



New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

David A. Paterson

Governor

Carol Ash

Commissioner

February 12, 2009

Elizabeth Solomon
Director of Preservation and Research
Greenwich Village Society for Historic Preservation
232 East 11th Street
New York, NY 10003

RE: State and National Registers eligibility evaluation request
University Village (aka Silver Towers)
100 and 110 Bleecker Street and 505 LaGuardia Place
New York County, NY

Dear Ms. Solomon:

Thank you for your interest in the State and National Registers of Historic Places. After reviewing your eligibility evaluation request it is the opinion of the State Historic Preservation Office that University Village, though less than 50 years of age, is of exceptional architectural significance and meets the criteria for listing to the Registers. Attached to this letter is a copy of our Resource Evaluation. The boundaries of the National Register eligible resource are the same as those for the local designation.

A copy of this letter of eligibility is being forwarded to NYU (owner of 100 and 110 Bleecker Street) and 505 LaGuardia Place Board of Directors (owner of 505 LaGuardia Place). In order for a property to be listed in the National Register the property owner(s) must not oppose the proposed listing. It is the policy of the State Historic Preservation Office to work closely with owners to inform them of the potential benefits of listing. Not only is listing to the Registers a prestigious honor, it brings with it economic benefits. Not-for-profit organizations that own registered properties may apply for historic preservation grants from various sources. Owners of historic commercial properties listed in the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties.

If you have any questions about this determination of eligibility please feel free to call me at (518) 237-8643 ext. 3266.

Sincerely,

Kathleen A. Howe
Historic Preservation Program Analyst

cc: Alicia Hurley, NYU
Mr. Ray Cline, 505 LaGuardia Place Board of Directors



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RESOURCE EVALUATION

DATE: February 12, 2009

STAFF: Kathy Howe

PROPERTY: University Village (aka Silver Towers)

MCD: Manhattan

ADDRESS: 100 and 110 Bleecker St. & 505 LaGuardia Place COUNTY: New York

USN: 06101.016388

- I. Property is individually listed on SR/NR:
name of listing:
- Property is a contributing component of a SR/NR district:
name of district:
- II. Property meets eligibility criteria.
- Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: Post SRB: SRB date

Criteria for Inclusion in the National Register:

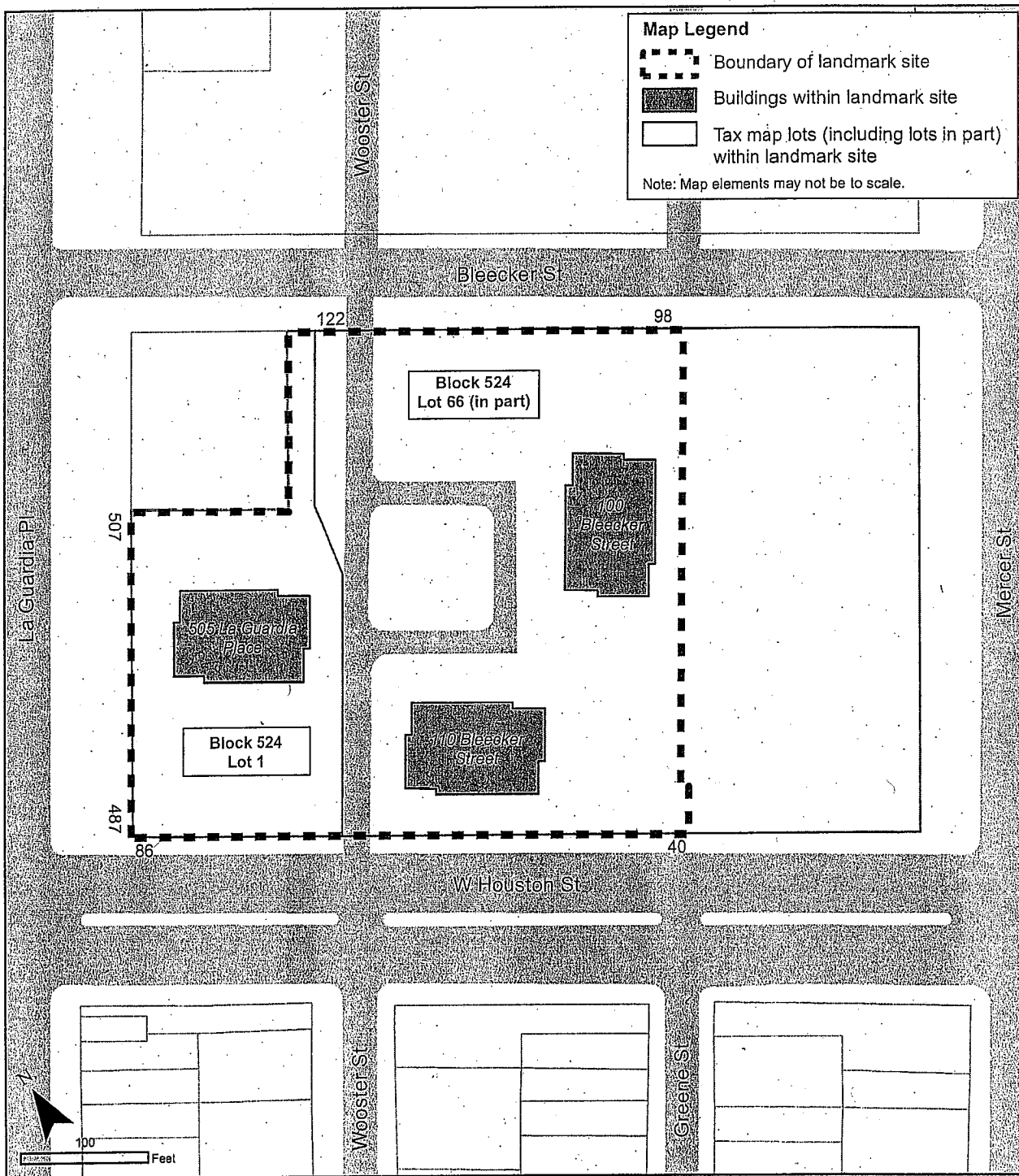
- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

