

Ten Years: A Thousand Buildings: One Hundred Blocks

*A Decade of Progress
on Landmark and Zoning Protections
in the Village, East Village, and NoHo*



gvshp

Greenwich Village Society for Historic Preservation



gvshp

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Who We Are and What We Do

Founded in 1980, the Greenwich Village Society for Historic Preservation (GVSHp) works to document, celebrate, and protect the architectural heritage and cultural history of Greenwich Village, NoHo, and the East Village. GVSHp provides educational outreach through public lectures, tours, exhibits, and publications; a program that explores the importance of our built environment with students in grades one through eight; preservation leadership for our communities by advocating for expanded landmark and zoning protections and against inappropriate development; and extensive research services.

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Ten Years: A Thousand Buildings: One Hundred Blocks

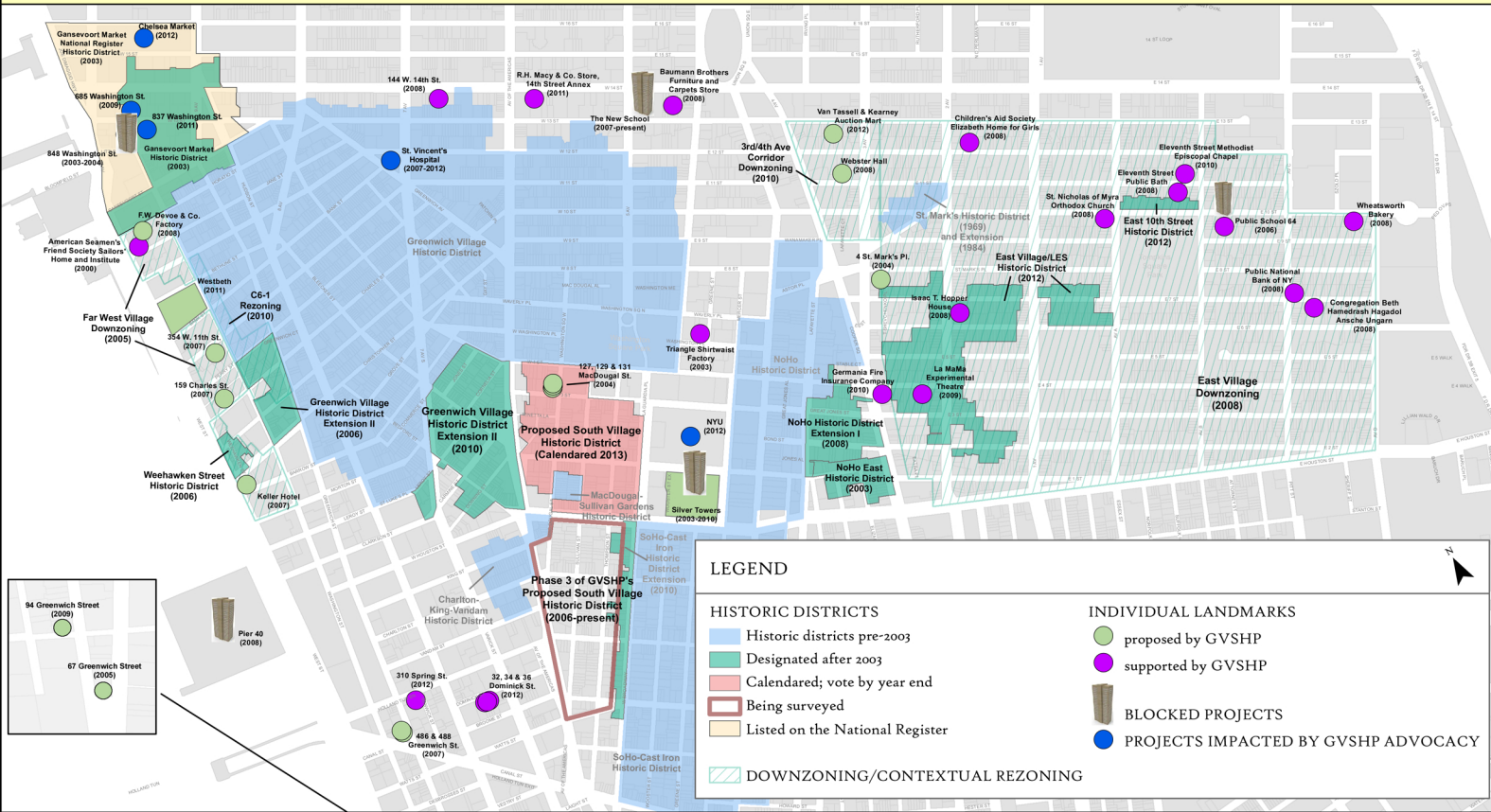
As we reach the end of one Mayoral Administration and approach the beginning of another, it's an important time for GVSHP to look at what we have been able to accomplish, and what still needs to be done.

Over the course of ten years, GVSHP has been able to help get over a thousand buildings landmarked, and nearly one hundred blocks “contextually” rezoned or “downzoned.” This amounts to a virtual small city of preservation within our ever-changing metropolis.

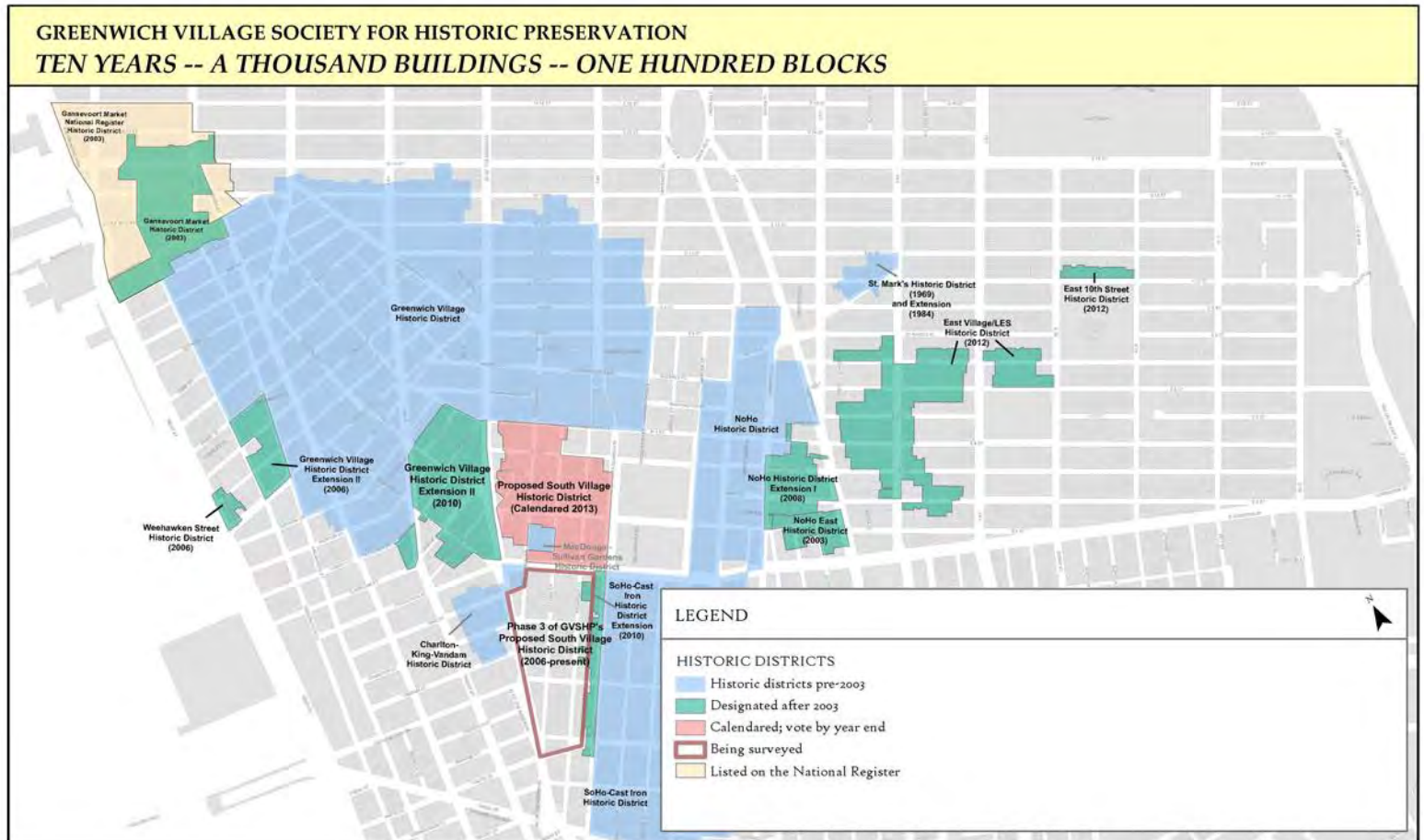
But these are more than just numbers – these are real places, streets, and neighborhoods, all with important histories and distinct character. Thanks to these measures, these are also places that we can now be a little more assured will survive for future generations to appreciate.

What follows is a closer examination of the wide array of sites and buildings our preservation efforts have reached over the last decade, as well as a look at where they still need to go. All of this incredible progress was made possible by our members, with the support of allied groups and public officials.

TEN YEARS -- A THOUSAND BUILDINGS -- ONE HUNDRED BLOCKS



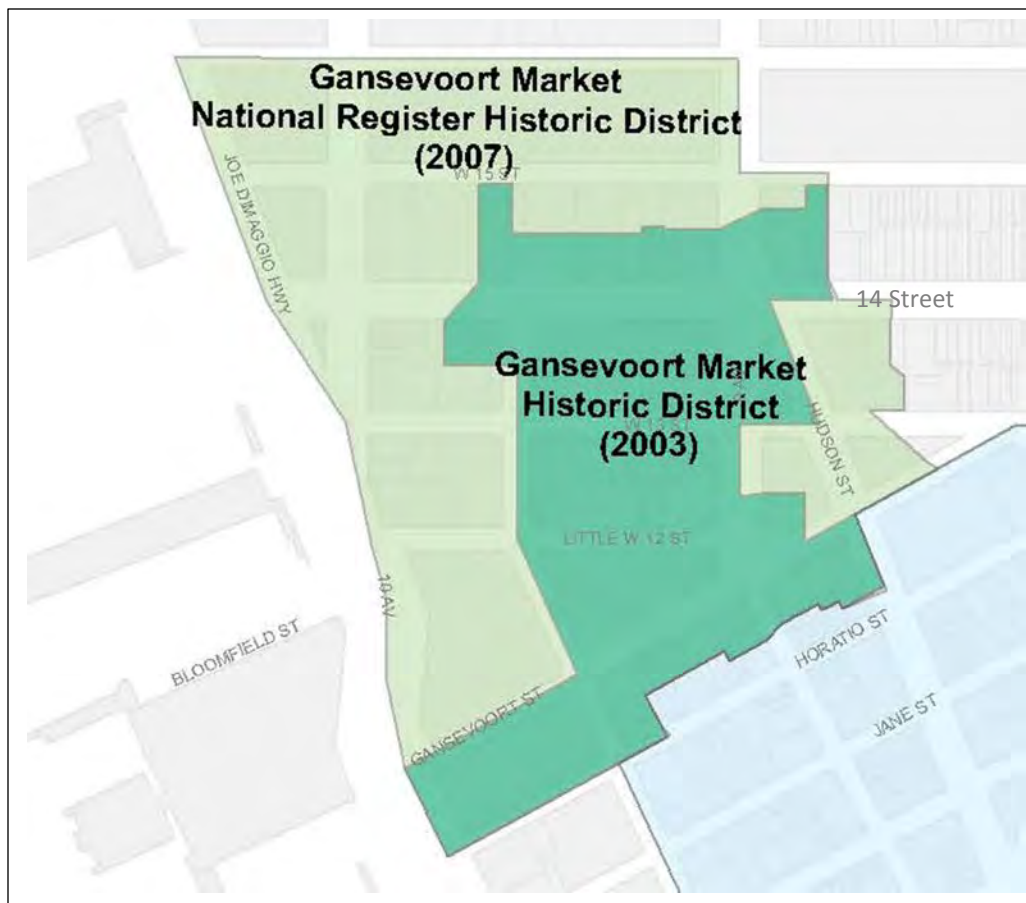
Historic Districts



Over the last ten years, GVSHP has been able to help secure landmark designation of ten historic districts or historic district extensions (as we go to print, the South Village Historic District is scheduled to be voted upon by the end of the year, while the City's survey of "Phase III" of our proposed South Village Historic District – the step before they take any formal action – is scheduled to be completed before the end of the year). These districts have ranged from the tiny Weehawken Street Historic District to the much larger East and South Village Historic Districts.

Historic Districts are a critical component of historic preservation, as they not only preserve individual buildings, but entire streetscapes and neighborhoods. Securing historic district designations and historic district expansions is GVSHP's number one priority.

Gansevoort Market Historic District (2003)



Starting in 2000, GVSHSP spearheaded a campaign for landmark designation of the Meatpacking District, or Gansevoort Market, to honor that neighborhood's nearly two century history as a wholesale food marketplace, to recognize its distinctive vernacular architecture, and to protect it from the rapidly increasing development pressure which would have likely resulted in its total destruction.

In 2003, New York City landmarked about two-thirds of our proposed historic district, **making it the first new historic district designated in Greenwich Village since 1969**. In 2007, we succeeded in getting the entire district placed on the State and National Registers of Historic Places.

The district includes about one hundred and twelve buildings on eleven blocks, ranging from purpose-built meatpacking plants to rowhouses, and from tenements converted to cold storage facilities to refrigeration warehouses. The neighborhood's distinctive street pattern and cobblestoned streets are also included in the designation.



*Gansevoort Street
between 9th Avenue
and Washington Street*



3, 5, & 7 Ninth Avenue (1849)



*Chelsea Market
(Gansevoort
Market State
and National
Register Historic
District)*

*859-877 Washington Street
(1887)*



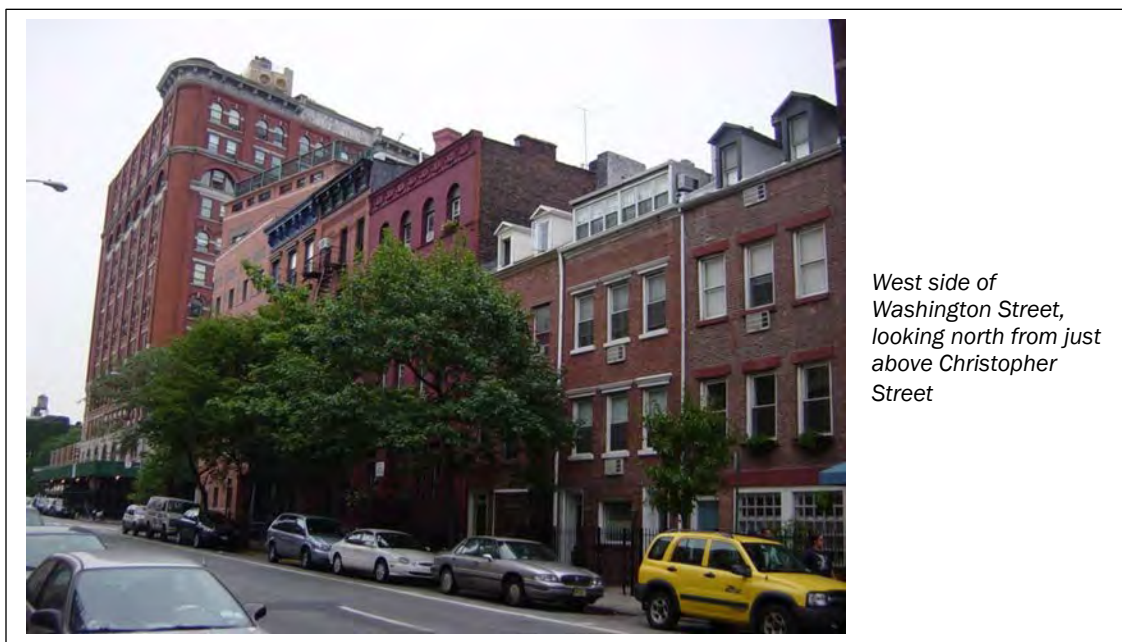
Greenwich Village Historic District Extension I/Far West Village Extension (2006)



Following the designation of the Gansevoort Market Historic District, GVSHHP turned its attention to the remainder of the unprotected and imminently endangered Far West Village. Development pressure had built for some time in this area, with factories and warehouses being replaced with high-rise towers. GVSHHP spearheaded a campaign to seek landmark and zoning protections for the neighborhood.

