirit that I urge the commission to move quickly in landmarking this area particularly in light of the buildings already lost during the process of landmark consideration. Furthermore, I encourage the Landmarks Preservation Commission to quickly designate the remainder of the proposed Greenwich Village Historic District, to ensure the preservation of this unique section of Greenwich Village.

The South Village area represents the cultural diversity and working class roots of New York City, and thus it seems only just that the neighborhood as a whole be designated as a landmark district, one that serves as a reminder that the city was built by immigrants, artists, the poor and the working class as well as the wealthy, in a synergistic effort that we in the district strive to emulate today.

**JUDICIARY COMMITTEE**

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ASSISTANT WHIP



**Congress of the United States**  
**House of Representatives**  
Washington, DC 20515

**JERROLD NADLER**  
8TH DISTRICT, NEW YORK

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NEW YORK, NY 10014  
(212) 367-7350
- DISTRICT OFFICE:  
445 NEPTUNE AVENUE  
BROOKLYN, NY 11224  
(718) 373-3198

Web: <http://www.house.gov/nadler>

**TESTIMONY OF**  
**U.S. REPRESENTATIVE JERROLD NADLER (D-NY)**

**Before New York City Landmark's Preservation Commission**  
**on the Designation of South Village Historic District (west of Sixth Avenue)**

**October 27, 2009**

Thank you for holding this important hearing on the designation of a South Village Historic District. As the Member of Congress representing this area I feel it necessary that I testify in strong support of such designation, as submitted to the Landmarks Preservation Commission by the Greenwich Village Society for Historical Preservation.

The South Village is an area rich in wonderful architecture and important in both New York City and out country's history. This area contains a number of unparalleled tenements of every style and type, including an amazing mixture of early 19<sup>th</sup> century houses, churches, theaters, reform housing, institutions and industrial and commercial buildings. In addition, many of the streets of this district are virtually unchanged from one hundred years ago. In a time when our City is home to some of the greatest development, it is important to hold on to these districts that remind us of our past.

The South Village is also an area rich in immigrant history, containing the first church built for an Italian congregation in the Americas. This area is also home to an extraordinarily

rich heritage of cultural and counter-cultural innovation and activity. I support the designation of a neighborhood like the South Village because of its working-class and immigrant history, which is so rich in so many layers of cultural history.

To date, the South Village remains remarkably free from large-scale physical change, thus making it an excellent candidate for historic district designation. However, given the rate of development in Manhattan, without such a designation the district would be vulnerable to this development. Over the past couple of years we have seen the loss of several critical and beloved historical buildings due to inaction on by the Landmarks Preservation Commission. It would be a tragic and further loss to see a similar fate for the South Village. I encourage the Landmarks Preservation Commission to act swiftly to work to designate the remaining portions of the South Village Historic District as outlined by the Greenwich Village Society for Historic Preservation.

Historic designation for the South Village would ensure the preservation of this remarkable neighborhood, which contributes so much to the City, while allowing it to continue to grow and change as necessary. I am proud to have this neighborhood of great historic value, which is home to such a vibrant community in my Congressional district. I urge the New York City Landmarks Preservation Commission to support this proposal, and by doing so recognize and preserve this wonderful neighborhood and critical piece of our nation's history.

# DEMOLISHED



## **Tunnel Garage, corner of Broome & Thompson Streets**

The garage was one of New York's earliest art deco buildings and was ruled eligible for the State & National Register of Historic Places.

# DEMOLISHED



## **Provincetown Playhouse & Apartments, 133-139 MacDougal Street**

This building housed the leading avant-garde theater of its day and several other vital cultural institutions. It had been called "the cornerstone of bohemia," "the heart of cultural life in the Village," and "the center of much of the resurgence and renaissance associated with Greenwich Village" by scholars and historians and had been ruled eligible for the State & National Register of Historic Places.

# DESTROYED



## **Sullivan Street Playhouse, 181 Sullivan Street**

Housed in an 1831 rowhouse, this theatre had been home to what was reputed to be the world's longest-running musical, *The Fantasticks*, from 1958 to 2002.

# DESTROYED



## **Circle in the Square, 159 Bleecker Street**

Constructed in 1917 as a movie house and home to the Amato Opera from 1948-1959, Circle in the Square theater opened here in 1959 as the first theater "in the round" in the United States. The theater premiered T. Williams' *Summer and Smoke*, E. O'Neill's *Iceman Cometh*, and T. Capote's *The Grass Harp*, among several others.

