Proposed South of Union Square Historic District

More info:
villagepreservation.org/sous

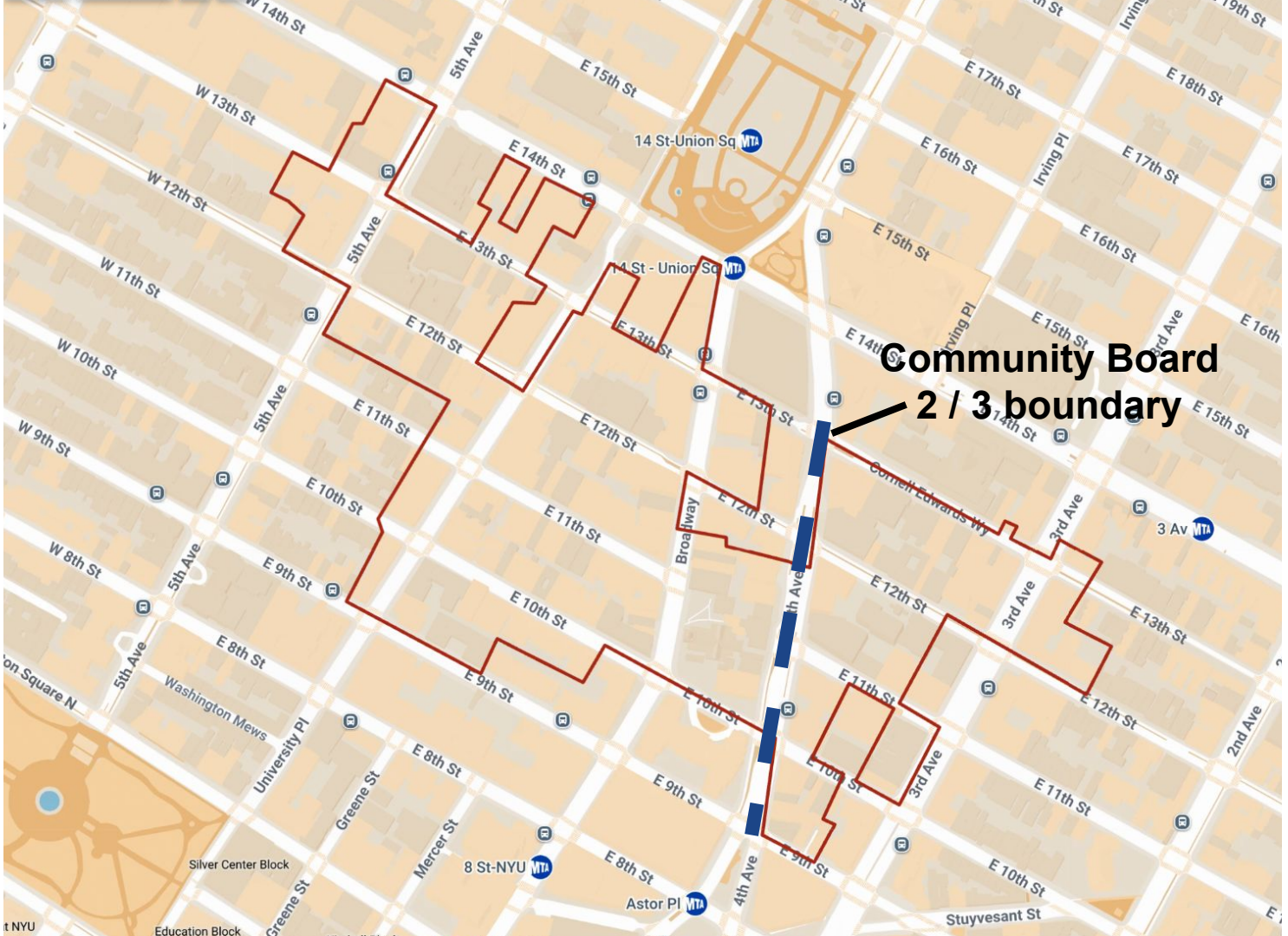
First submitted: 2018

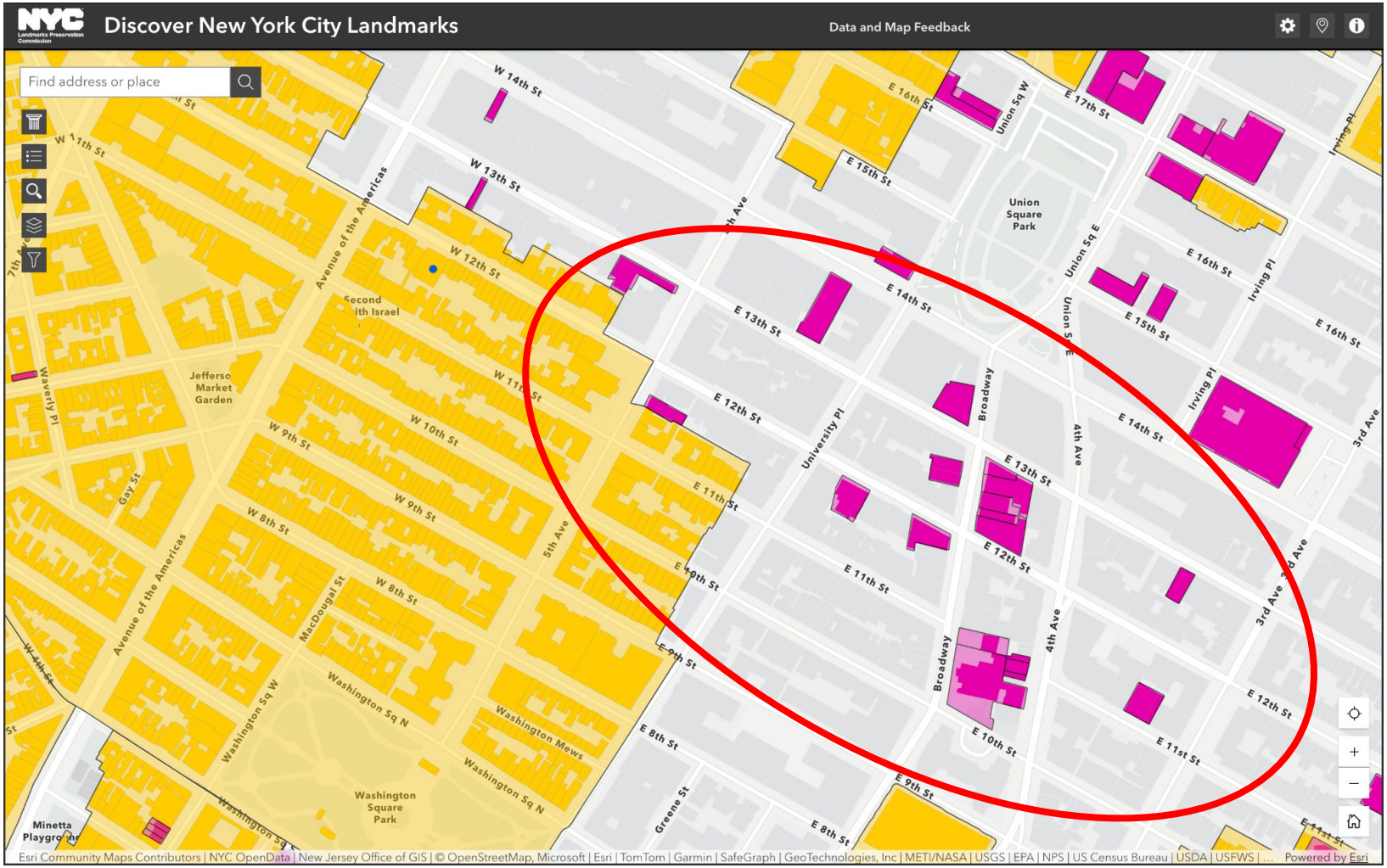


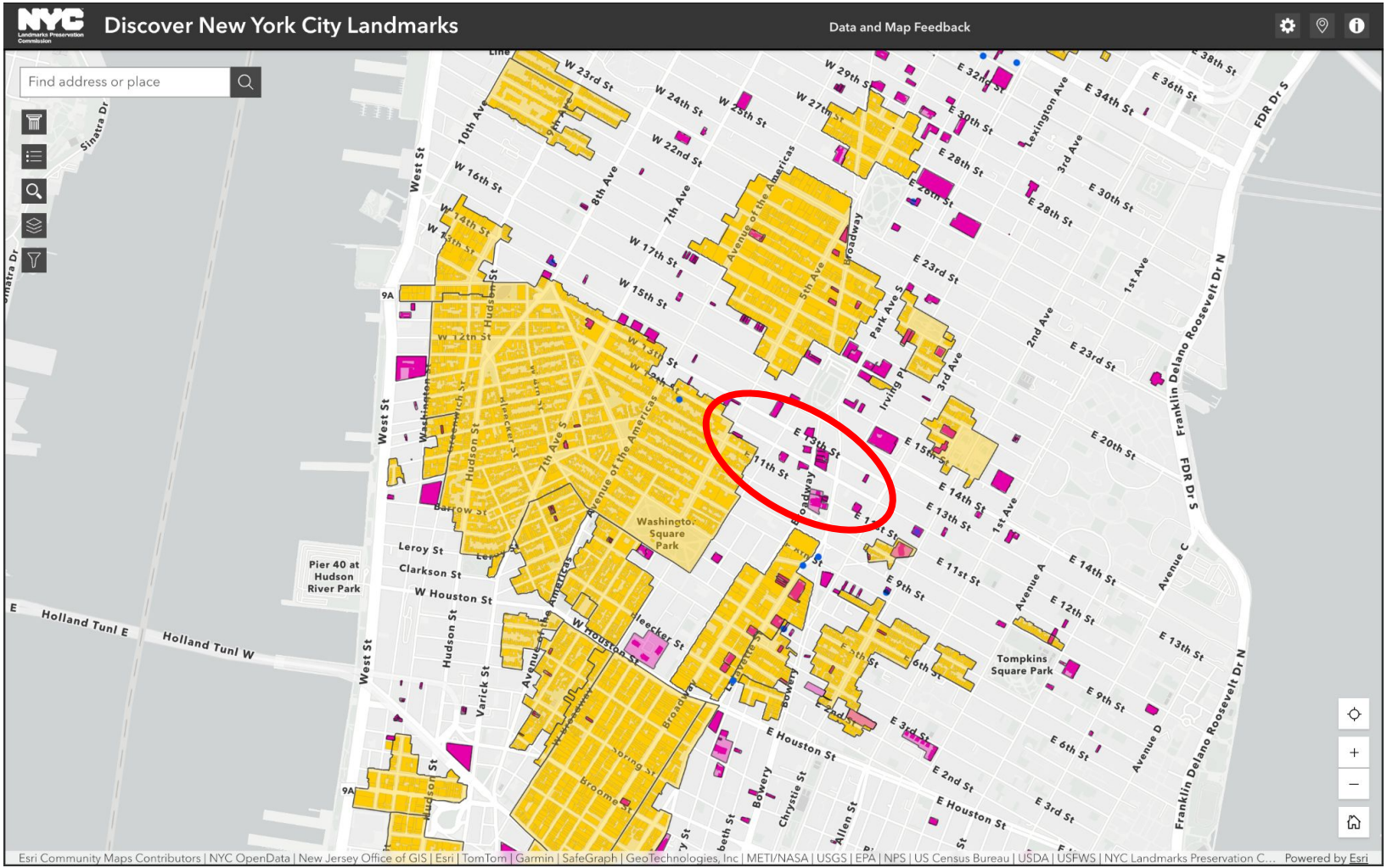




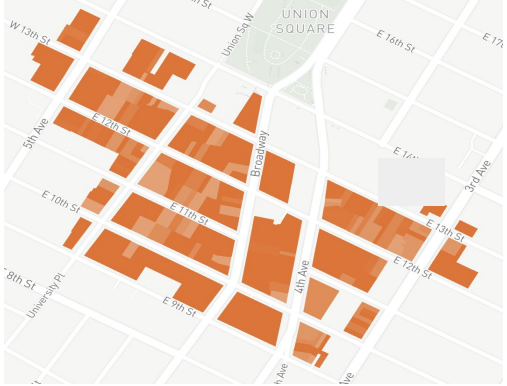
Proposed South of Union Square Historic District boundaries




NYC Landmarks Preservation Commission
Discover New York City Landmarks
Data and Map Feedback
Find address or place
W 14th St
W 13th St
W 12th St
W 11th St
W 10th St
W 9th St
W 8th St
E 16th St
E 15th St
E 14th St
E 13th St
E 12th St
E 11th St
E 10th St
E 9th St
E 8th St
E 17th St
Union Sq W
Union Sq E
Union Square Park
Irving Pl
Broadway
University Pl
4th Ave
3rd Ave
5th Ave
Avenue of the Americas
7th Ave
Waverly Pl
Gay St
MacDougal St
Jefferso Market Garden
Second ith Israel
Washington Sq W
Washington Sq N
Washington Mews
Washington Square Park
Greene St
Minetta Playgro
Esri Community Maps Contributors | NYC OpenData | New Jersey Office of GIS | © OpenStreetMap, Microsoft | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | EPA | NPS | US Census Bureau | USDA | USFWS | ...
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NYC Landmarks Preservation Commission
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W 23rd St
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W 25th St
W 27th St
W 29th St
E 32nd St
E 38th St
E 36th St
FDR Dr S
E 34th St
Lexington Ave
3rd Ave
E 30th St
E 28th St
E 26th St
10th Ave
9th Ave
8th Ave
7th Ave
W 22nd St
W 16th St
W 14th St
W 17th St
W 15th St
West St
Avenue of the Americas
Broadway
5th Ave
Park Ave S
Irving Pl
E 23rd St
1st Ave
2nd Ave
3rd Ave
Franklin Delano Roosevelt Dr N
E 20th St
E 15th St
E 14th St
E 13th St
E 11th St
E 9th St