One result of that campaign was the Far West Village Extension of the Greenwich Village Historic District, **the first expansion of the district since 1969**. This forty six building, three block extension of the existing Greenwich Village Historic District included a rich array of monumental warehouses, early 19th century rowhouses, stables, and a striking former public school and police station.

The extension originally excluded two future development sites on the northeast corner of Charles and Washington Streets. GVSHHP successfully fought to have these sites added into the district, to ensure that any new development there would be regulated and fit the character of the neighborhood.



*West side of
Washington Street,
looking north from just
above Christopher
Street*



Southwest corner of Charles and Greenwich Streets; 128 Charles Street (1881) is at center.



North side of Charles Streets between Greenwich and Washington Streets



Northeast corner of Christopher and Washington Streets; 159 Christopher Street (1880) is at center.

Weehawken Street Historic District (2006)



Another result of the campaign to Save the Far West Village, this 14-building, 3-block district centers around Weehawken Street, one of the tiniest mapped streets in all of Manhattan. Named for the early 19th century Weehawken Street Market, goods were ferried across the Hudson from Weehawken, New Jersey and sold here.

Though small, the district contains a rich array of architecture, including former sailor's hotels, several early 19th century rowhouses, former stables, a wooden house (formerly part of the Weehawken Street Market), and late 19th century tenements. GVSHIP successfully advocated for expansion of the proposed district to include 177 Christopher Street, which was originally excluded by the City.



*House at No.
6 Weehawken
Street (1834)*

West Street north of West
10th Street



East side of
Weehawken Street

West Street between West 10th and
Christopher Streets



NoHo East Historic District (2003)



GVSHP has long supported efforts to expand historic district protections in NoHo, and this 42-building, 5-block district was the first such expansion following the designation of the NoHo Historic District in 1999. Centered along the eastern end of Bleeker Street, the district includes several uniquely altered early 19th century houses, along with grander late 19th and early 20th century structures such as the former school for Our Lady of Loretto Church and the grand Second Empire building at 316-318 Bowery.



North side of Bleeker Street west of the Bowery in 1930 (l.) and present.

Photo: HDC



(l.) Former Our Lady of Loretto Church School, Bleecker and Mott Streets (1926). (Inset above) The school as it looked when originally constructed, and as planned to look at the culmination of a current renovation.

Second Empire style 316-318 Bowery (1868) – built as a store, it then became a hotel, and then a theater.

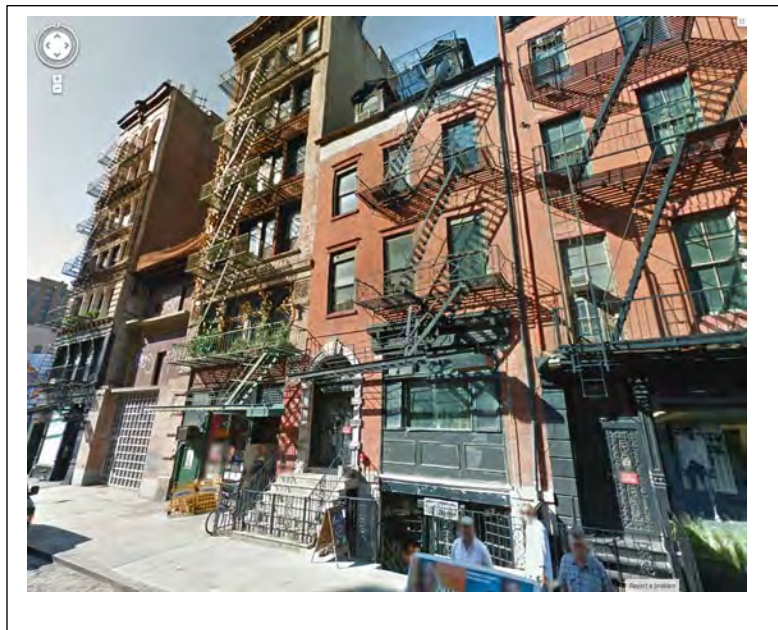


NoHo Historic District Extension (2008)



This second, larger, 61 building, 5-block expansion of landmark protections in NoHo came after much pressure from NoHo residents, and brought most, but not all of the remainder of the neighborhood up to the Bowery under landmarks regulation.

This dynamic and varied district includes a rich array of 19th and early 20th century architecture, from lofts and stables to rowhouses, hotels, and civic institutions.



North side of Bond Street, between Lafayette and the Bowery



(clockwise from top left) South side of Great Jones Street between Lafayette and Bowery; 19 & 21 Bond Street; north side of Great Jones Street between Lafayette and Bowery; and south side of Bond Street between Lafayette and Bowery.



Greenwich Village Historic District Extension II/South Village Extension (2010)



GVSHP first began pushing for landmark designation of the South Village in 2002, and submitted a formal proposal for designation in late 2006. This extension of the Greenwich Village Historic District, designated in 2010, was the first phase of that proposal.

This area includes many charming, one- or two-block long streets, and cultural landmarks ranging from the site of Café Cino to Our Lady of Pompei Church. The district also contains the likely inspiration for Edward Hopper's painting "*Early Sunday Morning*," and the setting for the album cover of "*The Freewheelin' Bob Dylan*." The South Village Extension also consists of a wealth of converted stables, intact early 19th century houses, and an incredible array of 19th and early 20th century tenements of every conceivable style and configuration, including some of the city's oldest surviving purpose-built tenements.

At approximately 225 buildings and 12 blocks, the South Village Extension of the Greenwich Village Historic District was **the largest expansion of landmark protections in Greenwich Village since 1969**. The City's proposed district originally excluded two 1836 houses at 40-42 Leroy Street which GVSHP successfully fought to have added to the district.



Photo: Bob Estremera

Father Demo Square, at Carmine and Bleecker Streets



12-20 Leroy Street (1835, with late 19th century alterations), transitional Federal/Greek Revival houses



Carmine Street between Bleecker and Bedford Streets



Bleecker Street between Leroy and Morton Streets



Bleecker Street between Jones and Barrow Streets



Our Lady of Pompeii Church, Bleeker and Carmine Streets (1926)

1859 tenements at 31-33 Carmine Street



1896 and 1873 tenements at 50(1.) and 52 Carmine Street

East 10th Street Historic District (2012)



GVSHP has been working in coalition with fellow community and preservation groups to expand historic district and landmark protections in the East Village.

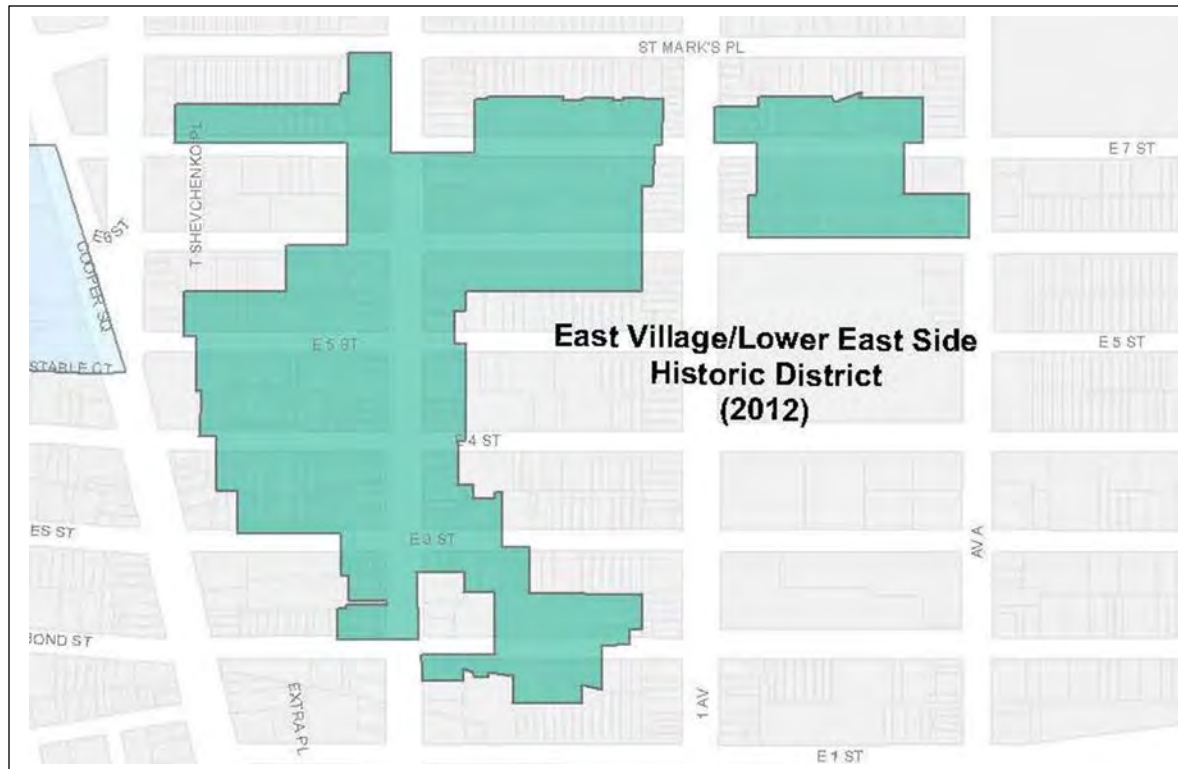
The first expansion of historic district protections in the East Village since 1969, and only the second such district designated in the entire neighborhood, the East 10th Street Historic District contains 26 buildings forming the entire northern border of Tomkins Square Park. Long one of the most picturesque blocks in the East Village, the district contains a striking complement of mid-19th century houses, very early purpose-built tenements, and an original Carnegie Library.

The vote on designation of the district was expedited when GVSHP discovered that a developer planned to build atop one of the houses in the middle of the district. Thanks to this swift action, the addition to the house was kept modest, set back, and barely visible.



East 10th Street looking east (l.) and west. The buildings pictured date from 1843 to 1855 and 1906.

East Village/Lower East Side Historic District (2012)



GVSHP and fellow community and preservation groups fought hard for the designation of this 325-building, 15-block district. **The first large-scale historic district in the East Village**, GVSHP is committed to ensuring that it is not the last.

Centered along Second Avenue and the blocks between East 2nd and 7th Streets, the district contains many important remnants of *Kleine Deutschland*, New York's largest German immigrant community in the 19th and early 20th centuries, and the Yiddish Rialto, a center of Jewish cultural life in the Americas. It also contains many important links to the East Village's role as a center of countercultural and bohemian ferment in the late 20th century, including the old Filmore East, the Pyramid Club, and the Anthology Film Archives, housed in the former Third Magistrates Court. The district is also home to the East Village's last operating tenement synagogue, several striking 19th century churches, and scores of early 19th century houses and late 19th and early 20th century tenements.

GVSHP and our allies fought successfully to expand the proposed district to include the majestic Russian Orthodox Cathedral and surrounding buildings on East 2nd Street, as well as 101 Avenue A, an 1876 tenement with an unusually rich cultural history and florid design. **The designation of the East Village Historic District and East 10th Street Historic District increased tenfold the number of buildings in the East Village with historic district protections.**



East side of Second Avenue between 4th and 5th Streets



*Queen Ann
style
tenements,
East 7th
Street east of
1st Avenue
(1891)*



*Transitional
Federal/Greek
Revival style
houses on East
3rd Street, west
of 2nd Avenue
(1835-6)*



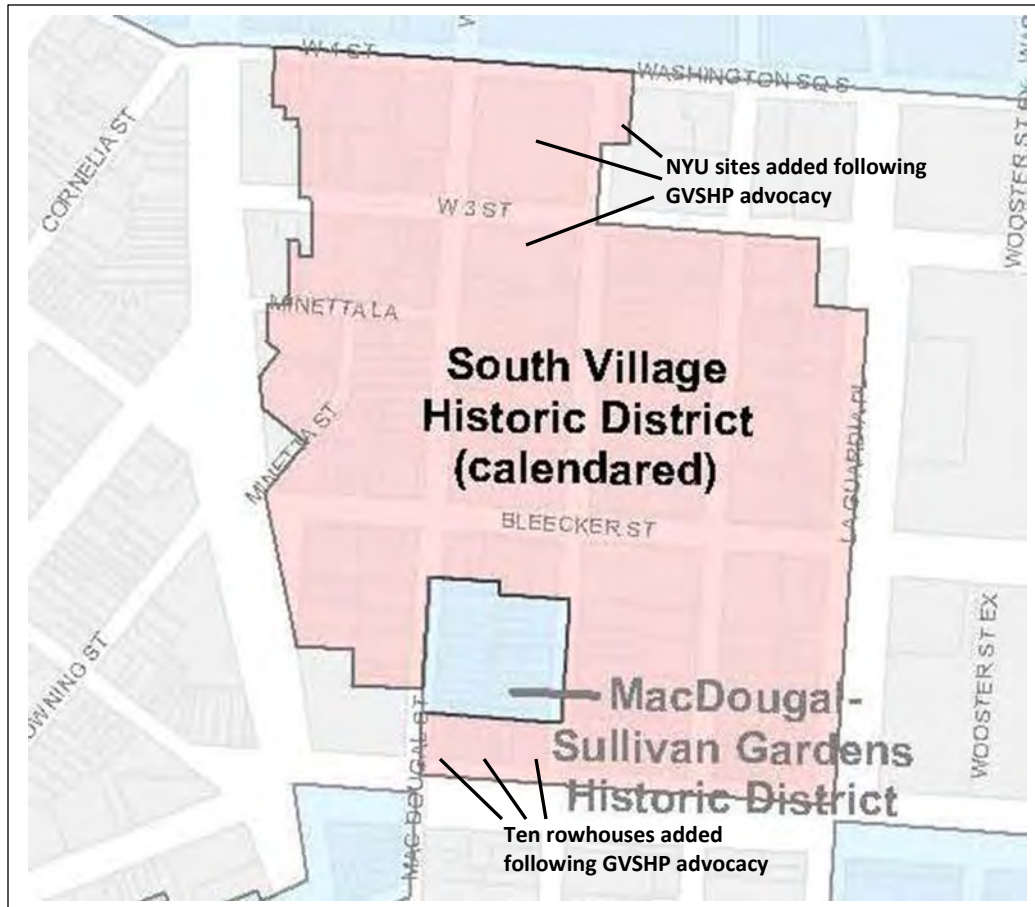
*West side
of 2nd
Avenue,
between
5th and 6th
Streets*



*East 2nd
Street
between 1st
and 2nd
Avenues,
including
the Russian
Orthodox
Cathedral of
the Holy
Virgin
Protection
(1891).*

South Village Historic District

(calendared 2013; commitment by City to vote before year's end)



The second phase of GVSHP's proposed South Village Historic District, this district was calendared by the City in May of 2013, with a commitment to vote on designation before the end of the year. Covering 13 vulnerable blocks below Washington Square, this 235-building district contains some of the most important historic sites connected to the Village's role as an immigrant mecca, a crucial hub of Italian-American life, and a center of revolution in theater, music, art, and thought in the early- to mid-20th century.

Charming streets such as Bleeker, Minetta, MacDougal, Sullivan and Thompson contain an unparalleled array of preserved and renovated early 19th century houses, colorful tenements, and the original homes of some of our city's most important and innovative 19th and 20th century institutions.

GVSHP successfully pushed to have the proposed district expanded to include a row of ten early 19th century houses, and two historically significant, low-rise NYU buildings which could otherwise become future development sites -- one of which would allow a 300 ft. tall tower.



