

Greenwich Village Society for Historic Preservation Presents

The South Village: *A Proposal for Historic District Designation*



Report by Andrew S. Dolkart

Commissioned by

the Greenwich Village Society for Historic Preservation

232 East 11th Street, New York, NY 10003

212-475-9585

www.gvshp.org

*Report funded by Preserve New York, a grant program of the Preservation League of New York State
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<http://www.gvshp.org/southvillage.htm>

**Greenwich Village
Historic District**

Washington
Square
Park

7th Ave, So.

W. 4th St.

**South Village
Proposed
Historic District**

Leroy St.

LaGuardia Pl.

**Charlton-
King-
Vandam
Historic
District**

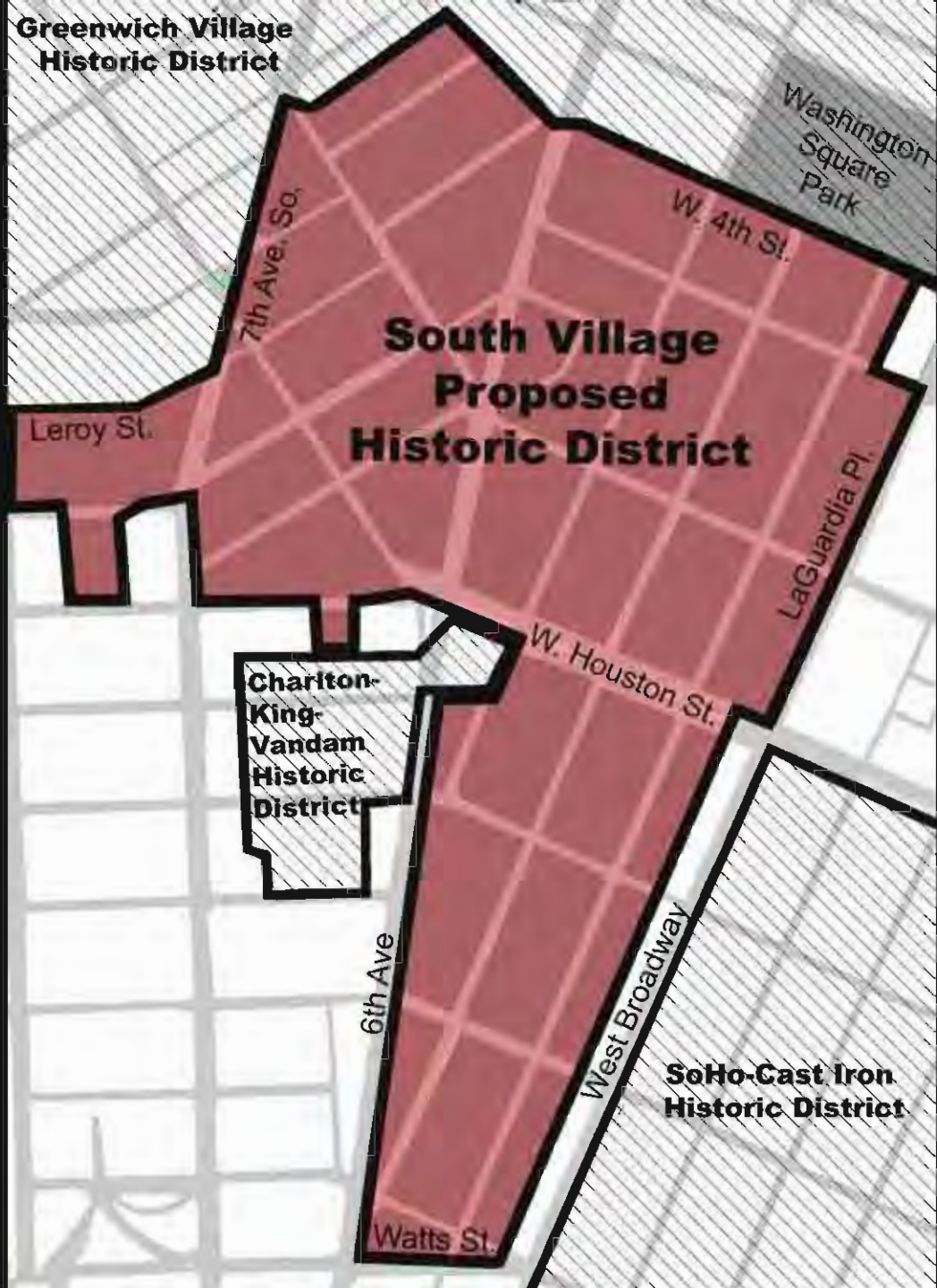
W. Houston St.

6th Ave

West Broadway

**SoHo-Cast Iron
Historic District**

Watts St.



What Makes the South Village
Viable as a Historic District?

What Makes the South Village Viable as a Historic District?

- Cohesive character



What Makes the South Village Viable as a Historic District?

- Cohesive character
- Unified history



What Makes the South Village Viable as a Historic District?

- Cohesive character
- Unified history
- Boundaries that make sense



What Makes the South Village Viable as a Historic District?

- Cohesive character
- Unified history
- Boundaries that make sense
- Historic, cultural, and/or architectural significance



What Does “Historic District Designation”
Or “Landmarking” Do?

What Does “Historic District Designation” Or “Landmarking” Do?

- Honors and elevates the history of a neighborhood, building, or site



What Does “Historic District Designation” Or “Landmarking” Do?

