Ten Years of Progress and the Road Ahead

gvshp

Executive Director Andrew Berman
Ten Years: A Thousand Buildings: One Hundred Blocks

A Decade of Progress on Landmark and Zoning Protections in the Village, East Village, and NoHo

Greenwich Village Society for Historic Preservation

www.gvshp.org/10
Over 1,100 buildings landmarked 2003-2012

• Includes ten historic districts or district extensions

• Includes more than forty buildings individually landmarked

Nearly 100 blocks “contextually” rezoned

• Includes two rezonings in the West Village, and

• Two rezonings in the East Village
Historic Districts
First new historic district in Greenwich Village since 1969.
Manhattan Refrigeration Co. (1897-1932). Chilled air was produced in this complex and pumped through pipes throughout the Gansevoort Market neighborhood, allowing the Meatpacking industry to flourish here in the days before refrigeration.

Herring Safe & Lock Factory (l., 1849) and Tidewater Warehouse, 29 9th Avenue (Boring & Tilton, 1902). Herring was one of the premiere safe and lock manufacturers of the 19th century.
Chelsea Market
(Gansevoort Market State
and National Register Historic District)

859-877 Washington Street
(1887)
414 West 13th Street, Collier Building Annex (Lockwood Greene, 1929). The Meatpacking District is the unexpected location of one of New York’s earliest International Style buildings.

439-445 West 14th Street (Thomas Jackson, 1892)
53-61 Gansevoort Street (Joseph Dunn, 1887), Gansevoort Market Historic District, designated 2003. Berenice Abbott’s 1936 photo of this former wholesale food warehouse turned this building and its unusual, sliced and rounded corner into an instant icon of old New York.
P.F. Collier & Son Building and Printing Press, 416-424 West 13th Street (Trowbridge & Livingston, 1901-02),
First expansion of the Greenwich Village Historic District since its designation in 1969.
West side of Washington Street, looking north from just above Christopher Street, incl. 651-655 Washington St. (r.), 1829, former Shepherd Warehouse (l.), 1894

St. Veronica’s Roman Catholic Church, 155 Christopher Street (John Deery, 1889)
Southwest corner of Charles and Greenwich Streets; 128 Charles Street (1881) is at center.
Former Ninth Precinct Police Station, now Le Gendarme Apartments, 135 Charles Street (John DuFais, 1897). This ‘City Beautiful’ monument was one of the first station houses commissioned by new New York City Police Chief Theodore Roosevelt.

Towers Warehouse (now Towers Apartments), 720-736 Greenwich Street (1897, 1902).
North side of Charles Streets between Greenwich and Washington Streets, incl. 129 Charles St. (r.), 1897, and 131 Charles Street (m.), 1829

Northeast corner of Christopher and Washington Streets; 159 Christopher Street (1880) is at center.
Former P.S. 107, 270 West 10th Street (D.J. Stagg, 1884)

651, 653, & 655 Washington Street (1829)
Weehawken Historic District (2006)
West Street north of West 10th Street
398 West Street (l.), 1829
former Holland Hotel (r.), 1903

House at No. 6 Weehawken St. (1834)
East side of Weehawken Street; (r.) 9-11 Weehawken Street (1908)

West Street between West 10th and Christopher Streets
Since 1973, 9 Bleecker Street (red building) has been the headquarters of the Yippie Movement, whose members named the building “Number 9.”
306 Bowery (1820)
(L.) Former Our Lady of Loretto Church School, Bleecker and Mott Streets (1926). (Inset above) The school as it looked when originally constructed, and as planned to look at the culmination of a current renovation.
Second Empire style 316-318 Bowery (1868) - built as a store, it then became a hotel, and then a theater.
Brought almost all of NoHo under landmark designation.
These four loft buildings, built within a few months of each other, reflected the increasing industrialization of this area in the late 19th century, as garment and household goods manufacturers gradually replaced residential uses in the neighborhood. Artist Chuck Close maintains his studio at 20 Bond, while Robert Mapplethorpe lived and worked at 24 Bond from 1972 until his death in 1989.
North side of Bond Street, between Lafayette and the Bowery

