



**Landmarks Preservation  
Commission**

Sarah Carroll  
Chair

October 2, 2018

Kate Lemos McHale  
Director of Research  
klemosmchale@lpc.nyc.gov

Andrew Berman  
Greenwich Village Society for Historic Preservation  
232 East 11th Street  
New York, NY 10003

1 Centre Street  
9<sup>th</sup> Floor North  
New York, NY 10007

212 669 7801 tel  
212 669 7818 fax

Re: Proposed Historic District for Area from 14th Street to 9th Street, Fifth Avenue corridor to Third Avenue corridor

Dear Mr. Berman:

Thank you for your letter of August 17, 2018 regarding historic district designation in the Union Square South area.

At Council Member Carlina Rivera's request, LPC conducted an intensive building-by-building survey of the area bounded by 14th Street, 9th Street, Fifth Avenue, and Third Avenue. We prioritized and expedited this study, devoting over half of the research department's staff to the survey and evaluation of over 290 buildings. Research staff identified every building's construction date, style, typology, level of integrity, and level of significance, and evaluated the potential for a historic district in the area as well as individual landmarks. Information compiled by the Greenwich Village Society for Historic Preservation was given to us by the Council Member, who was in touch with LPC throughout the process as research staff conducted our own primary and secondary research for the entire area.

The study area is bordered by three historic districts—the Greenwich Village, NoHo, and St. Mark's historic districts—and is within one block of three additional historic districts—the Ladies' Mile, East Village, and Stuyvesant Square historic districts. Within its boundaries are eight individual landmarks, including Grace Church and our recently designated 827-831 Broadway Buildings.

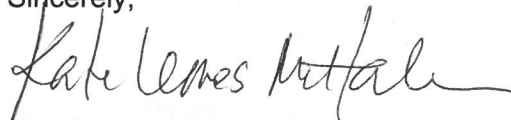
We have thoroughly studied the Union Square South area and found that it does not rise to the level of a potential historic district. The area contains a varied group of residential, manufacturing and commercial structures, for the most part erected between the 1830s and 1930, and includes many altered buildings, and new buildings built within the past 30 years. Due to wide variety of building dates, styles, and types found in the area, as well as the number of intrusions, which are either heavily altered or new buildings of a different scale and character from the historic buildings, we found the study area lacks the consistent architectural quality, cohesiveness, and sense of place necessary to merit historic district designation.

In our study, we noted the significance of Broadway to the historical development and architectural character of the area, and the commercial buildings that were developed there as Broadway became an important corridor linking SoHo to Union Square. We identified the most architecturally distinctive and intact buildings along this section of Broadway that merit consideration for designation as landmarks, and on September 25, the Commission voted to calendar seven as individual landmarks, with Commissioners noting in particular the high quality and intactness of their facades, and the story they tell about the history of this area. This concentration of buildings, located between 11th and 13th streets, represents the late-19th-century and early-20th-century development and character the area south of Union Square; the buildings are architecturally significant—some by important architects—as notable examples of their style and type, retain a high degree of integrity, and embody an important era in the history of Broadway at the turn of the last century. Clustered together within a three-block section of Broadway between the NoHo Historic District and Union Square, designating these buildings would protect the significant historic character remaining along this important corridor.

We are pleased to be moving ahead with the formal designation process for these meritorious buildings along Broadway in the heart of the area, and continue to have discussions with the Council Member's office about historic preservation issues and opportunities in this part of the district and elsewhere. These regular, monthly meetings regarding Council District 2 already began last month.

Thank you for your commitment to historic preservation and your interest in the work of the Landmarks Preservation Commission.

Sincerely,



Kate Lemos McHale

Cc:  
Manhattan Borough President Gale Brewer  
City Council Speaker Corey Johnson  
City Council Member Carlina Rivera  
State Senator Brad Hoylman  
State Senator Liz Kruger  
Assemblymember Deborah Glick  
Manhattan Community Board #2  
Municipal Art Society  
New York Landmarks Conservancy  
Historic Districts Council