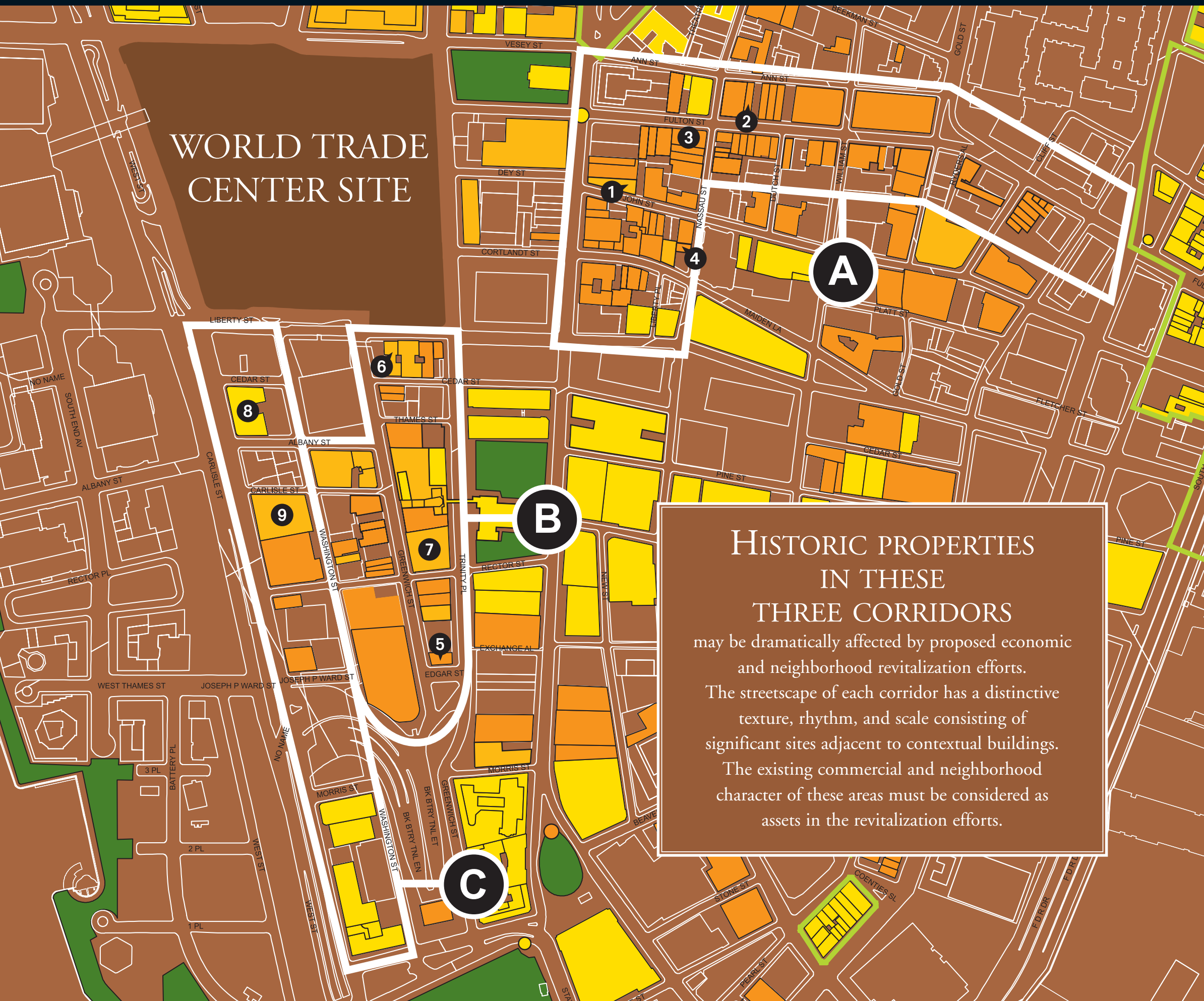


CORRIDORS OF CONCERN



HISTORIC PROPERTIES IN THESE THREE CORRIDORS

may be dramatically affected by proposed economic and neighborhood revitalization efforts. The streetscape of each corridor has a distinctive texture, rhythm, and scale consisting of significant sites adjacent to contextual buildings. The existing commercial and neighborhood character of these areas must be considered as assets in the revitalization efforts.

