

OF THE
LANDMARKS PRESERVATION COMMISSION

OF

THE CITY OF NEW YORK

THURSDAY, DECEMBER 9, 1965

MEETING AT 10:00 A.M.

IN THE CITY HALL

VOLUME 1 NUMBER 4

City of New York
Robert F. Wagner, Mayor

Landmarks Preservation Commission
2 Lafayette Street, New York, New York 10007

Geoffrey Platt, Chairman
Stanley B. Tankel, Vice-Chairman

Juliet Bartlett	Samuel J. Lefrak
J. Clarence Davies	Russell Lynes
William R. Fisher	Loring McMillen
L. Bancel LaFarge	Mrs. Roderic B. Swenson
Frederick J. Woodbridge	

THURSDAY, DECEMBER 9, 1965 at 10:00 A.M.

I

ROLL CALL

II

PUBLIC HEARINGS

Pursuant to the provisions of Chapter 8-A of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York (Local Law 46 of 1965 of the City of New York), the following properties within the City of New York are submitted for designation by the Landmarks Preservation Commission:

Proposed for Designation as an Historic District

BOROUGH OF MANHATTAN

No. 1

(LP-0100)

Greenwich Village Historic District, Manhattan.

The property bounded by Washington Square South, West Fourth Street, the rear lot lines of the buildings on the south side of Barrow Street from West Fourth Street through 27-31 Barrow Street, the southern property line of 289 Bleecker Street, Seventh Avenue, Leroy Street, St. Luke's Place, Hudson Street, Morton Street, the rear lot lines of 447 through 451 Hudson Street, a portion of the southern property line of 453 Hudson Street, the rear lot lines of 453 and 455-457 Hudson Street, the western property line of 97 Barrow Street, Barrow Street, Greenwich Street, Perry Street, Washington Street, Horatio Street, the western property line of 83 Horatio Street, the rear lot lines of 83 through 67 Horatio Street, a portion of the eastern property line of 67 Horatio Street, the northern property line of 832-836 Greenwich Street, the northern property line of 827-829 Greenwich Street, the rear lot line and a portion of the eastern property line of 53 Horatio Street, the rear lot lines of 51 through 45 Horatio Street, a portion of the eastern property line of 45 Horatio Street, the northern property line of 639 Hudson Street, Hudson Street, Gansevoort Street, West Thirteenth Street, the rear lot lines of 65 through 73 Eighth Avenue, the northern property line of 73 Eighth Avenue, the northern property line of 70-72 Eighth Avenue, the rear lot lines of 253 through 205 West Thirteenth Street, the northern property line of 42-46 Seventh Avenue, the northern property line of 41-49 Seventh Avenue, a line 100 feet north of the front lot lines of 161 through

107 West Thirteenth Street, the eastern property line of 107 West Thirteenth Street, the eastern property line and the rear lot line of 104 West Thirteenth Street, the rear lot line of 106 West Thirteenth Street, the eastern property line of 117 West Twelfth Street, West Twelfth Street, the western property line of 71-77 West Twelfth Street, a line 100 feet north of the front lot lines of 71-77 through 49 West Twelfth Street, a portion of the eastern property line of 49 West Twelfth Street, a line 45 feet north of the front lot lines of 47 through 41 West Twelfth Street, a portion of the western property line of 39 West Twelfth Street, a line 100 feet north of the front lot lines of 39 through 11 West Twelfth Street, the eastern property line of 11 West Twelfth Street, West Twelfth Street, Fifth Avenue, the northern property line of 45 Fifth Avenue, a portion of the northern property line of 43 Fifth Avenue, the rear lot lines of 11 through 29 East Eleventh Street, the eastern property line of 29 East Eleventh Street, the eastern property lines of 28 East Eleventh Street and 15-19 East Tenth Street, the eastern property lines of 24 East Tenth Street and 23 East Ninth Street, East Ninth Street, University Place and Washington Square East.

This hearing has been duly advertised.