E 12th St
Avenue C
Avenue A
Tompkins Square Park
E 6th St
Avenue D
E 3rd St
E 2nd St
E Houston St
Bowery
Chrystie St
Allen St
Franklin Delano Roosevelt Dr N
9A
W 12th St
W 13th St
Washington St
Hudson St
Greenwich St
Hudson St
Barrow St
Leroy St
Clarkson St
W Houston St
Pier 40 at Hudson River Park
Holland Tunl E
Holland Tunl W
Varick St
Washington Square Park
Lafayette St
Broadway
Spring St
Broome St
Sinatra Dr
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Proposed South of Union Square Historic District

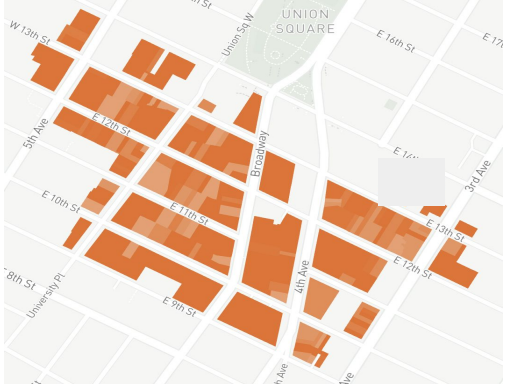


Determined Eligible for the State and National Registers of Historic Places (2021)

Under Criterion A in the areas of Commerce, Ethnic Heritage…and Social History…The district and its buildings played a critical role in the African American and LGBTQ civil rights movements, women's suffrage and women's rights movements, the labor movement, the New York School of writers and artists, and in the publishing industry in New York City.

Under Criterion C in the area of Architecture for its collection of residential and commercial buildings from the mid-19th through the early 20th century designed in the popular styles of the era including Greek Revival, Italianate, Gothic and Romanesque Revival, Neoclassical, and Queen Anne. Work by some of America's greatest architects, including Henry J. Hardenbergh, Emery Roth, Griffith Thomas, Napoleon LeBrun, Harvey Wiley Corbett, David and John Jardine, George B. Post, Carrere and Hastings, John Kellum, and Charles Rentz, and James Renwick Jr., can be found in the district. The district¶s period of significance is from the mid-1830s to the mid-1960s, incorporating the architectural, historical, and cultural evolution of the neighborhood.