- Honors and elevates the history of a neighborhood, building, or site
- Helps reinforce a cohesive sense of identity



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- Prevents Demolition or inappropriate alteration of historic buildings



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- Honors and elevates the history of a neighborhood, building, or site
- Helps reinforce a cohesive sense of identity
- Prevents Demolition or inappropriate alteration of historic buildings
- Ensures that new development fits the character of the area

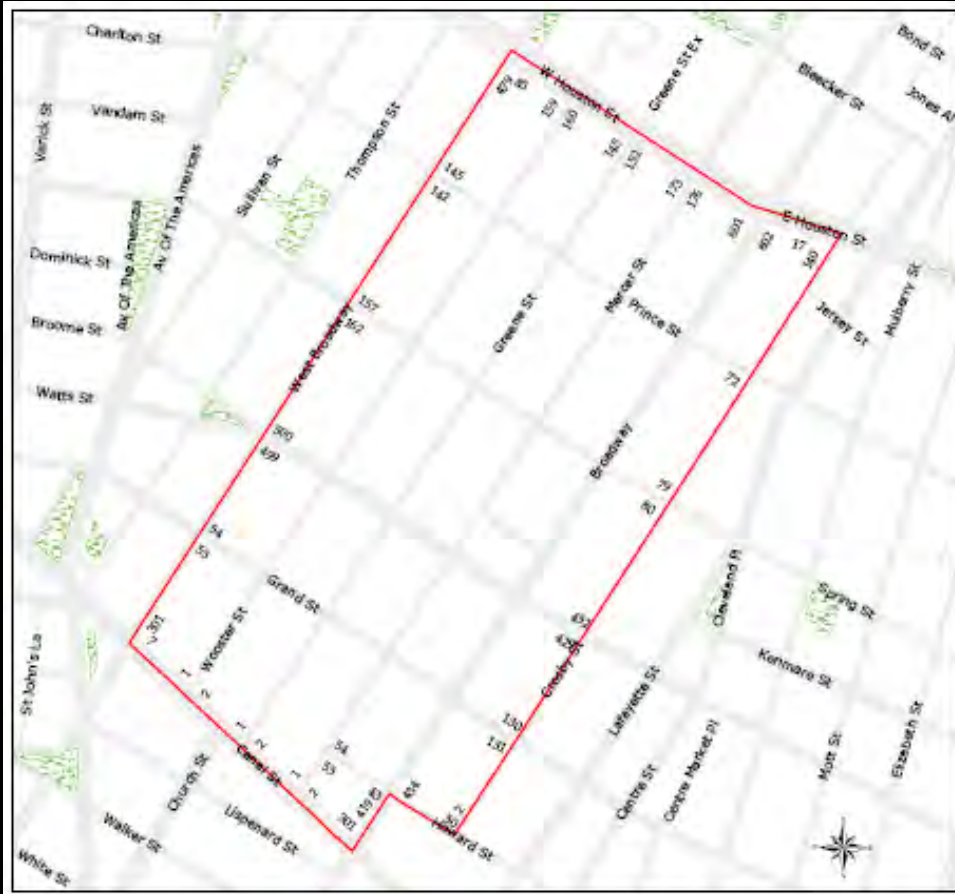


What Does “Historic District Designation” Or “Landmarking” Do?



Greenwich Village Historic District

What Does “Historic District Designation” Or “Landmarking” Do?



SoHo-Cast Iron Historic District

What Does “Historic District Designation” Or “Landmarking” Do?



TriBeCa Historic Districts

What Does “Historic District Designation” Or “Landmarking” Do?



Brooklyn Heights Historic District

What Does “Historic District Designation” Or “Landmarking” Do?



Park Slope Historic District

What Does “Historic District Designation” Or “Landmarking” Do?



Fort Greene Historic District

What Does “Historic District Designation” Or “Landmarking” Do?



Fieldston Historic District

What Does “Historic District Designation” Or “Landmarking” Do?



Jackson Heights Historic District

How Is This Done?

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- NYC Landmarks Preservation Commission must approve all new construction, demolition, and alterations



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- Minor changes can be approved by LPC staff



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- Proposals for major changes must receive a public hearing at the LPC and usually the community board



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- NYC Landmarks Preservation Commission must approve all new construction, demolition, and alterations

- Minor changes can be approved by LPC staff

- Proposals for major changes must receive a public hearing at the LPC and usually the community board

- Public has the opportunity to review and weigh in on proposed changes



Why Is Historic District Designation
Needed for the South Village?

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- Historic buildings are being lost

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Tunnel Garage, Architect Hector O. Hamilton, built 1922, demolished 2006

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Sullivan St. Playhouse, built c. 1840s, altered beyond recognition 2006

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Circle in the Square Theatre, architect Samuel Levingson, built 1917, altered beyond recognition 2004

Why Is Historic District Designation Needed for the South Village?

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Poe House (left) and Judson Houses (right), demolished in c. 2000.

Why Is Historic District Designation Needed for the South Village?

- Inappropriate New Development

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- Inappropriate New Development



NYU's Kimmel Center



NYU Law School's Furman Hall

Why Is Historic District Designation Needed for the South Village?

- Inappropriate New Development



Development at former Circle in the Square Theater site



Development at former Sullivan St. Playhouse site

Why Is Historic District Designation Needed for the South Village?

- Inappropriate New Development



60 Thompson Street

Why Is Historic District Designation Needed for the South Village?

- Some Inappropriate Ground Floor Signage

Why Is Historic District Designation Needed for the South Village?

- Some Inappropriate Ground Floor Signage



6th Avenue Storefronts south of W. 4th St., just outside the Greenwich Village Historic District

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6th Avenue Storefronts south of W. 4th St., just outside the Greenwich Village Historic District

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6th Avenue Storefronts north of W. 4th St., within the Greenwich Village Historic District

What Is the Unifying Character/History of
the South Village?

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- Immigrant history and working-class architecture, interwoven with cultural innovation and vitality

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Carmine Street



Bleeker Street

What Is the Unifying Character/History of the South Village?

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MacDougal Street



Minetta Street

What Is the Unifying Character/History of the South Village?

