HOLDOUTS! The Buildings That Got In The Way
By Andrew Alpern and Seymour Durst
Reference Files
(2012.002)

Acquisition Information: This collection was a gift to Avery Library from Andrew Alpern in 2012.

Finding Aid Preparation: This finding aid is based on the comprehensive inventory written by Andrew Alpern. All descriptions and dates were provided by Mr. Alpern.
26 Broadway, page 76
- photo of 8-12 Broadway
- photo of 14-20 Broadway, figure 100
- rendering of 26 Broadway as planned if there were no holdout, figure 101
- later photo of entire corner with two floors added to 14-20 Broadway (extending to 5-7 Beaver Street), figure 102
- photo of incomplete 26 Broadway with 3 Beaver Street still in place, figure 103
- photocopy of post card view 26 Broadway with 3 Beaver Street still in place
- close-up photo of 26 Broadway built over portion of 3 Beaver Street, figure 104
- photocopy of article from which above photo was taken
- photo of completed 26 Broadway, figure 106
- photocopy of three construction progress photos published in The American Architect
- five site plans
- large folded plan of 26 Broadway, figure 105
- reduced-size photo of above plan
- reduced-size film negative of above plan
- three photocopies of clippings
- 4-page financial analysis from Charles F. Noyes Company
- photocopies of 13 pages of documents relating to 3 Beaver Street

Morgan Guaranty, page 158
- photo isolating the Morgan Guaranty block, figure 216
- photo as above, but unaltered
- The Block That Got Away, from Fortune, 7-13-1981
- City Realty Auction Nets Record $13 million for Parcel, from NYTimes 7-28-1983
- How City Gained in An Auction, from NYTimes 8-14-1983
- The Saga of 15 William Street. from CityBusiness June17-July 5, 1985
- 17-page essay, Urban Site Assemblage, by James A. Austrian,
  with transmittal letter to Andrew Alpern dated 4-23-1982

80 Broad Street, page 110
- photo of 88 Broad Street, figure 146
- photo of 80 Broad Street, figure 147
- photocopy of clipping dated 3-24-1929
- photocopy of Priceless New York Real Estate by William J. Brede from New York Sun 9-02-1933
- letter from Andrew Alpern dated 5-25-1981 to Peter Jay with penned responses on the letter
- illustrated rental folder, with foldout plans of floors 9, 18, and 25 and offer letter dated 7-17-1980 listing
  spaces on offer with footages and rental rates

120 Wall Street, page 154
- photo of 120 Wall Street, figure 213
- small print of same image
- photo of holdout slot, figure 214
- 35mm negative film strip of figure 214 (strip includes image of entrance to 28 Broadway)
- photocopy of photograph showing north and east façades
large folded print of pre-construction rendering
8x10 photo print of above rendering
typical floor plan, figure 215
rental brochure with pictures, text, and three typical floor plans “Occupancy, March 1, 1930”
rental brochure, circa 1980
newspaper ad for three contiguous tower floors
Real Estate Forum article on Silverstein Properties, April 1982
small-scale plan of neighborhood blocks showing building lots
plan of neighborhood blocks with buildings shown, focusing on 120 Wall Street
similar plan (more detail) with financial data, offering 120 Wall Street “for occupancy or investment” with
attached detailed Forecast of Expenses - Year May 1, 1947 to April 30, 1948
later version of above plan, with five attached pages giving financial analysis and including Forecast of Expenses for two years later
plan showing original lots on the 120-Wall-Street block
landbook plan showing later buildings
survey dated June 18 and 19, 1917 of north portion of block with holdout (blue print, 2 copies)
later reverse print of the same survey
survey dated March 6, 1930, showing 120 Wall Street assemblage with holdout labeled “OUT”
later plan showing 120 Wall Street assembled lot
hand-drawn large-scale block plan with holdout cross-hatched
plan of fourth floor with portion showing offices and furniture, dated 3-21-1985
copy of deed from [City of New York] to William Brownjohn, Aug. 19, 1772
copies of plans and documents concerning property transfer under will of William Brownjohn
certified copy of deed from estate of William Brownjohn to Robert Bruce, recorded Jan. 20, 1794
certified copy of deed from estate of William Brownjohn to Robert Bruce, recorded Jan. 21, 1794
certified copy of deed from William Bruce to Amasa Jackson, recorded Oct. 11, 1804
certified copy of deed from Benjamin Ledyard to NY Firemen Insurance Co recorded May 2, 1812
certified copy of deed from [City of New York] to NY Firemen insurance Co recorded Nov 26, 1813
18 small sheets of hand transcriptions of title chain
typed sheet of references to persons appearing in the title chain
1985 article referring to a later Gurdon Buck
notes referring to Otto Teegan, who worked for Buchman & Kahn on the building in 1929
obit of Otto Teegen, 4-11-1983
3 long sheets of transcription of entries on William Brownjohn in Stokes’ Iconography of Manhattan
hand-transcribed chronology of N.Y. Firemen Insurance Co.
photocopy of certificate of Firemens Insurance Company dated Feb. 10, 1866
photocopy of 2 pages concerning fire insurance companies
copies of record cards from the Real Estate Board of the City of New York
preliminary draft of book article
copy of letter of 20 June 1985 from Andrew Alpern to Larry Silverstein give the essential details of the
holdout property that would enable him to file a petition to quiet title.
127 John Street, page 142