Proposed South of Union Square Historic District



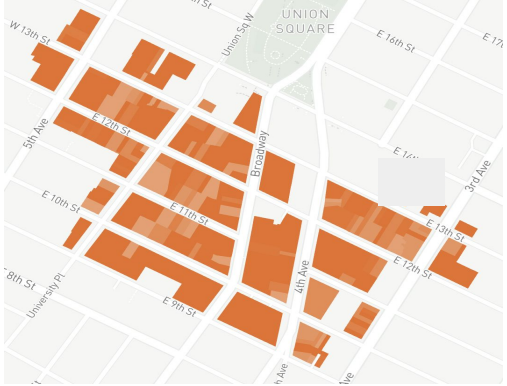
Designation supported by:

Preservation Organizations:

- National Trust for Historic Preservation
- National Preservation Institute
- Preservation League of NYS
- Historic Districts Council
- Municipal Art Society
- New York Landmarks Conservancy
- NYC LGBT Historic Sites Project

See complete list of supporters and statements of support HERE.

Proposed South of Union Square Historic District

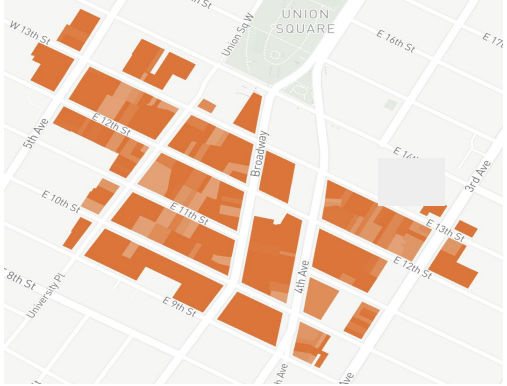


Designation supported by:

- **Named "Seven to Save" by Preservation League of NYS for 2023-24, saying:**

*"The proposed South of Union Square Historic District contains a remarkable concentration of sites connected to key **civil rights** and **social justice** movements, as well as influential **literary**, **artistic**, and **music** movements. It offers a unique window into New York City's development in the **late-19th and early-20th century**, with an **eclectic array of buildings, many designed by world-class American architects**."*

Proposed South of Union Square Historic District



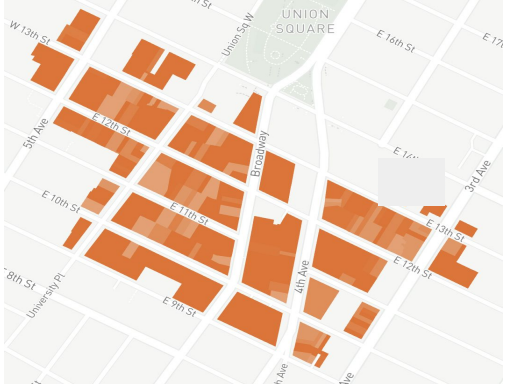
Designation supported by:

Cultural/History/Advocacy Organizations

- National LGBTQ Task Force
- NAACP
- National Women's History Museum
- ACLU
- Irish Voice (Newspaper)
- Elizabeth Blackwell Institute
- Committee on LGBT History
- Consulate General of the Netherlands
- Union League Club
- Albert Shanker Institute
- Near East Foundation

See complete list of supporters and statements of support HERE.

Proposed South of Union Square Historic District



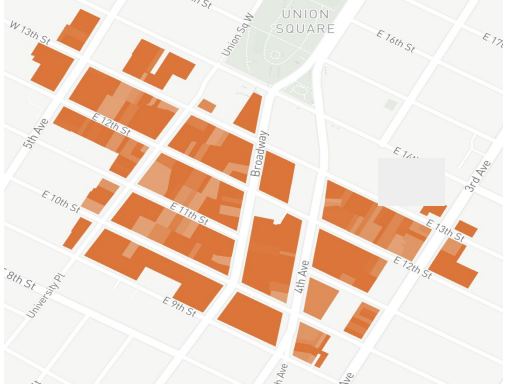
Designation supported by:

Arts Organizations

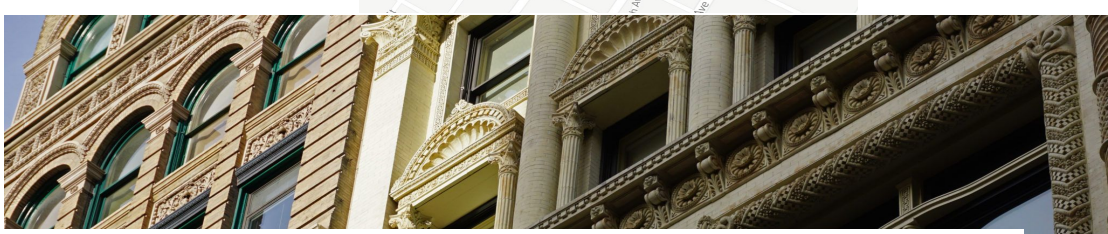
- Anais Nin Trust
- Dedalus Foundation (Robert Motherwell) and Jeannie Motherwell
- The Museum at F.I.T.
- Rosemarie Beck Foundation
- Estate of Robert de Niro Sr.
- Shelburne Museum
- Susan Teller Gallery
- Charles Keller Estate
- Estate of James Rosati
- Joan Silverman Russell and Alfred Russell Estate
- Milton Resnick and Pat Passlof Foundation

See complete list of supporters and statements of support HERE.

Proposed South of Union Square Historic District







Intact Streetscapes









Fifth Avenue between W 13th-14th Streets (West Side) ***72, 74, 78, and 80 Fifth Avenue***





Fifth Avenue between W 12th-13th Streets (West Side) ***60, 64-66, 68, and 70 Fifth Avenue***





East 12th Street between Fifth Avenue and University Place

(l. to r.) 32 through 12 East 12th Street

(l. to r.) 12-10, 8, 6, 4, and 2 East 12th Street





University Place between E 10th-11th Streets, East Side



University Place east side from 10th Street (l.) to 9th Street, and around the corners on 10th and 9th Streets.







University Place between E 9th-10th Streets, West Side







South side of 12th Street between University Place and Broadway.





East 12th Street between University Place and Broadway, North Side

Broadway between E 10th-12th Streets East Side

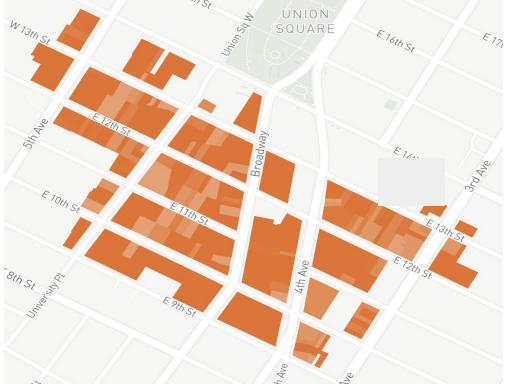




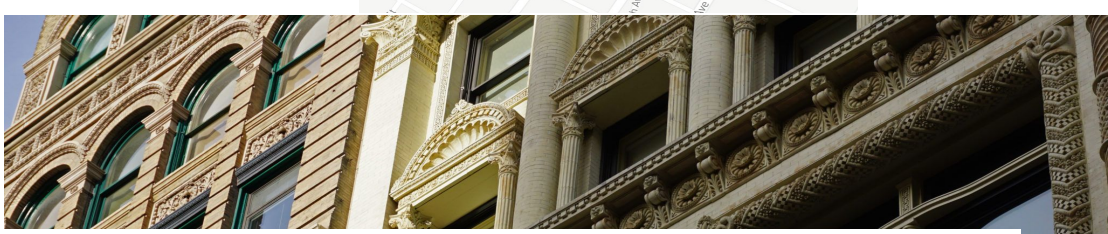


4th Avenue between E 10th-12th Streets, West Side

Proposed South of Union Square Historic District







Significant Themes





ARCHITECTS

James Renwick Jr.
Henry J. Hardenbergh
Emery Roth
Griffith Thomas
Napoleon LeBrun
Harvey Wiley Corbett
David and John Jardine
George B. Post
Carrere and Hastings
John Kellum
Charles Rentz
R.H. Robertson



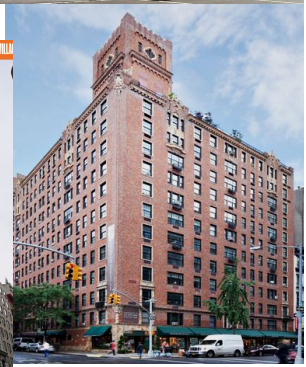










More info on architecture HERE.

