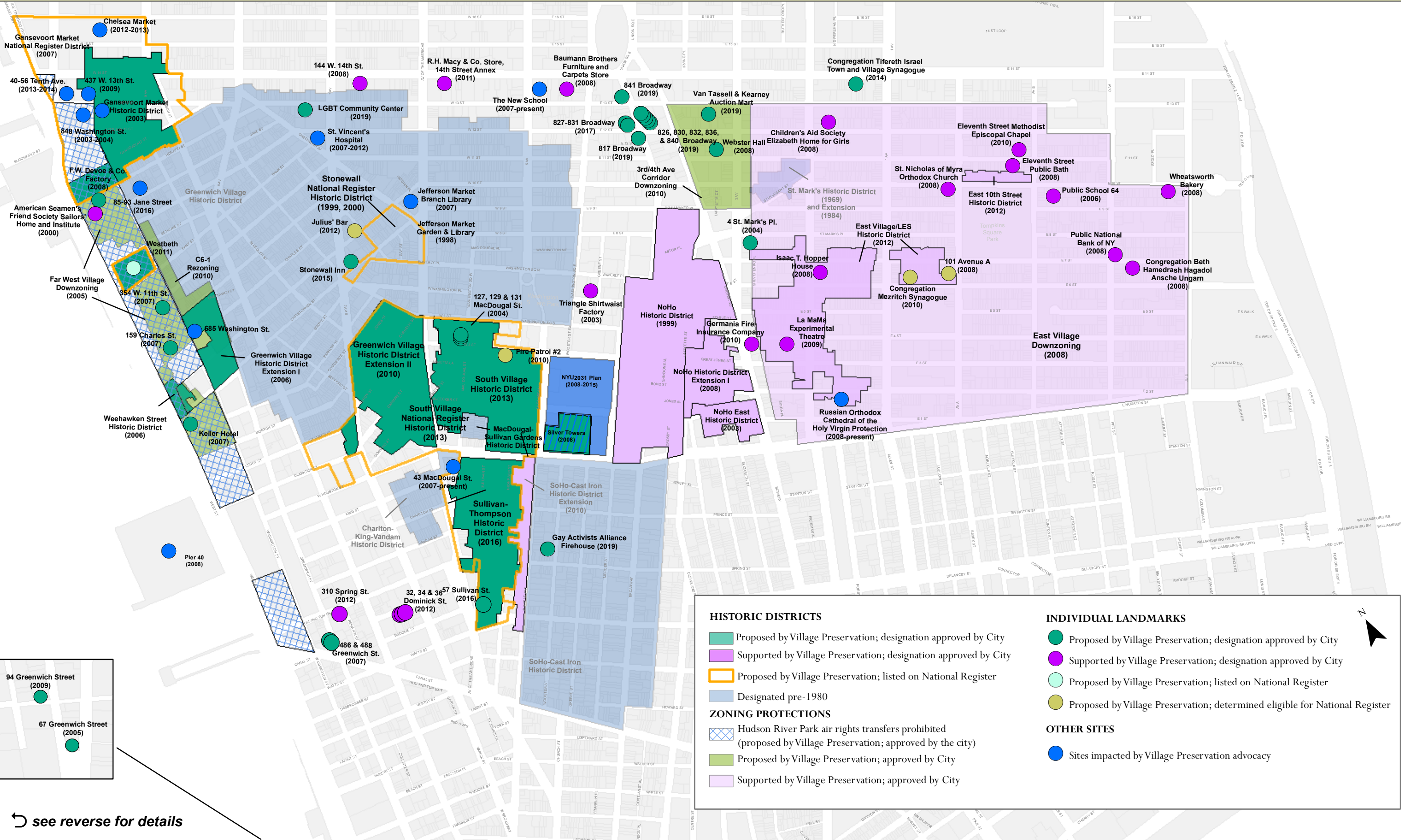


# VILLAGE PRESERVATION (Greenwich Village Society for Historic Preservation)

## ACCOMPLISHMENTS



see reverse for details



## - HISTORIC DISTRICTS -



**East Village/Lower East Side Historic District:** With VP's support, the City designated this historic district in October 2012, making it the largest in the East Village. VP successfully advocated for a multi-building expansion of the proposed boundaries.



**East 10<sup>th</sup> Street Historic District:** With VP's support, the City designated the East 10<sup>th</sup> Street Historic District in January 2012. This is the first historic district the City has designated in the East Village since 1969.



**Gansevoort Market Historic District / Gansevoort Market State and National Register Historic District:** VP proposed the Gansevoort Market Historic District in 2001. The City designated the somewhat smaller Gansevoort Market District in 2003, while the Gansevoort Market State and National Register Historic District, designated in 2007, includes the entire

area proposed by VP. This was the first expansion of historic district protections in Greenwich Village since the designation of the Greenwich Village Historic District in 1969.