MacDougal Street between West 3rd and Bleecker Streets



South side of Bleecker Street between MacDougal and Sullivan Streets (1861; #178, at center, has since been demolished)



Greek Revival houses at 132 & 134 West 4th Street (1839)



1, 3, & 5 Minetta Lane
(pre-1840)



Colorful "Old Law" tenements at 229-235
Sullivan Street (1886)



Photo: Bob Estremiera

Intricate architectural detailing on doorway,
140 West 4th Street (1901)



Corner of MacDougal Street and Minetta Lane, with the historic Minetta Tavern and Café Wha?



Photo: Bob Estremera

Northeast corner of Bleeker and MacDougal Streets – Beaux Arts-style tenement at 185-187 Bleeker Street (1904), center.



West 3rd Street between Thompson
and Sullivan Streets



130-132
MacDougal
Street
(1845)

Photo: Bob Estremera



200-202
Bleecker
Street
(1826)



Beaux-Arts style tenement,
113 MacDougal Street (1904)



Former Mills
House No. 1
(now Atrium
Apart-
ments), 159
Bleecker
Street
(1896,
Ernest
Flagg)

Proposed South Village Historic District Phase III (2013
– commitment by City to complete survey before year’s end)



As a result of GVSHP’s advocacy, in early 2013 the City committed to complete a survey of the final segment of GVSHP’s proposed South Village Historic District, including approximately 175 buildings on 11 blocks South of Houston Street. We hope, and will fight to ensure, that this is a first step towards the overdue landmark designation of this area GVSHP has long fought for.

This section of the South Village contains some of its oldest and most historically significant buildings, including St. Anthony of Padua, the oldest extant Italian-American Church in the country, a unique set of early reform housing /model tenements built by and for immigrants, and the oldest house in the South Village, 57 Sullivan Street, built in 1817.

The district teems with remarkably well-preserved 19th century details, from cast-iron storefronts to wooden doorways to original ironwork on facades and entryways.

Separated from the rest of the South Village by the widening of Houston Street in the

1940’s, this section of the South Village nevertheless retains the same old-world charm, intimate scale, and connection to its immigrant and bohemian roots and history as the area to the north.



St. Anthony of Padua Church (1886) and Sullivan Street south of Houston Street.



(above) NE corner, Spring and Sullivan Streets; with 93-95 Sullivan Street (1902), center;

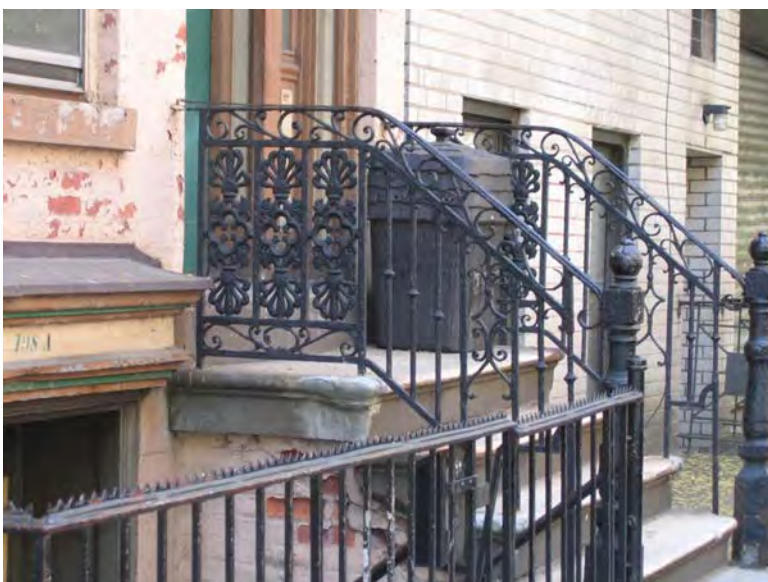
(below) NE corner, Prince and Thompson Streets, with 163-165 Thompson Street (1902), center.



(above) 141-143 Sullivan (l., 1875) and 135-139 Sullivan (r., 1904); (left) 57 Sullivan Street (1817)



(Clockwise from upper left): Thompson Street south of Houston Street; Sullivan Street between Spring and Prince Streets; Thompson Street north of Prince Street; rectory of St. Anthony of Padua Church(1886)



Architectural details (clockwise from upper left): Fire escape balconies, 107 Sullivan Street (1905); original wooden and cast-iron storefronts, 135-139 Sullivan Street (1904); original wooden doorway, 203 Spring Street(1904); original anemia ironwork detail, 198 Prince Street (ca. 1835)

Individual Landmarks



In addition to historic districts, GVSHHP has successfully sought and supported individual landmark designation for sites throughout our neighborhoods. These range from early Federal-style (1795-1835) houses to industrial warehouses and factories, from hotels and banks to schools, cultural centers, and churches.

Since 2003, GVSHHP has secured individual landmark designation of fourteen buildings, plus the three-building Silver Towers complex (including surrounding open space and Picasso sculpture) and the five-building Westbeth complex. GVSHHP has successfully supported landmark designation of an additional twenty buildings, from Alphabet City to the Hudson River waterfront.



Triangle Shirtwaist Factory Building, 23-29 Washington Place (1900) – designated 2003.



127, 129, 131 MacDougal Street (1829) – designated 2004.



Germania Fire Insurance Building (1870) – designated 2010.



Former Bell Telephone Labs, now Westbeth Artists Housing (1861-1929) – designated 2010.

Photo: Barry Munger



(clockwise from top left) University Village/Silver Towers/505 LaGuardia Place (I.M. Pei, 1967) – designated 2008; Former Van Tassel & Kearney Horse Auction Mart, 128 East 13th Street (1903) – designated 2012; 4 St. Mark's Place (1832) – designated 2004; Webster Hall (1886; 1892) – designated 2008.





*Former Keller Hotel, 150 Barrow Street
(at West Street), 1897– designated 2007.*



*Secessionist-style Public National Bank of New York, 106
Avenue C (and East 7th Street), 1923– designated 2008.*



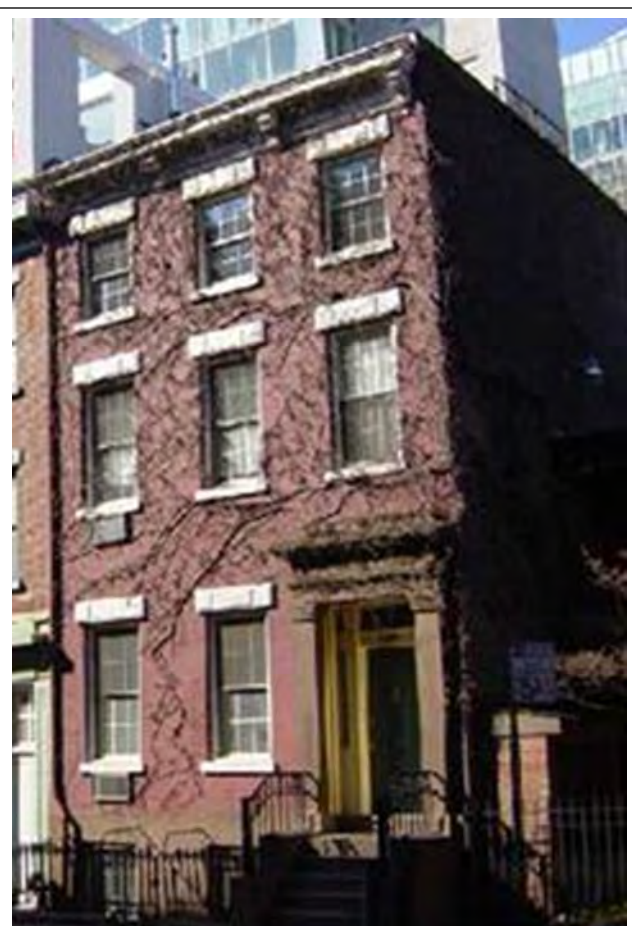
*Children's Aid Society Elizabeth Home for Girls, 307 East
12th Street, 1891 (Calvert Vaux) – designated 2008.*



*Former Aschenbroedel Verein, now La MaMa Experimental
Theatre, 74 East 4th Street, 1873, 1892– designated 2009.*



Clockwise from top left: former Congregation Hamedrash Hagadol Ansche Ungarn, 242 East 7th Street (1908) – designated 2008; R.H. Macy & Co. Store, 56 West 14th Street (1897) – designated 2011; St Nicholas of Myra Orthodox Church, 228 East 10th Street (1882 – James Renwick, Jr.) – designated 2008; 354 West 11th Street House (1841) – designated 2007



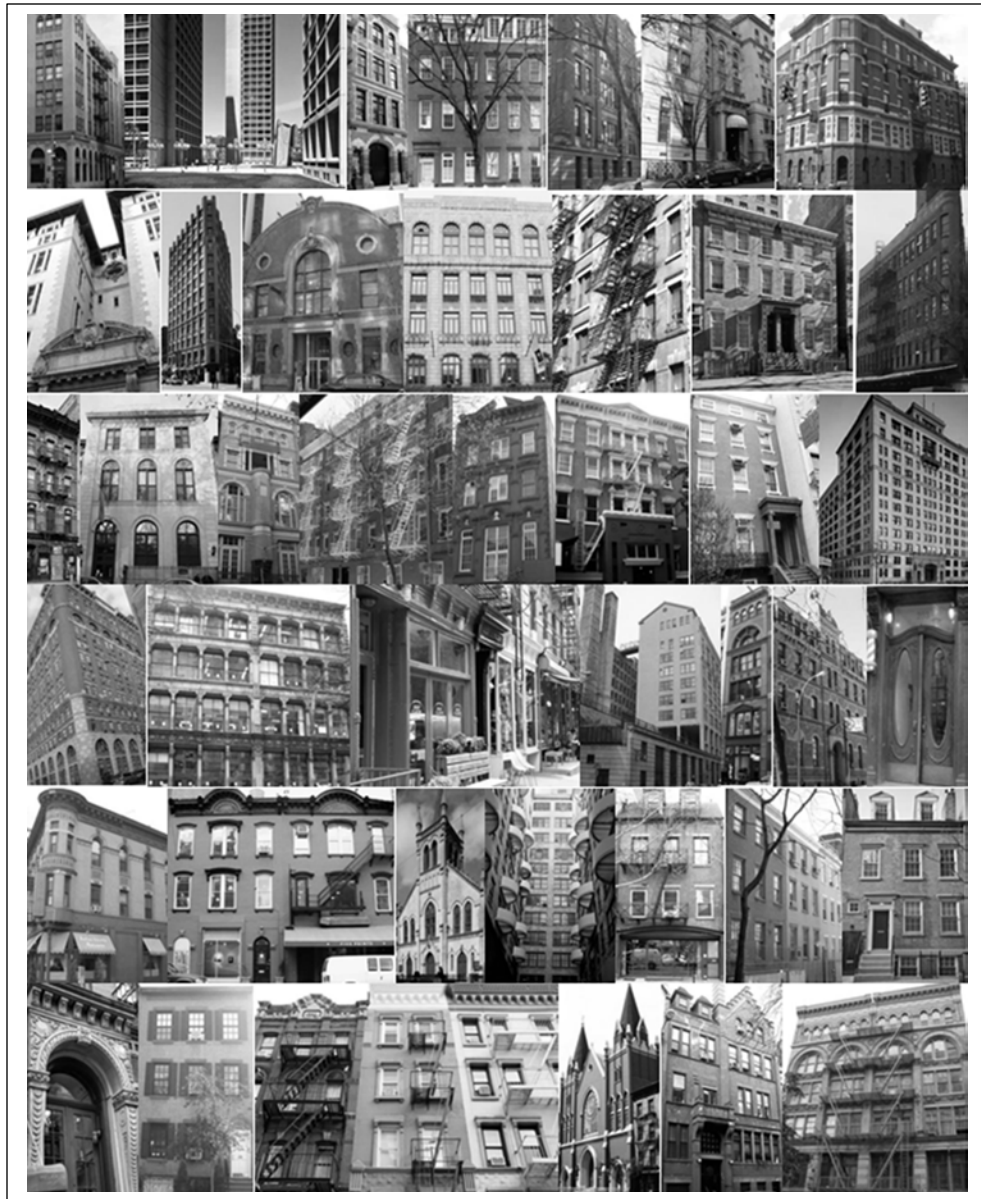
486 & 488 Greenwich Street houses (1823)
- designated 2007.



Clockwise from top left: 144 West 14th Street (1895) - designated 2008; Henry Wykoff House, 159 Charles Street (1838) - designated 2007; Baumann Brothers Store, 22-26 East 14th Street (1880; Jardine & Jardine) - designated 2008; 32, 34, & 36 Dominick Street houses (1826) - designated 2012.



Building Types



A vast array of building types can be found among the approximately one thousand buildings GVSHP has been able to help get landmarked over the last ten years. These range from modest and charming late 18th century houses, to grand late 19th century industrial buildings and apartment buildings, to minimalist works of 20th century modernism. They cover virtually every era of our neighborhoods' and city's development.

What follows is a sampling of just some of the more common and interesting building types found among the hundreds of buildings for which we have been able to secure landmark protections over the last decade.

Federal Houses

Preserving and protecting Federal style houses in Lower Manhattan is a special part of GVSHP's mission. Built between 1790 and 1835, these houses represent the first truly American architectural style following the adoption of the U.S. Constitution and our current federal system of government.

Charming and graceful in scale and detail, there are about 300 surviving federal style houses in Lower Manhattan. Ten years ago, barely half of them had landmark protections.

However, by seeking landmark designation of exceptional individual federal style houses, and designation of historic districts that include federal style houses, GVSHP has been able to significantly expand the number of these incredible survivors which are now protected.

The Gansevoort Market, Weehawken Street, and NoHo East Historic Districts, the Far West Village and South Village extensions of the Greenwich Village Historic District, the NoHo Historic District Extension, and the South Village Historic District to be voted on this winter all contain significant numbers of federal style houses. Additionally, GVSHP was able to jointly propose and secure designation of individual federal style houses in the Financial District, Hudson Square, the East Village, and near Washington Square.



26 Bond Street (l., 1831) and 51 Bond (1830), NoHo Historic District Extension (designated 2008)



(l.) 262-266 Bleecker Street (1834); and (r.) 2-10 Bedford Street (1828), Greenwich Village Historic District South Village Extension (2010);



(l.) 76-80 East 2nd Street (ca. 1835), East Village Historic District (designated 2012); (below) 200-202 Bleecker Street (1826), Greenwich Village Historic District South Village Extension (designated 2010); (lower l.) 4 St. Mark's Place (1832 - landmarked 2004)





(l.) 651, 653, & 655
Washington Street
(1829), Greenwich
Village Historic District
Extension I (Far West
Village Extension),
designated 2006



(r.) 37 East 7th Street
(1832), East Village
Historic District,
designated 2012



Photo: Bob Estremera

7 Leroy Street
(1830),
Greenwich
Village Historic
District South
Village
Extension,
designated
2010



12 and 14
Minetta
Street
(1826),
proposed
South Village
Historic
District,
calendared
2013



32, 34, 36 Dominick Street (1826), designated 2012



127, 129, & 131 MacDougal Street (1829), designated 2004



(above) 486 & 488 Greenwich Street (1820), designated 2007

(l.) 1, 3, & 5 Minetta Lane (sometime before 1840), proposed South Village Historic District, calendared 2013



(above) 62, 64, & 66 Carmine Street (1827), Greenwich Village Historic District Extension II (South Village Extension), designated 2010

(l.) 398 West Street, Isaac Amerman House (1832), Weehawken Street Historic District, designated 2006



(l.) 94 Greenwich Street (1799), designated 2009

(r.) 306 Bowery (1820), NoHo East Historic District, designated 2003

Modern Masterpieces

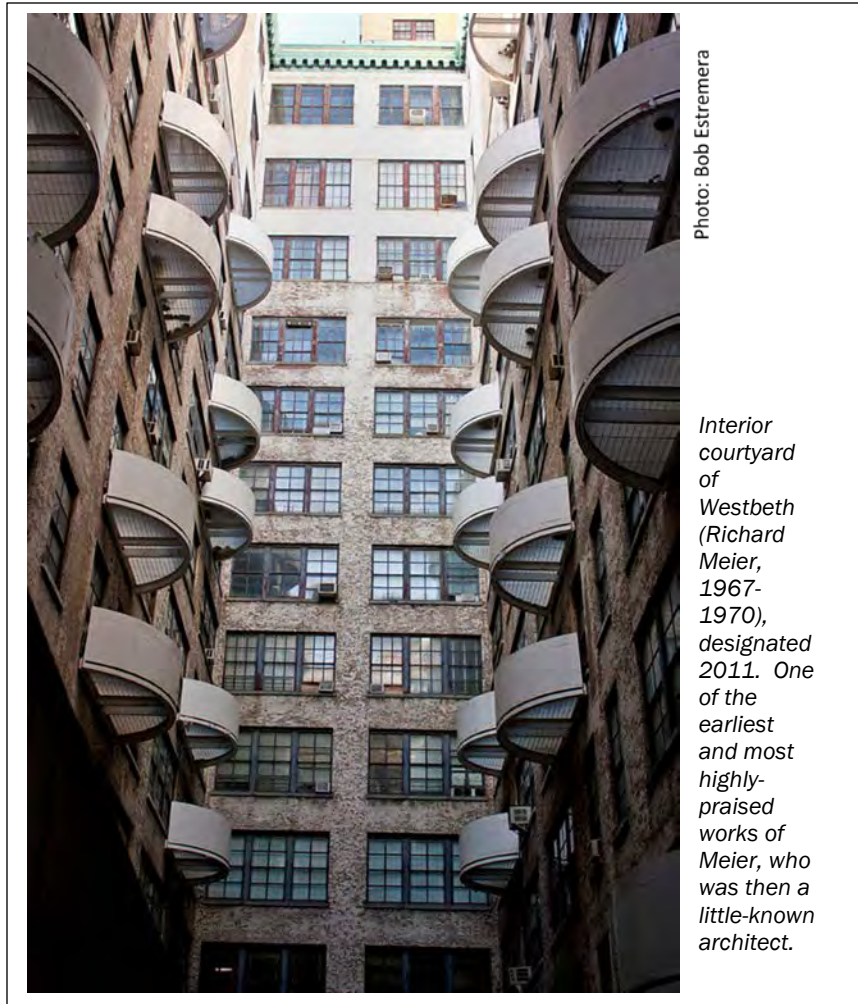


Photo: Bob Estremera

Interior courtyard of Westbeth (Richard Meier, 1967-1970), designated 2011. One of the earliest and most highly-praised works of Meier, who was then a little-known architect.

