



Sarah Carroll
Chair

July 03, 2023

Andrew Berman
Executive Director
Village Preservation
232 East 11th Street
New York, NY 10003

Re: Theatre 80, 78-80 St Marks Place, New York 10003

Dear Mr. Berman:

Thank you for your request for evaluation of 78-80 St. Mark's Place in Manhattan. Research Department staff reviewed your request carefully and noted the buildings, constructed c. 1845 as single-family row houses, were converted to multi-family residences in the 19th century, and later to a series of commercial and entertainment uses in the 20th century. They have been altered multiple times as their use has changed over the years, beginning with a c. 1940 alteration to 80 St. Mark's Place to add a first-floor commercial addition. In 1959, the buildings were converted to house a jazz club for five years, and were altered again in 1964 when they became home to a theater company and featured the run of *You're a Good Man Charlie Brown*, and later a movie theater.

Built in the 19th century and altered significantly in the 20th century, the buildings lack architectural significance and the integrity normally required for consideration as landmarks. While they reflect a variety of interesting past associations with jazz and theater performances, this history as a changing cultural venue is similar to many buildings in the East Village including within the designated East Village-Lower East Side Historic District. As a result, the buildings do not appear to rise to the level of New York City landmarks.

We appreciate your commitment to historic preservation and your interest in the work of the Landmarks Preservation Commission.

Sincerely,

A handwritten signature in dark ink that reads "Kate Lemos McHale". The signature is written in a cursive, flowing style.

Kate Lemos McHale