Extraordinary Constellation of Artists Lived and Worked in Area:

Willem and Elaine de Kooning, Robert Rauschenberg, Jackson Pollock, Isamu Noguchi, Jane Freilicher, Kenneth Hayes Miller, Isabel Bishop, Helen Leavitt, Jessie Franklin Turner, Jean-Michel Basquiat, Chaim Gross, Elizabeth Olds, Winslow Homer, Esteban Vicente, Joan Mitchell, Yasuo Kuniyoshi, Marcel Duchamp, Robert Motherwell, Lee Krasner, Franz Kline, Jo Baer, Robert Indiana, Keith Haring, Milton Resnick, Selma Hortense Burke, Thomas Nast, Yun Gee, and Frank Stella, among others.

More info on artists HERE and HERE.



Extraordinary Constellation of Artists Lived and Worked in Area:

Largely responsible for shifting center of art world from Paris to NY

Home of the “New York School” of artists

Center of the Abstract Expressionists

14th Street School rooted in area

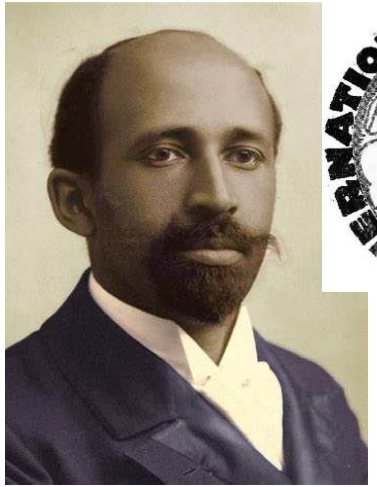
Home of:

- Albert Hotel
- 10th Street Galleries
- Cedar Tavern
- The Artists Club
- Ninth Street Show
- Reuben Gallery



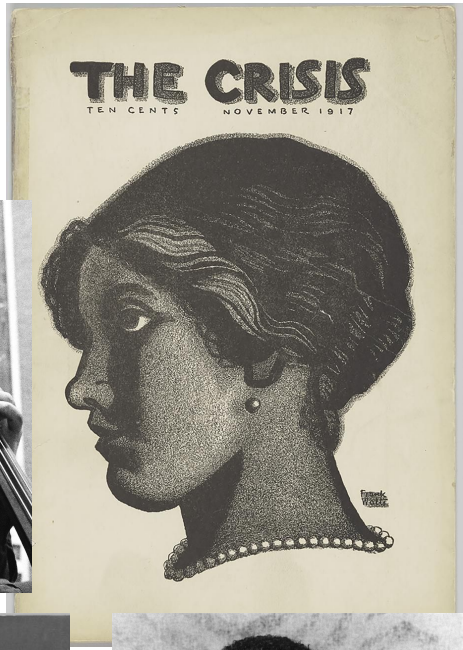
Black History

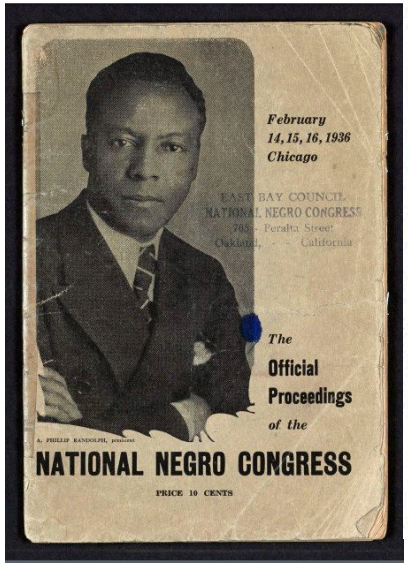
NAACP Headquarters
the Crisis Magazine published
National Negro Congress headquarters
Autobiography of Malcolm X published
Charles Mingus lived
WEB DuBois wrote and published
many buildings connected to anti-slavery organizing
“No Jim Crow in the I.W.O.”

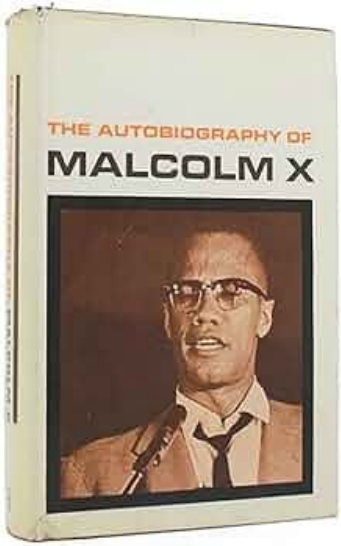






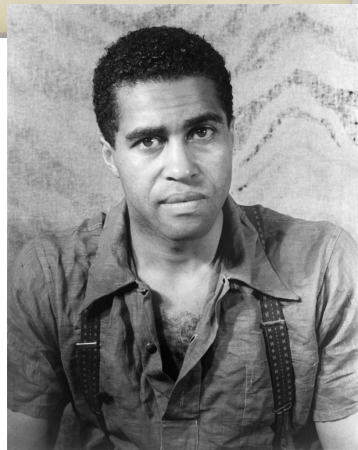












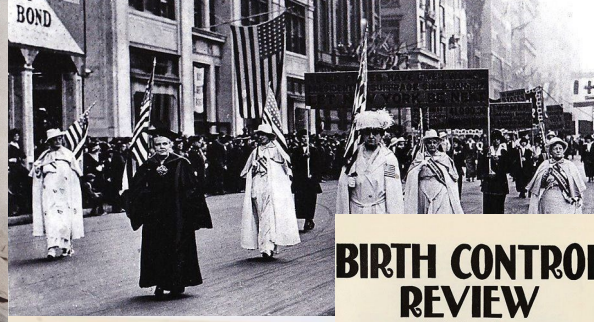
More info on Black history HERE.

Women’s History

NYC Woman Suffrage League Headquarters
I.W.O. – **first to offer contraception as part of health insurance**
Martha Graham Studio
“Feminine Mystique” published
Billie Holiday first recordings
Bessie Smith final recordings
Home + Office of Elizabeth Blackwell, **first woman doctor in America**
Women artists: Jane Freilicher, Lee Krasner, Elaine de Kooning, Grace Hartigan, Helen Frankenthaler, Joan Mitchell, Selma Hortense Burke, Agnes de Mille
Women musicians: Joni Mitchell, Carly Simon, the Mamas and the Papas, Ronnie Spector, Patti Smith, Chaka Khan





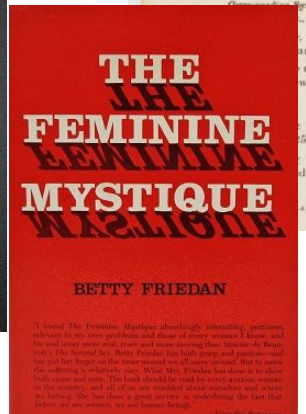














More info on Women’s history HERE and HERE.