While GVSHP's primary focus is on 19th and early 20th century architecture, we have also successfully advocated for landmark designation of some very important pieces of modern architecture.

Among these are the I.M. Pei-designed Silver Towers complex and its Picasso sculpture, considered a high-water mark for post-war urban renewal design and planning; the groundbreaking Richard Meier-designed renovation and adaptive re-use of the Bell Telephone Laboratories as the Westbeth Artists housing and studios; and the Philip Johnson-designed NYU Kevorkian Center on Washington Square South, which with its modest scale and subtle sophistication contrasts sharply with NYU's other oversized developments near Washington Square.

Additionally, the Gansevoort Market Historic District GVSHP proposed and secured designation of in 2003 contains one of the earliest modernist buildings constructed in New York City.



(top) Silver Towers/University Village (I. M. Pei, 1964-66; sculpture, Pablo Picasso and Carl Nesjar), designated 2008

(r.) 414 West 13th Street, Collier Building Annex (Lockwood Greene, 1929), Gansevoort Market Historic District, designated 2003. The Meatpacking District is the unexpected location of one of New York's earliest International Style buildings.

(below) NYU Kevorkian Center (Philip Johnson/Richard Foster, 1972), South Village Historic District, calendared 2013. The most highly-praised of all the designs for NYU by one of the late 20th century's preeminent architects.



Ecclesiastical Structures

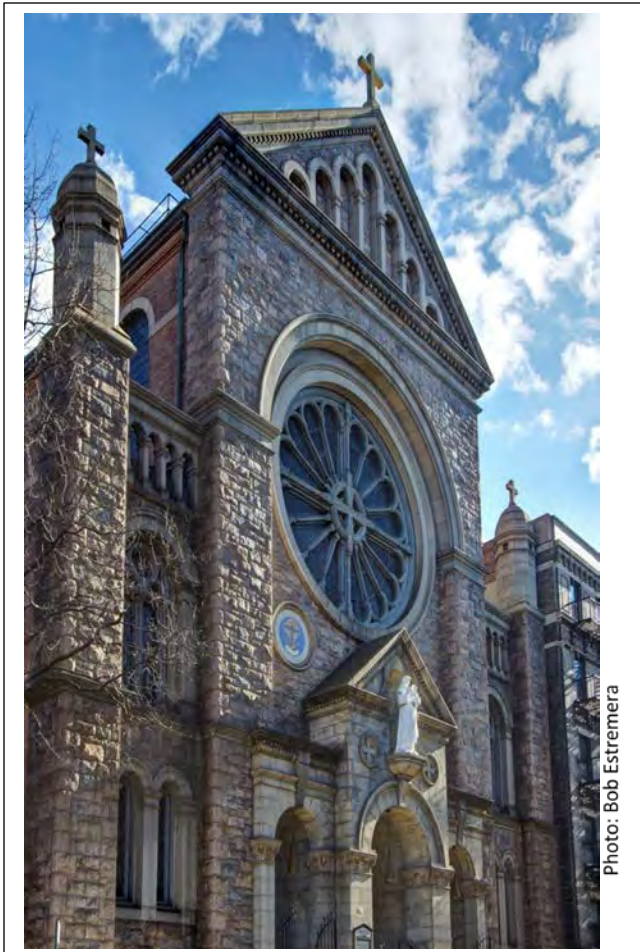


Photo: Bob Estremera



Photo: Barry Munger

(l.) St. Anthony of Padua Church, 155 Sullivan Street (Arthur Crooks, 1886), proposed South Village Historic District, "Phase III", surveyed, 2013; the oldest extant Italian-American Church.

(r.) Congregation Ansche Meseritz Synagogue (Herman Horenburger, 1910), 415 East 6th Street, East Village Historic District, designated 2012 – the last operating 'tenement synagogue' in the East Village.

In recent years we've seen the loss of far too many of New York's historic religious structures. These buildings reflect much about our neighborhoods' history, from their architectural development to their ever-evolving ethnic makeup.

Even as the trend throughout New York has been toward losing more and more of these structures, GVSHP has been able to secure landmark designation for a great array of houses of worship in our neighborhoods, ensuring these buildings will survive for generations to come.



(upper l.) St. Anthony of Padua Church Rectory, 151 Thompson Street (Arthur Crooks, 1886), proposed South Village Historic District "Phase III", surveyed, 2013; (upper r.) St. Veronica's Roman Catholic Church, 155 Christopher Street (John Deery, 1889), Greenwich Village Historic District Extension I/Far West Village Extension, designated 2006; (lower r.) former Bethlehem Chapel and Memorial House, 196-98 Bleecker Street (George B. Post, 1918), South Village Historic District, calendared 2013; (lower l.) former Beth Hamedrash Hagadol Ansche Ungarn Synagogue, 242 East 7th Street (Gross & Kleinberger, 1908), designated 2008.





Our Lady of Pompeii Church, Bleecker and Carmine Streets, (Matthew Del Gaudio, 1926), Greenwich Village Historic District Extension II/South Village Extension, designated 2010



St. Nicholas of Myra Orthodox Church, 288 East 10th Street/ 155 Avenue A (James Renwick Jr., 1882), designated 2008



Middle Collegiate Church, 112-114 Second Avenue (Samuel B. Reed, 1891-92), East Village Historic District, designated 2012



Photo: Barry Munger

Olivet Memorial Church/now Russian Orthodox Cathedral of the Holy Virgin Protection, 59 East 2nd Street (J.C.Cady, 1891), East Village Historic District, designated 2012

Saint Stanislaus Bishop and Martyr Roman Catholic Church, 107 East 7th Street (Arthur Arctander, c. 1899-1901), East Village Historic District, designated 2012



St Mark's Evangelical Lutheran Church/now Community Synagogue, 323 East 6th Street (architect unknown, c. 1847), East Village Historic District, designated 2012

Stables



31 & 33 Great Jones Street, formerly NY Board of Fire Underwriters and Beinecker & Co. Stables (W. E. Waring and Charles Wright, 1870-71), NoHo Historic District Extension, designated 2008.

Though none are still used for their original purpose, it is incredible to discover just how many structures originally built as stables survive in our neighborhoods. While once commonplace in Lower Manhattan, these charming survivors provide a link back to a much different time and way of life in our city – even when some of them may not be immediately recognizable as former stables to the passerby.

Ranging from modest to grand, stables can be found throughout the historic districts GVSHP helped secure in the Far West Village, South Village, and NoHo.



(above) 439-445 West 14th Street (Thomas Jackson, 1892), Gansevoort Market Historic District, designated 2003.

(l. to r.) 29 & 27 Downing Street(1829, 1893), Greenwich Village Historic District Extension I/South Village Extension, designated 2010.



23 Cornelia Street (Charles Meyers, 1912), Greenwich Village Historic District Extension I/South Village Extension, designated 2010



Van Tassel & Kearney Horse Auction Mart, 126-128 East 13th Street (Jardine, Kent & Jardine, 1903-04), designated 2012



(above and detail, right) 49-51 Downing Street (Werner & Windolph, 1896), Greenwich Village Extension II/South Village Extension, designated 2010



(above) 9-11 Weehawken Street (George McCabe, 1908), Weehawken Street Historic District, designated 2006

(l.) 129 Charles Street (Henry Andersen, 1897), Greenwich Village Historic District Extension I/Far West Village Extension, designated 2006

Maritime or Sailor's Hotels



Former Holland Hotel (Charles Stegmayer, 1903), Weehawken Street Historic District, designated 2006)

The waterfront played a crucial role in the development of both Greenwich Village and the East Village, and a significant portion of these neighborhoods' economic base and workforce was once connected to waterfront industries.

Sailors often required temporary housing near the piers where they worked when they were "in port." While no sailor's hotels operate today, several of these buildings along the Greenwich Village waterfront survive, and will now be preserved in perpetuity thanks to landmark designation.



Keller Hotel, 150 Barrow Street (Julius Munckwitz, 1897-98), designated 2007



American Seaman's Friend Society Sailors' Home and Institute, 505-507 West Street (William A. Boring, 1907-08), designated 2000

Industrial Monuments



35-39 Bond Street (Ralph Townsend, 1892), NoHo Historic District Extension, designated 2008. A Renaissance Revival brick and bluestone store and lofts, buildings like these housed the city's burgeoning garment industry before Midtown's Garment Center emerged.

While other nearby neighborhoods like SoHo, the Flatiron District, or Williamsburg might be more closely associated with New York's industrial development, the Village, East Village, and NoHo have more than a few mighty testaments to the importance of our city's industrial development.

GVSHP has made it a priority to seek the preservation of these monuments, which not only tell the story of our city's growth and rise to prominence, but often lend themselves to successful and innovative adaptive reuse.

Former Bell Telephone Labs, now Westbeth (multiple architects, 1861-1928), designated 2011. Many of the great innovations in sound technology of the 19th and 20th century came out of these laboratories.



Herring Safe & Lock Factory (l., 1849) and Tidewater Warehouse, 29 9th Avenue (Boring & Tilton, 1902), Gansevoort Market Historic District, designated 2003. Herring was one of the premiere safe and lock manufacturers of the 19th century.

Manhattan Refrigeration Co. (1897-1932), Gansevoort Market Historic District, designated 2003. Chilled air was produced in this complex and pumped through pipes throughout the Gansevoort Market neighborhood, allowing the Meatpacking industry to flourish here in the days before refrigeration.





20 Bond Street (1894)



24 Bond Street (1893)



43 Gr Jones Street (1892)
photo: Carl Forster LPC



47 Great Jones Street (1895)
photo: Carl Forster LPC

These four loft buildings, built within a few months of each other in the NoHo Historic District Extension (designated 2008), reflected the increasing industrialization of this area in the late 19th century, as garment and household goods manufacturers gradually replaced residential uses in the neighborhood.



439-445 West 14th Street (Thomas Jackson, 1892), Gansevoort Market Historic District, designated 2003. Originally stables for Nabisco (headquartered in the nearby present-day Chelsea Market), this structure eventually housed an innovative fleet of electric cars for the cookie manufacturing giant.



Baumann Brothers Furniture and Carpets Store, 22-26 East 14th Street (D. & J. Jardine, 1880-81), designated 2008. Originally a furniture and carpet warehouse and store, it is also one of the city's richest and most inventive cast-iron facades.



53-61 Gansevoort Street, the Goelet Building (Joseph Dunn, 1887), Gansevoort Market Historic District, designated 2003. For nearly a century, this building housed wholesale food distributors, the heart of Gansevoort Market's activity.



P.F. Collier & Son Building and Printing Press, 416-424 West 13th Street (Trowbridge & Livingston, 1901-02), Gansevoort Market Historic District, designated 2003



277 West 10th Street, former Shepherd Warehouse (1894), Greenwich Village Historic District Extension I/Far West Village Extension, designated 2006.



Varitype Building, 2 Cornelia Street (Fred Eberling, 1907) Greenwich Village Historic District Extension II/South Village Extension, designated 2010.



Towers Warehouse (now Towers Apartments), 720-736 Greenwich Street (1897, 1902), Greenwich Village Historic District Extension I/Far West Village Extension, designated 2006.

Innovations in Housing



Mill's House No. 1, 160 Bleecker Street (Ernest Flagg, 1896), proposed South Village Historic District, calendared 2013. One of the largest and earliest experiments in "reform housing," it originally consisted of 1,500 tiny rooms occupied by single men, surrounding a central open well offering a rare commodity of light and air to its resident, as well as a library and other recreational areas. The men were encouraged to work and therefore not allowed to remain in their rooms during the day. At least two other Mills Houses were built in New York which operated under a similar architectural and programmatic model.

The Village and East Village have been on the cutting edge of many 19th and 20th century movements, including those which changed the way we conceive of and design housing.

Some of our neighborhood's most innovative housing was landmarked in prior years, such as the East Village's First Houses -- the nation's first publicly-sponsored low-income housing development. But in the last ten years GVSHF has also been able to help secure landmark protections for a broad range of innovative housing developments that reflected important changes in how we lived, and in some cases, transformed the way our housing was built, designed, or marketed.



Washington View Apartments, 39 ½ Washington Square South, proposed South Village Historic District, calendared 2013. Built in 1883, a year prior to The Dakota Apartments, this is a rare and early example of “French Flats” in a neighborhood otherwise dominated by houses and tenements. The building offered just two light and airy apartments for middle-class occupants per floor.



224-226-228 Sullivan Street (1858; renovated 1930), proposed South Village Historic District, calendared 2013. These three early tenements were upgraded and conjoined along with three backhouses, creating a shared communal courtyard. One of several examples of a movement which began in the Village after World War I to rehab simple, high-density working-class housing to make it attractive to artists and the middle class.



Westbeth Artists Housing (Richard Meier, 1968 conversion), designated 2011. The first publicly-subsidized housing for artists in the United States, it was also one of the very first large-scale adaptive re-uses of an industrial building for residential purposes.



Silver Towers/University Village (I.M. Pei, 1966), designated 2008. This innovative combination of university faculty housing and affordable housing for neighborhood residents utilized pioneering cast-in-place concrete technology and a pinwheel arrangement of the three towers to maximize views, light, and air for residents.



Photo: Bob Estremera

132 (l.) & 134 West 4th Street, proposed South Village Historic District, calendared 2013. Just before and after the end of World War I, these 1839 rowhouses had artists' studios inserted into their upper floors, turning what had been the most difficult part of these converted houses to rent – low attic spaces at the top of a long flight of stairs – into an attractive space for artists gravitating to the neighborhood. No. 132's artist studio addition was designed by Josephine Wright Chapman, one of the first successful female American architects, while no. 134's was designed by a then-unknown Raymond Hood, whose later works include Rockefeller Center, the Daily News Headquarters, the McGraw Hill Building, and the Chicago Tribune Tower.