- photo of 127 John Street, figure 196 (horizontal) as in editions 1 and 2
- photo of 127 John Street, figure 196 (vertical) as in edition 3
- 35mm negative film strip of both figures 196 (strip includes images of 747 Third Avenue and 80 Broad Street)
- print of architect’s design rendering with floors 17-32 plan on reverse
- two-sheet ad for William Kaufman Organization with small photo of 127 John Street
- small rental brochure with floor plan and photographs
- plan of Block 75 showing original lots with undated clipping re 131 John Street
- photocopy of landbook plan of office tower with two holdouts
- photocopy of listing for 127 John Street with floor plan
- architect’s plan: Proposed Building Scheme “C”
- 3 sheets of photocopies of Real Estate Board of NY transaction cards for 125-129 John Street
- 2 sheets of photocopies of Real Estate Board of NY transaction cards for 133 John Street
- 2 sheets of photocopies of Real Estate Board of NY transaction cards for 135 John Street
- 4 sheets of photocopies of Real Estate Board of NY transaction cards for 240 Pearl Street
- article on 77 Water Street by same developer in Progressive Architecture 3-1971
- article of 747 Third Avenue by same developer in Progressive Architecture 11-1973
- 11-10-1996 NYTimes article on conversion from office building to residential

One Liberty Plaza -- Chock full ‘o Nuts, page 31

- photo of rendering of One Liberty Plaza, figure 37
- photo of holdout with flanking buildings, figure 38
- photo of holdout with flanking buildings, different view as used in 1st and 2nd editions
- photo of original appearance of McCoy’s Bar holdout, figure 39
- photo of Chock full o’ Nuts holdout, figure 40
- photo of both holdouts and surrounding area, figure 41 (from New York Sunday News 2-01-1970)
- construction progress photo 28 dated 8/25/1969
- construction progress photo 35 dated 10/28/1969 (two copies)
- construction progress photo 41 dated 12/30/1969
- construction progress photo 47 dated 2/27/1970
- construction progress photo 62 dated 7/27/1970
- construction progress photo 88 dated 3/28/1971
- 1922 offering site plan of northern two buildings on the block, including the little holdout
- 1945 (?) offering site plan of southern building on the block
- sketch site plan
- site plan showing the office tower and the holdouts
- plans of Chock full o’ Nuts store and basement
- plans showing alternate locations for relocated Chock full o’ Nuts store
- quantity of copies of correspondence and memoranda concerning the Chock full o’ Nuts holdout
- copy of lease for Chock full o’ Nuts store
- three newspaper articles on Chock full o’ Nuts
- obituary for William Black (né Schwartz) dated 3-08-1983
- preliminary draft of book article
- promotional brochure for Galbreath-Ruffin Corporation, developer of the project
**City Investing Building -- 165 Broadway**, page 52
- photo of rendering of 165 Broadway surrounding the holdout, figure 60
- photo of the holdout building, figure 61
- two Polaroid snapshots of the demolition of 165 Broadway