Close the hearing.

For the convenience of witnesses, those wishing to speak on the general question of whether a Greenwich Village Historic District should be established will be heard starting at 10:00 A.M. At 1:00 P. M. the Commission will listen to testimony about the proposed District's suggested boundaries East of Seventh Avenue. At the conclusion of this testimony, speakers will be heard on the suggested boundaries West of Seventh Avenue.

ORGANIZED 1903

Greenwich Village Association

27 BARROW STREET, NEW YORK 14, N. Y. • CHelsea 2-4140

April 27, 1966

Mr. Pratt Pearsall
1 Wall Street
New York City - N. Y.

Dear Mr. Pearsall:-

It was very nice of you to discuss with our Mrs. Ruth Wittenberg on the telephone our invitation to have you speak at the Greenwich Village Association general membership meeting on Tuesday May 3, 1966, at 8:15 P. M.

We are herewith confirming that invitation and we all look forward to having you with us on Tuesday.

Sincerely yours,

GREENWICH VILLAGE ASSOCIATION


Anthony Dapolito

President

(1) Pearsall

MRS. PHILIP WITTENBERG
35 WEST 10TH STREET
NEW YORK 11, N. Y.

Friday
April 22, 1966

Dear Mr. Pearsall

Thank you for spending so much time
and thought on our Village landmarks
problems.

I am enclosing a map and the
description of the district, from the Landmarks
Commission hearing. The citation on the
case brought against the Commission is

New York Law Journal

Thursday, March 3, 1966 columns 3-4

Justice Schweitzer

Griggs v. Landmarks Preservation Commission

Thank you again

Sincerely

(Ruth E.) Mrs. Philip Wittenberg

C/O Pearsall

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35 WEST 10TH STREET
NEW YORK 11, N. Y.

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Griggs v. Landmarks Preservation Commission.

Thank you again

Sincerely

(Ruth E.) Mrs. Philip Wittenberg

OPP Pers.
Bklyn. Hts.

June 8, 1967

Mr. George P. Howard
147 Willow Street
Brooklyn, N. Y. 11201

Dear George:

Enclosed is a letter from the Association of Village Home-Owners suggesting that there may be common City issues on which our respective strengths may be more effective if united. I have advised Mrs. Mindell that I have forwarded her letter to you.

Sincerely,

OPP/jet

Otis Pratt Pearsall

OT P Pearsall



THE WEST VILLAGE COMMITTEE 304 WEST 11TH STREET NEW YORK, N.Y. 10014

December 15, 1967

Otis Platt Pearsall, Esq.
Messrs. Hughes, Hubbard, Blair & Reed
One Wall Street
New York, N. Y. 10005

Dear Otis:

Thanks again for taking the time to talk to the West Village Committee on Wednesday evening. While what you had to tell the group was in some respects discouraging, it was most interesting and very helpful.

I hope that the various Village groups can keep in touch with you and your Committee so that we can work together when joint interests are involved.

Thanks again.

Sincerely,

Dick Barnett

RBB/C.

BROOKLYN HEIGHTS ASSOCIATION, INC.

ORGANIZED 1910

76 MONTAGUE STREET
BROOKLYN, N. Y. 11201
TELEPHONE ULSTER 8-9193

January 26, 1967

ADVISORY COMMITTEE

Haughton Bell
Walter Bruchhausen
Louis Cohen
William R. Fisher
Lewis W. Francis, Jr.
Norman H. Free
Andrew L. Gomory
Mrs. J. Victor Herd
Irving G. Idler
B. Meredith Langstaff
Leonard P. Moore
F. W. Nitardy
Preston B. O'Sullivan
Morrison Pretz
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Stewart W. Richards
Roy M. D. Richardson
Miss Harriet T. Righter
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Mrs. William C. Ughetta
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Eric E. Wohlforth

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RUSSELL F. LAYFIELD
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MRS. PHILIP T. MOREHOUSE
Cleanliness