Citizen's Investing Company Model Tenements, (l.) 152-154 Thompson Street, (m.) 132-134 Thompson Street, and (r.) 150-152 Sullivan Street (Louis Sheinart, 1911-1914), South Village Historic District "Phase III," surveyed 2013. Along with 90-92 and 101-103 Thompson Street, these glazed white brick H-plan apartment buildings were erected by Italian-born developer Dominick Abbate. The facades were undoubtedly meant to symbolize airiness and cleanliness, while the interiors were simple and modest but provided the largely immigrant, working-class residents with unusually generous light and air and other basic amenities more typically reserved for the middle class – such as separate kitchens, double wash tubs, and a toilet closet.



(above) 11 Cornelia Street (1876, John Franklin; renovated 1928); (r.) 146 West 4th Street (ca. late 1830's; fourth story added 1882; artists' studios added 1916) – both in proposed South Village Historic District, calendared 2013.

In each case a local developer took an older housing stock – 11 Cornelia was a tenement, while 146 West 4th Street was a tenementized former house – and added elements to attract artists as residents. For #11, Mediterranean-style stucco and an actual painter's palette were added to the ground floor facade, while at #146 large artists' studio windows were added, including an industrial casement atelier in the top floor. Each reflected how housing was being repurposed and reimagined for a new breed of artists – and those who aspired to be artists – in the early 20th century.



Civic Buildings



Former Ninth Precinct Police Station, now Le Gendarme Apartments, 135 Charles Street (John DuFais, 1897), Greenwich Village Historic District Extension I/Far West Village Extension, designated 2006. This 'City Beautiful' monument was one of the first station houses commissioned by new New York City Police Chief Theodore Roosevelt.

Public buildings say a lot about who we are, what our priorities are, and how they have evolved.

The Village, East Village, and NoHo have a wealth of civic buildings which speak to how our city has grown and chosen to serve its residents. In recent years, GVSHP has helped secure landmark designation of a number of these buildings. Additionally, we've also helped secure historic district designation for some extraordinary civic buildings that were already landmarked, thus ensuring that not only these individual monuments but their contexts will be protected in the future as well.



Former P.S. 64, 605 East 9th Street (C.B.J. Snyder, 1904-06), designated 2006



Former Manhattan Third District Magistrate's Court, 32 2nd Ave./43-45 East 2nd Street (Alfred Hopkins, 1917-19), East Village Historic District, designated 2012



Former Fire Patrol House #2, 84 West 3rd Street (Franklin Baylis, 1906), proposed South Village Historic District, calendared 2013. The privately-funded fire patrol dates back to Benjamin Franklin's days, and pre-dates the establishment of the NYFD.



(l.) Former P.S. 107, 270 West 10th Street (D.J. Stagg, 1884), Greenwich Village Historic District Extension I/Far West Village Extension, designated 2006; (above) New York Public Library Tompkins Square Branch, 331 East 10th Street (McKim, Mead & White, 1904), designated 1999, included in East 10th Street Historic District, 2012.



(above) Tony Dapolito Recreation Center, 1 Clarkson Street (Renwick, Aspinwall & Tucker, 1908), Greenwich Village Historic District Extension II/South Village Extension, designated 2010.

(l.) Industrial National Bank of New York Building, 72 Second Avenue (Landsman & Smith, 1928-29), East Village Historic District, designated 2012

Cultural Significance



(top) 233-237 Bleecker Street (architect(s) unknown, c. 1822, c. 1859, c. 1835), Greenwich Village Historic District Extension II/South Village Extension, designated 2010. These buildings were the likely inspiration for Village artist Edward Hopper's iconic 1930 painting "Early Sunday Morning" (below).



It's not only age and architectural distinction which define the approximately one thousand buildings GVSHP has been able to help get landmarked over the last ten years. Many are of outstanding social or cultural significance as well.

Whether East or West Village, NoHo or the Meatpacking District, these newly-designated historic districts and individual landmarks consist of an incredible array of sites where great artists or writers lived, worked, or were inspired; transformative movements and institutions began; and important historic events took place.

Originally Commodore Theater, then Fillmore East (Harrison Wiseman, c. 1925-26), East Village Historic District, designated 2012. Originally a Yiddish Theater in the heart of the "Yiddish Rialto," from 1968 to 1971 this was the premiere East Coast live performance rock venue.



51-55 East 3rd Street, East Village Historic District (designated 2012). Originally built as three Greek Revival rowhouses in the 1830's, in the early 20th century they were altered and merged to become the settlement house of the Society of Music School Settlement. For the last four decades, they have served as the Catholic Worker's Maryhouse.

20 Bond Street (l.) and 24 Bond Street (r.), NoHo Historic District Extension, designated 2008. By the 1970's, these two 1890's loft buildings, like many in NoHo, had been turned into artists' studios and lofts. Robert Mapplethorpe lived and worked at 24 Bond Street from 1972 until the time of his death from AIDS in 1989, while artist Chuck Close has been located at 20 Bond Street since the late 1980's.





93 MacDougal Street (1906), proposed South Village Historic District, calendared 2013. For nearly a half century starting in the 1920's, the ground floor of this turn-of-the-century tenement housed the San Remo Café. Originally a neighborhood Italian restaurant and bar, in the post-war years it became the premiere gathering place for luminaries of the Beat Movement, the New York School of poets and painters, and the Living Theater. In 2013 GVSHP placed a historic plaque marking the site of the café.



(above) 9 Bleecker Street, NoHo East Historic District, designated 2003. Since 1973, this building has been the headquarters of the Yippie Movement, whose members named the building "Number 9."



(left) former home of Caffè Cino, 31 Cornelia Street (built 1877), Greenwich Village Historic District Extension II/South Village Extension, designated 2010. Founded in 1958, Joe Cino's café was considered the birthplace of Off-Off Broadway Theater, as well as one of birthplaces of gay theater.



Originally P.S. 64, then Charas/El Bohio Cultural Center, 605 East 9th Street (C.B.J. Snyder, 1904-06), designated 2006. Considered one of the finest works of New York's great innovator of public school design, Snyder's grand building was abandoned and empty by the 1970's when artists and squatters took it over and breathed new life into it, turning it into a cultural and community center for the thriving East Village arts scene of the 1980's. An unparalleled array of actors, writers, painters, and musicians who came through the East Village during this time period were associated with Charas/El Bohio.

Former Manhattan Third District Magistrate's Court, 32 2nd Avenue (Alfred Hopkins, 1917-19), East Village Historic District, designated 2012. In 1979, this became the permanent home of the Anthology Film Archives, one of the largest archives of avant-garde and experimental cinema in the world and the only non-profit organization of its kind in New York City, co-founded by Jonas Mekas and Stan Brakhage.



Former Bell Laboratories, now Westbeth (orig. buildings multiple architects, 1861-1928; conversion to housing and studios, Richard Meier, 1968), designated 2011. In its original incarnation, this complex was the site of some of the great innovations in sound technology in the 19th and 20th centuries, including the invention of chain broadcasting, the vacuum tube, and the transatlantic telephone, and production of parts of the first "talkie," the Jazz Singer. In the late 1960's, it became the first publicly-subsidized housing for artists, and one of the first large-scale adaptive re-uses of an industrial building for residential purposes. Artists including Diane Arbus, Bob Gruen, Merce Cunningham, Hans Haacke, and Moses Gunn have lived or worked here.



P.F. Collier & Son Printing House and Offices, 416-424 West 13th Street (Trowbridge & Livingston, 1901-02), Gansevoort Market Historic District, designated 2003. The home of the influential Collier's Weekly, which specialized in muckracking, social reform journalism as well as fine illustrations and printing the work of authors such as Henry James. Village poet e e cummings worked and wrote some of his first poems here, prompting speculation that his innovative typographical style may have been influenced by his time in this printing plant.



57 Great Jones Street (architect unknown, c. 1860-68), NoHo Historic District Extension, designated 2008. Purchased by Andy Warhol's Factory Films in 1980, Warhol turned this former stable over to Jean-Michel Basquiat, who used it as his studio until the time of his death in 1988.



Isaac T. Hopper House, 110 Second Avenue (architect unknown, c. 1837-38), designated 2009. The world's oldest halfway house for girls and women released from prison, the home was founded by noted Quaker abolitionist and reform advocate Isaac T. Hopper and Abigail Hopper Gibbons.



6 Weehawken Street (architect unknown, 1834), Weehawken Street Historic District, 2006. The sole surviving fragment of the Weehawken Street Market which lined Weehawken Street and offered produce shipped across the Hudson for sale. After the market's closure it was converted to a house, and for many years served as an Oyster House, a once prevalent trade on New York's waterfront, and one of the few businesses in the 19th century dominated by African-Americans.



(above) Webster Hall and Annex, 119-125 East 11th Street (Charles Rentz, Jr., 1886-87 and 1892), designated 2008. A performance space, recording studio, and hall for political rallies and bacchanals for more than a century and a quarter. 1920's drag balls, the founding of great labor unions, early rallies for birth control, and the recording of great Broadway, rock and roll, Latin and Jazz albums all took place here.

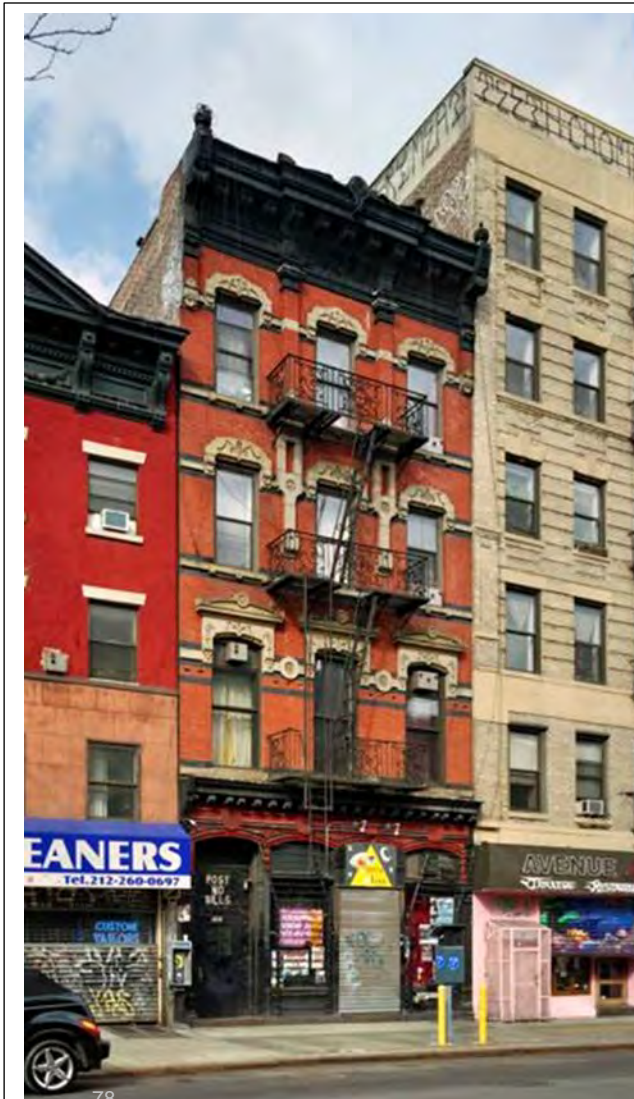


Photo: Barry Munger

(l.) 101 Avenue A (William Jose, 1876), East Village Historic District, designated 2012. Since 1979, the home of the Pyramid Club, one of the most influential and last surviving clubs of the Downtown scene of the 1980's. Considered the birthplace of politically-conscious drag performance art, the club was also a launching pad for acts from Madonna to Nirvana.



53-61 Gansevoort Street (Joseph Dunn, 1887), Gansevoort Market Historic District, designated 2003. Berenice Abbott's 1936 photo of this former wholesale food warehouse turned this building and its unusual, sliced and rounded corner into an instant icon of old New York.



Former home of the Gaslight Café, 116 MacDougal Street (m., blue awning), 1958-1971. Proposed South Village Historic District, calendared 2013. Originally a café where prominent Beat poets read their writings, in the 1960's it had become one of the premiere live folk music centers. Three doors to the south at 110 MacDougal (just beyond picture at right) was Izzy's Folklore Center, a similarly distinguished folk music venue.



62 East 4th Street, former Metropolitan Assembly Rooms, now Duo Multicultural Arts Theater (1889), East Village Historic District, designated 2012.

Photo: Bob Estremera



15 East 7th Street (1865), East Village Historic District, designated 2012. Home of McSorley's Old Ale House, the oldest Irish tavern in New York City, and one of the oldest continuously operating bars in the city.



130-132 MacDougal Street, proposed South Village Historic District, calendared 2013. Abolitionist and social reformer Bronson Alcott lived here. His more famous and successful daughter Louisa May lived here with him for a time as well, and is purported to have written parts of "Little Women" while here.



Hebrew Actor's Union, 31 East 7th Street (orig. 1848, altered 1923), East Village Historic District, designated 2012. The first actor's union in the United States, it was located next to the thriving Yiddish Rialto centered on Second Avenue.



Triangle Shirtwaist Factory, 23-29 Washington Place (1911), designated 2003. One of the deadliest industrial disasters in New York City history, the tragic fire here led to major reforms in workplace conditions and building and safety codes.



74 East 4th Street (1873, 1892), East Village Historic District, designated 2012. Former Aschenbroedel Verein, now LaMaMa Experimental Theater Club. Built as a German-American professional orchestral musician's social and benevolent association, since 1969 it has been the home of one of the most influential and respected Off-Off Broadway Theaters.



(above) Little Red schoolhouse, proposed South Village Historic District, calendared 2013. Founded in 1926 by Elizabeth Irwin, considered the city's first "progressive" school and a trailblazer in progressive education.

(l.) 66 East 4th Street (1832, 1871), East Village Historic District, designated 2012. Former New York Turn Verein Building, now LaMaMa Annex. The site of the first Yiddish-language theatrical production in the United States.



Saul Birns Building, 107 Second Avenue (1928), East Village Historic District, designated 2012. One of New York's liveliest Art Deco buildings, it formerly housed the venerable Ratner's restaurant.

(below) Former Van Tassel & Kearney Horse Auction Mart, 128 East 13th Street (Jardine, Kent, & Jardine, 1903), designated 2012. In the 1940's, it was the home of the Delehanty Institute, which trained women for assembly-line work during World War II, the proverbial home of "Rosie the Riveter." From 1978 until 2005, it was the studio of artist Frank Stella.



Former Beethoven Hall, 210 East 5th Street (William Gaul, 1870), East Village Historic District, designated 2012. A longtime German immigrant social hall, the Amalgamated Clothing Workers of America were founded here in 1915. After World War II it became a filming studio, and legend has it that early episodes of *The Honeymooners* were recorded here.