University Village occupies a five-acre superblock in Greenwich Village, between West Houston and Bleecker streets. It was designed by architect James Ingo Freed of I. M. Pei & Associates for New York University. Built between 1964 and 1967, the complex includes three identical free-standing 30-story towers of reinforced concrete with gridded facades. The towers are sited in a pinwheel arrangement around a 100-by-100 foot lawn. University Village is an exceptional post-war residential complex where the themes of urban renewal, university planning, and public housing intersect to create a dynamic sculptural expression that reflects the influence of LeCorbusier. Located near the center of the complex is a large concrete sculpture, *Portrait of Sylvette*, by Carl Nesjar, which is an enlargement of Pablo Picasso's 1954 cubistic work. Executed in 1968, Nesjar was a frequent collaborator of Picasso.

(over)

Though less than 50 years of age, University Village is exceptionally significant in the areas of architectural design and planning. Upon its completion, University Village was a critical success and won accolades from the American Institute of Architects, the City Club of New York, the Concrete Industry Board, and Fortune Magazine. Later, in 1983, when Pei was honored with the Pritzker Architecture Prize, University Village was cited as one of his most notable works.



UNIVERSITY VILLAGE (LP-2300) 100 and 110 Bleeker Street (aka Silver Towers I & II, 98-122 Bleeker Street and 64-86 West Houston Street) and 505 LaGuardia Place (aka 487-507 LaGuardia Place and 64-86 West Houston Street). Borough of Manhattan, Tax Map Block 524, Lot 1 and Lot 66; in part, beginning at the southwest corner of Lot 1 and extending northerly along the western property line of Lot 1 coincident with the easterly side of LaGuardia Place 248 feet; then easterly along a section of the northern property line of Lot 1 that runs parallel to Bleeker Street 124 feet; then northerly 130.18 feet along a section of the western property line of Lot 1 that parallels LaGuardia Place; then easterly along the northern property line of Lot 1 and a section of the northern property line of Lot 66 coincident with the southerly side of Bleeker Street 302.24 feet; then southerly and parallel to Mercer Street 336.52 feet; then easterly and parallel with West Houston Street 9.92 feet; then southerly and parallel with Mercer Street to the southern property line of Lot 66; then westerly along a section of the southern property line of Lot 66 and the southern property line of Lot 1 coincident with the northerly side of West Houston Street 437.35 feet to the point of beginning.

Designated: November 18, 2008