

# New York REBORN

## WHAT WILL BE THE FATE OF LOWER MANHATTAN'S LANDMARKS AS THE CITY REBUILDS?

With more than 65 landmarks in six historic districts, the 3.9-square-kilometer area of Lower Manhattan is arguably the most important cultural site in the United States. Since its establishment as the Dutch Colony of Nieuw Amsterdam in 1625, New York has been a focus of American life. From its beginnings as a farming settlement and fortification, New York became the nation's first capital and primary port of embarkation, and has, most recently, functioned as the nerve center of the American financial world. Together, the buildings of Lower Manhattan chronicle the evolution of American architecture and, in many ways, the United States itself over nearly four centuries.

In the wake of the terrorist attacks on September 11, 2001, Lower Manhattan was placed on WMF's 2002 list of the 100 Most Endangered Sites. Only weeks later, a consortium of prominent preservation organizations came together to establish the Lower Manhattan Emergency Preservation Fund (LMEPF), which was charged with safeguarding historic sites by making grants to stabilize, renovate, and restore buildings damaged by the attacks, and ensure that preservation is considered with redevelopment.

Today, these historic structures face an uncertain future with the redevelopment of the World Trade Center site. Plans for Lower Manhattan extend well beyond the World Trade Center site and include building transportation hubs, developing new neighborhoods, and creating urban streetscapes. LMEPF has just completed the most comprehensive survey to date of Lower Manhattan's historic structures to assess the potential impact of proposed redevelopment plans on the historic fabric of the neighborhood.

Although a large number of buildings in Lower Manhattan are landmarked or listed on the State and National Registers of Historic Places, an even larger number of important, landmark-quality buildings remain unrecognized. Of the more than 300 historic sites included on the LMEPF map, approximately 75 percent have no protection whatsoever. The map highlights three "corridors of concern" that could be dramatically affected by the proposed plans. Each corridor's streetscape has a distinctive texture, rhythm, and scale, established by both recognized and unprotected buildings. It is these buildings and the particular urban fabric that binds them together that create the area's unique sense of place.

It would be a terrible loss for the city if important historic buildings—as well as economic opportunities—were lost in this process. It is imperative that the public and private sectors—including the Lower Manhattan Development Corporation, the Port Authority of New York and New Jersey, and the City of New York—give every consideration to incorporating these sites into their overall plans. To order a copy of the map or view it online, and for updates on the Fund's activities in Lower Manhattan, visit [www.nycpreservation911.org](http://www.nycpreservation911.org). ■

## A FULTON STREET CORRIDOR

Proposals to develop a transportation hub at Fulton Street and Broadway, as well as the creation of a new neighborhood to the east, potentially jeopardize many of this area's buildings. In the 1860s, Fulton Street emerged as one of the city's most prominent east-west commercial axes and stretched river to river. The area's surrounding streets developed into a thriving commercial district that once housed the nation's jewelry and diamond capital on Maiden Lane. Today, the commercial corridor of Fulton Street retains many nineteenth- and early twentieth-century buildings that contribute to a diverse historic streetscape.

- 1 **Corbin Building**, 11 John Street  
Francis H. Kimball, 1888–1889  
One of the area's earliest and most beautiful skyscrapers with elaborate terracotta details
- 2 **Keuffel & Esser Headquarters**, 127 Fulton Street  
DeLemos & Cordes, 1891–1892  
A slender masonry building with a graceful cast-iron storefront by the architects of Macy's at Herald Square
- 3 **Fulton Building**, 130 Fulton Street  
DeLemos & Cordes, 1891–1893  
The rounded corner of this limestone and brick building is accented by an ornamental roofline
- 4 **63 Nassau Street**  
attributed to James Bogardus, 1860s  
The building's ornate facade may be by the first manufacturer of cast-iron buildings in New York.





## B GREENWICH STREET CORRIDOR

Set apart from Lower Manhattan's financial district, historic buildings within this enclave are at risk, given the proposed redevelopment of the World Trade Center site and plans for a new neighborhood. In the eighteenth and early nineteenth centuries, Greenwich Street, considered one of the city's most prestigious addresses, was lined with mansions.

### 5 67 Greenwich Street

circa 1810

This Georgian-style mansion has withstood some 200 years of development

### 6 Beard Building, 125 Cedar Street

Oswald Wirz, 1895–1897

One of the finest Romanesque Revival-style structures in the city, it withstood the collapse of the World Trade Center

### 7 Electric Bond & Share Company, 2 Rector Street

Clinton & Russell, 1905–1907

Its ornate terracotta work was designed by architects who helped shape the character of Lower Manhattan.

## C WEST STREET CORRIDOR

Plans for West Street, including the creation of a grand esplanade and new housing, could endanger its showcase of spectacular, early twentieth-century commercial buildings. These large, vibrant structures—many with Gothic details and Art Deco motifs—create a streetscape that has become part of our collective image of Lower Manhattan. Redevelopment plans must consider the architectural and economic value of these irreplaceable buildings.

### 8 West Street Building, 90 West Street

Cass Gilbert, 1905–1907

This is one of New York's most beautiful and significant early twentieth-century skyscrapers.

### 9 New York Evening Post Building, 75 West Street

Horace Trumbauer, 1925–1926

Eighth home of *The New York Evening Post*, its dramatic brick and limestone exterior is notable for the towers topped by terracotta panels and arranged in geometric patterns