**Greenwich Village Historic District Extension / Weehawken Street Historic District:** Designated in 2006 in response to VP and other groups' proposal for landmarking the Far West Village, this was the first-ever expansion of the Greenwich Village Historic District, and only the second new historic district in Greenwich Village since 1969.



**NoHo Historic District / NoHo East Historic District / NoHo Historic District Extension:** VP was a staunch advocate of extending landmark protections to NoHo; after the NoHo Historic District was designated in 1999, VP continued to push for designation of the remainder of the neighborhood, which took place in 2003 (NoHo East Historic District) and 2008 (NoHo Historic District Extension).



**SoHo-Cast Iron Historic District Extension:** With VP's support, the City designated a 135-property extension to the SoHo-Cast Iron Historic District in 2010. Four of these properties are located in VP's proposed South Village Historic District.



**South Village Extension of the Greenwich Village Historic District:** In 2010, the City landmarked part ("phase I") of VP's proposed South Village Historic District as the Greenwich Village Historic District Extension II. This 235-building, 12-block designation was the largest expansion of landmark protections in Greenwich Village since 1969.



**South Village Historic District:** In 2013, the City landmarked another part ("phase II") of VP's proposed South Village Historic District as a new South Village Historic District. The district originally excluded three NYU buildings which VP successfully fought to have added in, including the low-rise Vanderbilt Hall on Washington Square South, which if not landmarked could have been replaced by a 300 ft. tall dorm. This 240-building, 13-block district became the largest expansion of landmark protections in Greenwich Village since 1969.



**South Village State and National Register Historic District:** VP proposed the South Village Historic District in 2006, and in 2013 New York State accepted our nomination for almost the entire district to be listed on the State and National Registers of Historic Places.



**Sullivan-Thompson Historic District:** In December of 2016, the City designated more than 90% the final part (phase III) of VP's proposed South Village Historic District as the Sullivan-Thompson Historic District.



**Stonewall State and National Register Historic District:** This historic district was co-nominated by VP, listed on the State & National Register of Historic Places in 1999 (the 30<sup>th</sup> anniversary of the Stonewall Riots), and designated a National Historic landmark in 2000. It was the first site in the country so recognized for its significance to

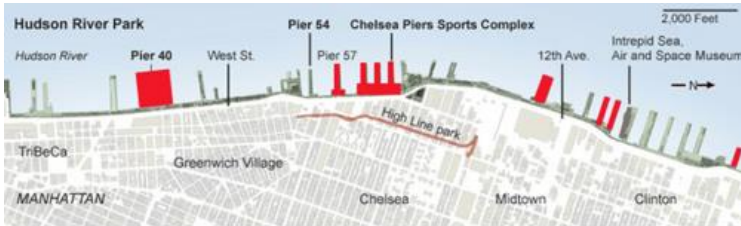
LGBT history.

## - ZONINGS PROTECTIONS -



**3<sup>rd</sup> / 4<sup>th</sup> Avenue Corridor:** In 2010, VP and allies secured a rezoning for the 3<sup>rd</sup>/4<sup>th</sup> Avenue corridors which established height limits for new development and eliminated zoning bonuses for dorms and hotels. In 2016, VP successfully beat back an attempt by the Mayor to dramatically weaken many of these zoning restrictions, though a few were loosened slightly.

**East Village:** In 2008 the City adopted a 111-block rezoning of the East Village proposed by a coalition of community groups including VP, which downzoned much of the neighborhood, limiting the size and height of allowable new development. It was the largest rezoning in Manhattan in several years. In 2016, VP successfully beat back an attempt by the Mayor to dramatically weaken many of these zoning restrictions, though a few were loosened slightly.



**Hudson River Park, with "commercial" piers highlighted.**

**Hudson River Park Air Rights Transfers:** In 2016, the City Council passed zoning text prohibiting any future transfer of air rights from the Hudson River Park to anywhere between 14<sup>th</sup> and Canal Streets. VP demanded and got this provision as a condition of the City allowing a one-time-only air rights transfer from Pier 40 to the adjacent St. John's site to pay for emergency repairs to that pier. This provision protects the Greenwich Village waterfront from up to almost 1.5 million square feet of additional potential air rights transfers which were enabled by state legislation in 2013 which allows about 1.6 million square feet of air rights from the Hudson River Park to be transferred neighboring areas one block inland from the park.

## - INDIVIDUAL LANDMARKS-



**4 St. Marks Place:** Designated in 2004, No. 4 St. Marks Place was among 13 federal houses VP and the New York Landmarks Conservancy proposed for landmark designation in 2003.