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MALCOLM M. CHESNEY, Jr., Co-Ch.
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OTIS P. PEARSALL, Co-Ch.
Historical Preservation

FRANCIS J. H. De ROSA
Housing Violations & Zoning

WILLIAM B. PENNELL
Membership

DAVID H. GRAY
Noise & Smoke

MRS. PHILIP F. BROUGHTON
Planting & Trees

G. MONROE MORLEY
Police

GEORGE P. HOWARD
Publicity

FREDERICK WEYMULLER
Recreation

LEE ADLER
Research

TERRY W. LASSOE
Traffic

ERIC E. WOHLFORTH
Urban Renewal

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ROBERT C. CAREY

Vice-Presidents
GEORGE P. HOWARD
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Secretary
MRS. WILLIAM C. UGHETT

Executive Secretary
MRS. MARY B. VITALE

Mrs. Philip Wittenberg, Chairman
Greenwich Village Historic District Council
35 West 10th Street
New York, N. Y.

Dear Mrs. Wittenberg:

You have asked for our opinion as to the effect, if any, of the designation of Brooklyn Heights as an historic district on real estate values within the Heights and on the availability of mortgage financing.

In approximately 1955 young families in substantial numbers commenced to purchase houses in Brooklyn Heights. They were attracted by the availability of stately residences at relatively inexpensive prices in a neighborhood of rare charm and atmosphere convenient to Wall Street.

A number of these newcomers commenced to work for the preservation of the area and their efforts brought about increasing publicity as to its historic character. Friends moved in, and their friends, and the rest is history.

Since those days, real estate values have risen steadily and since the designation of Brooklyn Heights as an historic landmark have been maintained and enhanced.

Not long ago I had occasion to ask the mortgage officers of the principal banks interested in mortgage financing on Brooklyn Heights whether the designation of Brooklyn Heights as an historic district had affected their willingness to issue mortgages within the area. To a man they responded that the designation either had not affected or had improved their disposition toward issuing mortgages on Heights property. In various ways they voiced the single view that designation would have a stabilizing influence assuring the long-time desirability of the area.

Very truly yours,


Otis Pratt Pearsall

June 8, 1967

Mrs. Geraldine Mindell
Chairman, Liaison Committee
Association of Village Home-Owners
18 West 9th Street
New York, New York

Dear Mrs. Mindell:

Thank you for your letter of June 6,
1967 in which you suggest that there may
be City issues on which our respective
organizations should unite.

I have forwarded your letter to the
attention of our President, George P. Howard,
147 Willow Street, Brooklyn.

Very truly yours,

OPP/jet

Otis Pratt Pearsall

OPP Pers.
Bklyn. Hts.

June 8, 1967

Mr. George P. Howard
147 Willow Street
Brooklyn, N. Y. 11201

Dear George:

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Sincerely,

OPP/jet

Otis Pratt Pearsall

OTIS PEARSON



THE WEST VILLAGE COMMITTEE 304 WEST 11TH STREET NEW YORK, N.Y. 10014

December 15, 1967

Otis Platt Pearsall, Esq.
Messrs. Hughes, Hubbard, Blair & Reed
One Wall Street
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Dear Otis:

Thanks again for taking the time to talk to the West Village Committee on Wednesday evening. While what you had to tell the group was in some respects discouraging, it was most interesting and very helpful.

I hope that the various Village groups can keep in touch with you and your Committee so that we can work together when joint interests are involved.

Thanks again.

Sincerely,

Dick Barnett

RBB/C.

July 29, 1968

Mrs. Verna Volz Small
134 West 4th Street
New York, New York

Dear Mrs. Small:

I returned from vacation today to find your exciting booklet on "19th Century Dwelling Houses of Greenwich Village". A quick glimpse gives promise of a great treat. I am sure this effort cannot fail to assist in rallying strength for the preservation of Greenwich Village.

I greatly admire the tireless energy which you and Mrs. Wittenberg have put forth, despite the many disappointments you both have experienced. But it is only through the absolute dedication of persons like you that anything really worthwhile is ever accomplished.