31 & 33 Great Jones Street, formerly NY Board of Fire Underwriters and Beinecker & Co. Stables (W. E. Waring and Charles Wright, 1870-71),
South side of Bond Street between Lafayette and Bowery; (l.) 35-39 Bond Street (1892)

North side of Great Jones Street between Lafayette and Bowery

19 & 21 Bond Street
26 Bond Street (l., 1831) and 51 Bond (1830), NoHo Historic District Extension (designated 2008)
- Phase I of GVSHP’s proposed South Village Historic District

- At the time, the largest expansion of landmark protections in Greenwich Village since 1969
Father Demo Square, at Carmine and Bleecker Streets
(photo: Bob Estremera)

12-20 Leroy Street (1835, with late 19th century alterations), transitional Federal/Greek Revival houses
2-10 Bedford Street (1828)
Carmine Street between Bleecker and Bedford Streets

262-266 Bleecker Street (1834)
Bleecker Street between Jones and Barrow Streets

Our Lady of Pompeii Church, Bleecker and Carmine Streets (1926)
1896 and 1873 tenements at 50(l.) and 52 Carmine Street (m.);
1859 tenements at 31-33 Carmine Street (r.)
7 Leroy Street (1830)
Photo: Bob Estremera

62, 64, & 66 Carmine Street (1827)
29 & 27 Downing Street (1829, 1893)

23 Cornelia Street (Charles Meyers, 1912),
(top) 233-237 Bleecker Street
(architect(s) unknown, c. 1822, c. 1859, c. 1835), Greenwich Village Historic District Extension II/South Village Extension, designated 2010. These buildings were the likely inspiration for Village artist Edward Hopper’s iconic 1930 painting “Early Sunday Morning” (below).
The Varitype Building, 2 Cornelia Street housed the studio of artist John Sloan, who featured the building prominently in his moody portrait “City from Greenwich Village” (1922). Soon after the painting was completed, Sixth Avenue (which ends in the foreground of the painting) was cut through to Lower Manhattan, forever changing the streetscape of the Village. In the late 1930’s, the Sixth Avenue El was dismantled.
49-51 Downing Street (Werner & Windolph, 1896)
First new historic district in the East Village since 1969.
East 10th Street looking east (l.) and west. The buildings pictured date from 1843 to 1855 and 1906.
With the East 10th Street Historic District, increased tenfold the extent of landmark protections in the East Village; the East Village’s first large-scale historic district.
Queen Anne style tenements, 
East 7th Street east of 1st Avenue (1891)
Transitional Federal/Greek Revival style houses on East 3rd Street, west of 2nd Avenue (1835-6)

West side of 2nd Avenue, between 5th and 6th Streets
East 2nd Street between 1st and 2nd Avenues, including the Russian Orthodox Cathedral of the Holy Virgin Protection (1891).

76-80 East 2nd Street (ca. 1835)
37 East 7th Street (1832)

Congregation Ansche Meseritz Synagogue (Herman Horenburger, 1910), 415 East 6th Street, East Village Historic District, designated 2012 -- the last operating 'tenement synagogue' in the East Village (photo: Barry Munger)
Middle Collegiate Church, 112-114 Second Avenue (Samuel B. Reed, 1891-92)

Saint Stanislaus Bishop and Martyr Roman Catholic Church, 107 East 7th Street (Arthur Arctander, c. 1899-1901)
St Mark’s Evangelical Lutheran Church/now Community Synagogue, 323 East 6th Street (architect unknown, c. 1847),

Former Manhattan Third District Magistrate’s Court, 32 2nd Ave./43-45 East 2nd Street, now Anthology Film Archives (Alfred Hopkins, 1917-19)
Industrial National Bank of New York Building, 72 Second Avenue (Landsman & Smith, 1928-29)

Originally Commodore Theater, then Fillmore East (Harrison Wiseman, c. 1925-26), East Village Historic District, designated 2012. Originally a Yiddish Theater in the heart of the “Yiddish Rialto,” from 1968 to 1971 this was the premiere East Coast live performance rock venue.
Isaac T. Hopper House, 110 Second Avenue (architect unknown, c. 1837-38), designated 2009. The world’s oldest halfway house for girls and women released from prison, the home was founded by noted Quaker abolitionist and reform advocate Isaac T. Hopper and Abigail Hopper Gibbons.