Publishing History (more info HERE)

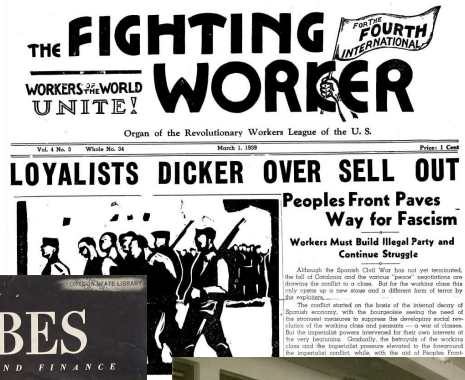
Incredible concentration of both the biggest and the most transformative publishing houses and publications from the late 19th through the 20th century

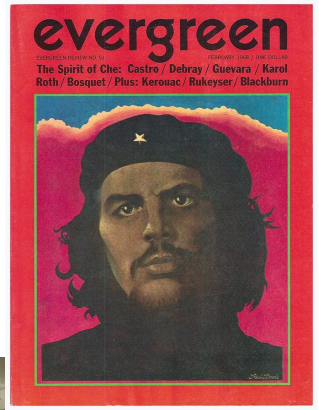
Played a unique role in ending censorship and exposing American audience to new ideas regarding sexuality, race, gender, and politics

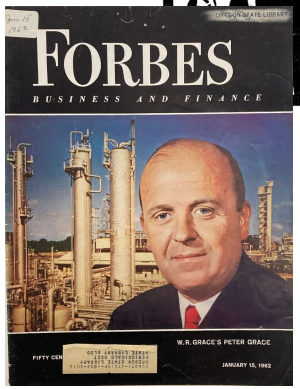
From Macmillan and Appleton to Grove Press, DuBois + Dill, and numerous socialist publishing houses, as well as W.W. Norton, the largest employee-owned publishing house.

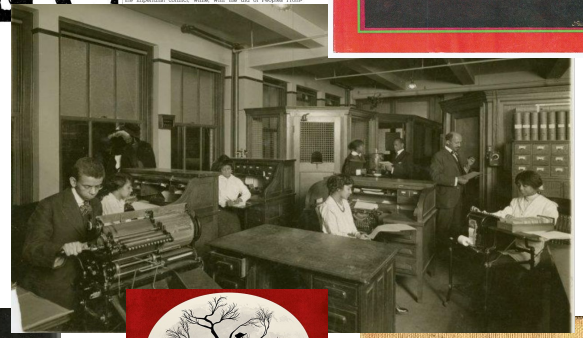
Books from *Gone With the Wind* to *the Autobiography of Malcolm X*, *Naked Lunch* to *the Feminine Mystique*, *Red Badge of Courage* to *Valley of the Dolls*.

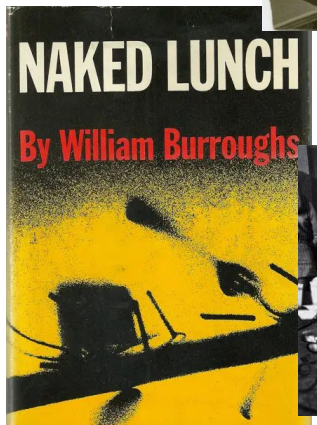
Magazines from *Forbes* to *the Fighting Worker*, *The Nation* to *The Crisis*, the *Village Voice* to *Women's Wear Daily*.





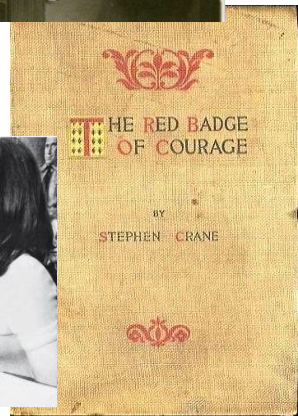












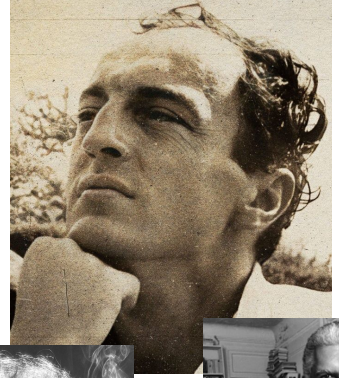
LGBTQ+ History

First national gay rights organization headquartered

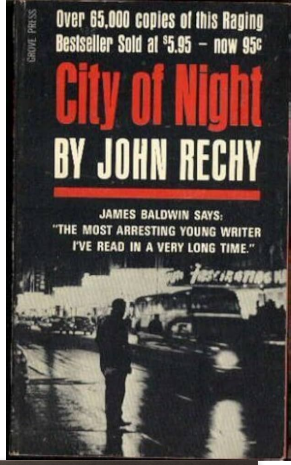
- *Homosexuality removed from list of mental illnesses*
- *Ended ban on employment of gay men and lesbians in federal workforce*
- *First meeting with White House by gay rights group*
- *Introduction of first federal anti-LGBTQ discrimination legislation*
- *Ended prohibition on immigration by openly-gay individuals*
- *Groundbreaking work on Hate Crimes legislation, ending military ban on service by gay men and lesbians, and early response to AIDS epidemic*

Frank O'Hara
Samuel Delany
Terrence McNally
Robert Indiana
Bessie Smith
Garland Wilson
"City of Night" published
Robert Mapplethorpe
Junior Vasquez
Jackie Curtis
Anais Nin

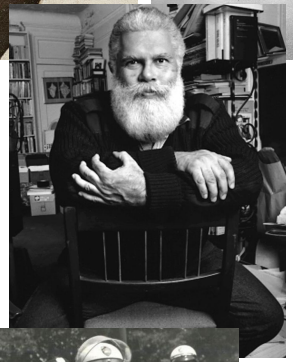
More info on LGBTQ history HERE + HERE.



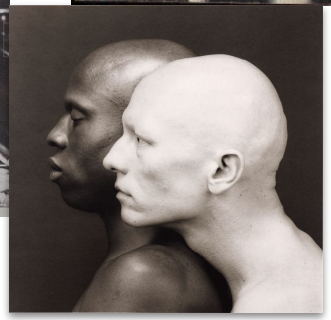














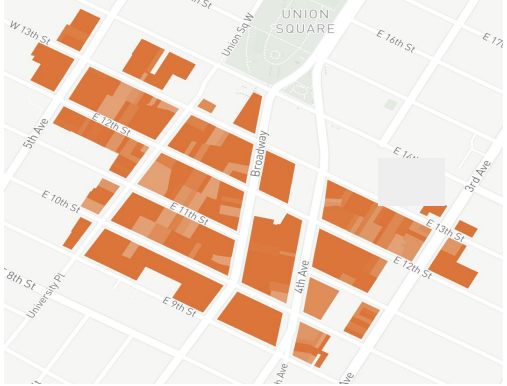




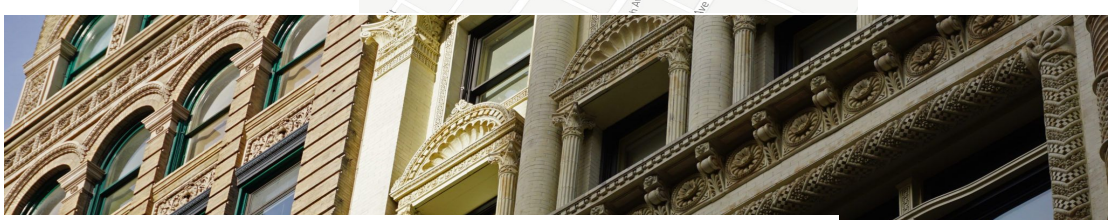




Proposed South of Union Square Historic District

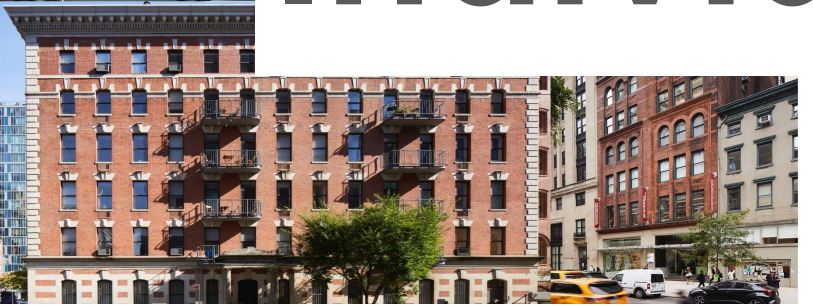








Individual Sites







80 Fifth Avenue

1908 Buchman & Fox

“First skyscraper on Fifth Avenue”

