

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE
THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES ON THE DESIGNATION OF 94 GREENWICH STREET
HOUSE, MANHATTAN**

September 9, 2009

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 94 Greenwich Street House in Manhattan.

On January 30, 2007, the Landmarks Preservation Commission held a public hearing on the proposed designation. Twelve people spoke in favor of designation, including representatives of the Greenwich Village Society for Historic Preservation, Municipal Art Society of New York, New York Landmarks Conservancy, and Historic Districts Council. In addition, the Commission received a number of communications in support of designation, including a letter from Augustine Hicks Lawrence III, a sixth-generation descendant of the original owner. One of the property's owners, who oppose designation, appeared at the June 23, 2009, public meeting and requested a postponement of the vote. The building had been previously heard by the Commission on October 19, 1965, and June 23, 1970. On June 23, 2009, the Commission voted to designate the building a New York City landmark.

The Federal style row house at No. 94 Greenwich Street in Lower Manhattan was constructed c.1799-1800 as an investment property, right after this block was created through landfill and Greenwich and Rector Streets had been laid out. At the time, this was the most fashionable neighborhood for New York's social elite and wealthy merchant class. The owner of No. 94 was Augustine Hicks Lawrence, a prominent stock and insurance broker, banker, and commission merchant, who served as director of a number of banks and companies, as well as an assistant alderman and alderman in 1809-16. What makes this house highly significant is that it is among only five surviving houses of Manhattan's most elite neighborhood of the post-Revolutionary War era, the others including the Watson House (1793, 1806), 7 State Street, and Dickey House (1809-10), 67 Greenwich Street, both designated New York City Landmarks. No. 94 Greenwich Street is among the relatively rare extant Manhattan houses of the Federal period and style, is one of the oldest houses in Manhattan. As constructed, the house was three-and-a-half stories with a high peaked gambrel roof (probably with dormers) – the outline of the original roofline is still visible on the Rector Street facade. It features Flemish bond brickwork and splayed lintels on the second and third stories, those on the Rector Street facade are marble with double keystones, while the Greenwich Street facade has splayed brick lintels. By 1810, No. 94 had become a boardinghouse for merchants and professional men

(many of them prominent), housed a porterhouse by 1837, and was listed as a hotel in 1841. The building was raised one full story prior to 1858, and has a two-story rear addition dating from c. 1853/1873. The building remained in the possession of Lawrence family descendants until 1921, and has housed a variety of commercial tenants.

Despite alterations, the 94 Greenwich Street House is recognizable as a grand early Federal style rowhouse, made particularly notable by its height, corner location with two primary facades, the visible outline of the original gambrel roofline on the Rector Street facade, and its splayed marble lintels with double keystones (a feature typical of the earliest surviving Federal style houses in Manhattan).

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. 111208 Res. No. _____

in favor in opposition

Date: 9/22/09

(PLEASE PRINT)

Name: J Susan Berkow

Address: 150 CDS NY NY 10019

I represent: owner

Address: _____

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

**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: 9.22.09

(PLEASE PRINT)

Name: Jenny Fernandez

Address: 1 Centre Street, New York NY 10107

I represent: NYC Landmarks Preservation Commission

Address: SLA

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