Sincerely,

Otis Pratt Pearsall

OPP.GM

MRS. LEONARD SMALL
134 WEST FOURTH STREET
NEW YORK, NEW YORK 10012
GR 7-2954

October 10, 1968

MEMORANDUM

TO The participants in a discussion
on designated Historic Districts
at Oct. 30 meeting, Association
of Village Homeowners

FROM Verna Small, panel chairman

Please know how happy we are that you have agreed to talk over with us some of the meanings and the problems of Historic District--on what we hope is the eve of Greenwich Village designation.

Here is a fact sheet on plans for evening. A special pleasure will be meeting in this particular building, a prizewinning example of harmonious new construction related to a landmark, designed by Edgar Tafel, one of our vice presidents.

I have found it helpful to have all participants know the projected content of the several presentations in a panel. If each of you will send me a rough indication of the main ideas you plan to convey, in any convenient form--either outline of topics, or a few sentences, I will circulate these notes to all four. Or if this is a nuisance, would you telephone me (between four and five is a good hour), so that I can list your topics.

I look forward to our meeting.

Verna Small

Copy for Mr. Pearsall



Association of Village Home-Owners

Mrs. BURNHAM DeSILVER, President • 33 Charlton Street, New York, N.Y. 10014

Dear Mr. Pearsall -

Thank you again for yet another act of support for Village preservation - and for pushing for more strength in the law and its administration. Part of the problem was clear! It was a special pleasure for me to meet both of you.

Sincerely,

Verna Small

November 1, 1968

For Membership meeting, ASSOCIATION OF VILLAGE HOMEOWNERS

On: Wednesday, October 30, 1968

Time: 8 p.m., promptly, to 10 p.m. -- with coffee served earlier at 7:30

At: Presbyterian Church House, 12 West 12 Street,

Discussion Theme:

LIVING IN A DESIGNATED HISTORIC DISTRICT:

Some reflections on its significance and some practical experience

Panel members: (Each to speak ten minutes, with questions later)

James Marston Fitch, Professor of Architecture,
Columbia University, program in Restoration and Preservation;
Historic Districts in the United States and Other Countries

Michael W. Gold, executive assistant in charge of
Historic Districts, NYC Landmarks Preservation Commission;
Policies and Procedures for Districts under the Law of 1965

Otis Pratt Pearsall, past president of the Brooklyn Heights
Association and member of its Advisory Board, Chairman
of its Historical Preservation Committee;
What Designation Has Meant for Brooklyn Heights

Edward Rullman, A. I., A., vice president, Brooklyn Heights
Association, Chairman of its Design Advisory Council;
How Individual Buildings Have been Affected by Designation

Presiding: Verna Small (Mrs. Leonard Small)
Chairman, Landmarks Committee
Association of Village Homeowners

Usual attendance is in the range of 50 to 60 people.

President of the Association of Village Homeowners is
Darwin K. Davidson, 32 Bank Street, Phone 242-0094
New York 10014

Executive Secretary is Mrs. Harold Roberts ~~AL~~ AL 5-1573

Mrs. Small's phone is GR 7-2954..

(OPP 10/30/68 Association of Village Home Owners)
Notes Re Impact of N.Y.C.'s Landmarks Law
On Preservation Of Districts In N.Y.C.