101 Avenue A (William Jose, 1876. Since 1979, the home of the Pyramid Club, one of the most influential and last surviving clubs of the Downtown scene of the 1980’s. Considered the birthplace of politically-conscious drag performance art, the club was also a launching pad for acts from Madonna to Nirvana. Photo: Bary Munger
Hebrew Actor’s Union, 31 East 7th Street (orig. 1848, altered 1923). The first actor’s union in the United States, it was located next to the thriving Yiddish Rialto centered on Second Avenue.
250 buildings, largest expansion of historic district protections in Greenwich Village since 1969.
MacDougal Street between West 3rd and Bleecker Streets

South side of Bleecker Street between MacDougal and Sullivan Streets (1861; #178, at center, has since been demolished)
Greek Revival houses at 132 & 134 West 4th Street (1839)

1, 3, & 5 Minetta Lane (pre-1840)
Corner of MacDougal Street and Minetta Lane, with the historic Minetta Tavern and Café Wha?

Northeast corner of Bleecker and MacDougal Streets – Beaux Arts-style tenement at 185-187 Bleecker Street (1904), center.
Intricate architectural detailing on doorway, 140 West 4th Street (1901)
photo: Bob Estremera

Colorful “Old Law” tenements at 229-235 Sullivan Street (1886)
West 3rd Street between Thompson and Sullivan Streets

Former Mills House No. 1 (now Atrium Apartments), 159 Bleecker Street (1896, Ernest Flagg)
130-132 MacDougal Street (1845)
photo: Bob Estremera

200-202 Bleecker Street (1826);
Little Red Schoolhouse
(founded 1926)
12 and 14 Minetta Street (1826)

Washington View Apartments, 39 ½ Washington Square South. Built in 1883, a year prior to The Dakota Apartments, this is a rare and early example of “French Flats” in a neighborhood otherwise dominated by houses and tenements. The building offered just two light and airy apartments for middle-class occupants per floor.
Image of Structure Which Could Be Built on NYU Vanderbilt Hall Site Without Landmarking
Individual Landmarks

LEGEND

- proposed by GVSHP
- supported by GVSHP


Former Bell Telephone Labs, now Westbeth Artists Housing (1861-1929) – designated 2010.

4 St. Mark’s Place (1832) – designated 2004

Children’s Aid Society Elizabeth Home for Girls
307 E. 12th St., 1891 (Calvert Vaux) – designated 2008.
University Village/Silver Towers/505 LaGuardia Place (I.M. Pei, 1967)

Former Van Tassel & Kearney Horse Auction Mart, 128 East 13th Street (1903) – designated 2012

Webster Hall (1886; 1892) – designated 2008.
Former Keller Hotel, 150 Barrow Street (at West Street), 1897–designated 2007

Former Aschenbroedel Verein, now La MaMa Experimental Theatre, 74 East 4th Street, 1873, 1892–designated 2009.