**179 West Street**, page 47
- photo of 179 West Street, figure 56
- two sheets of copies of record cards from the Real Estate Board of the City of New York
- article telling of holdout, dated 10-29-1972
- article reporting on plans for high-rise building encompassing the holdout site
- NYTimes Streetscapes article by Christopher Gray on 179 West Street dated 5-27-1990
- printout of website page showing 179 West Street, printed 3-15-2002

**80 Lafayette Street**, page 34
- 1930s photo of 80 Lafayette Street and holdout, figure 42
- 1980s photo of same view
- 1930s small photo of north end of 80 Lafayette Street
- 1950s neighborhood map with site detailed and with 1930s photo
- 1960s neighborhood map with north-end photo and typical floor plan on verso (two copies)

**Cobble Court**, page 80
- photo of relocated building
- 2-20-1966 NYTimes article *A Bit of Old New York Comes To Light but Only for Awhile*
- squib and photo from *New York Oddly Enough*
- sketch site plans of former and current locations of the little house

**770 Broadway**, page 43
- photo of drawing of original blockfront with the holdout, figure 52
- photo of partially completed 770 Broadway with holdout in place, figure 53
- photo of completed 770 Broadway, figure 54
- photo of original A.T. Stewart store with two holdouts, figure 55
- rental offering sheet with floor plan and photo of Fourth Avenue frontage on verso

**Brevoort Estate**, page 160
- photo looking north on Broadway from 9th Street, figure 217
- photo looking west along 11th Street, figure 218
- three sheets of notes and quotes
- copy of Minority Report to the Board of Alderman dated 14 February 1848 re Brevoort Estate
- copy of typescript of article on taxation with relevant footnote 31
- letter from Professor Paul Shupack transmitting above article

**43 Fifth Avenue**, page 138
- photo of 45-51 Fifth Avenue in 1913, figure 188
- photo from above of holdout at 11 East 11th Street, figure 189 (three copies (one diff orientation))
- photo similar to above, but showing more of 43 Fifth Avenue
- photo of 2 East 12th Street, figure 191
photo of 43 Fifth Avenue, figure 193
photo close-up of 11 East 11th Street, figure 194
photo of 47 Fifth Avenue, figure 195
photo contact sheet (two copies)
typical floor plan of 43 Fifth Avenue, figure 192
copy of article by Meyer Berger on 47 Fifth Avenue
map of blockfront Fifth to University and 11th to 12th
survey of 1975 of East 11th Street from Fifth Avenue to 23 East 11th Street
survey of 1909 of 43 Fifth Avenue
survey of 1926 of 15 and 19 East 11th Street
survey of 1981 of 11 East 11th Street
two envelopes of microfiche of Building Department records
three printouts of documents from microfiche re 12 East 12th Street
copy of typescript (with revisions) of George Wood to James Donaldson deed restrictions
copy of sketch designs by Edgar Tafel for altering 11 East 11th Street
copy of portion of will of Henry A. Tailor
multiple pages of notes
preliminary draft of book article

