# DISTRICT LINES

NEWS AND VIEWS OF THE HISTORIC DISTRICTS COUNCIL

WINTER 2002, VOLUME XVI, NUMBER 3




## 2002—The Year in Preservation

Preservation in New York City has not had a good year. There have been successes, to be sure, most of them the victories of neighborhood advocates who have soldiered on in some cases for decades. But the successes have been outweighed by losses. Some of the disappointments are due to the city's budget crisis, which has scrapped almost any chance for the Landmarks Preservation Commission to gain needed staff. The budget is responsible also for the threat of landmark permit fees arising like a malignant phoenix (see article on page 7). More commonly however—and more preventable—the year's losses are due to miscarriages of municipal land-use regulation.

But first the good news: In Manhattan, Harlem's Hamilton Heights/Sugar Hill neighborhood has, by dint of intense community involvement and partnership with the LPC, increased the number of designated landmark properties almost threefold, from 206 to 586 (see map, page 4). When the Hamilton Heights Historic District was designated in 1974, less than five blocks of 19th century rowhouses and low-rise apartment buildings were protected. Now fifteen blocks of apartment buildings, row houses, carriage houses, and churches are designated. With HDC's co-sponsorship, the neighborhood received a grant from the Preservation League of New York State and the New York State Council on the Arts to apply for listing on the State and National Register of Historic Places and received it. This allows tax incentives for appropriate rehabilitation of commercial properties

In a laudable action after much community urging, the LPC designated the majority of Edgecombe Avenue in Hamilton Heights and expanded the boundaries of the 1974 designation to better protect the original district. If it would only see boundary avenues in other districts in the same light!

In Midtown Manhattan, for example, although the Murray Hill Neighborhood Association succeeded in its 30-year campaign to gain historic status for parts of its rowhouse neighborhood, the district was gerrymandered to exclude the higher-rise avenue blocks, leaving the new district vulnerable along the edges. Similarly in Tribeca, the LPC designated a small extension to the Tribeca South Historic District through the midblocks of Chambers, Warren, and Murray Streets exclud-

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*One of the year's biggest losses was the designated landmark Amster Yard, on 49th Street between 2nd and 3rd Avenues. The 1860s courtyard buildings shown here around the time of designation in 1966 no longer exist. They were demolished, the trees and plantings were uprooted, and the townhouses facing 49th Street were torn down except for a one-brick-thick facade. See box, page 5.*

**Save the Date**
for HDC's Ninth Annual Preservation Conference
"Preserving the Suburban Metropolis"

A day of preservation panels about the "other" New York

Saturday, March 8, 2003

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## THE PRESIDENT'S COLUMN

The Historic Districts Council was proud to honor former City Council member Ken Fisher as the 2002 Landmarks Lion. Celebrated at Federal Hall National Memorial in Lower Manhattan, the event helped focus attention on the economic revival of downtown, our city's oldest neighborhood. Ken eloquently addressed several concerns shared by HDC, among them the future of the New York City Landmarks Preservation Commission.

This concern was also expressed by Michael Bloomberg while he was campaigning for mayor. At an August 2001 candidates' breakfast co-sponsored by HDC, Mr. Bloomberg spoke convincingly of his concern for the city's landmarks law and the commission that is charged with upholding it. He said there were "a whole bunch of agencies that we've cut back–Landmarks is certainly one of them–where we've been penny wise and pound foolish." Candidate Bloomberg went on to say, "Landmarks is like your top management and organization, that's where you really want to spend your money. If you've got great people and structure at the top, it filters all the way down." He also said "I think you have to have somebody running Landmarks who has the respect of the constituency they serve."

HDC agrees, and urges the mayor to fill the ten expired seats on the commission with dedicated, knowledgeable individuals who are professionally conversant with historic preservation. Any new appointees chosen by the mayor absolutely must speak the language of preservation and have a thorough understanding of the landmarks law and the commission's role in upholding it. Important in the best of times, expertise in the top echelon is essential when money is so tight. Experience and intelligence can help to some degree to make up for the economic shortfalls now faced by our city, but this is no time for on-the-job training at the Landmarks Preservation Commission.