R.H. Macy & Co. Store, 56 West 14th Street (1897) – designated 2011
354 West 11th Street House (1841) – designated 2007

former Congregation Hamedrash Hagadol Ansche Ungarn, 242 East 7th Street (1908) – designated 2008;

Henry Wykoff House, 159 Charles Street (1838) – designated 2007;
144 West 14th Street (1895) – designated 2008

St Nicholas of Myra Orthodox Church, 228 East 10th Street (1882 – James Renwick, Jr.) – designated 2008
94 Greenwich Street (1799)

Former P.S. 64, 605 East 9th Street (C.B.J. Snyder, 1904-06), later Charas/El Bohio Cultural Center, designated 2006
Contextual Rezonings
The Far West Village Rezoning prevents more towers like the Meier towers, pictured here, along the Greenwich Village waterfront.
C6-1 Rezoning (2010)
The rezoning blocked a planned nearly 100 ft. tall hotel proposed for Perry and Washington Streets, shown at left and in context at right.
The rezoning also prevented this planned out-of-scale development at Charles and Washington Streets.
GVSHP analyzed the outdated C6-1 zoning district and found more than a dozen potential development sites which could have allowed inappropriate development under the old zoning.
St. Mark’s Historic District (1969) and Extension (1984)

Area of extra downzoning

East Village Downzoning (2008)
The East Village Rezoning prevents more of these sorts of towers, which began to proliferate in the East Village in the early 2000’s.

10th Street and 1st Avenue

81 East 3rd Street, between 1st and 2nd Avenues
New high-rise dorms such as these built by NYU are prohibited under the new 3rd/4th Avenue rezoning.
Blocked Projects
Proposed 500 ft. tall condo tower at 848 Washington Street in the Meatpacking District (2003, 2004). GVSHP successfully blocked two different iterations of this plan, defeating a zoning variance and then preventing Department of Buildings approval.
Moving the Needle
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<th>City Council GSF</th>
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St. Vincent’s buildings originally slated for demolition, now to be preserved and reused.
Looking to the Future
Greenwich Village Society for Historic Preservation
Progress on Proposed South Village Historic District
as of December 2013

- **GVSHP's Proposed South Village Historic District**
  - Submitted: December 2006
  - **Phase I**
    - South Village Extension of Greenwich Village Historic District
    - Landmarked June 22, 2010
  - **Phase II**
    - South Village Historic District
    - Landmarked December 17, 2013
  - **Phase III**
    - Being Surveyed By Landmarks Preservation Commission
  - **SoHo-Cast Iron Historic District Extension**
    - Landmarked May 11, 2010
  - **South Village State and National Register Historic District**
    - (same as GVSHP's proposed South Village Historic District except where noted)
    - Approved December 2013
  - **Existing Historic Districts As of December 2006**

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*Note: The map illustrates the proposed South Village Historic District and its phases along with other historic districts in the area.*
Phase III of GVSHP South Village proposal
St. Anthony of Padua Church (1886), the oldest extant Italian-American church, and Sullivan Street south of Houston Street.

57 Sullivan Street (1817), oldest surviving house in the South Village

Original wooden doorway, 203 Spring Street (1904)
Citizen’s Investing Company Model Tenements, (l.) 152-154 Thompson Street, (m.) 132-134 Thompson Street, and (r.) 150-152 Sullivan Street (Louis Sheinart, 1911-1914). Along with 90-92 and 101-103 Thompson Street, these glazed white brick H-plan apartment buildings were erected by Italian-born developer Dominick Abbate. The facades were undoubtedly meant to symbolize airiness and cleanliness, while the interiors were simple and modest but provided the largely immigrant, working-class residents with unusually generous light and air and other basic amenities more typically reserved for the middle class -- such as separate kitchens, double wash tubs, and a toilet closet.
93-95 Sullivan Street (1902)

163-165 Thompson Street (1902)

141-143 Sullivan (l., 1875), 135-139 Sullivan (r., 1904)

Rectory of St. Anthony of Padua Church (1886)
R7-2
Existing Zoning

R7A
Proposed Zoning for Wide Streets

R7B
Proposed Zoning for Narrow Streets
Community Board Public Hearing on GVSHP South Village Rezoning Proposal

Wednesday, February 12\textsuperscript{th} 6:30 pm

Location TBD (probably Little Red Schoolhouse, 202 Sixth Avenue at Bleecker Street)

Check for e-mails from GVSHP or www.gvshep.org or call 212/475-9585
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