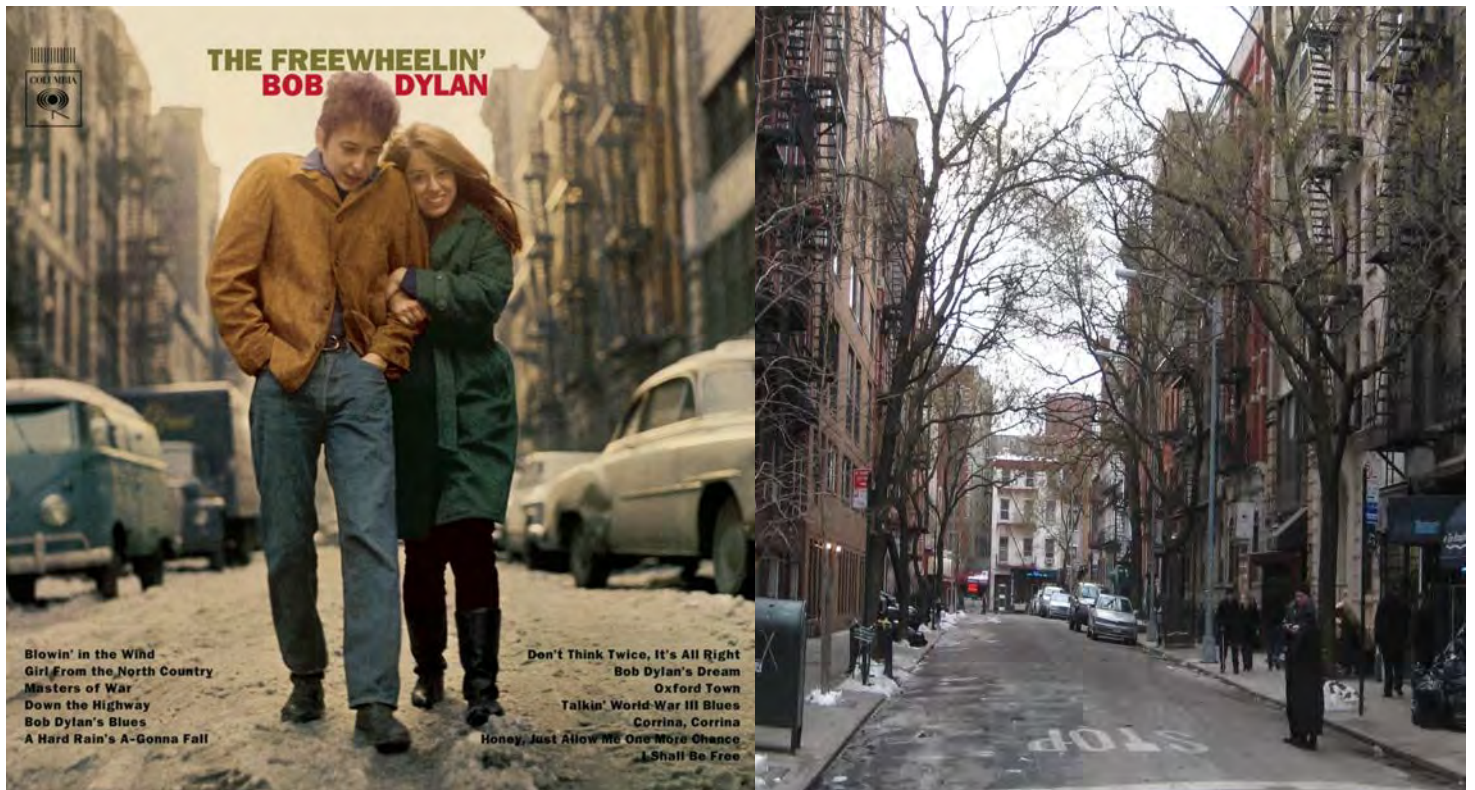




The Varitype Building, 2 Cornelia Street (Greenwich Village Historic District Extension II, /South Village Extension, designated 2010) housed the studio of artist John Sloan, who featured the building prominently in his moody portrait "City from Greenwich Village" (1922). Soon after the painting was completed, Sixth Avenue (which ends in the foreground of the painting) was cut through to Lower Manhattan, forever changing the streetscape of the Village. In the late 1930's, the Sixth Avenue El was dismantled.



Album Covers



The cover of 'The Freewheelin' Bob Dylan' was shot on one-block long Jones Street, in the South Village Extension of the Greenwich Village Historic District (designated 2010).

They may not necessarily be a basis for landmark designation, but it's always nice when the setting for a great album cover gets landmark protections, ensuring that it lives on for future generations to appreciate.

The Village and East Village have inspired and launched the career of many musicians over the years. So it's no surprise that some noteworthy records of the last half century also carried depictions of the same streets and neighborhoods from which these artists emerged on their covers.



Neil Young's "After the Gold Rush" was shot in front of NYU's Vanderbilt Hall at 40 Washington Square South, which GVSHP successfully fought to have included in the proposed South Village Historic District (calendared 2013).



The back of the New York Dolls' first album was shot in front of Gem Spa on 2nd Avenue and St. Mark's Place, in the East Village Historic District (designated 2012).



Fred Neil's 'Bleecker & MacDougal' was shot in front of the San Remo Café on the northwest corner of that intersection, also in the proposed South Village Historic District (calendared 2013).



Monitoring Applications for Changes to Landmarked Sites



Securing landmark designation is not the end of our work in protecting the character of a street or neighborhood, but the beginning of an important new phase. Once an area has been landmarked or designated a historic district, all changes to the exterior of buildings must be approved by the Landmarks Preservation Commission, and proposed changes of any substantial visual consequence must go through a public hearing and review process. Proposals for changes can range from minor alterations to building facades to proposals for large new additions and even demolition and new construction. Not every building in a historic district is considered of significance, and thus in some cases substantial changes and even new development on the site may be approved.

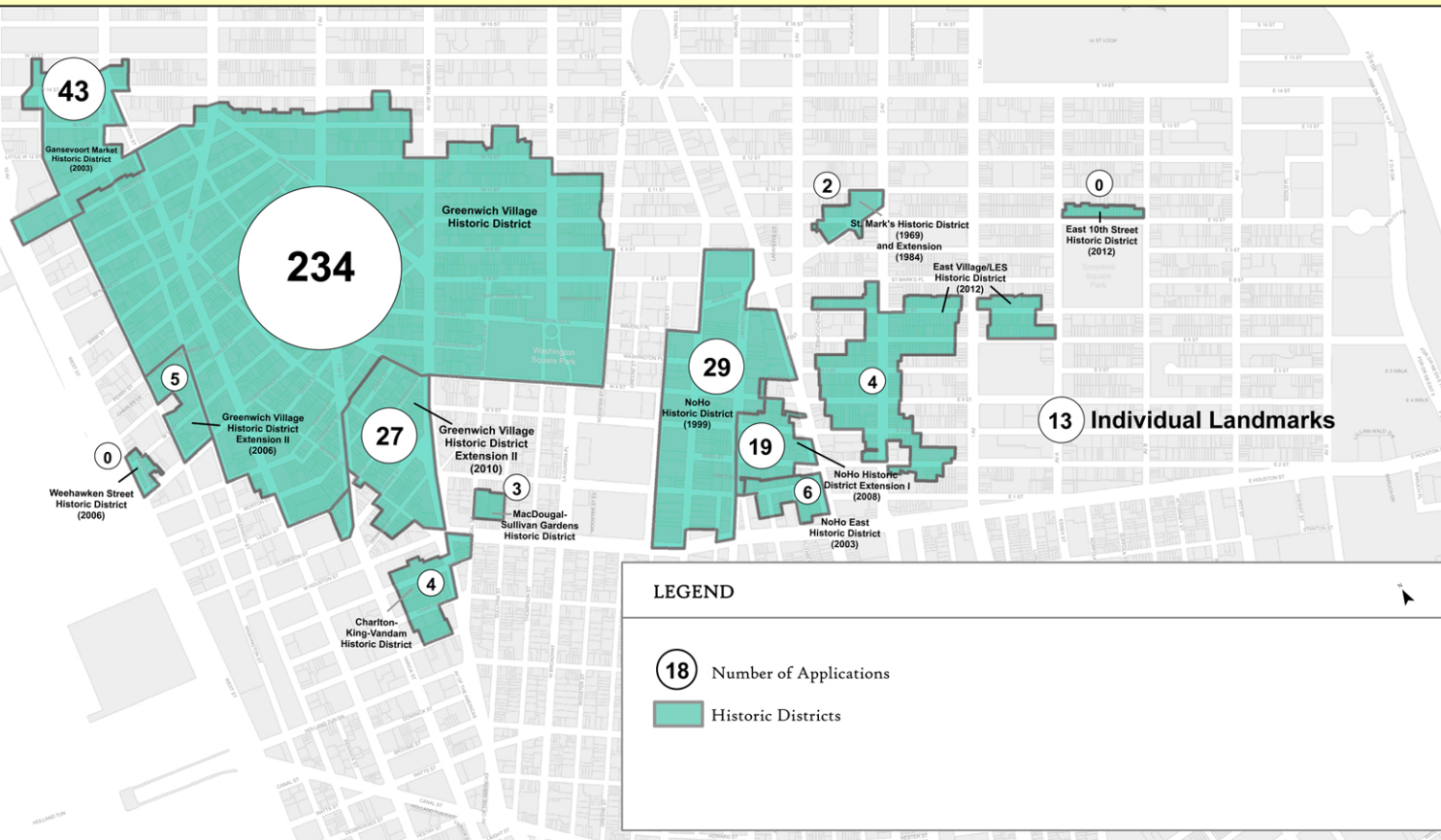
It's therefore critical that every one of these applications be carefully reviewed, to ensure that only appropriate changes are allowed. One of GVSHHP's most important tasks is reviewing every such landmark application that is filed in our neighborhood, and advocating before the Community Board and the Landmarks Preservation Commission for an appropriate ruling on the proposal when the public hearing is held.

Until recently, the only way the public could know the details of these proposals was to attend the Community Board or Landmarks Preservation Commission twice-monthly meetings. But now GVSHHP does that for you, gets detailed pictures of every application, posts them to our website (www.gvshp.org/lpc), and shares the information through our e-mail list and social media. We not only allow you to see what each proposal involves, but let you know when it will be heard and decided upon by City agencies, and how you can weigh in – in person or in writing – before the decision is made.

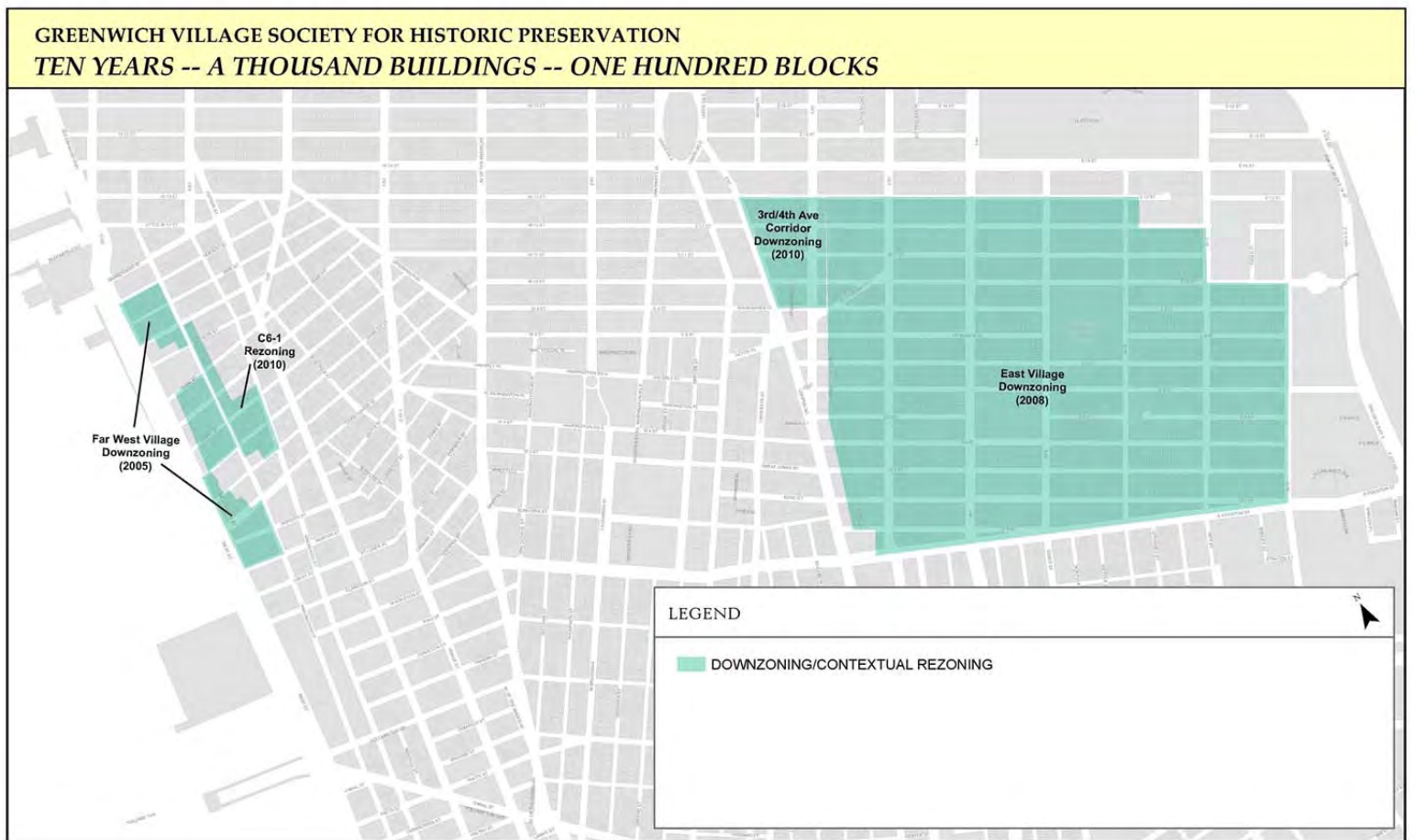
Since GVSHHP began posting this information in 2009, we have reviewed and shared with the public nearly four hundred applications for changes to landmarked properties in our neighborhood, carefully reviewing every one of them. During that time, more than 15,000 people have viewed these applications on our website, with nearly 50,000 unique pageviews.

APPLICATIONS FOR CHANGES TO LANDMARKED PROPERTIES since October 2009

Reviewed and Made Publicly Available by GVSHHP



Contextual Rezoning and Downzonings



Landmarking is only one important tool in the battle to preserve our neighborhoods. Zoning, which determines which uses are allowed, at what density, and what limitations are placed upon size and height of new development, is also critical.

Without landmark protections, zoning can be the only way to prevent out-of-scale new development, by establishing height and bulk limits, and the only way to encourage preservation of existing buildings, by limiting the size of new development to no greater than most existing buildings. Whether an area is landmarked or not, zoning is the only tool which regulates use, and can help determine whether a new or existing building will function as a dorm, hotel, or residence. And sometimes the right kind of zoning is necessary for ensuring an appropriate scale of new development even in landmarked districts – in a few cases, the Landmarks Preservation Commission has approved new construction at a scale we disagreed with, and GVSHP successfully sought zoning changes to further limit the size and scale of new development.

For these reasons, GVSHP frequently proposes and pursues “contextual rezonings” or “downzonings” throughout our neighborhoods to establish appropriate height and bulk limits for new construction, and to eliminate all-too-common zoning incentives for dorm and hotel construction.

Contextual Rezoning and Downzonings

Far West Village Rezoning (2005)



In response to the *Campaign to Save the Far West Village* led by GVSHF, in 2005 the City agreed to rezone several blocks along the Greenwich Village waterfront, in an area experiencing overwhelming development pressure.

As a result, much of the area was downzoned -- the allowable size of new development was reduced, and height caps were put in place for new development where none existed before. This was the first downzoning in Manhattan in recent memory.

Consequently, several planned developments had to be scaled down, and an existing building was re-used rather than demolished and replaced with a new tower, as the old zoning would have encouraged. Because in some cases the new zoning only allows new development which is the same size or smaller than existing buildings, the rezoning strongly encourages preservation.

The Far West Village Rezoning prevents more towers like the Meier towers, pictured here, along the Greenwich Village waterfront.



East Village Rezoning (2008)



One of the largest rezonings ever in Manhattan, the East Village rezoning covered almost the entire neighborhood (as well as several blocks below Houston Street on the Lower East Side).

GVSHP and a coalition of local groups worked with elected officials and the Community Board to fight to change outdated zoning that encouraged out-of-character towers, and favored dormitory and hotel development over residential uses.