London Terrace, page 48

photo of original London Terrace row houses, figure 57
alternative photo of original row as used in prior two editions
photo of “new” London Terrace from Tenth Avenue, figure 58a
alternate photo of London Terrace from Tenth Avenue
photo of 425 West 23 Street with renting office, figure 58b
alternate photo of London Terrace from Ninth Avenue used as figure 58b in prior editions
alternate photo of London Terrace from Ninth Avenue in 1940s
photocopy of photo of Tillie Hart holdout
small photocopies of two snapshots of holdout in files of New York Public Library
microfilm printouts of NYTimes articles on holdout Tillie Hart, for
  1 October 1929  Woman In Chelsea Defies Excavators
  9 October 1929  Woman Wards Off Wreckers For Week
 16 October 1929  Mrs. Hart, Ill, Wins Another Day In Court
 17 October 1929  New Efforts Fail To Oust Mrs. Hart
 18 October 1929  Mrs. Hart In Court Today
 20 October 1929  Mrs. Hart Seeks $600 To Stay In Her Home
 21 October 1929  Crowds See Mrs. Hart In Beleaguered Home
 22 October 1929  Mrs. Hart Continues Fight
 23 October 1929  Mrs. Hart’s Time Up Today
 25 October 1929  Mrs. Hart’s Furniture Is Moved Into Street
 26 October 1929  Mrs. Hart Loses Last Fight and Quits Home;
  Wreckers at Work After Long Eviction Siege

two sheets of notes, including quote from 2-27-1913 article about Tillie Hart $7000 accident award
microfilm printout of NYTimes 12-18-1929 article: Clement Moore Relic Used as Cornerstone
article from unnamed source: Old Chelsea Surrenders to Progress
NYTimes 5-7-1967 article: London Terrace Enters Middle Age Gracefully
Henry Mandel sketch (several errors)
preliminary draft sketch (not by Alpern)
preliminary draft of article (by Alpern)

1129 Broadway, page 27
photo of Broadway, 24th to 25th Street c. 1890, figure 33
woodcut of St. James Hotel, figure 34
photo of Broadway, 24th to 25th Street, 1899, figure 35
photo of the holdout, flanked by tall office buildings, figure 36
c. 1996 photos of St. James Building and lobby on one print
c.1996 photos of Townshend Building and open stairwell on one print
sketch site plan
drawing of 1900 showing original holdout
survey (simple) of 6 August 1896 of St. James Hotel site
survey (detailed) of 4 August 1896 of St James Hotel site
survey of 1918 (updated to 1979) of St James Building
survey of 1943 (updated to 1973) of Townshend Building
copy of 4-page letter with site plan dated 8 April 1896 re proposed St. James Building
copy of 18-page mortgage dated 14 August 1896 re proposed St. James Building
copy of 5-page memorandum of agreement dated ___, 1896 re proposed St James Building
one page copy of record cards
envelope of microfiche of Building Department documents
three sheets of notes
copies of two letters
multi-sheet publicity and offering for St. James and Townshend buildings
1993 color foldout publicity brochure with holdout artfully hidden (two copies)
two-sided 1896/1996 publicity pseudo-newspaper

450 Seventh Avenue, page 79
photo of holdout surrounded by the office building, figure 107
site map showing three holdouts contra 450 Seventh Avenue

Seven Park Avenue, page 127
photo of holdout as originally built, c.1864, figure 172
 stereo view of holdout with partial expansion
photo of holdout as further expanded in 1899 by Robert Bacon, c. 1908, figure 173
photo of Park Avenue end of holdout as expanded (two copies)
aerial view of holdout with surrounding houses demolished for construction of Seven Park Avenue as originally built
photo of fireplace mantel being demolished, figure 174 (one 8x10 and one oversize print)
photo of basement coal stove being demolished
photo of Seven Park Avenue with holdout in 1952 or 1953, figure 175
alternate elevated view of same corner in 1952 or 1953 (one 8x10 and one oversize print)
photo of expansion of Seven Park Avenue replacing holdout, figure 176
two alternate photos of same view as above
small color photo same as above
drawing c.1904? of corner Park and 34th with expanded holdout and train tunnels
photocopy of 1913 photo of holdouts
copy of article on holdout from *New York Oddly Enough*
negative photostat of full page of Herald Tribune 12 March 1953 with two photos and article about the holdout building
copies of record cards of Real Estate Board of New York
note from Christopher Gray dating the expansion of the holdout
original typical floor plan of Seven Park Avenue showing effect of the holdout
printout of 1999 website article by Carter Horsley about the holdout