*–Hal Bromm, President*

photo: © P. Decker

*Hal Bromm and presenters Kate Burns Ottavino and Joan K. Davidson present Ken Fisher with his Lion award, a 19th-century engraving of City Hall Park*

# The Year in HDC

Over the past year, the Historic Districts Council continued and even increased its educational and community outreach programs. In March 2002, we hosted our 8th Annual Preservation Conference at the New School in Greenwich Village. Entitled "Preserving the Modern Metropolis," it focused on the architectural legacy of the 20th century in New York City. In three sessions, it featured well known architects, historians and preservation practitioners such as Hugh Hardy, Tom Mellins, Rolf Olhausen, Françoise Bollack, Jeffrey Kroessler, and Landmarks Preservation Commission chair Sherida Paulsen.

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THE HISTORIC DISTRICTS COUNCIL IS THE CITYWIDE NON-PROFIT ADVOCATE FOR NEW YORK'S DESIGNATED HISTROIC DISTRICTS, AND FOR NEIGHBORHOODS WORTHY OF PRESERVATION. THE COUNCIL IS DEDICATED TO PRESERVING THE INTEGRITY OF NEW YORK CITY'S LANDMARKS LAW AND TO FURTHERING THE PRESERVATION ETHIC.

photo: D. Meris

*Joe Lombardi's Octagon House, a candy-colored confection in Irvington, NY.*

By drawing on examples in New York and England, speakers in the morning panel discussed the intricacies of using Modern design in historic communities. Anthony M. Tung, architect and former LPC commissioner, gave an impressive keynote lecture with fascinating slides and visuals collected during his tour of 22

photo: © P. Decker

*HDC Director Franny Eberhart with the redoubtable Margot Gayle, 1993 Landmarks Lion. 1993 was a good year for Lions.*

photo: © P. Decker

*HDC Adviser Joseph Pell Lombardi, who owns and restored the Octagon House, and HDC Director Susan Tunick on the grounds of the Octagon House by the gazebo.*

cities throughout the world to research his recent book, "Preserving the World's Great Cities." During the afternoon, speakers discussed Modern masterpieces and communities in New York City: for every Ford Foundation and Seagram building that is protected under the Landmarks Law there are buildings such as 2 Columbus Circle and neighborhoods such as Parkway Village that remain at risk. The day was rounded out by a lunchtime lecture on the Lower East Side by architectural historian Joyce Mendelsohn.

Building on the success of the conference, HDC offered three free evening panels to Friends of HDC to discuss specific aspects of preservation. Speakers included current officials from the City Planning Commission and the LPC, former public officials, and neighborhood advocates who discussed contextual zoning and historic districts, the designation process and enforcing the Landmarks Law. Standing-room audiences were intrigued to learn how the Landmarks Law and Zoning Resolution are enforced by the people who have been and are currently responsible for them. Because of the overwhelming success of the panels, HDC is planning to offer similar programs throughout 2003 in all five boroughs.

On the publishing front, one new project is the New Boundaries Initiative, the first phase of which will be a white paper on the discrepancy between historic neighborhoods and designated historic districts. And over the summer, HDC revised our classic "Creating an Historic District" in order to account for changes in procedure at the LPC and to incorporate new resources available to the public. The new edition will be available in spring 2003.

Lest we be dull from too much work, we had parties. In June, Joseph Pell Lombardi, a preservation architect and HDC adviser, invited us to his astonishing Octagon House in Irvington NY for a lawn party. His house is a fabulous 19th century confection which he has spent the past 20 years restoring and which he opened to us for tours. In September the annual Grassroots Awards & Preservation Party took place at Bargemusic underneath the Brooklyn Bridge. The award winners were: Evelyn and Everett Ortner; the Murray Hill Neighborhood Association.; Save Gansevoort Market; the Jackson Heights Beautification Group; and Linda Jones of Staten Island. Our Friend from the Media Award went to The City Section of *The New York Times;* and our Friend in High Places Award was given to Councilmember Dennis Gallagher from Richmond Hill. A special citation, the first Mickey Murphy Award, was given to Evelyn Strouse for her long and active advocacy on behalf of Union Square. The award honors Mickey Murphy, a longtime HDC director and advocate for the Brooklyn waterfront, who passed away in January 2002.