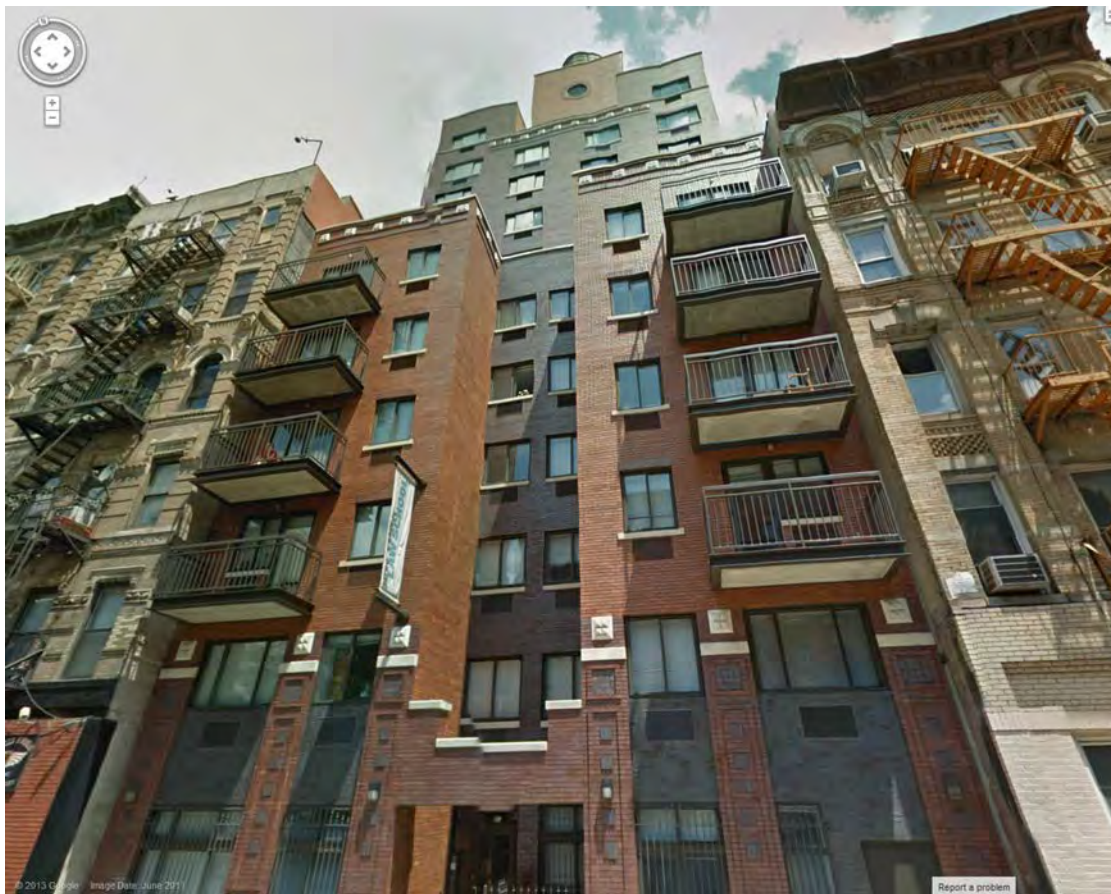
The new zoning we secured put height caps in place for nearly the entire neighborhood, where none had existed before, and required 'contextual' massing for new developments – lower buildings which meet the streetwall. It eliminated the zoning bonus for dorms and hotels, and in almost all cases significantly reduced the maximum allowable size of new developments. In many cases the new zoning only allows new buildings the same size or smaller than existing buildings, thus creating a strong incentive for preservation.

GVSHP also fought for and got inclusion of an even greater downzoning than originally proposed for several blocks south of Tompkins Square Park, to help protect the special low scale and character of that area.



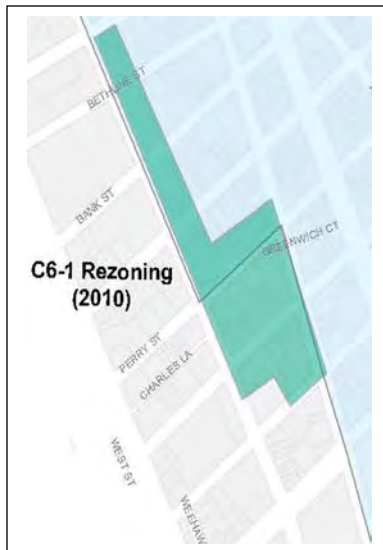
10th
Street
and 1st
Avenue

The East Village Rezoning prevents more of these sorts of towers, which began to proliferate in the East Village in the early 2000's.



81 East
3rd Street,
between
1st and
2nd
Avenues

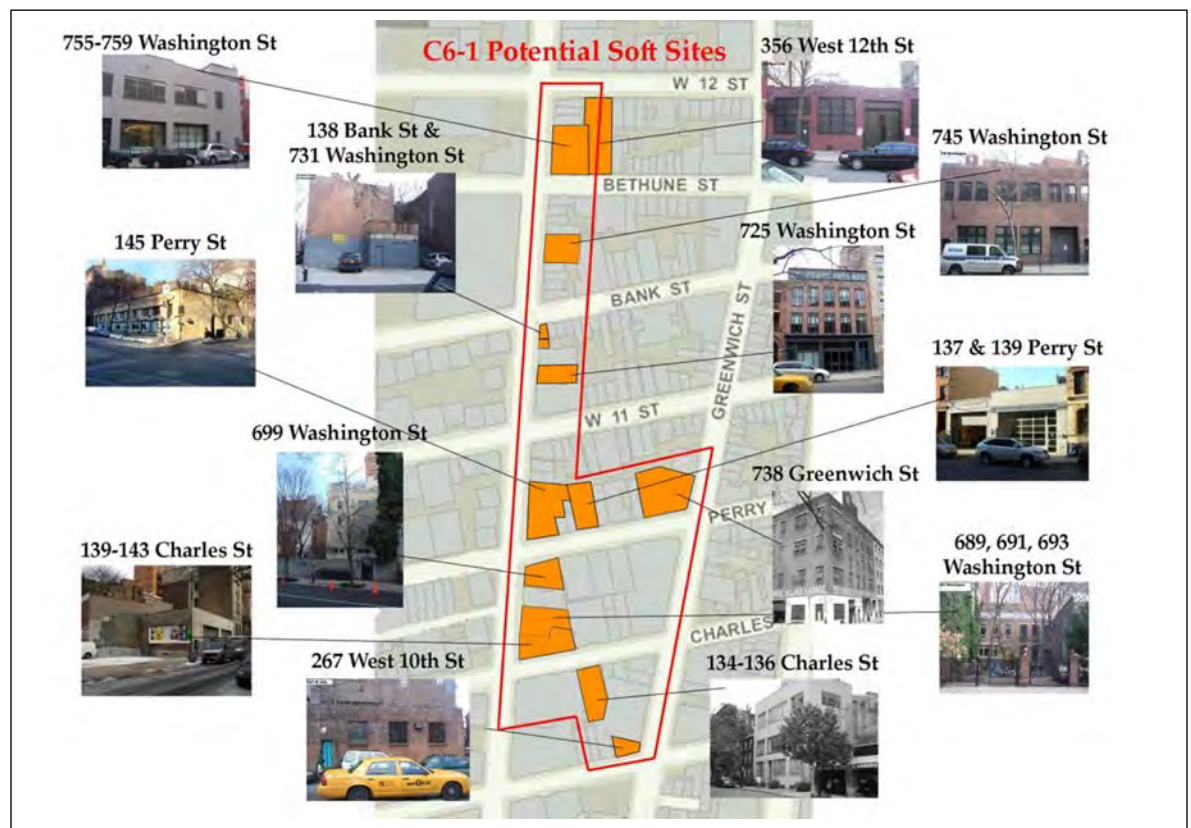
Washington and Greenwich Street Rezoning (2010)



GVSHP worked with local residents to push for a rezoning of an outdated zoning district in the Far West Village which allowed a planned 100-room hotel on Perry Street, as well as an oversized development on Charles Street, in this largely residential neighborhood.

In near-record time, we were able to get the zoning for this 6-block area changed to eliminate the bonus for hotel development and to reduce the allowable height and size of any new construction. The new zoning ensures that future development will fit the character of this historic, low-rise neighborhood.

As a result of the rezoning, the original planned developments on Perry and Charles Street had to be redesigned and reduced in size, with hotel and other uses eliminated. Both projects are currently on hold.



GVSHP analyzed the outdated C6-1 zoning district and found more than a dozen potential development sites which could have allowed inappropriate development under the old zoning.

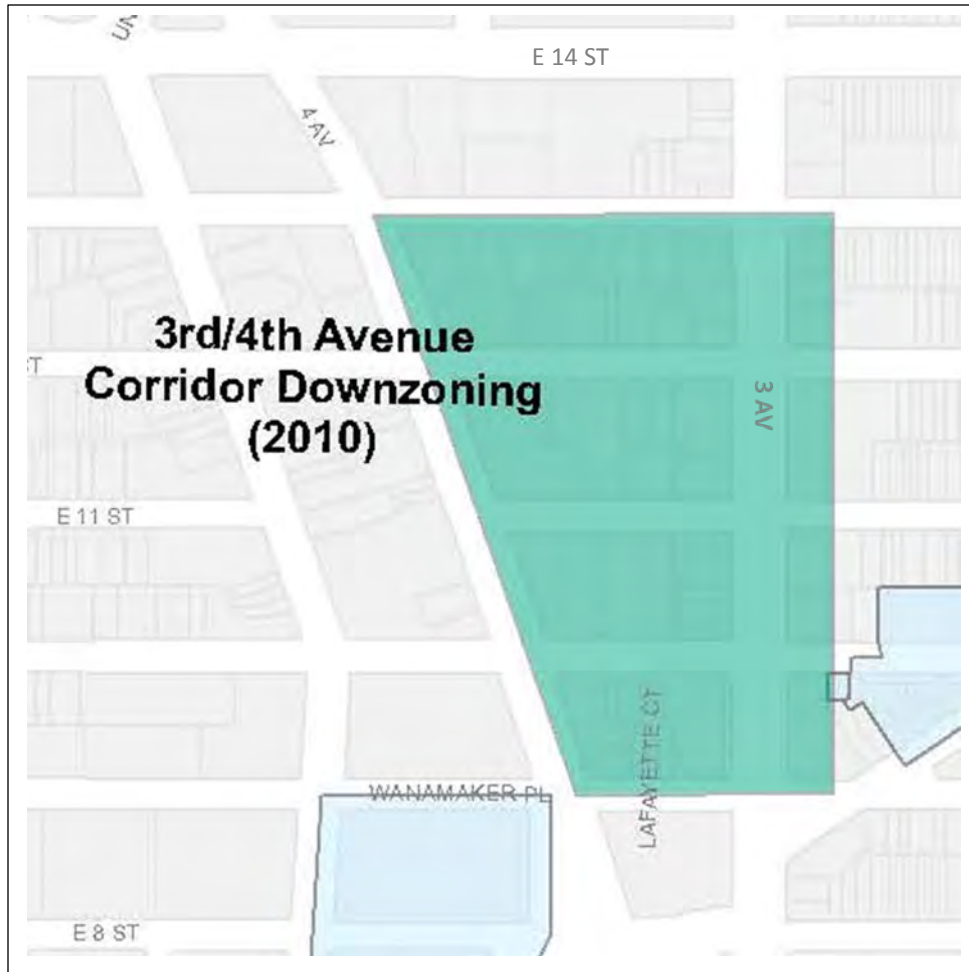


The rezoning blocked a planned nearly 100 ft. tall hotel proposed for Perry and Washington Streets, shown at left and in context at right.



The rezoning also prevented this planned out-of-scale development at Charles and Washington Streets.

Third and Fourth Avenue Corridor Rezoning (2010)



When the City refused to include these blocks in the 2008 East Village rezoning, GVSHP spearheaded an effort with neighbors, elected officials, and the Community Board to get a follow-up rezoning of these vulnerable blocks where the existing zoning allowed completely out-of-scale and –character development.

Spurred by the 26-story NYU dormitory at 120 East 12th Street, GVSHP successfully pushed for a zoning change that eliminated the existing zoning bonus for dormitory development and imposed height limits for new development where none previously existed. The new zoning also reinforces the residential nature of the area as well as requiring maintenance of the characteristic streetwall in new development.



New high-rise dorms such as these built by NYU are prohibited under the new 3rd/4th Avenue rezoning.



Blocked Projects



"Vegas on the Hudson" plan for Pier 40 (Clarkson Street). Working in coalition with other groups, GVSHP mobilized its membership to oppose this plan for a giant entertainment complex on this pier, which was then rejected by the Hudson River Park Trust.

GVSHP is constantly seeking landmarking and zoning measures that preserve what we love best about our neighborhoods, and protect against inappropriate development. But we are also always at the ready to fight poorly-planned or inappropriate projects that might diminish or destroy the character of our neighborhoods.

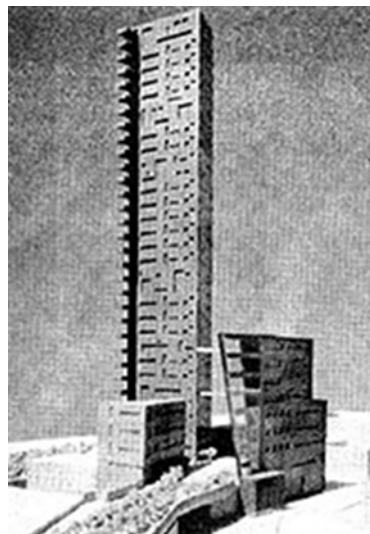
Sometimes this requires securing landmark designation or zoning changes before a project can be built; sometimes it means blocking special approvals needed for the project; and sometimes it necessitates getting the City to appropriately interpret and enforce the law so these projects cannot be built in the first place.

Using these and other methods, over the last ten years GVSHP has helped stop some of the most egregious proposed developments in our neighborhoods.



NYU's proposed 400 ft. tall hotel tower on Bleecker Street between LaGuardia Place and Mercer Street (2011). GVSHP led the successful opposition to this proposal, the first official piece of NYU's 2031 Expansion Plan.

Proposed 500 ft. tall condo tower at 848 Washington Street in the Meatpacking District (2003, 2004). GVSHP successfully blocked two different iterations of this plan, defeating a zoning variance and then preventing Department of Buildings approval.





Proposed New School "Signature Building" at 14th Street and 5th Avenue (2009). GVSHP helped lead the opposition to this plan for a zoning variance to permit a building of roughly twice the size that zoning would allow. GVSHP also called for rethinking of the initial design, which was all glass and included projecting, colored lights. The zoning variance and the original design were subsequently dropped by the school.



Planned high-rise "dorm-for-hire" at P.S. 64, 605 East 9th Street (2006). A developer pursued successive plans for an approximately 20-story dorm, first replacing, and then rising on top of, the former P.S. 64/Charas-El Bohio Cultural Center. This was blocked by landmark designation of the building, a rezoning of the neighborhood which established height caps and eliminated dorm zoning bonuses, and a new rule which prevented the construction of "dorms for hire."



Moving the Needle

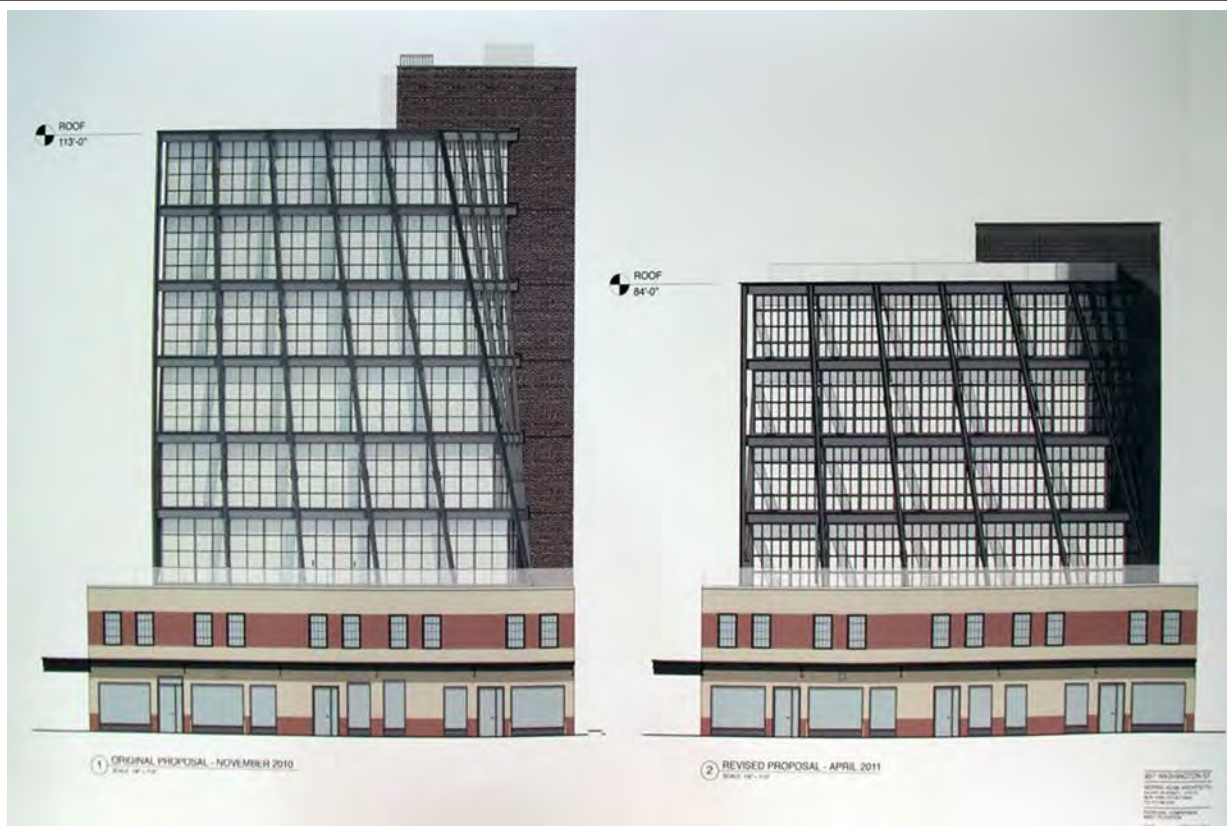
Of course GVSHP does not win every fight. But we always impact the process, even when approvals we deeply oppose are granted, and projects we find completely wrong for our neighborhood are allowed to proceed.