**B. Altman & Company, page 104**

- photo of Altman’s site with partially-commercialized row houses, figure 139
- photo of the holdout before Altman’s
- photocopy of photo of the holdout with Altman’s site being cleared
- photo of the holdout surrounded by Altman’s, figure 140
- wide-angle photo of the holdout surrounded by Altman’s, figure 141
- uncropped version of above image
- photo of full-block Altman’s after demolition of the holdout, figure 142
- later photo of full-block Altman’s after façade simplification, figure 143
- 12-20-1984 NYTimes article on Altman’s by Paul Goldberger
- photo of new building for Knoedler at 556 Fifth Avenue
- two pages from a 1965 history of Altman’s mentioning the holdout
- two sheets of quotations on the Altman’s holdouts
- three-sheet exchange of letters between Alpern and Altman’s

**R.H. Macy & Company at Herald Square, page 15**

- photo of Macy’s site in 1898 showing original 3-story holdout, figure 15
- 8x10 copy negative of prior image
- copy photo of prior original photo
- photo of Macy’s under construction with original holdout covered in billboards, figure 16
- wide-angle view of Macy’s under construction
- high view showing both Macy’s and Saks 34th Street under construction
- photo of drawing of completed Macy’s with original holdout, figure 17
- photo of Macy’s from the north with original holdout, figure 18
- photo of Macy’s from the north with original holdout demolished, figure 20
- photo of Macy’s from the south with new 5-story holdout, figure 19 (two copies)
- 8x10 copy negative of prior image
- photo of later holdout at corner of 35th Street and Seventh Avenue, figure 21
- alternate view of prior image
- photo of Macy’s with holdout supporting giant signs, figure 22
- three alternate views of prior image
- full-block site map showing individual parcels forming original assemblage
- simplified site map showing holdouts
- 3-page excerpt from *The Romance of a Great Store* by Edward Hungerford, 1922
- 13-page excerpt from *The Romance of a Great Store*
- 3-page excerpt from *History of Macy’s of New York* by Ralph Hower, 1946
7-page excerpt from *History of Macy’s of New York*
11-21-1998 NYTimes Streetscapes article by Christopher Gray on the Macy’s holdout
6-11-1904 article from *Record and Guide* showing 14th Street Macy’s store rented by Henry Siegel
2-18-1976 NYTimes article about Nedick’s in the holdout upgrading
10-27-1966 *World Journal Tribune* article on Macy’s expansion
12-7-1911 article about impending sale of the original holdout site.
copy of 12-13-1911 file card with the holdout story
11-18-1971 memorandum from David Yunich re the holdouts
original typescript of the Macy’s holdout story by unidentified writer
correspondence re photos for R.H. Macy documentary
video cassette of the above documentary

**R.H. Macy & Company on Queens Boulevard**, page 22
photo of the holdout with Macy’s behind it, showing the notch, figure 26
un-airbrushed original version of prior image
alternate view of prior image
photographic contact sheet of similar images
strip of three color transparencies of similar image
neighborhood map
simplified site plan
3 sheets of correspondence
original typescript of holdout story by unidentified writer
7-19-1981 NYTimes article about sale of the holdout after the owner died
1-14-2001 NYTimes article about two floors added to the circular Macy’s store building

**Marbridge Building at Herald Square**, page 21
photo of the Marbridge Building showing the holdout at the north corner, figure 24
one sheet of notes on the holdout building
survey of holdout

**592 Eighth Avenue**, page 108
photo of West 38th Street with buildings like the holdout (outside the picture), figure 144
photo of the holdout dwarfed by the flanking tall buildings, figure 145
many sheets of manuscript research notes
letter of 12-24-1990 from Alpern to Christopher Gray
preliminary draft of book article