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photo: © P. Decker

*HDC Adviser Ron Melichar, left, and HDC Director John Reddick, center, with an unidentified guest.*

photo: © P. Decker

*Brooklyn Bridge Park Coalition Executive Director Marianna Koval with 1993 Landmarks Lion Otis Pratt Pearsall.*

photo: © P. Decker

*LPC Chair Sherida Paulsen, right, with her predecessor, Jennifer Raab, center, and former LPC Chief of Staff, Terri Rosen Deustch.*

In November our social season peaked at the 14th annual Landmarks Lion Award ceremony at Federal Hall National Memorial, when we honored Ken Fisher. Ken, who represented Brooklyn and the waterfront on the City Council for ten years, was the long time chair of the City Council Subcommittee on Landmarks, Public Siting and Maritime Uses. As such, he sponsored the 1998 Civil Fines Legislation, which finally gave the Landmarks Law some teeth, and also fostered the establishment of the Brooklyn High School of the Arts, the only public high school in the United States whose curriculum is concentrated on historic preservation arts and skills. Although Ken has retired from public service, he has not retired from preservation and has joined the HDC Board of Advisers.

Other new members of the advisers are former LPC chairs Gene Norman and Beverly Moss Spatt; Ron Melichar from Hamilton Heights; Miriam Berman from Madison Square; former Councilmember John Sabini (Ken's successor as the Landmarks Subcommittee chair); and Eve Kahn from the Upper West Side. James Ferreri, an architect, journalist and 2001 Grassroots Award winner from Staten Island, has joined the Board of Directors.

None of our work would be possible without the generous support of our Friends and funders. We would especially like to thank the New York Community Trust/Windie Knowe Fund, the J.M. Kaplan Fund, the New York Department of State and the New York State Council on the Arts for their general operating support, and the New York City Department of Cultural Affairs for its support of our programs.

## 2002—The Year in Preservation

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ing the boundary avenues of Church Street and West Broadway, which could still see bulging rooftop additions, stripped cornices and outright demolitions as Tribeca continues its transition from commercial to residential. HDC has made a survey of excluded properties in Tribeca and is working with Manhattan Community Board 1 to encourage the LPC to follow the example it set in Hamilton Heights and protect the entirety of Tribeca, not just pieces.

In terms of designations, the other four boroughs did not fare well in 2002. In Queens, Richmond Hill was rejected for consideration as an historic district, although the Richmond Hill Republican Club was recently heard as an individual landmark (a decision is pending). The Richmond Hill Historic Society has not given up on their proposed district and is going to the root of the problem by encouraging homeowners to remove inappropriate siding and restore the original "Victorian" details to their homes. In the Bronx, progress on the proposed Grand Concourse Historic District in the Bronx has once again stalled despite promising meetings with the LPC early in 2002. And in Brooklyn, the Fort Greene Association continues to advocate for the preservation of its neighborhood, strangely sundered into two separate districts in 1978. Ironically, development pressures brought about by the success of the historic district now threaten its historic character.

Even more disturbing than the lack of designations outside Manhattan are some situations that have arisen through actions, or inactions, of municipal landuse regulation. To start with inactions, Amster Yard, a designated landmark consisting of a complex of 19th-century buildings on East 49th Street between 2nd and 3rd Avenues, was demolished without full review by the LPC. The developer, Instituto Cervantes, a Spanish cultural institution, has suffered no penalties and the "reconstruction" of the complex has been approved without any public review (see box, page 5).

But even some propositions that underwent public review have turned out badly for preservation, the Cooper Union for the Advancement of Arts & Sciences being the most egregious. Cooper proposed a general large-scale development plan to transform Astor Place into a mixed-use commercial district and campus that City Planning Commissioner Joseph Rose called "a zoning shell game." Under this plan, the institution, located at the crossroads of two historic districts, St. Mark's and NoHo, would erect a 225-foot office building at the site of its current 104-foot educational facility and demolish the historic two-story Hewitt Building to erect a nine-story facility. The rationale for this real-estate development was the institution's increasing financial needs. Although one commissioner said during the hearing, "It is not our responsibility to provide private institutions


map: courtesy of the Landmarks Preservation Commission

*Map of Harlem's Hamilton Heights/Sugar Hill Historic District, designated this past year.*

with sources of income," the plan was ultimately approved by CPC and the City Council in October over the strenuous opposition of local groups and Manhattan Community Boards 2 and 3.

One element in the Cooper Union proposal has been at play elsewhere this year: cancellation of easements and restrictive declarations. An easement, covenant, or restrictive declaration restricts the use or bulk of an allowable structure on a building lot, supposedly in perpetuity. These mechanisms were precursors to the Landmarks Law, and many that predate the 1965 law still exist throughout New York. In the case of Cooper Union, the institution was allowed in to develop property on the demapped Stuyvesant Street roadbed strictly for educational use. There is currently a Starbucks café on the site, not a study hall, and the proposal called for removing even that restriction.