# DEMOLISHED



## 1861 Rowhouse, 178 Bleecker Street (center)

No. 178 Bleecker Street was one of a cohesive row constructed when the South Village's main commercial hub was an elegant residential thoroughfare for the upper middle class, with iconic artists' studio windows added on top floors in the 1920s. From 1941-1951, James Agee lived in a top-floor apartment on this block, which is where he wrote *Let Us Now Praise Famous Men* and the screenplay for the *African Queen*.



**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE  
THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING  
AND MARITIME USES ON THE DESIGNATION OF THE GREENWICH  
VILLAGE HISTORIC DISTRICT EXTENSION II IN MANHATTAN.**

**September 13, 2010**

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Greenwich Village Historic District Extension II in Manhattan.

On October 27, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Greenwich Village Historic District Extension II. Forty-four people spoke in favor of designation, including representatives for City Council Speaker Christine Quinn, State Senator Thomas K. Duane, State Assemblymember Deborah Glick, Manhattan Borough President Scott Stringer, Community Board 2, Society for the Architecture of the City, Greenwich Village Society for Historic Preservation, Landmarks Conservancy, Carmine Street Block Association, South Village Landmark Association, Municipal Art Society, Bleeker Area Merchants and Residents Association, Clarkson Block Association, St. Luke's Place Block Association, Historic Districts Council, Bedford/Downing Block Association, Morton Street Block Association, Four Borough Neighborhood Preservation Alliance, Hell's Kitchen Neighborhood Association, Bowery Neighbors Association, Place Matters/ City Lore, and numerous citizens and local residents. A representative of the Real Estate Board of New York spoke in opposition to the proposed designation, and one owner of commercial properties on Bleeker Street and Seventh Avenue South testified that his properties were non-contributing. In addition, the Commission also received many letters and e-mails regarding this designation. The majority have been in favor of designation. On June 22, 2010, the Commission voted to designate the Greenwich Village Historic District Extension II.

The Greenwich Village Historic District Extension II includes row houses, tenements, stables, and public and institutional structures that illustrate the growth of the southern section of Greenwich Village from its origins as an affluent residential neighborhood in the early 19th century to a vibrant community of working-class immigrants and artists in the 20th century. The extension comprises two sections, encompassing approximately 235 buildings. The larger section includes all or part of eleven blocks between West 4th Street to the north, West Houston Street to the south, Seventh Avenue South to the west, and Sixth Avenue to the east. The smaller section includes the buildings on the west side of Seventh Avenue South between Leroy and Clarkson Streets. The early development of the historic district extension was shaped by Dutch land grants to a small group of freed African slaves, who established farms on the land and thus the beginnings of a community that persisted until well after the Civil War.

In 1863 the city was rocked by draft riots and racial violence that affected Greenwich Village in particular, as this episode marked the beginning of the demise of the historic African American community that had...

be known as —Little Africa. From the Civil War period to the turn of the 20th century, thousands of European immigrants settled in Greenwich Village's southern section. The dominant Irish, German, and later Italian immigrant groups created working-class communities centered around social institutions like the mutual aid organization and the church.

Greenwich Village gained a new cultural prominence in the years before and after the first World War as artists and political radicals began to move to the neighborhood, attracted by cheap rents, the diversity of an ethnic neighborhood, and the atmosphere of Old World charm created by the narrow streets and old buildings. The allure of bohemian Greenwich Village attracted middle-class professionals, which catalyzed the neighborhood's transformation from a working-class, ethnic community into a sought-after neighborhood of rehabilitated row houses and tenements, and stylish new apartment buildings. After World War II, Greenwich Village again became the site of intense cultural exchange and creativity with the experimental theater and lesbian and gay movements.

The oldest buildings within the extension are modest examples of two-and-a-half and three-story Federal and Greek Revival-style row houses dating from the 1810s to the 1850s. The tenements within the extension include pre-law, old-law, and new-law examples designed in the Italianate, neo-Grec, Queen Anne, Romanesque or Renaissance Revival styles. The Greenwich Village Historic District Extension II contains some remarkably intact historic buildings, and some significant early 20th century alterations, such as studio windows, stucco cladding, tile work, and decorative ironwork, that evoked Greenwich Village's image as an artistic enclave. Like those of the Greenwich Village Historic District directly to the north and west, the buildings and streetscapes of the extension illustrate over two centuries of urban development culminating in the social and cultural movements that made the Village famous in the early and mid-20th century as a community of artists, writers, performers, recent immigrants and others.