**House of Mansions**, page 102
photo of original 1855 design as row of dwelling houses, figure 136
alternate view of prior image
photo of row c.1870s as Rutgers Female Institute, figure 137
photo of last house of the row as a holdout, figure 138
two alternate prints of prior image
promotional description of the original row of dwellings
**Bank of American Building (ex Biltmore Hotel), page 82**
- photo reconstruction of Biltmore Hotel, figure 109
- photo of holdout store, figure 110
- newspaper articles of 10-5-1982, 4-4-1984, and 1-18-1985

**342 Madison Avenue, page 118**
- photo of blockfront as demolition begins, figure 159
- film negative of blockfront as demolition begins, figure 159
- photo of 342 Madison with two original holdouts, figure 160 (two copies 11x14 and 8x10)
- photo of 342 Madison with replacement holdouts, figure 164
- photo of original holdout at 340 Madison, figure 162 (three copies, 11x14 and 8x10 and proof)
- photo of replacement holdout at 340 Madison, figure 163 (two copies, 11x14 and 8x10)
- photo of north end of 342 Madison
- photo of entire building (two slightly different images)
- photocopy of photo of 660 Madison to which Pease & Elliman moved after leaving 340 Madison
- photocopy of photo showing partial blockfront before demolition
- typical floor plan (figure 161) with real estate offering schedule on verso
- 8th floor plan with subdivision into small offices
- folded 3rd floor plan showing complete disconnection of the portions of the floor
- small scale plans (stapled) for floors 6, 7, 9, 18, 20, and 22
- the block as shown in the landbooks for 1912, 1916, 1925, 1934, and 1970
- 1921 offering of the building, with neighborhood plan
- 1984 rental folder with floor plans, offer letter, and availabilities with rentals
- 9-16-1932 NYTtimes article about suit involving the builder and the church in the building
- 9-20-1932 NYTtimes follow-on article
- 2-24-1974 NYTtimes article about the building and the twin sisters who own it
- 11-11-2001 NYTtimes article about filling in and re-facing the building

**Borden Building, 350 Madison Avenue, page 54**
- photo of 350 Madison under construction, figure 64
- photo of design rendering with two holdouts shown, figure 65 (two versions)
- photo of 350 Madison after both holdouts were removed, figure 66
- photo of grandiose new entrance on the site of one of the holdouts, figure 67
- photo of the north elevation after the space above the former holdout was “filled in”
- photo showing longer view of the prior image
- site plan showing 350 Madison and holdouts
- block diagram showing 350 Madison and the holdout positions
- typical floor plan showing the effect of the holdouts
- 1924 survey of the 24 East 45th Street holdout
- will of George Cornell devising a life estate in 24 East 45th Street to his wife
- two sheets of notes

**16 East 46th Street, page 83**
- photo of the holdout, figure 111
- article from September 1982 Connoisseur about H.P. Kraus, the holdout owner
- article from December 1977 Town and Country about Kraus
note received 11-16-1982 from a book dealer concerning Kraus obituary for Kraus dated 11-02-1988