Following Cooper's example, the Brooklyn Law School won a variance from City Planning to build a 216-foot-high dormitory just outside Brooklyn Heights Historic District in an area specially zoned only a year or so earlier limiting new construction to 125 feet. The Special Brooklyn Heights Zoning District will soon be home to the third highest skyscraper in Brooklyn.

*photo: C. McNeur*

*Building at 92 Warren Street mysteriously left out of the Tribeca South designation.*

And in Morningside Heights in Manhattan, the Cathedral of St. John the Divine is also asking special dispensation, in this case to allow development on the cathedral campus, now being considered for designation. The cathedral trustees want LPC to remove developable land from the proposed landmark site under their assurance that restrictive covenants will ensure compatibility of new buildings with the cathedral's. How can any assurances, even a church's, be viable when a university can succeed so easily to set the restrictions aside?

Elsewhere in the city, blatant violations of Landmarks Law have been allowed to stand. One example is in the Farm Colony–Seaview Hospital Historic District, one of only two designated districts on Staten Island. Buldings there have been suffering demolition by neglect for many years. Not that the borough is unwilling to put money into the complex: A recent application to the LPC proposed a clubhouse for ball fields there. Never mind that the ball fields were constructed illegally, without Landmarks permits, in the first place.

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## The End of Amster Yard

Amster Yard, a courtyard on East 49th Street with 1860s buildings inside, was designated a landmark in 1966 and was deservedly one of the first designations the Landmarks Preservation Commission made. Last winter the buildings inside the courtyard were bulldozed, the trees and plantings uprooted. The townhouses facing 49th Street are down except for a one-brick-thick facade.

How this happened is a byzantine tale. James Amster, a designer, assembled the site at the end of World War II, and in 1970 he sold its air rights to permit development of a nearby 42-story office building. It was a precendent-setting action, done ostensibly to guarantee the existence of Amster Yard in perpetuity, since no building could be built which would occupy the space sold as air rights.

In May 1999 the site was bought by Instituto Cervantes, a Spanish cultural organization, to create an auditorium under the courtyard—the sale of air rights precluded building up—and otherwise construct what it termed "a $19-million arts center." Application was made to the LPC in August 2000 to excavate the courtyard going down as much as 16 feet; demolish two of the four houses inside the courtyard; create a rooftop addition to one of the 49th Street buildings; and make exterior and interior changes in the buildings. LPC held four public hearings between October 2000 and February 2001 and approved the application at the end of February, 2001.

But total demolition may well have been inevitable. How could a pit 16 feet deep be dug underneath small 19th century buildings, providing access and egress for materials and machinery, without causing cave-ins or irreparable damage? It is puzzling that the application was approved at all.

Other odd things happened. During the public hearings, apparently no concerns were raised about the soundness or stability of any of the buildings. Yet a month or so after construction began, one wall of the small courtyard houses was judged to be in such poor condition that it probably needed to be demolished. Instead, the buildings were torn down entirely.

It was the contractor who made the decision to demolish, and he did so without consulting LPC, the Department of Buildings, the Fire Department, or anybody else. Only governmental bodies are empowered to make that decision in landmark cases, but no legal action has been taken. Also, the law says that if "all or substantially all of an improvement on a landmarked site...has been demolished," a civil penalty may be imposed up to the market value of the property. No penalty has been levied. Apparently fines are forgotten if the owner promises to reconstruct a landmark exactly as it was, and Instituto Cervantes has promised to restore the garden to its 1949 state.

The way things are going, one wonders.

# The City as Palimpsest

The late Elliot Willensky, vice chairman of the Landmarks Preservation Commission and co-author of the indispensable "AIA Guide to New York City," once confided that he had the ideal title for a book about New York: "The City as Palimpsest." Before anyone reaches for Webster's, a palimpsest is a writing tablet on which layer after layer of messages were inscribed, always legible yet never completely erasing what was written before. What an ideal metaphor for the city, setting the contributions of our own time among the monuments of the past. In our casual, day-to-day experience of that dialogue between the new and the familiar, we rediscover the city's charm, and that is precisely what compels so many of us to love our city.

But a palimpsest should never be confused with a blank slate. Sadly, that is how too many visionaries are approaching the task of rebuilding Lower Manhattan. Imagine, they exclaim, a chance to remake the metropolis, even reimagine it! All is possible, and the circumstance demands that we consider all options: new boulevards and a restored street pattern; opera houses and transit hubs; housing, offices, and open space; a transmission tower (the world's tallest, naturally). Not since the fire of 1845 consumed 345 buildings in the blocks around Whitehall Street has there been such an opportunity. Then, as soon as the ground cooled, property owners rebuilt to suit their current needs, and a reborn yet familiar streetscape emerged.