FOR ALMOST 400 YEARS,
LOWER MANHATTAN
HAS BEEN AT THE
EPICENTER OF OUR NATION'S
MOST SIGNIFICANT EVENTS.
ITS HISTORY IS
THE HISTORY OF OUR
COUNTRY AND CITY.
THE HISTORIC BUILDINGS
THAT LINE THE STREETS
AND DEFINE NEW YORK'S
SKYLINE MUST CONTINUE
TO BE PART OF THE PUBLIC
AND PRIVATE SECTORS'
EXCITING PLANS
FOR LOWER MANHATTAN'S
REVITALIZED FUTURE.

In one square-mile triangle crammed with hundreds of historic buildings there's 400 years of American history – the site of New York's first community, first fortification, and first business district. America's most prominent architects designed many of these buildings – from 18th century low-scale residential homes to 20th century majestic skyscrapers – that tell the story of how our city and nation developed.

THESE SITES ARE POTENTIALLY THREATENED
AS HISTORY IS MADE WITH THE REDEVELOPMENT
OF THE WORLD TRADE CENTER SITE AND
THE REBIRTH OF LOWER MANHATTAN.

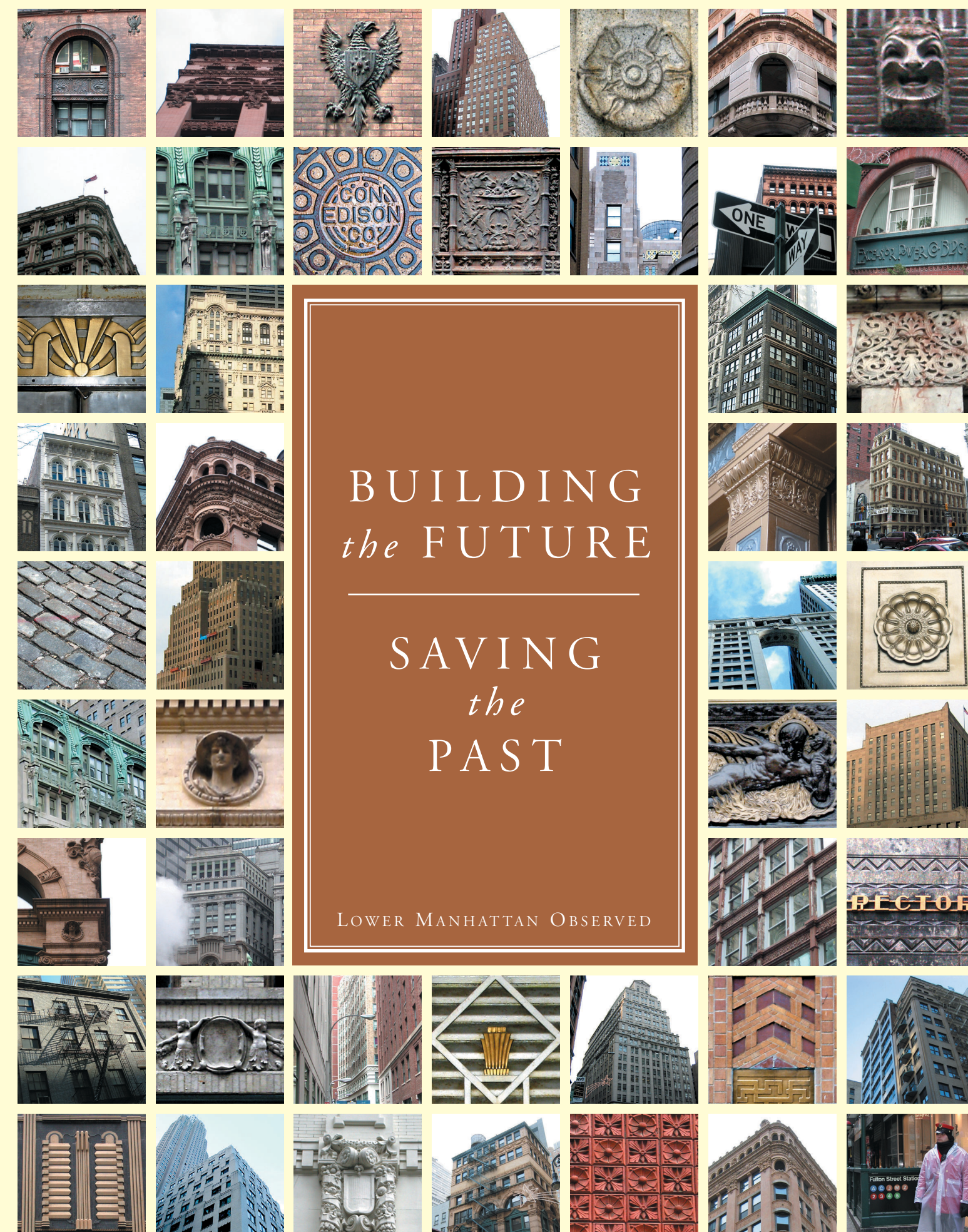
The preservation and reuse of older buildings in Lower Manhattan already has a proven track record – it was part of the economic policies that helped stimulate the redevelopment of the area prior to September 11. From recent residential conversions to the long-term attraction of the South Street Seaport, preservation goes hand-in-hand with sound urban planning and economic revitalization while safeguarding our collective heritage.

