

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE  
THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING  
AND MARITIME USES ON THE DESIGNATION OF THE 143 ALLEN STREET  
HOUSE IN MANHATTAN.**

**May 4, 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 143 Allen Street House in Manhattan.

On June 23, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation of the 143 Allen Street House. Four people spoke in favor of designation, including a shareholder in the property and representatives of the Historic Districts Council and the Society for the Architecture of the City. On February 9, 2010, the Commission voted to designate the building a New York City individual landmark.

The Federal style row house at 143 Allen Street was constructed c. 1830-31 as a speculative investment by George Sutton, a ship captain and counting house merchant. Originally part of a group of six similar residences, it is located in the heart of what is now known as Manhattan's Lower East Side on land that was once part of the vast country estate of James De Lancey.

George Sutton had established himself in the early 19th century as a captain sailing the coastal trade route between New York City and Charleston, South Carolina. He eventually became ship master in the New-York and Charleston Packet Line, and later an agent and merchant working in a counting house on the East River waterfront.

While it is unclear if Sutton himself ever owned slaves, his entire career centered on shipping and selling the primary product of the nation's slave labor. The New York-Charleston trade route was part of what has been called the "Cotton Triangle." Sutton's main cargo on the trip north from Charleston would have been bales of cotton cultivated on southern plantations by an increasingly large workforce of African slaves.

In subsequent decades the Lower East Side experienced dramatic demographic changes that transformed the area into the densest urban neighborhood on the planet and made the Federal style residence a rare survivor amongst a sea of newer and much larger multi-family dwellings.

The design of the 143 Allen Street House is characteristic of the Federal style in its high peaked roof with dormers, Flemish bond brickwork, and brownstone window lintels and sills on the second story. Despite alterations to the basement and parlor floor for commercial use in the 1910s, the residence is among the relatively rare surviving and intact Manhattan town houses of the Federal style and period, and is one of only a handful still extant on the Lower East Side.

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 (Former) YALE CLUB  
of NEW YORK CITY BUILDING (now PENN CLUB of NEW YORK)**

**May 4, 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 (Former) Yale Club of New York City Building (now Penn Club of New York) in Manhattan.

On November 17, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the (former) Yale Club of New York City Building (now Penn Club of New York). The hearing had been duly advertised in accordance with the provisions of law. Four people spoke in favor of designation, including representatives of the Penn Club, University of Pennsylvania, New York Assemblyman Richard Gottfried, and Historic Districts Council. On February 9, 2010, the Commission voted to designate the building a New York City individual landmark.

The former Yale Club of New York City Building is located along "clubhouse row," at West 44th Street between Fifth and Sixth Avenues. Its neighbors include the Harvard Club, New York Yacht Club, Association of the Bar of the City of New York, and former City Club. This Beaux-Arts style building, constructed in 1900-01 by builder Marc Eidlitz & Son, was designed by [Evarts] Tracy & [Egerton] Swartwout, both Yale University graduates, Yale Club members, and former employees of McKim, Mead & White. It was one of the first high-rise clubhouse buildings in the city, with over half the floors devoted to bachelor apartments, during the era when bachelor apartment hotels were a necessity in the vicinity.

The original 11-story, 50-foot-wide front façade features a double-story rusticated limestone base and red brick cladding laid in Flemish bond (with glazed headers) above, balconies, a profusion of terra-cotta ornament (manufactured by the New York Architectural Terra Cotta Co.), and an oversized arch surmounted by a cartouche above the widely-projecting bracketed copper cornice. Its tripartite composition reflected the original internal organization: club rooms on the lower stories, bachelor apartments in the middle section, and upper club dining rooms and service area.

Organized in 1897, the Yale Club of New York City remained here until 1915, when it moved to a larger facility two blocks east. Acquired by the Trustees of the University of Pennsylvania in 1989, this has been the home of the Penn Club of New York since 1994.

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 DOLLAR SAVINGS  
BANK IN THE BRONX.**

**May 4, 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 Dollar Savings Bank in the Bronx.

On December 15, 2009 the Landmarks Preservation Commission held a public hearing on the proposed designation of the Dollar Savings Bank. Three witnesses spoke in favor of designation, including representatives of the Historic Districts Council, and the New York Landmarks Conservancy. On January 12, 2010, the Commission voted to designate the building a New York City individual landmark.

The Dollar Savings Bank was founded in 1887 by John Haffen of the prominent Haffen family, which controlled much of the Bronx in the late nineteenth and early twentieth centuries. It was the first thrift institution to be organized in the Bronx, preceding its competitors by sixteen years. Structured as a mutual savings bank, it was managed for the benefits of the depositors, which assured that most savings would not leave the Bronx.

Designed by the renowned firm of Renwick, Aspinwall & Tucker in 1919, the Classical Revival Style bank building illustrates the style adopted by savings institutions during the last decades of the 19th and the first decades of the 20th century. The impressive building is clad entirely in limestone, and sits on a trapezoidal corner lot with facades facing three streets; the window fenestration is distinct on each façade. The canted main entrance with central bracketed pediment, round-arched window, flanking paired Ionic pilasters with laurel leaves, all evoke the traditional classical design. This distinctive bank building is a significant reminder of Classical Revival-style banks built in New York City during this time.

By the late 1940s, Dollar had become the sixth largest savings bank in the country. This building served as the bank's headquarters from the time it was constructed until c. 1950, when its offices were moved to the Fordham branch at 2516 to 2530 Grand Concourse (a designated New York City Landmark). It is now the Bronx Temple of Seventh Day Adventist Church.

The Commission urges you to affirm the designation.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

EU60

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in favor  in opposition

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**THE COUNCIL  
THE CITY OF NEW YORK**

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