OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

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
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Eliot Spitzer
Governor

Carol Ash
Commissioner

May 1, 2007

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

RE: Proposed South Village Historic District
State and National Registers Application
New York County, NY

Dear Mr. Berman:

Thank you for your interest in seeking State and National Registers listing for the proposed South Village Historic District. I very much enjoyed touring the area with you and Melissa Baldock last month. Andrew Dolkart's report *The South Village: A Proposal for Historic District Designation* (2006) is quite thorough and the arguments presented for the cultural, historical and architectural significance of the proposed district are compelling. Based on my site visit, the documentation provided, and further in-house review, it is the opinion of the State Historic Preservation Office that that proposed South Village Historic District appears to meet the criteria for listing to the National Register of Historic Places. The Resource Evaluation and district map showing the boundaries are enclosed with this letter.

If you are interested in pursuing listing at this time I heartily encourage you to proceed with the completion of a National Register nomination. The GVSHP, as the sponsor of the nomination, will be responsible for preparing the nomination including two sets of black and white photos. We will need to receive from you the names and mailing addresses of all owners within the district boundaries for notification purposes.

As always, we encourage you to seek the support of community groups and property owners. As you know, a district cannot be listed on the National Register if the majority of the owners object to listing so it is important to work with the owners early in the process to explain the benefits of listing. The GVSHP will need to schedule a public informational meeting - about one month prior to the State Review Board meeting - so SHPO staff can explain what listing means to the property owners and answer questions.

Please give me a call at (518) 237-8643, extension 3266, or email me at kathy.howe@oprhp.state.ny.us so we can further discuss the National Register process and the

schedule. I look forward to working with you on the South Village Historic District. I will be responsible for continuing to assist you in developing the nomination, presenting the proposal to the Review Board, and processing the final submission to the National Park Service.

Sincerely,

Kathleen A. Howe

Kathleen A. Howe
Historic Preservation Specialist

cc: Andrew S. Dolkart
Tania Werbizky, Preservation League of New York State

enc.

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RESOURCE EVALUATION

DATE: May 1, 2007

PROPERTY: South Village Historic District

ADDRESS: (see attached district map)

STAFF: Kathy Howe

MCD: Manhattan

COUNTY: New York Co.

USN: 06101.016146

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:

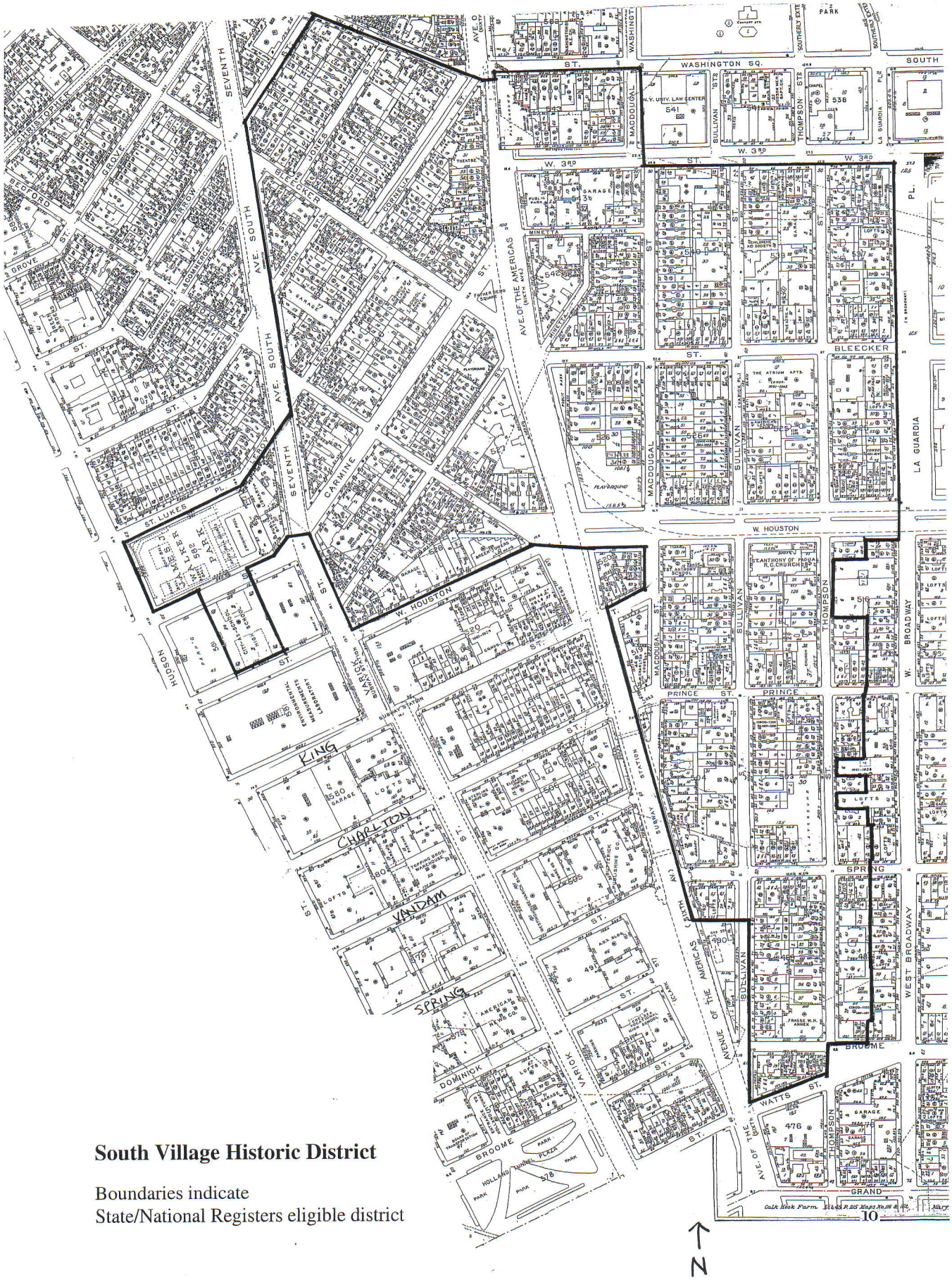
The South Village Historic District encompasses approximately 800 buildings in the neighborhood situated south of Washington Square Park. The proposed district abuts three National Register listed districts: the large Greenwich Village Historic District to the north; the compact Charlton-King-Vandam Historic District on the west; and the SoHo Cast-Iron Historic District on the east. The boundaries of the South Village Historic District are indicated on the attached district map.

The streets of the district are lined with a rich array of buildings of architectural, historical, and cultural significance. While late-19th and early-20th century tenements are the dominant building type in the district, its converted early-19th century row houses, churches, reform housing, institutional and civic

buildings, back buildings, garages, and lofts also reflect the working-class and immigrant communities of the South Village. Overall the buildings in the district possess integrity of location, design, setting, materials, workmanship, feeling, and association.

The neighborhood served as the center of New York's African-American community in the mid-19th century. By the late-19th century many Italian immigrants lived and worked here as well as Germans and Irish. Beginning in the early decades of the twentieth century and continuing beyond the post-World War II era the South Village has been the setting of important counter-cultural movements, institutions, and trends including the bohemian era, jazz clubs, gay bars, off-Broadway theater, Beat culture, and the folk music revival.

The district's period of significance - ca. 1820 to the mid-1960s - incorporates the architectural, historical, and cultural evolution of the neighborhood. The district meets Criterion A in the areas of social history and ethnic heritage. Additional areas of significance may be identified as research on the district continues. It also meets Criterion C, most notably for its collection of pre-law, old law, and new law tenements in a range of popular styles including Neo-Grec, Italianate, Romanesque Revival, and Beaux Arts. Many of these retain their historic wood and glass storefronts. Row houses (many transformed to commercial and multi-family uses), churches, institutional and ecclesiastical buildings, and other structures also add to the architectural significance of the district. The South Village Historic District retains an extraordinary collection of buildings and structures that reflects the physical and historical development of this working-class neighborhood.



South Village Historic District

Boundaries indicate
State/National Registers eligible district