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Thompson Street

What Is the Unifying Character/History of
the South Village? – Building Types

What Is the Unifying Character/History of the South Village? – Building Types

- Modest Rowhouses (1815-1850, usually eventually converted to multi-family houses)

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Federal Houses at 42, 44, 46 Carmine Street, c. 1827

What Is the Unifying Character/History of the South Village? – Building Types

- Modest Rowhouses (1815-1850, usually eventually converted to multi-family houses)



Altered Federal Houses at 186, 188, 190 Spring Street, c. 1824

What Is the Unifying Character/History of the South Village? – Building Types

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Federal House at 7 Leroy Street, c. 1830

What Is the Unifying Character/History of the South Village? – Building Types

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Bedford Street

What Is the Unifying Character/History of the South Village? – Building Types

- Modest Rowhouses (1815-1850, usually eventually converted to multi-family houses)



Greek Revival houses at 12-20 Leroy Street, c. 1835

What Is the Unifying Character/History of the South Village? – Building Types

- Modest Rowhouses (1815-1850, usually eventually converted to multi-family houses)



Greek Revival Houses at 130 & 132
MacDougal Street, c. 1845

What Is the Unifying Character/History of the South Village? – Building Types

- “Tenementized” Rowhouses (1850-1920)

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- “Tenementized” Rowhouses (1850-1920)



“Tenementized” Federals, at 145-149 Bleecker Street, c. 1832

What Is the Unifying Character/History of the South Village? – Building Types

- “Tenementized” Rowhouses (1850-1920)



“Tenementized” Federals and Greek Revivals at 38-42 Bedford Street, c. 1836

What Is the Unifying Character/History of the South Village? – Building Types

- “Tenementized” Rowhouses (1850-1920)



“Tenementized” Federal at 186 Prince Street, c. 1830

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – Pre-Law (until 1879)

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- Tenements – Pre-Law (until 1879)



52 Carmine Street, architect William Jose, 1873

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – Pre-Law (until 1879)



55 & 55-1/2 Downing St., architects Thom & Wilson, 1876

What Is the Unifying Character/History of the South Village? – Building Types

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18 Cornelia Street, architect William A. Waring, 1871

What Is the Unifying Character/History of the South Village? – Building Types

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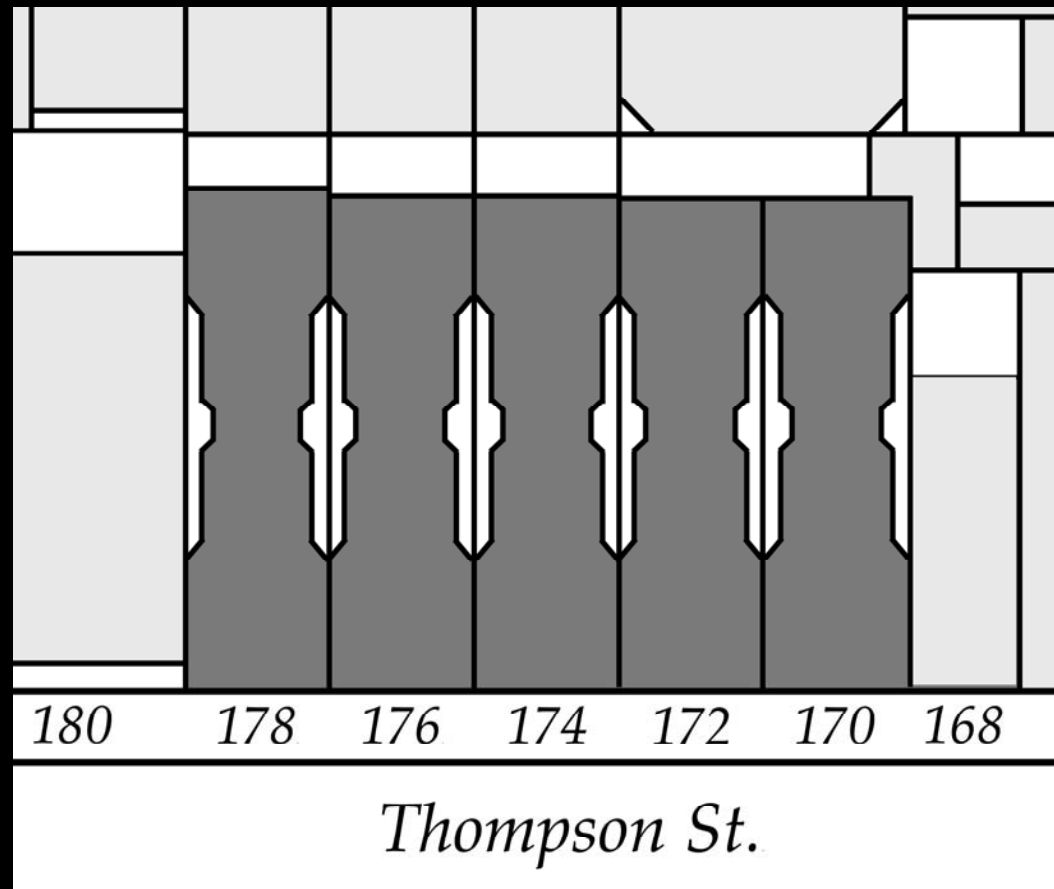
31, 31-1/2, 33 Carmine Street, c. 1859

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – Old Law, 1879-1901

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“Dumbbell Tenements”

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – Old Law, 1879-1901



95 MacDougal Street, architect Rentz & Lange, 1888

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – Old Law, 1879-1901



125 Sullivan Street, architects Bernstein & Bernstein, 1900

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – Old Law, 1879-1901



118 MacDougal Street, architect M.N.B. Ferdon, 1892

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – Old Law, 1879-1901



34-36 Carmine Street, architect John C. Burns, 1890

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – New Law (1901-1910)