HQ of National Gay Task Force 1973-86, country’s first national gay/lesbian rights org:

- Homosexuality removed from list of mental illnesses
- Ended ban on employment of gay men and lesbians in federal workforce
- First meeting with White House by gay rights group
- Introduction of first federal anti-LGBTQ+ discrimination legislation
- Ended prohibition on immigration by openly-gay individuals
- Groundbreaking work on Hate Crimes legislation, ending military ban on service by gay men and lesbians, and early response to AIDS epidemic

HQ of trailblazing labor/social welfare/civil rights organization The International Workers Order (I.W.O.) for its entire existence, 1930-54

- Opposed Jim Crow and fought for end to anti-Black discrimination in housing, employment, healthcare, professional sports, armed forces, and anti-lynching legislation
- Opposed Japanese internment and anti-Asian bias
- Provided unheard of health insurance and benefits, including contraception
- Supported affinity groups for Jews, Italians, Hispanics, Blacks, Asian-Americans, Slavs
- Targeted by House Un-American Activities Committee (HUAC) and put out of business with leadership deported during the 1950s Red Scare

Headquarters of Thomas Edison’s Motion Picture Patents Company (MPPC) from 1909 until its dissolution in 1917

- Through the MPPC, Edison exerted an iron grip on the American film industry, which was centered in this area in the early 20th century, before it left for Hollywood, partly to escape Edison’s control



72 Fifth Avenue

1893 Cleverdon & Putzel

Built for Appleton & Co publishing as their headquarters

- One of the largest publishing houses in the U.S., founded in 1825
- Publishers of Edith Wharton, Henry James, Charles Darwin, and William Cullen Bryant.
- Published the first U.S. edition of Lewis Carroll's Alice's Adventures in Wonderland
- They also published Stephen Crane's "Red Badge of Courage" while located here

In 1915 Philip Morris & Co. Ltd. leased the building, which became known as the Philip Morris building. Philip Morris would eventually become the largest tobacco seller in the United States.

Later was the home of Penguin Books

Later was the home of The Nation Magazine





64-66 Fifth Avenue

1892 R.H. Robertson; additions 1907, 1915

Built for Macmillan Co. Publishers as their headquarters

- Published great writers like W.B. Yeats, John Maynard Keynes, Lewis Carroll, and Margaret Mitchell
- When American branch was sold as independent entity, this was their first HQ
- They remained here until they built their new headquarters next door at 60 Fifth Avenue in 1924.

Home of Martha Graham's first Dance Studio & School 1930s-50s

- During time here Graham added male dancers to company for first time

First "Art House" movie theater in America, the Fifth Avenue Playhouse, opened here in 1925



60 Fifth Avenue

1923-24 Carrere & Hastings; Shreve Lamb & Blake

Built for Macmillan Co. Publishers,served as their headquarters until 1962

- During its time at 60 Fifth Avenue, Macmillan grew to become the largest publisher in the United States
- Publication during this time of Margaret Mitchell's wildly popular *Gone With The Wind* in 1936

Then became the headquarters of Forbes Magazine, and home of the Forbes Gallery, with its renowned collection of Faberge eggs

Listed on the State and National Registers of Historic Places in 2006

Has preservation easement in place



55 Fifth Avenue

1912, Maynicke & Franke

Beginning in 1926 the Columbia Phonograph recording studios were located here, and some time not long after the OKeh Phonograph recording studios were located here, both remaining until mid-1934. Some of the most significant recordings of 20th century American music were made in these studios, including:

- Billie Holiday's first recordings
- Bessie Smith's last recordings
- Many of Benny Goodman's most celebrated records
- Some of the very first integrated recordings, made by Goodman and producer John Hammond, known for his dedication to integrating the music industry and advancing Black artists
- Ethel Waters
- Benny Carter
- Garland Wilson
- Fletcher "Smack" Henderson

Columbia Records is the oldest surviving brand name in the recorded sound business, and only the second major company to produce records.

OKeh Records was founded in 1916 and was largely focused on producing "race records," i.e. recordings by and for African Americans, including some of the early greats of jazz and blues, such as Louis Armstrong.



55 Fifth Avenue

1912, Maynicke & Franke

Home to an array of prominent publishers, including W.W. Norton & Company, the oldest and largest employee-owned publishing house. Here they published:

- *The Feminine Mystique*, by Betty Friedan
- *A Clockwork Orange*, by Anthony Burgess
- *Thirteen Days*, Robert F. Kennedy's firsthand account of the Cuban Missile Crisis; Present at the Creation, by Dean Acheson
- *The 9/11 Commission Report*

Built the year following the Triangle Shirtwaist Factory Fire, it included notable advances in fire safety technology and fireproofing.



10 East 14th Street

1880, M.C. Merritt; built by W. Jennings Demorest

By 1894, was the headquarters of the NYC Woman Suffrage League

- Led by noted Suffragist leader Lillie Devereux Blake
- Sought to secure franchise for NY women via State Constitutional convention

Noted American photographer Cranmer C. Langill had his studio here at the turn of the last century

Artist Abraham Harriton has a studio here in 1917 according to the Metropolitan Museum of Art



Hotel Albert, 23 East 10th Street/40-52 East 11th Street/65-67 University Place

1875-76, 1881-82, 1903-1904, and 1922-1924; James Irving Howard, Henry J. Hardenbergh, Buchman & Fox, William L. Bottomly/Sugarman & Hess

From the 1880s through the early 1970s, the Hotel played an extremely prominent role in New York City's cultural life. During the postwar era, prominent painters, writers, photographers, and musicians found inspiration at the hotel. Queer and African-American artists established communities here, as did radical, Jewish, and working-class organizations such as the Progressive Labor Party. For a brief period, the hotel hosted dramatic productions at the "Albert Theatre."

Listed on the State and National Registers of Historic Places in 2012



Writers who have stayed here include Robert Louis Stevenson, Hart Crane, Thomas Wolfe, Chester Himes, Richard Wright. Charles Wright, and later Leroi Jones/ Amiri Baraka, Samuel R. Delany, Diane di Prima, Horton Foote, William Dean Howells, Alfred Kazin, Anais Nin, Mark Twain, and Walt Whitman.

Visual artists who spent time here include painter Albert Pinkham Ryder, photographer Keith Carter, sculptors Philip Guston and Steve Urry, Abstract-Expressionist Bradley Walker Tomlin, and figures associated with Andy Warhol. Jackson Pollock attended dinners at the Albeli.

Musicians: The Mamas & The Papas' wrote "California Dreamin'" here; the Lovin ' Spoonful wrote "Do You Believe in Magic," and Tim Buckley wrote "Bussin' Fly" here. Other musicians who spent time at the Albert include the Mothers of Invention, Jim Morrison, Carly Simon, Joni Mitchell, James Taylor, Howlin' Wolf, The Cockettes, Jonathan Richman, Otis Smith, and Don Stevenson.

Radicals stayed at the Albert as early as 1906; John Thomas Scopes stayed at the Albert in 1925 in search of supporters for his upcoming "monkey trial" in Tennessee.