Such an organic rebirth was never an option for Ground Zero, in part because the Port Authority, the city, and the state all have an interest in the site. Instead, planners hold up the example of Baron Haussmann, blasting boulevards through the heart of old Paris. Indeed, who can imagine Paris without the Champs-Elysées? Of course, Haussmann worked his magic after the revolution of 1848, and part of the rationale was to prevent the lower orders of the city from barricading the streets and to permit swift deployment of troops to quell any future uprising. The Baron was not concerned with any democratic sensitivities, nor was there any pause to consider the historic value of the medieval city being demolished.

In truth, Lower Manhattan is not a blank slate. There is a 16-acre hole where the World Trade Center stood, but the surrounding blocks are surprisingly intact. Few buildings, even those adjacent to the site, were severely damaged. The 1907 skyscraper by Cass Gilbert at 90 West Street, a designated landmark, suffered damage to its facade and roof, but it is surely reparable. Yet this is precisely where it was suggested that the New York City Opera erect its new home. What a shame it would be if a nearly century-old building could withstand the collapse of its neighbors, only to be willfully demolished in pursuit of the new. Planners are right to focus on uniting PATH, the subways, and possibly the Long Island Railroad and Metro North in a new transit hub, but the site they are considering on Broadway is occupied by the Corbin Building, a handsome 1889 Romanesque Revival edifice. It is not even adjacent to Ground Zero, nor did it suffer any damage (ironically, the building is named for Austin Corbin, president of the LIRR). To realize their dreams of new boulevards, the architects, planners and city officials look right through entire blocks of offices, shops, and residences, seeing nothing where others of us see an urban palimpsest.

*photo: courtesy of the Landmarks Preservation Commission*

*90 West Street, right, a 1907 Cass Gilbert landmark, survived the attacks but may not survive the wrecker's ball.*

None of these paper plans would ever find a warm welcome in the hearts of New Yorkers, any more than did the cold World Trade Center. In our deep sense of loss, and a heartfelt desire to have the towers back, we need not pretend that the complex ascended to an admirable level of urbanism. They stood apart from the street life, and it is precisely the integration of new projects, on however grand a scale, with the existing cityscape which will endear them to New Yorkers. Grand Central Terminal and Rockefeller Center both interact with their surroundings; neither project turned its back to the streets as the World Trade Center did. To drink in the urban scene, crowds flock to Washington Square and Bryant Park as they never did to the barren plaza between Tower One and Tower Two.

To demolish the historic fabric of Lower Manhattan in favor of an arrogant architectural conception or a planner's imperative is to betray the essence of New York's vibrancy. However well conceived, any project which demands the erasure of preceding generations to accomplish its goal will never be embraced by those of us who love the city. Press delete, and we lose the palimpsest.

*– The author is Jeffrey Kroessler, a vice president of the Historic Districts Council and author of "New York, Year by Year: A Chronology of the Great Metropolis."*

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Despite these depressing setbacks in the bureaucratic realm, grassroots groups continue the struggle to preserve their neighborhoods. The Preservation League of Staten Island has mounted a campaign to increase the paltry number of districts within their borough and is working with LPC and the Mud Lane Society for the Renaissance of Stapleton on two small districts; other neighborhoods of Staten Island are also being considered. In Manhattan, Save Gansevoort Market, a project of the Greenwich Village Society for Historic Preservation and a 2002 Grassroots Preservation Award winner, has recently been elected to the Preservation League of New York State's "Seven to Save," a distinction that has brought statewide recognition to an already impressive public education campaign. On the other side of Manhattan, a small section of NoHo–Bleecker Street between Lafayette Street and the Bowery was recently calendared by the LPC, but the remainder of NoHo, the stable buildings and low-rise apartments on Bond, Great Jones and East Fourth streets, is still very much at risk for high-rise development.

The preservation community, like all New Yorkers, is still adjusting to the new municipal and development landscape. In the coming months, many decisions will be made that will have great and lasting effects on the physical nature of our city. We must not lose sight of our past in the race for the future.