Assessment of Impact or Lack Thereof Depends --

- Preservation goals
- How well statutory scheme is conceived to effectuate goals
- How the machinery under such scheme actually works

Preservation goals

- Concept of district
- Purposes of preservation:
 - . Demolition
 - . New construction
 - . Alteration
- Danger of piecemeal erosion

Overall evaluation of impact

- Sincere, hardworking little staff
- Material improvement of preservation posture as to all 3 threats
- But this does not mean
 - . law is perfect
 - . or is working perfectly

Broadest viewpoint -- the enabling act

- Hole in statutory scheme plugged

Local law -- validity

esthetics zoning o.k. (Jerome; Sailors)

- . so long as constitutionally implemented (Nantucket)

constitutionally -- required weaknesses

- . fair return test

- recent sale value

- . ultimate weapon of purchase or condemnation
- . examples: Jerome, Grand Central

Local law -- scope

coverage generally good

- . lights
- . fences
- . pavements

Exceptions --

- . City-owned or City-aided projects
 - reports may be helpful
- . height and bulk
- . ordinary repairs and maintenance

Local law (and administrative practice thereunder) -- procedures

- . obtaining submissions
 - on minor work (difficulty of policing)
 - where bldg permit ignored

Community participation

- . precision of submissions and certificates issued thereon
- . no machinery for follow through
- . administrative failures
 - certificates of no exterior effect and appropriateness where there was such effect or clearly inappropriate
 - but clearly commission has acted as brake
- . administrative exceptions (painting and air conditioning)
- . public hearings
 - not yet developed into meaningful factor
- . community participation
 - DAC not fully utilized

Administrative body

Commission, as such, not active in operational aspect,
as against designations

Remote - detached - unknown

Staff

Small

Lacks enforcement counsel

Lacks inspectors

Staff people try everything: policemen; architectural consultants; draftsmen; negotiators; conciliators

Too thin

Enforcement

failures to submit --

injunctions

unused

criminal sanctions

police unaware

failures to comply with certificate
policy to conciliate and if that fails to
turn other cheek

to avoid lawsuits

failure to promulgate regulations

Budget limitations

Cross-purposes of other agencies

pavements
lights



LANDMARKS PRESERVATION COMMISSION

RECREATION AND CULTURAL AFFAIRS ADMINISTRATION

305 BROADWAY, NEW YORK, N. Y. 10007

Telephone: 566-7577

November 2, 1968

Dear Mr. Pearsall,

During your excellent talk to the Greenwich Village Home Owners Association last Wednesday evening, you said that Alan Burnham had told you that the current staff is composed of only eight paid employees. While I knew this figure was wrong, I expected Mike Gold to correct this during the meeting. Since he did not, I checked with one of the members of Mike's staff, and was told the current number is fifteen. Presumably the paid staff could be seventeen, under our budget--for we have not replaced a recently-resigned researcher, and are looking for one more secretary. (Of the fifteen, only three are secretaries, and the remaining twelve are directly engaged in executive or preservation work.)

We have five volunteers on a steady basis: that is to say they can be counted on, at least a few times each week, to do serious work in a regular, staff-accredited way. Three of these have been engaged in archival research (and know more about this subject than any one on the paid staff), and one is Bancel LaFarge.

In the summer, our staff is increased by Urban Corps and other students. I have been told that we have had as many as twelve. The Urban Corps is, of course, paid on a full-time basis by the Federal Governments.

I am told, by one of the Villagers, that Harmon Goldstone has stated within the past few days that the staff is sufficient for the work at the present time. I agree with him. (Of course he is talking numbers, and has not had yet a chance to evaluate quality).

The problem with our staff is, I believe, that it is composed at the top level, of instant executives. There is no one now in the authoritative position who has had the slightest administrative experience, and the staff has been able to blunder along without any of its errors brought to the attention of the Commission itself. But I am extremely hopeful that the new set-up, with a paid Commissioner actually in the office several days a week, we shall get back to Preservation, and away from Parkinson's Law. For Harmon Goldstone is a real pro.

CHAIRMAN—GEOFFREY PLATT

J. CLARENCE DAVIES
WILLIAM R. FISHER
EVELYN G. HAYNES

L. BANCEL LAFARGE
SAMUEL J. LEFRAK
RUSSELL LYNES

VICE-CHAIRMAN—STANLEY B. TANKEL

JOHN G. MITCHELL
HELEN W. SWENSON
FREDERICK J. WOODBRIDGE

EXECUTIVE DIRECTOR—ALAN BURNHAM

SECRETARY—FRANK B. GILBERT

It occurs to me that only two of Brooklyn Heights' "erosian" problems have been put to the consideration of the Commissioners. One was the problem of the contemplated fire escape on a house; the other the revision made on Mrs. James' house on Pierrepont Place. The Commissioners were, on both occasions, whole-heartedly in favour of maintaining the integrity of the original architecture. (We have, of course, heard a lot about the A & P, and Jehovah's Witnesses).