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – New Law (1901-1910)



135-139 Sullivan Street, architects
Horenberger & Straub, 1904

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – New Law (1901-1910)



195 Spring Street, architects Bernstein & Bernstein, 1902

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – New Law (1901-1910)



25-29-1/2 Cornelia Street, architect William H. Boylan, 1903

What Is the Unifying Character/History of the South Village? – Building Types

- Tenements – New Law (1901-1910)



167-169 Sullivan Street, architects Bernstein & Bernstein, 1904

What Is the Unifying Character/History of the South Village? – Building Types

- Tenement Details



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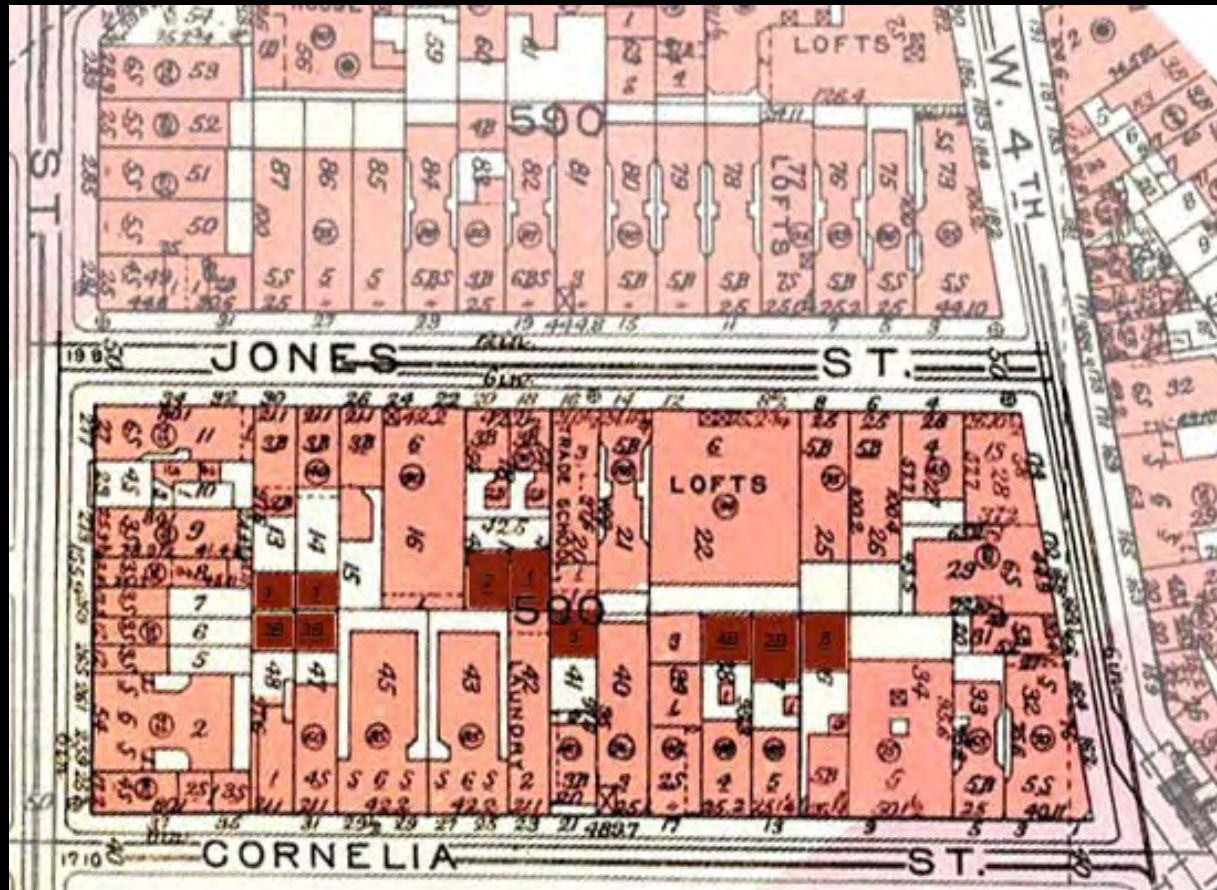


What Is the Unifying Character/History of the South Village? – Building Types

- Back Houses

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- Back Houses



Block bounded by Jones, West 4th, Cornelia, and Blecker Street, with a high concentration of back houses

What Is the Unifying Character/History of the South Village? – Building Types

- Back Houses



Rear tenement at 180 Sixth Avenue

What Is the Unifying Character/History of the South Village? – Building Types

- Back Houses



Back house at 10 Bedford Street

What Is the Unifying Character/History of the South Village? – Building Types

- Reform Housing

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- Reform Housing



Mills House No. 1, architect Ernest Flagg, 1896

What Is the Unifying Character/History of the South Village? – Building Types

- Reform Housing

Citizens' Investing Company Housing, architect Louis Sheinart, 1911-1914



132-136 Thompson St.



152-154 Thompson St.



152-154 Sullivan St.

What Is the Unifying Character/History of the South Village? – Building Types

Institutional Buildings

What Is the Unifying Character/History of the South Village? – Building Types

Institutional Buildings - Churches



Our Lady of Pompei, architect Mathew Del Gaudio, 1926



St. Anthony of Padua, architect Arthur Crooks, 1886

What Is the Unifying Character/History of the South Village? – Building Types

Institutional Buildings – Social Service



Children's Aid Society,
architect Calvert Vaux, 1891



Greenwich House Pottery, architect
Delano & Aldrich, 1928

What Is the Unifying Character/History of the South Village? – Building Types

Institutional Buildings – Educational



P.S. 95, now City As School, architect C.B.J. Snyder, 1910-1912



Little Red Schoolhouse, Bleecker & 6th Ave.