In recent years, through our advocacy, GVSHP has managed to affect the final outcome of some of the most highly controversial development proposals in our neighborhood. Approvals may have been granted over our objections, but as a result of our efforts, the scope and impact of the planned development was lessened.



Chelsesa Market upzoning and additions, approved 2012.

GVSHp strongly opposed the approvals needed to build atop historic Chelsea Market, a complex of buildings we were able to get placed on the State and National Register of Historic Places in 2007, which were built for Nabisco in the late 19th and early 20th centuries. While we were unable to prevent a zoning change allowing additional construction from being approved, as a result of our and others' efforts, the size of the planned additions were reduced, their design changed, a hotel was removed from the plan, and funding for additional affordable housing was committed. The original plan is at left, while the approved project is at right.



837-843 Washington Street, approved 2011. GVSHP felt that any addition to this building within the Gansevoort Market Historic District should be, at most, modest in size and scale, and argued so forcefully to the Landmarks Preservation Commission, alerting the public and mobilizing our membership as well. While the approved addition (r.) was still more prominent than we thought appropriate, the size was nevertheless reduced considerably from what was originally proposed (l.). The addition is currently under construction.



437 West 13th Street, Zoning Variance approved 2011. GVSHP had argued strenuously for the inclusion of this site in the original Gansevoort Market Historic District, but the City removed it at the last moment at the urging of the owner. Free of landmarks regulations, the owner demolished the building, and pursued a zoning variance, asking for the right to build two-thirds larger than the zoning allows, and to include a big-box retail space triple the size allowed by zoning. GVSHP strongly opposed the zoning variances, and marshaled support in opposition. While ultimately the City approved some variances, we were able chop 30% off the height of the building, 64% off the additional bulk from the variance, and 50% off the additional retail space they asked to include. The building with the originally requested variance is at left, and the approved project is at right. The project is currently in limbo.

St. Vincent's/Rudin Rezoning and Landmarks Approvals, 2007-2012.

GVSHP had deep fundamental objections to this rezoning plan, which in essence gave special zoning privileges intended for a hospital to a private condo-developer. We also strongly opposed the original plan to demolish every one of the hospital's buildings and replace them with new construction. While the City ultimately approved the plan, we were able to help ensure that five of the nine buildings were at least partially preserved rather than demolished (bottom l., middle, and r.), helped get the size and of the new condo buildings reduced considerably, and helped get the design substantially changed. The original plan for the new condo tower is below left, while the approved plan is below right.

21 FLOORS
19 TH'S / NO PRESERVATION



St. Vincent's buildings originally slated for demolition, now to be preserved and re-used



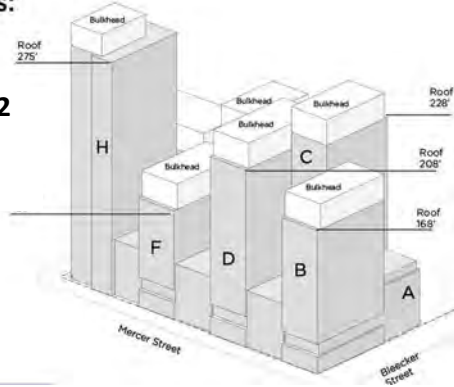
NYU 2031 Expansion Plan, 2012.

Although GVSH and allies were able to stop one of the most egregious elements of the planned NYU expansion, a 400 ft. tall hotel tower on Bleecker Street, the City nevertheless approved a major portion of NYU's enormous request. We strongly believe that the approvals were totally inappropriate, and are in court now suing to have them overturned. But nevertheless our collective efforts have thus far led to an approximately 20-25% reduction in the approved project's size, and a reduction in the amount of public land being handed over to NYU for construction.

Below left: Planned NYU "Zipper" Building, showing changes from the proposed height and density to those approved. Below right: Planned new NYU buildings in Washington Square Village, showing proposed buildings midway through the approval process, after some reductions had already been made, and the final approved version.

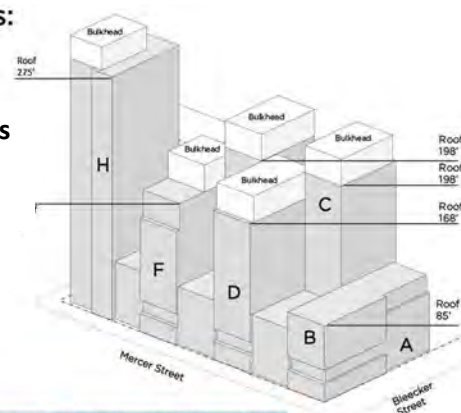
Density Reductions:

Zipper Building proposed, early 2012

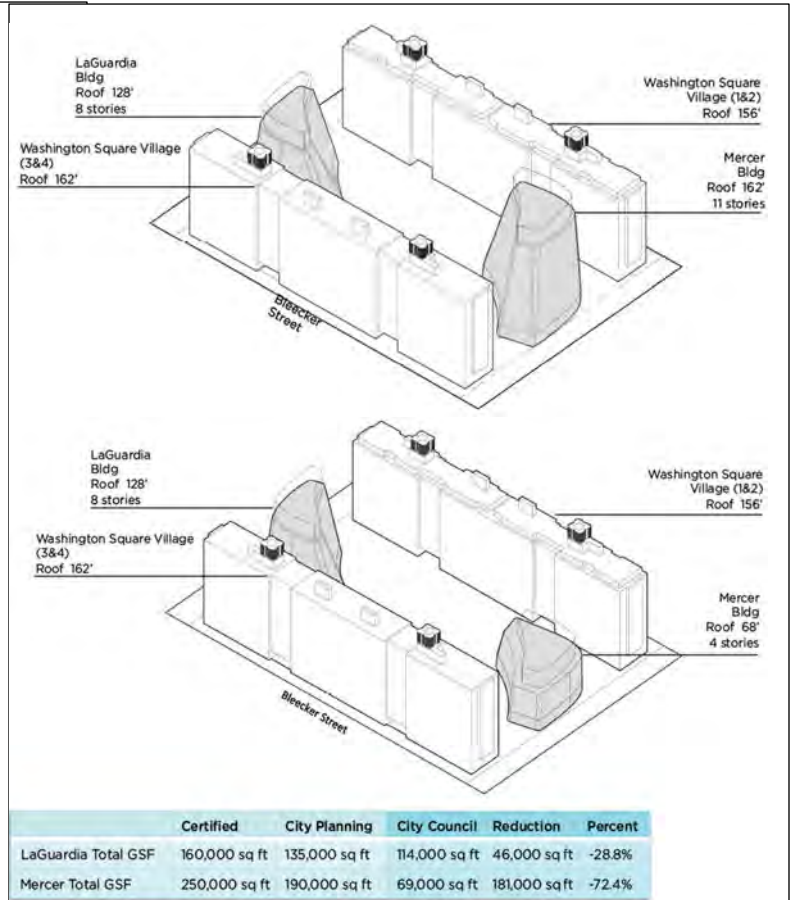


Density Reductions:

Zipper Building as per final approvals



	Certified	City Planning	City Council	Reduction	Percent
Total GSF	1,050,000 sq ft	1,050,000 sq ft	980,000 sq ft	70,000 sq ft	-6.7%
Above-Grade	790,000 sq ft	790,000 sq ft	720,000 sq ft	70,000 sq ft	-8.9%



	Certified	City Planning	City Council	Reduction	Percent
LaGuardia Total GSF	160,000 sq ft	135,000 sq ft	114,000 sq ft	46,000 sq ft	-28.8%
Mercer Total GSF	250,000 sq ft	190,000 sq ft	69,000 sq ft	181,000 sq ft	-72.4%

NYU 2031 Expansion Plan (cont.)

Below: At left is an aerial view of NYU's plan midway through the approval process after some reductions had already been made; at right is the final plan as approved by the City Council showing some of the reductions. Houston Street bounds the sites at the lower left, Mercer Street at lower right, LaGuardia Place at the upper left, and West 3rd Street at the upper right.

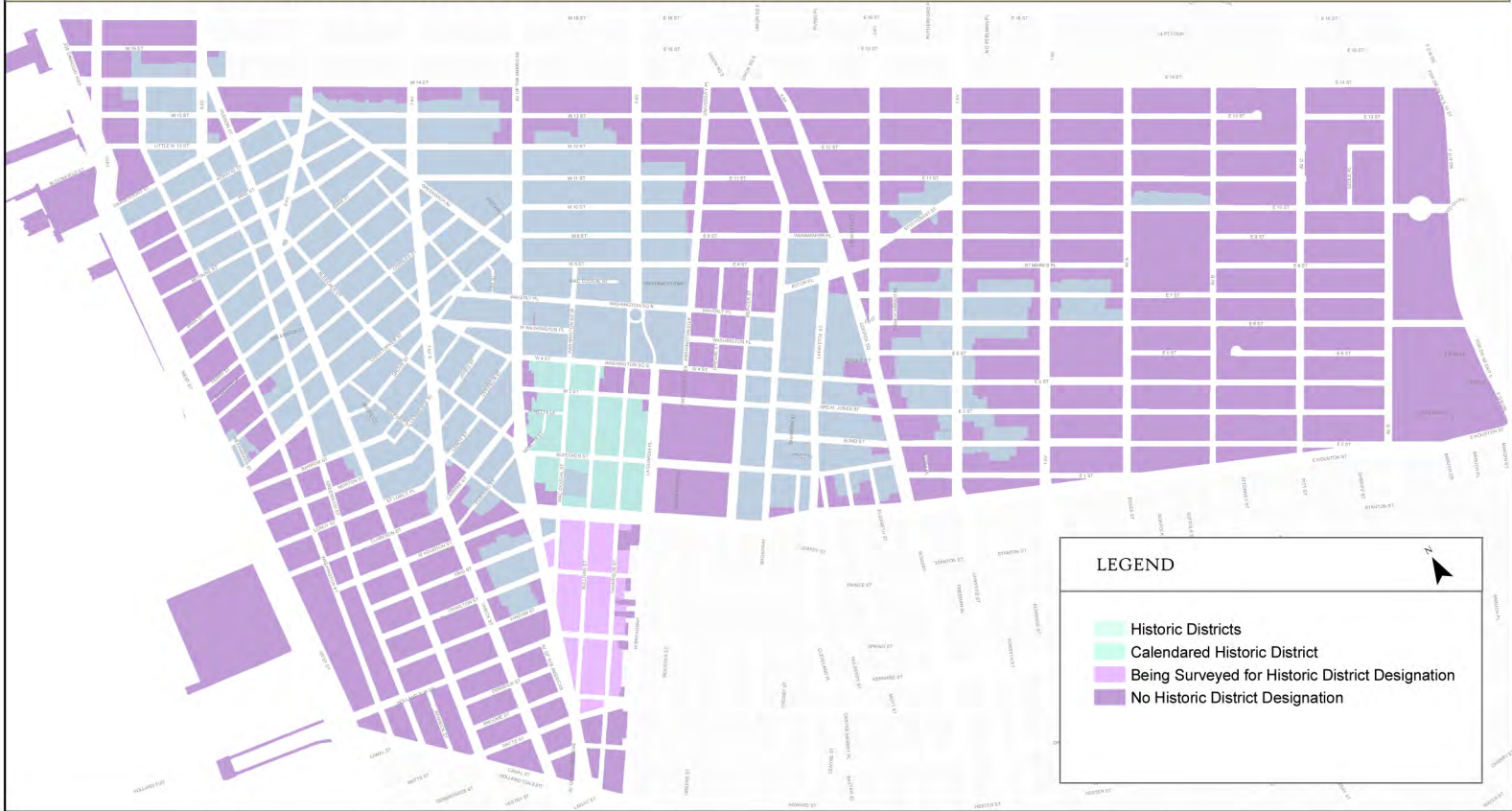


Below: Chart showing the overall changes in the size of the NYU expansion plan from the time the application was formally filed with the City to the final approval. Note: 'GSF' = gross square feet.

NYU '2031' Expansion Plan	Application Submitted	Final Approval	Sq Ft Reduction	Percent Change
Zipper Building Total GSF	1,050,000 sq ft	980,000 sq ft	70,000 sq ft	- 6.7%
Bleecker Building Total GSF	225,000 sq ft	170,000 sq ft	55,000 sq ft	- 24.4%
LaGuardia Building Total GSF	160,000 sq ft	114,000 sq ft	46,000 sq ft	- 28.8%
Mercer Building Total GSF	250,000 sq ft	69,000 sq ft	181,000 sq ft	- 72.4%
WSV North Block Below Grade	770,000 sq ft	585,000 sq ft	185,000 sq ft	- 24.0%
Total GSF	2,455,000 sq ft	1,918,000 sq ft	537,000 sq ft	- 21.9%
Total Above Grade GSF	1,355,000 sq ft	1,003,000 sq ft	352,000 sq ft	- 26.0%

Looking to the Future

GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION TEN YEARS -- A THOUSAND BUILDINGS -- A HUNDRED BLOCKS



While our neighborhood has extensive landmark and historic district protections, there are surprising exceptions. Much of the East Village lacks landmark protections, as do the University Place, Broadway, and 14th Street corridors. The blocks east of Washington Square are mostly not landmarked, as are most of those along the Greenwich Village waterfront. The South Village is under consideration for landmark designation, but a determination on those won't be made until the end of the year or later.

Though we have made tremendous progress over the last ten years, amazingly, some of the most historic and distinctive parts of our neighborhood still lack either landmark protections to preserve historic buildings or appropriate zoning to guide and limit new development, or both. Additionally, the recent passage of State legislation allowing the use of air rights from the Hudson River Park for development one block inland creates the potential for significantly increased and oversized development in the westernmost blocks of our neighborhood, along the waterfront.

Moving ahead, GVSHP will be identifying those areas of our neighborhood with a well-defined historic fabric, and proposing and pushing for landmark designation. We will also be promulgating plans for zoning changes to those areas of our neighborhood where the current zoning encourages out-of-scale and out-of-character development, and advocating for their adoption. And we will be working hard to ensure that use of Hudson River Park air rights do not lead to overdevelopment of the waterfront blocks of our neighborhood.



Areas without contextual zoning, especially if also not landmarked, are vulnerable to out of scale new development, and tend to encourage or favor dorm and hotel development over residential uses. Even in historic districts, a lack of appropriate zoning can allow or encourage development of an undesirable scale, or use, or both.

Support Preservation ► Support GVSHP

Your support makes the Greenwich Village Society for Historic Preservation a more effective preservation leader!

- | | |
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| <input type="radio"/> \$50 Individual | |
| <input type="radio"/> Other \$ [REDACTED] | |

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Phone [REDACTED]

Email [REDACTED]

Member Name [REDACTED]

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