I found Mike Gold's talk extremely illuminating. And I am delighted that there were three other Commissioners present at the meeting to hear it. While I have frequently heard Mike declare his views in the office, I was startled to hear him make them public. Perhaps you, in Brooklyn Heights, or someone in the Village should report to our new Chairman that the man in charge of administering Historic Districts has stated that:

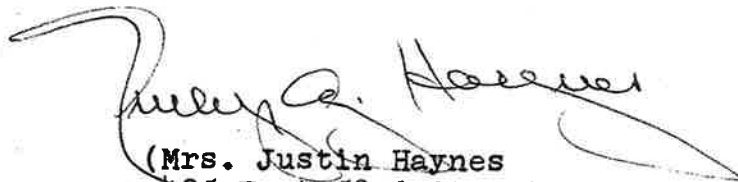
1. he doubts his right to enforce the law;
2. he hasn't enough staff to do so;
3. he finds his administrative work boring (sic).

May I also suggest that any further erosion permitted by the staff be forcibly brought to the attention of all the Commissioners. Since letters of complaint addressed to us at 305 Broadway have a way of getting "lost" before they reach the Commissioners, I suggest you get the home addresses of all of us. It is common practice for members of the public--pro and con preservation--to present their views directly to us in this way. I am positive you will have more sympathetic consideration from a majority of the Commissioners than you have had in the past from the staff itself.

I hope that in making these few observations to you I shall not seem disloyal to the many staff members and Commissioners who have worked hard and effectively for Preservation. And I hope we are really now at a turning point, and that under Harmon Goldstone the staff will make a more courageous stand for Landmarks Preservation.

It was such a pleasure to hear you speak! What you have to say is so cogent--and how well you say it!

Sincerely,



(Mrs. Justin Haynes
435 East 52nd Street
New York, N. Y. 10022

November 19, 1968

Mr. Michael W. Gold
Executive Assistant
Landmarks Preservation Commission
305 Broadway
New York, New York 10007

Dear Mike:

In accordance with your recent request, I am enclosing a copy of the outline of my talk on October 30 before the Association of Village Home Owners. As I mentioned to you on the telephone, the outline was prepared to trigger my own thoughts and not for inspection by others, so that I am afraid you may not find it too meaningful.

Sincerely,

Otis Pratt Pearsall

Enclosure

cc: Mr. Harmon Goldstone
Terence H. Benbow, Esq.
Mrs. Justin Haynes
Mr. Alan Burnham

OPP.GM

*Misc
handmarks*

November 8, 1968

Mrs. Justin Haynes
435 East 52nd Street
New York, New York 10022

Dear Mrs. Haynes:

Many thanks for your nice letter of November 2nd and the information therein provided. You may be sure that we will take advantage of your invitation to present our erosion problems directly to the Commission.

One point I should correct. I did not intend to say that the staff consisted of only eight paid employees currently, but only that at one time in the not too distant past this was its composition. My purpose was not so much to pin down the actual number as to indicate the order of magnitude. Actually, I think the number I used was probably out of date about a year, and I am greatly encouraged to learn that the paid staff has now doubled. One of our greatest concerns has been that the "policing" of Brooklyn Heights -- already susceptible of some criticism -- might be further watered down were large additional districts, such as Greenwich Village, to be designated.

I really am very optimistic about New York's preservation program. I dwell on the problems only because I am as confident that they can be solved as I am certain they won't be unless persistently pointed out.

Sincerely,

Otis Pratt Pearsall

OPP.GM