61 Fourth Avenue

1889 Benjamin E.Lowe

- Home and studio of artist Robert Indiana
- Home and studio of artist Robert Motherwell
- Home of the highly influential avant-garde Reuben Gallery, founded by Anita Reuben, which helped transform the New York art scene in the 1950s and 60s
- Home and studio of publisher, author, and artist Barney Rosset from at least 1981 until his death in 2012. Rosset led Grove Press for most of its existence, transforming it into a literary, cultural, anti-censorship powerhouse



17 East 13th Street

1911 G.T. Goosey

- Originally Erskine Press building
- In the 1940s became home of Gemor Press, the personal printing house of Anais Nin, where she hand designed and printed her own books and publications



88 East 10th Street

ca. 1844

- Built by **Peter Stuyvesant**, direct descendant of the last Dutch governor of New Amsterdam
- Home and studio of artist **Selma Hortense Burke** 1944-49, during key period of career when she designed FDR sculpture/portrait
- First combined home and studio of **Willem de Kooning**, 1952-ca. 1960, key period of his career
- Home/studio of sculptor **Isamu Noguchi** beginning in 1951
- Home and studio of painter **Esteban Vicente**







39-41 East 10th Street, “The Lancaster”

1887, James Renwick, Aspinwall & Russell

- Early surviving “French Flat”
- Jazz great Charles Mingus lived here
- Home of lyric poet Barbara Young
- Home in the early 1920s of sculptor Isamu Noguchi





43-47 East 10th Street

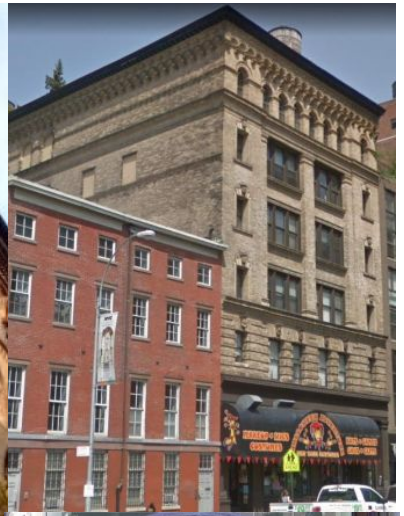
1891 Richard Berger

Home to a series of publishers beginning with Lovell, Coryell & Company.

The firm published the works of Sir Arthur Conan Doyle, author of the *Sherlock Holmes* series and pioneer in the crime fiction literary genre, and Jules Verne, considered by many to be, along with H.G. Wells, the “Father of Science Fiction.”

William Wood and Company, the second-oldest publishing house in New York, was also located here.







808 Broadway/
110 Fourth Avenue
“The Renwick”

1887 James Renwick Jr., Aspinwall and Russell



64-66 East 11th Street

1897 Louis Korn





62 East 11th Street

1895 Louis Korn





97 University Place

1889 William C. Hazlett



127-135 Fourth Avenue/100-04 East 13th St.

1895 Marsh, Israels, & Harder

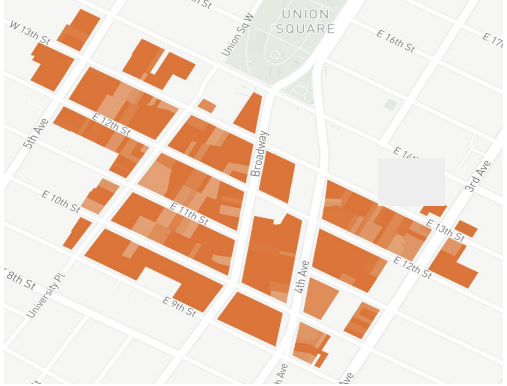
Home of Hammacher Schlemmer & Co., New York's first hardware store and publisher of country's oldest published catalog.

According to Hammacher Schlemmer's website, "It was here that the world first encountered the pop-up toaster (1930), the electric razor (1934) and the steam iron (1948)...the first electric pencil sharpener, food processor, electric can opener and automatic coffee maker..the first microwave oven (1968), telephone answering machine (1968) and cordless telephone (1975)."

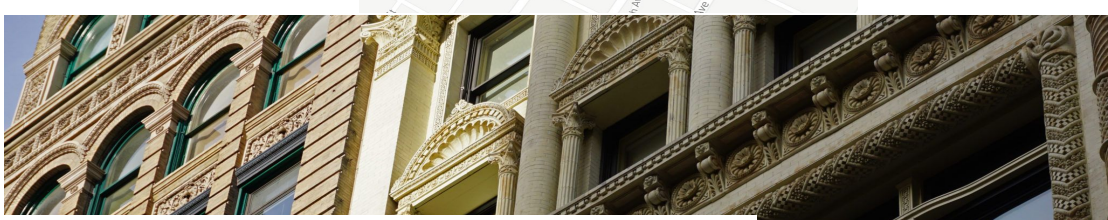
Hammacher Schlemmer have supported designation of the proposed South of Union Square Historic District.

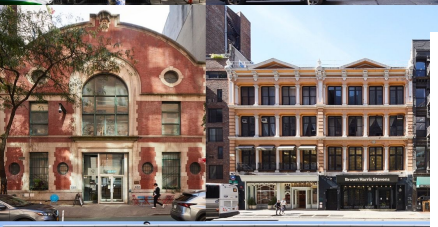


Proposed South of Union Square Historic District









Results of lack of landmark protections






park
park





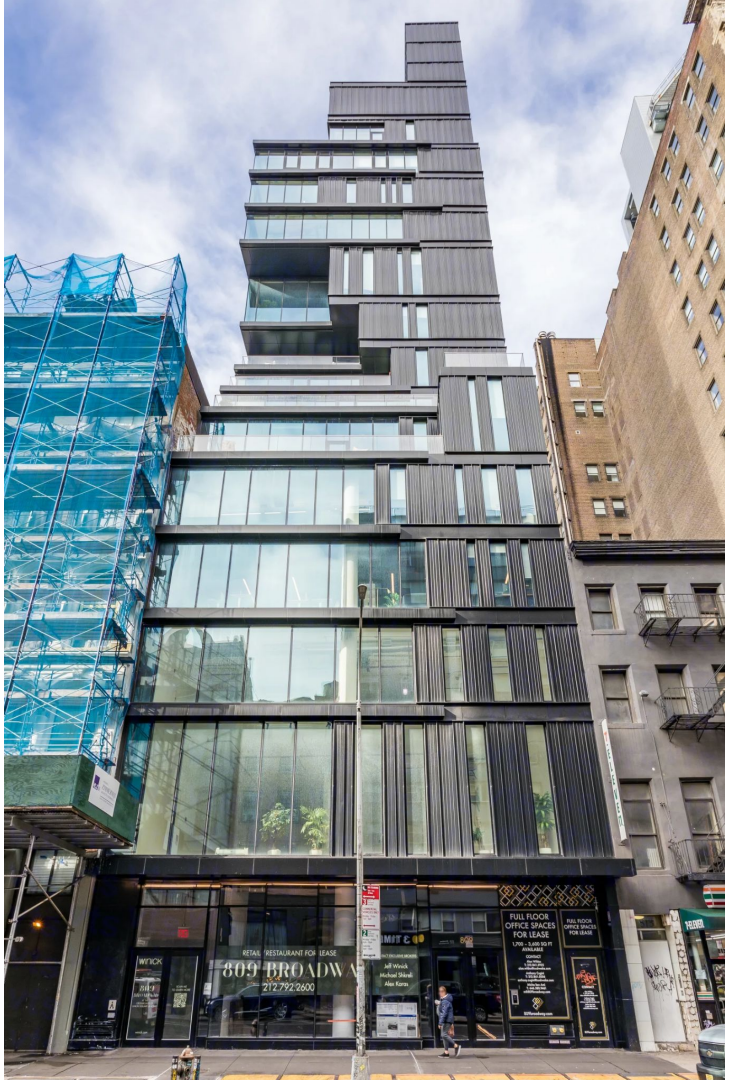
799 Broadway St. Denis Hotel 1853 James Renwick







809 Broadway
1887
Robert Rauschenberg Studio, 1961-65



VILLAGE PRESERVATION

Plans Call for Demolition of Historically Significant 86 University Place — WRITE THE CITY NOW!