What Is the Unifying Character/History of the South Village? – Building Types

Institutional Buildings – Municipal Buildings



Hudson Park Branch of the New York Public Library, architects Carrere & Hastings, 1904



Tony Dapolito Recreation Center, Architects Renwick, Aspinwall & Tucker, 1906

What Is the Unifying Character/History of the South Village? – Building Types

Renovated and Rehabilitated Tenements (1915-1946)

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Renovated and Rehabilitated Tenements (1915-1946)



Mid 19th-c. buildings 224-228 Sullivan Street, altered in 1930

What Is the Unifying Character/History of the South Village? – Building Types

Renovated and Rehabilitated Tenements (1915-1946)



6-8 Jones Street, built 1871, altered 1929

What Is the Unifying Character/History of the South Village? – Building Types

Renovated and Rehabilitated Tenements (1915-1946)



The Seville Studios at 11 Cornelia Street, built 1853, altered 1928

What Is the Unifying Character/History of the South Village? – Building Types

Renovated and Rehabilitated Tenements (1915-1946)



7 Cornelia Street, combined and altered 1944-1946

What Is the Unifying Character/History of the South Village? – Building Types

“Bohemian” Rowhouses (1910-1950)

What Is the Unifying Character/History of the South Village? – Building Types

“Bohemian” Rowhouses (1910-1950)



Greek Revival House at 146 West 4th Street, altered 1916



Federals at 170-186 Bleecker Street, altered 1923

What Is the Unifying Character/History of the South Village? – Building Types

“Bohemian” Rowhouses (1910-1950)



132 and 134 West 4th Street

What Is the Unifying Character/History of the South Village? – Building Types

“Bohemian” Rowhouses (1910-1950)



MacDougal Sullivan Gardens Historic District, altered 1917

What Is the Unifying Character/History of the South Village? – Building Types

Industrial Buildings

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Industrial Buildings



138-144 Thompson St., architect Oscar Seale, 1883

What Is the Unifying Character/History of the South Village? – Building Types

Industrial Buildings



Varietype Building, Cornelia and Sixth Avenue

What Is the Unifying Character/History of the South Village? – Building Types

Industrial Buildings



H.H. Upham & Co. Building, 508
LaGuardia Place, architects
Brunner & Tyrone, 1891

What Is the Unifying Character/History of the South Village? – Building Types

Stables

What Is the Unifying Character/History of the South Village? – Building Types

Stables



23 Cornelia Street, architect Charles B. Meyers, 1912

What Is the Unifying Character/History of the South Village? – Building Types Stables



Downing Street Stable, architects Werner & Windolf, 1896

South Village Social & Cultural History

South Village Social & Cultural History

Early 19th c. – houses largely built by and for white protestant merchants



114 Sullivan St., 1831



57 Sullivan St., 1816-1817

South Village Social & Cultural History

After Civil War, Large-Scale Change:

South Village Social & Cultural History

After Civil War, Large-Scale Change:

- Immigration, beginning with the Irish, German, and French



South Village Social & Cultural History

After Civil War, Large-Scale Change:

- Largest African-American Community in New York, “Little Africa centered around Minetta Street and Lane, Sullivan, Thompson, Bleecker, Carmine, Grove and Cornelia Streets 1850-1910

South Village Social & Cultural History

After Civil War, Large-Scale Change:

- By the late 19th c. and through the early 20th c.,
Italians were predominant ethnic group

South Village Social & Cultural History

After Civil War, Large-Scale Change:

By the late 19th c. and through the early 20th c., Italians were predominant ethnic group



Our Lady of Pompei



St. Anthony of Padua

South Village Social & Cultural History

After Civil War, Large-Scale Change:

By the late 19th c. and through the early 20th c., Italians were predominant ethnic group



Italian Grocer on Bleeker Street

South Village Social & Cultural History

“Bohemian” Period

South Village Social & Cultural History

“Bohemian” Period

- As early as 1872, Bleecker and W. 3rd St. called the “headquarters of Bohemianism”

South Village Social & Cultural History

“Bohemian” Period

- 1890s to 1920s, Bleecker, W. 3rd, and MacDougal Streets have high concentration of gay and lesbian hangouts; center of gay life in New York



129 MacDougal Street.

South Village Social & Cultural History

“Bohemian” Period

- 1920s, Bleecker and MacDougal Streets center of speakeasies and jazz clubs



South Village Social & Cultural History

“Bohemian” Period

- 1916 Provincetown Playhouse established and became the center of theatrical innovation, showing works by Eugene O’Neill and Edna St. Vincent Millay



South Village Social & Cultural History

“Bohemian” Period

- 1948 Amato Opera House founded at 159 Bleecker Street, later the Circle in the Square Theater