**57 Sullivan Street:** Designated in 2016, No. 57 Sullivan Street was among 13 federal houses VP and the NY Landmarks Conservancy proposed for landmark designation in 2003.



**67 & 94 Greenwich Street:** Nos. 67 & 94 Greenwich Street were among 13 federal houses VP and the New York Landmarks Conservancy proposed for landmark designation in 2003. They were designated in 2005 and 2009, respectively.



**127, 129, and 131 MacDougal Street:** Nos. 127, 129, and 131 MacDougal Street were among 13 federal houses VP and the New York Landmarks Conservancy proposed for landmark designation in 2003. They were designated in 2004.



**159 Charles Street:** Landmarked in 2007, this 1838 house was one of eight Far West Village sites the City committed to landmark in 2005 in response to VP and other groups' proposed Far West Village Historic District.



**354 West 11th Street:** In 2007, the City landmarked this 1841 house, which was one of eight sites in the Far West Village which in 2005 the City committed to VP to landmark.



**486 and 488 Greenwich Street:** Designated in 2007, Nos. 486 and 488 Greenwich Street, built in 1820, were among 13 federal houses VP and the New York Landmarks Conservancy proposed for landmark designation in 2003.



**817, 826, 830, 832, 836, 840 & 841 Broadway:** In 2019, the LPC landmarked these seven buildings, which represent only 3.6% of the 193 buildings in the area which VP put forward for landmark designation. The designation resulted from a deal struck by Councilmember Rivera in exchange for her support of the upzoning for the Tech Hub on East 14<sup>th</sup> Street, though she had promised to condition her support upon comprehensive neighborhood zoning or landmark protections, which were not provided. VP continues to push for expanded landmark protections in this area.



**827-831 Broadway:** Designated in 2017, 827-831 Broadway (1866) were home to several leading 20<sup>th</sup> century art figures including Willem de Kooning, and were connected to some of the most important figures in early American commercial and industrial life. The buildings were slated for demolition and replacement with a 300 ft. tall tower when VP launched a campaign to landmark them.



**Congregation Tifereth Israel Town and Village Synagogue:** Having been calendared since 1966, the synagogue finally became a designated landmark in 2014 after VP and allies pushed the LPC to hold a public hearing and vote.





**F.W. Devoe & Co. Paint Factory:** In 2008, the City landmarked this former 1882 factory at 110-112 Horatio Street. This was one of eight sites in the Far West Village the City committed to landmark in 2005 in response to VP and other groups’ proposed Far West Village Historic District.



**Webster Hall:** VP proposed Webster Hall for landmark designation in 2007, and it was designated in 2008. Designation honors the 120-year political, social, and cultural history of Webster Hall.



**Gay Activists Alliance Firehouse and the LGBT Community Center:**

In 2019, after a five year campaign by VP, these two sites were designated NYC individual landmarks based on their LGBT

history and significance. They were two of six such sites designated and the first since the designation of the Stonewall Inn, which had previously been the only LGBT NYC landmark.



**Keller Hotel:** The City designated this 1898 hotel in 2007. This was one of eight sites the City committed to landmark in 2005 in response to VP and other groups’ proposed Far West Village Historic District.



**Silver Towers:** VP proposed Silver Towers, its landscaping, and its giant Picasso sculpture for landmark designation in 2003; the city designated the complex in 2008. VP was also able to get the complex deemed eligible for the State & National Register of Historic Places. In 2010, following widespread opposition led by VP and from architect I.M. Pei, NYU withdrew its landmarks application for 400 ft. tall tower on the site, which would have been the tallest ever constructed in the Village.



**Stonewall Inn:** Site of the 1969 Stonewall Rebellion, considered the birth of the modern LGBT rights movement. VP proposed the site for individual landmark designation in 2014, and it was landmarked in 2015, becoming the first site so designated solely for its connection to LGBT history in New York City, and

the first site already within a designated historic district to then also be individually landmarked.



**Van Tassell & Kearney Auction Mart:**

After a six-year campaign led by VP, 128 East 13<sup>th</sup> Street was designated an individual landmark in 2012. This unique 1903-04 building is one of the few surviving horse auction marts in New York and the former studio of artist Frank Stella.



**Westbeth:** A small portion of Westbeth, formerly part of the Bell Telephone Laboratories, had been listed on the National Register of Historic Places in 1975. In 2009, VP successfully submitted a nomination to place the entire Westbeth complex on the Register. In 2011, the City landmarked the entire complex. It was one of eight sites in the Far West Village the City committed to landmark in 2005 in response to VP and other groups’ proposed Far West Village Historic District.



project reduced by more than 20% and the height of some of the planned buildings cut in half.