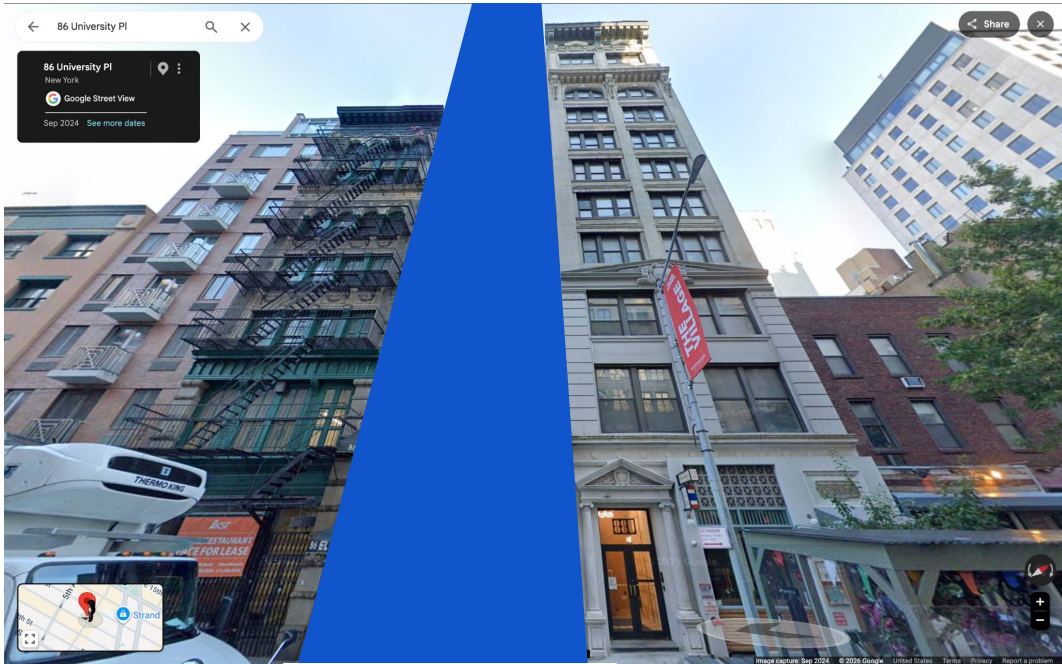




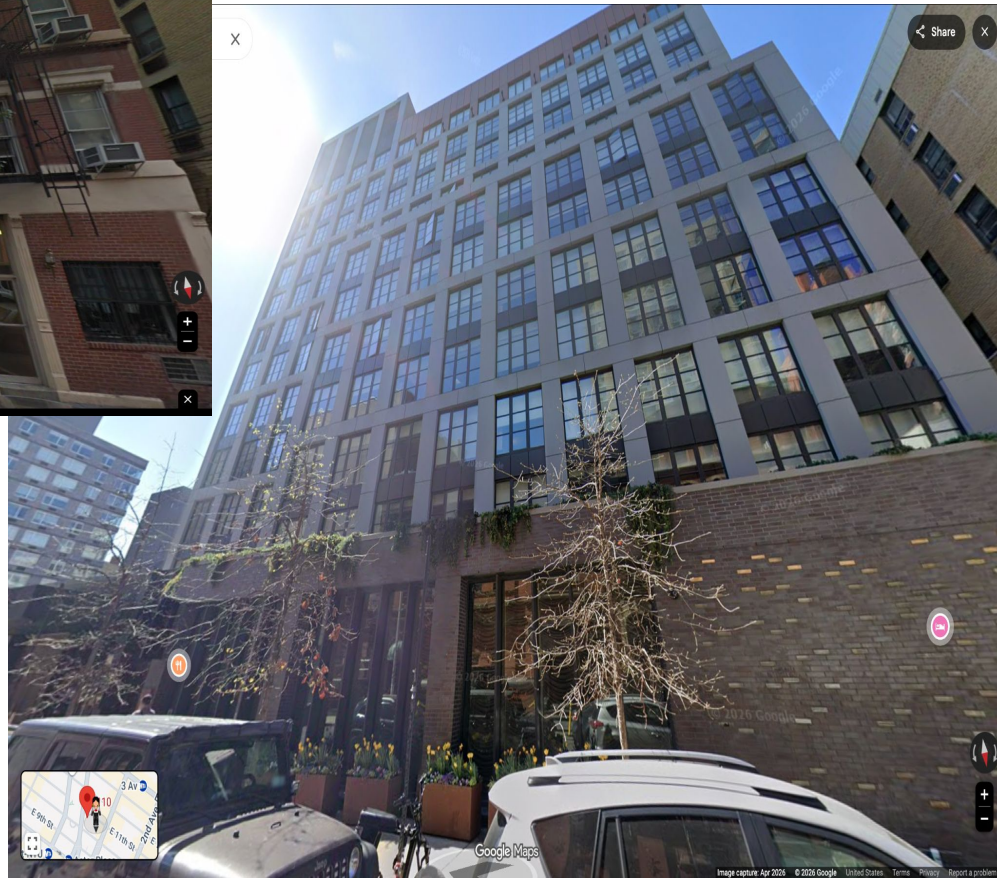
139+ feet, 7 super-luxury condo units (vs. 4 current more affordable units)



More info on the historic significance of 86 University Place HERE.





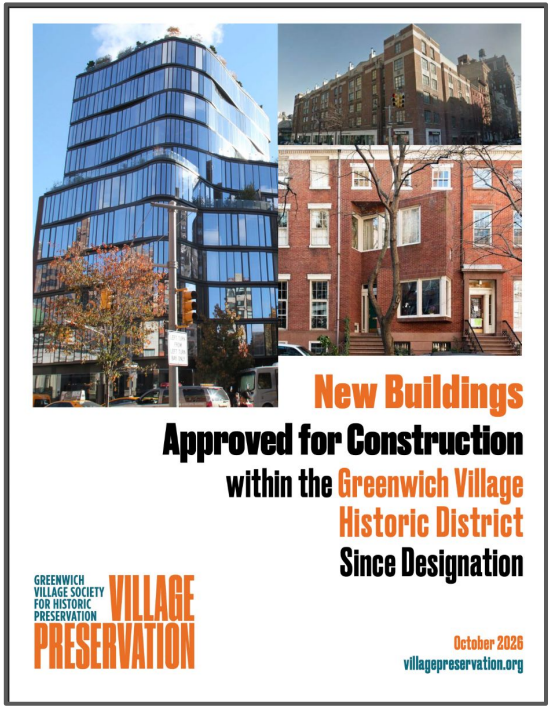


Over 100 units of housing, half rent regulated, replaced with a hotel

Argument against historic district designation:

New housing can't be created.

ca. 50 buildings
(click below to read)



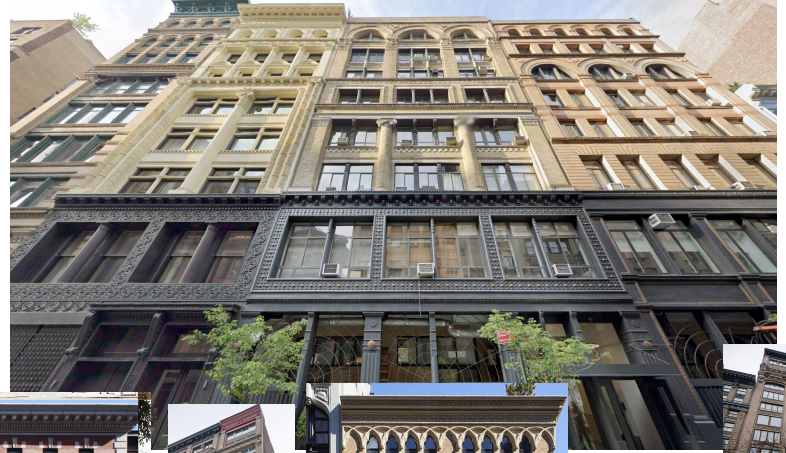
This is untrue, both because:

- In fact, new housing and other types of new construction is and can be created in historic districts,

- and….

Hundreds of units of housing have already been created within the district via preservation and adaptive reuse



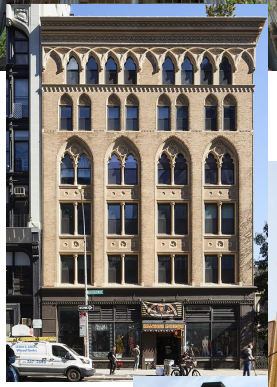


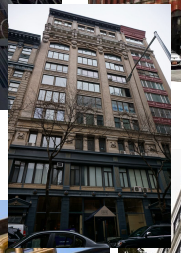




























Hundreds more can still be created with the existing stock of non-residential buildings within the district