South Village Social & Cultural History

“Bohemian” Period

- The Beats



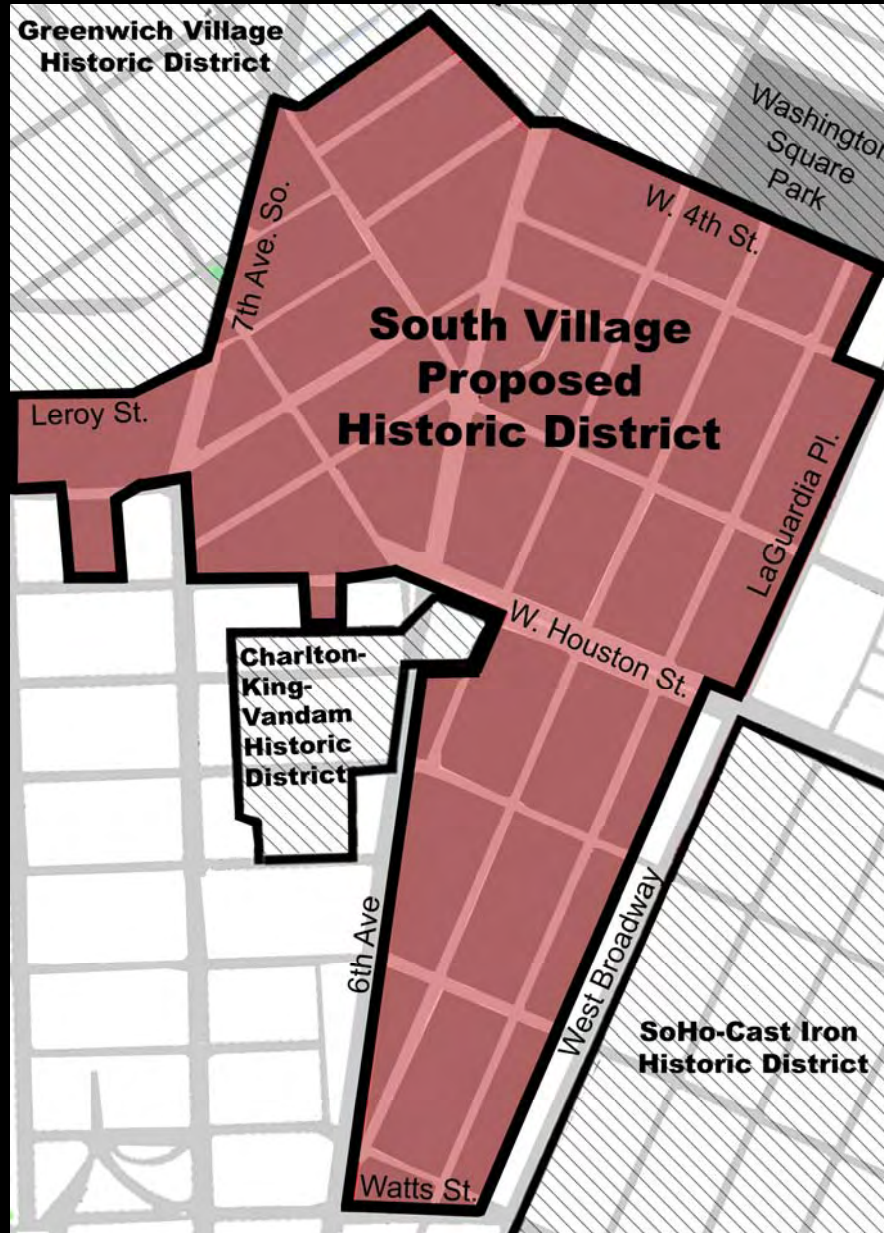
South Village Social & Cultural History

“Bohemian” Period

- Folk Revival



South Village Boundaries



South Village Boundaries



**1919 NYS Legislature Map of
"Italian District"**

South Village Boundaries



Who Supports It

Who Supports It

Elected Officials

Manhattan Borough President Scott Stringer

Congressman Jerrold Nadler

State Senator Tom Duane

State Senator Martin Connor

Assemblymember Deborah Glick

City Councilmember Alan Gerson

Who Supports It

Preservation Organizations

The National Trust for Historic Preservation

The Preservation League of New York State

Historic Districts Council

Place Matters/City Lore

Friends of Terra Cotta

Who Supports It

Community Groups

Greenwich Village Block Associations
Greenwich Village Community Task Force
Village Independent Democrats
SoHo Alliance
Central Village Block Association
Charlton Street Block Association
Judson Memorial Church
South Village Landmark Association
Carmine Street Block Association
Morton Street Block Association
Bedford Downing Block Association
Vandam Street Block Association
West Houston Street Block Association
West 13th Street 100 Block Association
Thompson-Sullivan Coalition
202 Spring Street Condominium

Who Supports It

**Greenwich Village Society for Historic Preservation
Historic South Village Preservation Project Advisory Board
LIST IN FORMATION
(as of April 24, 2007)**

**Mary Ann Arisman
St. Luke's Place Block Association,
President, Greenwich Village Society for Historic Preservation Board of Trustees
Ann Arlen
Public Member and former Chair, Environment Committee, Community Board #2
Co-op Owner, 147 Sullvian Street**

**Silvia Musto Beam
President, Van Dam Street Block Association**

**Albert S. Bennett
President, Morton Street Block Association**

**Richard Blodgett
President, Charlton Street Block Association**

**Katy Bordonaro
Co-Chair, Greenwich Village Community Task Force**

Who Supports It

Mary Elizabeth Brown

Author, *From Italian Villages to Greenwich Village*

Carin Cardone

505 LaGuardia Place

Lucy Cecere

Co-founder, Caring Community

Miriam Cohen

Evalyn Clark Professor of History, Vassar College

Terri Cook

Parish Council of St. Veronica's Church

Author of *Sacred Havens: A Guide To Manhattan's Spiritual Places*

Karen Cooper

Director, Film Forum

Who Supports It

Andrew S. Dolkart

James Marston Fitch Associate

Professor of Historic Preservation, Columbia University School of Architecture, Planning and Preservation

Dave Ethan

Co-owner, Grey Dog's Café, 33 Carmine Street

Margaret Halsey Gardiner

Executive Director, Merchant's House Museum

MacDougal-Sullivan Gardens

Jonathan Geballe

President, West Houston Street Block Association

David Gruber

South Village Landmarking Alliance

Carmine Street Block Association

Peg Helmholz President

Central Village Block Association

David Holbrook

Owner, 42 Downing Street

Robert Kaufelt

Proprietor, Murray's Cheese, 254 Bleecker Street

Who Supports It

Jerome Krase, Ph.D.