The accompanying map illustrates the density and wealth of historic sites located in the area south of Chambers Street between the Hudson and East Rivers. The list is not exhaustive but includes individual New York City landmarks and historic districts, sites listed on or eligible for the State and National Registers, and buildings that are architecturally significant or contextually important.

OF THE MORE THAN 300 HISTORIC SITES LISTED,
APPROXIMATELY 75 PERCENT HAVE
NO PROTECTION WHATSOEVER.

The plans for Lower Manhattan extend well beyond the World Trade Center site and include building transportation hubs, developing new neighborhoods, and creating urban streetscapes. 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, Port Authority of New York and New Jersey, and City of New York – give every consideration to incorporating these sites into their overall plans.

Five well-respected organizations have banded together to advocate for Lower Manhattan's historic resources. They know that preservation can be part of reinventing Lower Manhattan as a lively area with vital business districts, 24-hour residential neighborhoods, and desirable destination points. For a city that has already lost so much, losing any more historic sites would be both unnecessary and unconscionable.



BUILDING
the FUTURE
SAVING
the PAST

LOWER MANHATTAN OBSERVED

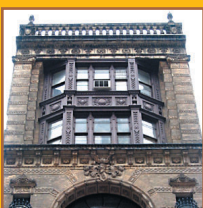
A Fulton Street Corridor

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 1860's 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 19th and early 20th century buildings that contribute to a diverse historic streetscape. From river to river, it is a three-dimensional time-line where one can walk from the South Street Seaport to the World Trade site.



1 Corbin Building, 11 John Street (Francis H. Kimball, 1888-89)
One of the area's earliest and handsomest skyscrapers with elaborate terra cotta details by Lower Manhattan's preeminent architect



2 Keuffel & Esser Headquarters, 127 Fulton Street (Delenos & Cordes, 1891-92)
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 (Delenos & Cordes, 1891-93)
The unusual rounded corner of this limestone and brick building is accented by an ornamental roofline



4 63 Nassau Street (attributed to James Bogardus, 1860s)
An ornate facade attributed to the first manufacturer of cast-iron buildings in New York

B Greenwich Street Corridor

Set apart from Lower Manhattan's financial district is the area south of the World Trade Center site below Liberty Street. Historic buildings within this unique enclave are at risk by the proposed redevelopment of the World Trade Center site and plans for a new neighborhood. In the 18th and early 19th centuries, Greenwich Street was lined with rows of mansions and considered one of the city's most prestigious addresses. Today, many of the area's historic commercial structures have already been successfully converted to residential use.



5 67 Greenwich Street (circa 1810)
A rare Georgian style mansion that has survived almost 200 years of development



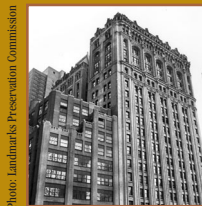
6 Beard Building, 125 Cedar Street (Oswald Wirz, 1895-97)
One of the finest Romanesque Revival style structures in the city – having withstood the collapse of the World Trade Center, its story has been chronicled by The New York Times



7 Electric Bond & Share Company, 2 Rector Street (Clinton & Russell, 1905-07)
Ornate terra-cotta 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 20th 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, 1905-07)
One of New York's most beautiful and significant early 20th century skyscrapers designed by architect Cass Gilbert and a forerunner to his Woolworth Building



9 New York Evening Post Building, 75 West Street (Horacio Trumbauer, 1925-26)
Eighty home of The New York Evening Post, its dramatic brick and limestone exterior is notable for the towers topped by terra cotta panels arranged in geometric patterns