**85-93 Jane Street:** In 2016 VP successfully opposed a proposal for a single family mansion on this site with 80’ and 90’ glass and concrete towers.



**101 Avenue A:** Home to the Pyramid Club, VP got the building ruled eligible for the State and National Register of Historic Places. VP and allies also got the proposed East Village/Lower East Side Historic District, now designated, expanded to include this building.



**40-56 Tenth Avenue:** VP successfully opposed a zoning variance to allow a 34% increase in the size of a proposed office tower on this site.



**437 West 13th Street:** In 2009, after opposition led by VP, a zoning variance for an increase in the height of a new development here was slashed by 30%, the requested increase in allowable bulk was cut by 64%, and the increase in the size of a planned retail space was cut by 50%.



not allowed under the new zoning, and were shelved.



**848 Washington Street:** VP blocked approvals for plans for a 500-ft. tall tower at 848 Washington Street twice – in 2003 and 2004.



**Astor Place Mosaic Lampposts:** VP helped ensure the restoration and return of the beloved Astor Place mosaic lampposts, which had been removed as part of the reconstruction and pedestrianizing of this and surrounding streets, and successfully advocated for markings to memorialize the historic street patterns throughout the project.



**Chelsea Market:** VP strongly opposed the 2013 approvals to build atop historic Chelsea Market, which we got placed on the State and National Register of Historic Places in 2007 and which were built for Nabisco in the late 19th and early 20th centuries. While the approvals were granted, 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. Construction has still not taken place.



**Congregation Mezritch Synagogue:** VP led efforts to prevent the demolition of this last-surviving tenement synagogue in 2007 and advocate for its preservation by getting it deemed eligible for the State and National Register of Historic Places. It is now part of the East Village/Lower East Side Historic District.



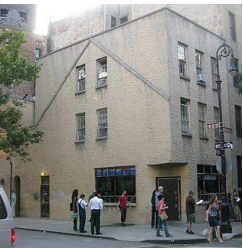
**Fire Patrol #2:** In 2010, the State Historic Preservation Office determined this building at 84 West 3rd Street eligible for the National Register of Historic Places in response to a VP proposal. It was later landmarked as part of the South Village Historic District.



**Jefferson Market Garden and Library:** A Vincent Astor Foundation grant allowed VP and the Village Committee for the Jefferson Market Area to install a new wrought iron and steel fence around the garden and back lot of the library in 1998, replacing a deteriorating chain link fence. Its design was based on the 19th century fence that surrounded the site.



**Jefferson Market Library:** In 2007, after years of deterioration of the facade of the Jefferson Market Library, VP and other community groups successfully advocated for funding which had been secured for interior renovations to be transferred to allow for the urgently-needed renovation of the exterior of the building.



**Julius’ Bar:** In 2012, the State Historic Preservation Office determined 159 West 10<sup>th</sup> Street eligible for the National Register of Historic Places in response to a VP proposal and in 2016 it was listed on the State and National Registers of Historic Places. A 1966 “Sip-In” at the bar marked a key moment in gay rights history.



**New School:** In 2009 the school announced that they were dropping plans to build a 350-ft. tall glass building at 65 Fifth Avenue, a plan VP staunchly opposed. In May 2010, it introduced new plans for a building of reduced size and height in response to objections raised about the original design. It maintains the required setbacks and preserves light and air.

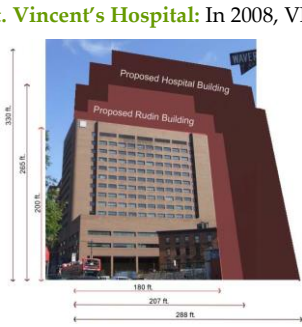


**Pier 40:** In 2008, VP and a broad coalition of community groups successfully blocked approvals for a massive entertainment complex on Pier 40 branded “Vegas-on-the-Hudson.”



**Russian Orthodox Cathedral of the Holy Virgin Protection:**

In 2008, VP and East Village community groups were able to prevent an eight-story condo atop this cathedral at 59 E. 2<sup>nd</sup> Street. VP and allies were able to get the proposed East Village/Lower East Side Historic District (since designated) expanded to include the building.



**St. Vincent’s Hospital:** In 2008, VP led the effort to call for substantial changes to the St. Vincent’s/Rudin plan to demolish nine buildings in the Greenwich Village Historic District and replace them with two enormous towers and several smaller buildings. The City required several of the changes called for by VP. In 2012, after VP and many others called for the preservation of the Reiss Building, the City agreed to require preservation of the original facade as part of the redevelopment of the site.