Emeritus and Murray Koppelman Professor, Brooklyn College

Member, Board of Directors American Italian Coalition of Organizations (AMICO)

Executive Board Member and Past President, American Italian Historical Association (AIHA)

Author, *Greenwich Village: Statistical Trends and Observations* and *Statistical Guide to Greenwich Village*

Gregg Levine

Friends of Tunnel Garage

Livvie Mann

President, Bedford Downing Block Association

Leslie Mason

Owner, 27 Charlton Street

Connie Masullo

New York Civic

Past President, Board of Directors, 505 LaGuardia Place

Former Secretary, Community Board #2, Manhattan

Amanda McBain

160 6th Avenue

Who Supports It

Marci Reaven
Place Matters/City Lore

Robert E. Riccobono
Vice-President, SoHo Alliance

Catherine Sadler
President of the Board, 202 Spring Street
Jicky Schnee
Thompson/Sullivan Coalition
President of the Board, 57 Thompson

Sean Sweeney
Director, SoHo Alliance

Irene Tichenor
Trustee, Judson Memorial Church
Susan Tunick
Friends of Terra Cotta

Matt Umanov
Owner, Matt Umanov Guitars, 273 Bleecker Street

Bert Waggot
Central Village Block Association

Marvin Watts
Central Village Block Association

Kim Whitener
President of the Board of 71 Sullivan Owners Corp.

Zack Winestine
Co-Chair, Greenwich Village Community Task Force

Where do we go from here?

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- Need strong support from the Community Board

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- Need strong support from the Community Board
- Need strong support from elected officials

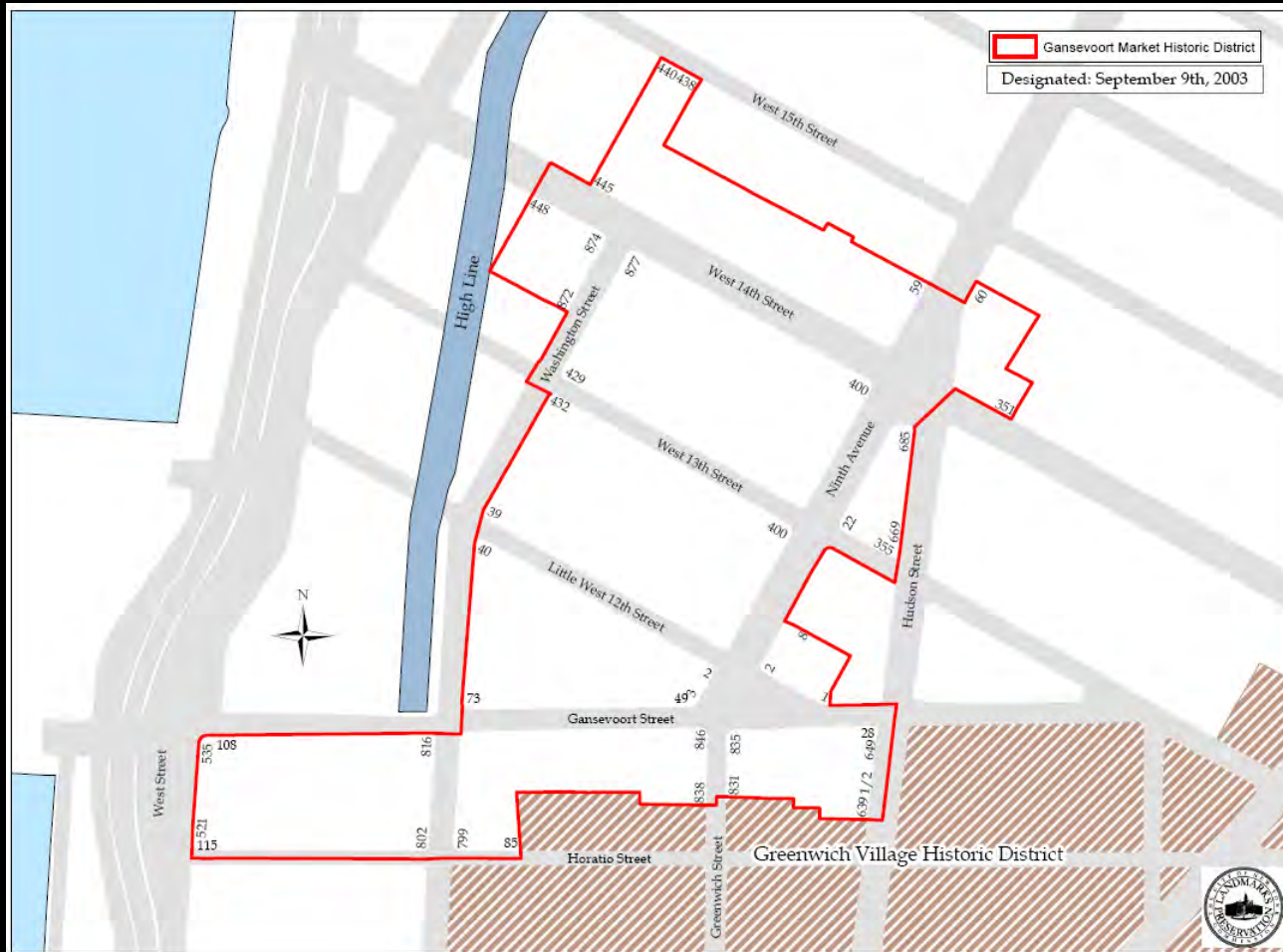
Where do we go from here?