The Commission urges you to affirm this designation.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE  
THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING  
AND MARITIME USES ON THE DESIGNATION OF NOONAN PLAZA IN THE  
BRONX.**

**September 13, 2010**

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of Noonan Plaza in the Bronx.

On December 15, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Noonan Plaza Apartments. Four people spoke in favor of designation, including representatives of Bronx Borough President Ruben Diaz, Jr., the Historic Districts Council, and New York Landmarks Conservancy. On June 22, 2010, the Commission voted to designate the building a New York City individual landmark.

Noonan Plaza Apartments, in the Highbridge section of the Bronx, is one of the most impressive Art Deco style apartment complexes in the borough. Built in 1931 for Irish-born developer Bernard J. Noonan, it was designed by the firm of Horace Ginsberg, with the exterior credited to Marvin Fine. The prolific Ginsberg and Fine helped to provide the Bronx with one of its architectural signatures, the urban modernist apartment building, including Park Plaza Apartments (1929-31) on Jerome Avenue. Noonan and Ginsberg had previously collaborated on a number of speculative 1920s apartment buildings in Highbridge, prior to Noonan Plaza.

Situated on a large sloping site, with frontages along Ogden and Nelson Avenues and West 168th Street, the complex is six-to-eight stories with a sophisticated site plan – it is divided into units with exterior perimeter light courts and an interior garden court, an arrangement that provided for apartment layouts with multiple exposures for maximum light and air. The main entrance, at the corner of Nelson Avenue and West 168th Street, has an angled portico leading into the garden court, flanked by towers (originally with ornamental lanterns) with corner windows.

The Commission urges you to affirm the designation.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE HAFFEN BUILDING IN THE BRONX.**

**September 13, 2010**

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Haffen Building in the Bronx.

On December 15, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Haffen Building in the Bronx. Three people spoke in favor of designation, including representatives of the Historic Districts Council and the New York Landmarks Conservancy. On June 22, 2010, the Commission voted to designate the building a New York City individual landmark.

The Haffen Building is a seven-story Beaux-Arts style office building designed by architect Michael J. Garvin and erected in 1901 to 1902 by brewery owner Mathias Haffen. The building is located in the western Bronx neighborhood of Melrose, an area predominantly populated by German-Americans during the 19th and early 20th centuries. The Haffen Building was part of the rapid development of the "the Hub," the commercial center of Melrose, which centered on the intersection of East 149th Street, Melrose, Willis and Third Avenues. By the turn of the 20th century, the Haffen family was one of the main families of the Bronx, having made essential contributions to the physical and social infrastructure of the Bronx including surveying and laying out of parks and the streets, developing real estate, and organizing of a number of civic, social, and financial institutions. Mathias Haffen was active in real estate development in Melrose and, in 1901, chose a prominent, through-block site between Third and Willis Avenues in the Hub to erect a first class office building for banking and professional tenants. Haffen hired architect Michael J. Garvin to design the building, who served as the borough's first Commissioner of Buildings, and is best known as the architect of the Beaux-Arts style Bronx County Courthouse, located at the intersection of East 161st Street and Third Avenue (1905- 1915, an individually designated New York City Landmark).

When the Haffen Building opened in 1902, the ground floor was occupied by a branch of the Twenty-Third Ward Bank. The Twenty- Third Ward Bank, which changed its name to the Bronx County Trust Company in 1925, was a tenant at the Haffen Building as late as 1935. The Haffen Building remains a distinctive structure in the Hub and is an outstanding and remarkably intact example of the Beaux-Arts aesthetic. It is an important reminder of the prominence of the German-American community in the western Bronx during the 19th and early 20th centuries, and of the borough's rapid urbanization at the turn of the 20<sup>th</sup> century.

The Commission urges you to affirm the designation.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 1/13/10

(PLEASE PRINT)

Name: Jenny Fernandez

Address: 1 Centre Street NY NY 10010

I represent: LPC

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LANDMARKS Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/13/10

(PLEASE PRINT)

Name: BERTIRAM DONLEY

Address: 13 CORNELIA ST., NY NY 10014

I represent: SAVZ PROPERTIES

Address: 13 CORNELIA ST., NY NY 10014

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/13/10

(PLEASE PRINT)

Name: Elizabeth Finbelstein

Address: 232 E. 11th St.

I represent: Greenwich Village Society for Historic Preservation

Address: 232 E. 11th St.

Please complete this card and return to the Sergeant-at-Arms