



**Greenwich  
Village  
Society for  
Historic  
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**TESTIMONY OF THE  
GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION  
REGARDING PROPOSED INDIVIDUAL LANDMARK DESIGNATION OF  
138 Second Avenue, Manhattan  
June 23, 2009**

Thank you Commissioners for the opportunity to testify before you today. The Greenwich Village Society for Historic Preservation strongly supports the proposed designation of the Federal-style rowhouse at 138 Second Avenue as an individual landmark. The building is one of an increasingly-rare group of Federal houses in the East Village that remain from the neighborhood's earliest major phase of growth. Their survival is especially remarkable considering the intense development pressure the neighborhood has felt in recent years.

No. 138 Second Avenue was developed in 1832 by Thomas E. Davis, who was also responsible for the speculative development along St. Mark's Place between Second & Third Avenues. On that block, only two of Davis' other houses from the early 1830s survive, and they have both been designated New York City landmarks. No. 138 Second Avenue has much in common with these houses at Nos. 4 and 20 St. Marks Place, including the Gibbs door surround and Flemish Bond brickwork. Yet it also has some unique characteristics that reflect the changes that took place in the East Village in the later part of the century, when many homes were enlarged and altered to accommodate multiple families and commercial spaces.

In the second quarter of the 19<sup>th</sup> Century, dozens of Federal-style buildings could be found in this section of the neighborhood. Today, only a small handful remain. We thank the Commission for its attention to several Federal houses at today's public hearing, and for recognizing the importance of another highly significant piece of the East Village's fabric. We encourage you to designate 138 Second Avenue a New York City Landmark.

Thank you.