- Need strong support from the Community Board
- Need strong support from elected officials
- Need strong support from residents, merchants, property owners, community leaders, preservationists, and Italian-American groups

Time Frame/Chances

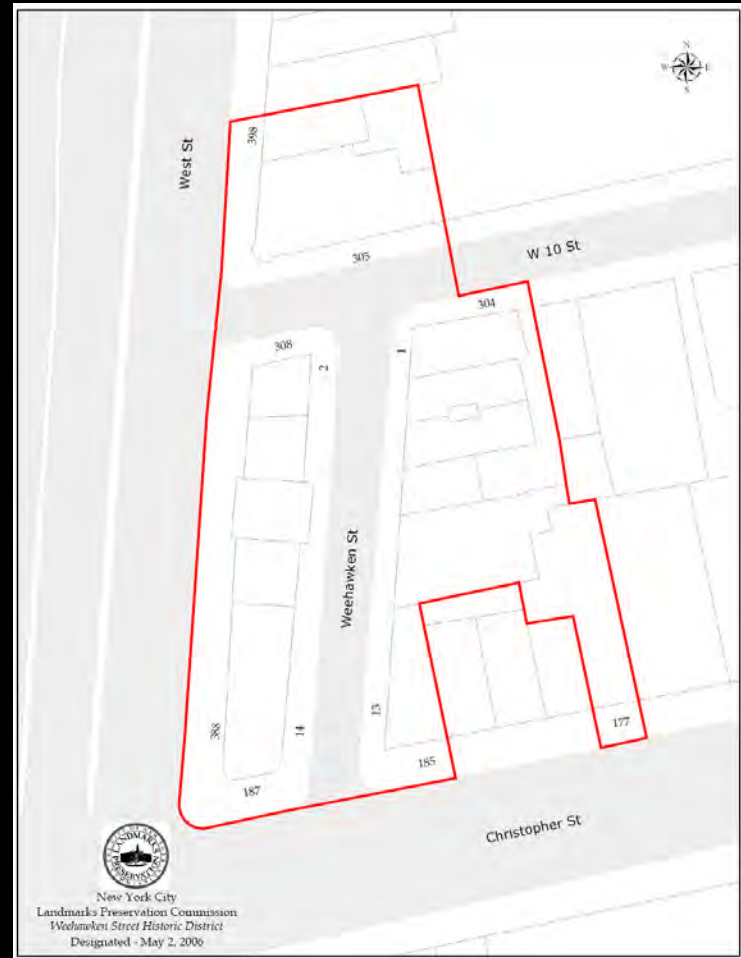
Time Frame/Chances

- Gansevoort Market – Three Years



Time Frame/Chances

- Far West Village – Two and a half years



What Would Landmarking Mean for the
South Village?

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- Area's immigrant, cultural, and social history officially recognized and honored

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- Area's immigrant, cultural, and social history officially recognized and honored
- Protection from loss of character, destruction of historic buildings, inappropriate new development

What Would Landmarking Mean for the South Village?

- Area's immigrant, cultural, and social history officially recognized and honored
- Protection from loss of character, destruction of historic buildings, inappropriate new development
- Greater protection against inappropriate signage and storefronts

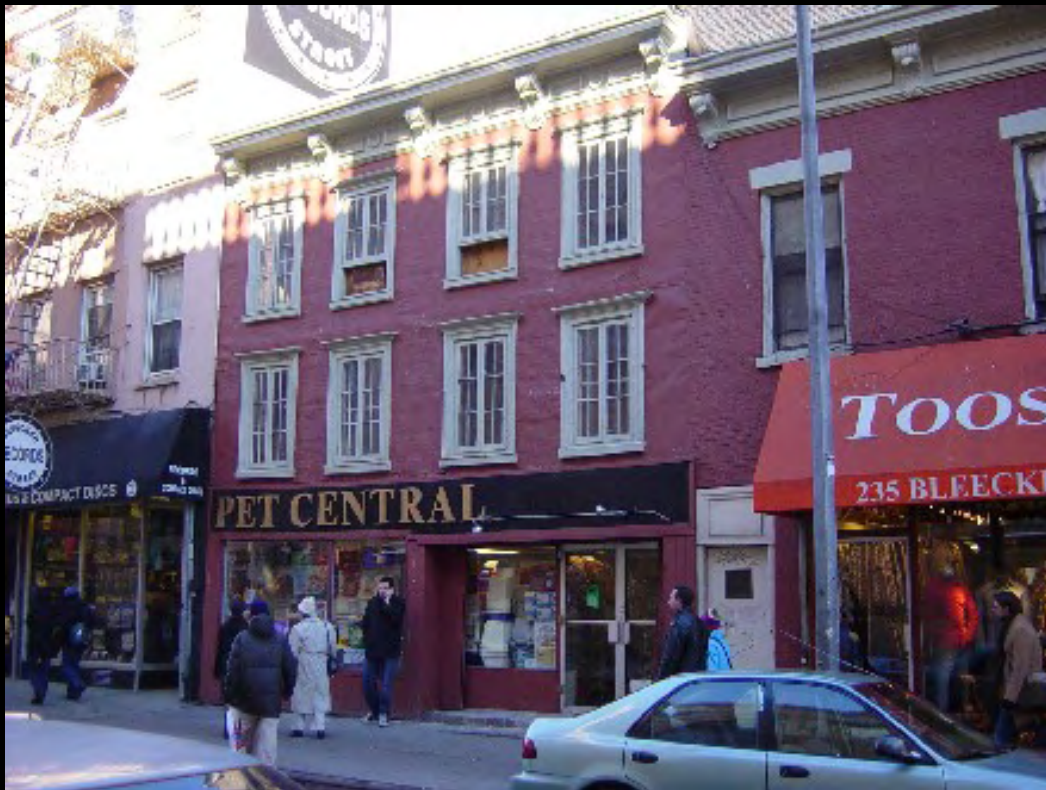
What Would Landmarking Mean for the South Village?

- Area's immigrant, cultural, and social history officially recognized and honored



What Would Landmarking Mean for the South Village?

Protection from loss of character, destruction of historic buildings, inappropriate new development



What Would Landmarking Mean for the South Village?

Greater protection against inappropriate signage and storefronts



What Would Landmarking Mean for the South Village?

City's first historic district to specifically recognize immigrant history and working-class architecture



Thank you for your support!

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