



Landmarks Preservation  
Commission

Robert B. Tierney  
Chair

Mary Beth Betts  
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March 27, 2014

Joyce Mendelsohn  
Friends of the Lower East Side  
P. O. Box 128  
New York, NY 10002

Re: Eastern Dispensary, 75 Essex Street, Manhattan

Dear Ms. Mendelsohn:

In response to the information you submitted concerning the property referenced above, a senior staff committee of the Landmarks Preservation Commission has evaluated the property for consideration as a potential New York City individual landmark. After a careful assessment of the property's architectural and historical qualities, the committee found that the property lacks the significance necessary to be considered eligible for designation as an individual landmark. Architecturally, the committee found that the typology and style of the building is comparable to vernacular office and loft buildings common to the period. The vernacular style of the building, coupled with the lack of identifying signage or decoration, results in the original use of the building not being clearly reflected in its appearance. Moreover, alterations to the building, specifically unsympathetic ground-floor infill, have diminished the architectural significance of the building over time. Though the building may have been important to the surrounding immigrant community where it served as a dispensary, the Commission has previously recognized the significance of dispensary buildings through the designation of the more architecturally and historically significant Northern and German Dispensaries. As a result, the committee finds that the property does not meet the criteria for designation, and will therefore not be recommended to the full Commission for further consideration as an individual New York City Landmark.

Although we know this is not the response you wished to receive, we are sure you understand that in a city the size of New York, the committee must be extremely selective in the structures it proposes for landmark designation. We want to thank you, however, for your submission. We appreciate your interest in historic preservation and in the work of the Landmarks Preservation Commission.

Sincerely,

Mary Beth Betts