# City Proposes Fees for Landmark Permits

For the fourth time in 14 years, the Landmarks Preservation Commission has proposed charging fees for its permits, perhaps $50-$2,000 apiece, for an estimated annual revenue boost of $1.05 million. Preservation advocates fiercely oppose the measure as an unnecessary burden on the owners of historic buildings. As former Landmarks Commissioner Anthony M. Tung told the City Council's Land Use Committee during a preliminary budget hearing in March, "It would be difficult for me to identify a more counterproductive administrative practice, short of abandoning beloved historic buildings to aimless destruction."

Here are some more of the anti-fee arguments that have been put forward:

Fees would discourage owners from investing in properties while also tempting them to flout the law. Residents of historic districts already tend to be cash-strapped; in some areas 55 per cent of the families live below the poverty line. Fees could thus be financially counterproductive for the city, harming recently beautified streetscapes that have improved both New York's tax rolls and its tourist appeal.

Fees would damage the hard-won positive public perception of landmarking; designation would be regarded as a punishment rather than a generous enhancement of everyone's quality of life.

The Landmarks Commission is already dangerously understaffed and would badly serve its constituents by spending time on fee-related bureaucracy. As Simeon Bankoff, HDC's Executive Director, pointed out to the City Council's Land Use committee, "Even if another agency, such as Buildings, collected the fees on behalf of Landmarks, LPC staff would still be burdened with assessing the scope of work with an eye towards assessing a fee."

There is a far less harmful way to increase the LPC's annual revenue (which is currently accounted at about $7,000 from sales of publications and architectural salvage): credit the LPC in the budget with the fines collected for Landmarks Law violations. They amounted to $52,000 this past year but are currently credited to the Environmental Control Board. Even more income could be produced by strict enforcement of the law and mandatory payment of fees for violations of it.

Robert Tierney, newly appointed Chair of the LPC, stated in a recent public hearing that any fee proposed must be carefully scrutinized to ensure that it would not negatively impact on the work

of the LPC. Proposed structures for the fees are still being formulated by the administration but public hearings have not yet been scheduled. HDC will continue to watch this process closely, and will muster public support against this damaging proposal.

## New Books about Old New York

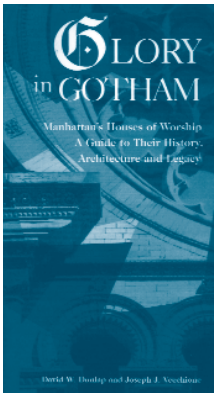
"Glory in Gotham: Manhattan's Houses of Worship, a Guide to their History, Architecture and Legacy," by David W. Dunlap and Joseph J. Vecchione. City & Company, 176 pp., $14. This meticulous and invaluable survey devotes a page or so apiece to 105 religious buildings that serve Christians, Jews, Muslims, or Buddhists. A few de-sanctified spots like the Cloisters are also included.

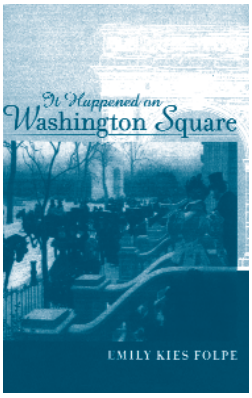
"Harlem Lost and Found: An Architectural and Social History, 1765-1915," by Michael Henry Adams. Monacelli, 272 pp., $65. Harlem's best known defender eloquently covers the neighborhood's development. The gorgeous illustrations are mostly contemporary photos.

"Madison Square: The Park and Its Celebrated Landmarks," by Miriam Berman. Gibbs Smith, 144 pp., $34.95. Berman, a member of the Historic District Council's board of advisers, details this newly designated historic district's evolution from British colonial parkland to Silicon Alley. She also designed the handsome book, using period paintings, photos, advertisements, and hand-tinted postcards.

"New York, Year by Year: A Chronology of the Great Metropolis," by Jeffrey A. Kroessler. New York University Press, 367 pp., $19.95. Historic District Council's vice president has amassed a fascinating collection of chronological anecdotes, a city history in microcosmic glimpses. Where else between two covers could you learn the names of Giovanni da Verrazano's homeland (Tuscany), Tom Thumb's wife (Lavinia Warren Bumpus), and 2001's NCAA fencing champions (St. John's University)?

"It Happened on Washington Square," by Emily Kies Folpe. Johns Hopkins, 360 pp., $22.50. As a staging ground for parades or protests against New York University's expansionism, as a performance venue for folksingers, and as a green space walled in by landmarks, Washington Square has perhaps the most intriguing history of all City Beautiful relics in New York. Folpe, who lives on the square, documents its stints as a freed slaves' refuge, a potter's field, and a college's backyard.

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