**520 Madison Avenue, The Reidys’ Restaurant**, page 70
- brochure with floor plans for original holdout building, figure 90
- photo of model of finished building, figure 91
- color photo of model of finished building
- photo of the holdout still intact, figure 92
- photo of the holdout during construction, figure 96
- photo of the holdout’s defiant sign, figure 97
- photo of the holdout’s less defiant sign, figure 98
- photo of the engulfed holdout, figure 99
- six photos of the site with holdout upper floors being removed
- three sheets of sketch renderings of the proposed street-level building façade
- ten alternate photos, plus contact sheet
- 520 Madison first floor construction plan showing the engulfed Reidys’
- 520 Madison construction dwg. A-28 showing Reidys’ plans and sections
- three small sheets of plans of Reidys’
- 2-24-1974 NYT Times article *A Townhouse on Madison Ave. Lives Out Its Numbered Days*
- 10-21-1977 NYT Times article *New Office Tower To Rise at 520 Madison Avenue*
- 5-18-1978 Daily News article *It’s Irish and inexpensive* (review of Reidys’ Restaurant)
- August 1979 Real Estate Forum article on sale of 520 Madison Avenue site assemblage
- 10-28-1979 letter to the NYT Times from Christopher Gray
- 10-29-1979 New York Construction News article *38-Story Office Tower for Madison Avenue*
- undated NYT Times squib showing early design, . . . *around and over Reidy’s Restaurant on 54th Street*
- 11-05-1979 Real Estate Weekly article *Teeco Properties Announces 520 Madison* (early design)
- undated squib showing later design and describing “41-story office tower”
- 1-16-1980 NYT Times article *An Office Building in Midtown Avoids New York City Land Use Review*
- Good News: the Reidys’ Restaurant Bulletin #1
- 3-20-1980 Engineering News record article *Zoning, wind bracing help shape office tower*
- 7/8: 82 Building Stone Magazine article *520 Madison Avenue*
- undated Town & Country article *Who Owns New York*
- copies of property record cards from Real Estate Board of New York
- note and photo of self-imposed holdout strip adjoining landmarked building
- eight sheets of notes plus copies of two letters
- 1988 NYT Times obit for Maurice Reidy
- 7-02-1995 NYT Times article on closing of Reidys’

**Citibank Building, 399 Park Avenue**, page 58
- photo of original rendering, figure 68
- film negative of prior image
- photo of holdout at 620 Lexington Avenue, figure 69
- three sheets of floor plans drawn to avoid the holdout
- 9-15-2002 article with photograph of 399 Park, telling of its sale for a record price
1133 Sixth Avenue, page 90
photo of holdout at 101 West 43 Street, south façade, figure 119 (two copies)
photo of the holdout with steelwork rising around it, figure 120 (two copies)
close-up photo of holdout stores, with “Building Coming Down” sign (two copies)
photo of rendering of completed building, figure 121 (print plus film negative)
color photo of completed building
photo of Sixth Avenue with El north from 42nd Street n 1930s showing holdout
construction progress photo showing back of holdout
photocopy of Acker photo of prior 1133 Sixth Avenue building
NYTimes 2-25-1967 article about holdout building being reinforced

1166 Sixth Avenue, page 87
photo of rendering of completed 1166 Sixth Avenue, figure 115 (two copies)
photo of holdout at 56 West 46 Street, figure 117
photo of model of park with stand of trees where holdout used to be, figure 118
photo of nearly empty site with two holdouts
2 color slides and 8 small color snapshots of the holdout, in Kodak envelope
color photo of completed building
two typical floor layout plans
diagrammatic drawing of building and rear plaza
plat of entire block showing all the original parcels
sketch site plan of office building and holdout
2-14-1971 NYTimes article Tishman Building Around Stand-Patter
Letter to NYTimes referring to 11-20-1977 article
6-04-1978 NYTimes article Holdout Property on 46th Street Sold
7-31-1978 New York Magazine article Towering Fiasco
11-05-1978 NYTimes article Vacant Skyscraper . . . About to Get A Tenant
June 1980 Real Estate Forum article How to Succeed in Leasing by Really Trying
5-29-1983 NYTimes article After a Decade, a People Plaza
preliminary article about the holdout story
preliminary draft of the book article

1211 Sixth Avenue, Celanese Building, page 41
photo of completed building, figure 49 (two copies)
film negative of photo of holdout, figure 51
copy of Reuben holdout story in first edition of the book
1-20-1968 NYTimes article Writer Holds Up Building of Skyscraper
8-20-1968 NYTimes article Adamant Tenant Gets $22,375 to vacate his $72 Apartment
8-20-1968 Daily News article Quits His Pad for 22 Grand
9-04-1968 article $29.76 Midtown Garret
copy of letter from Alpern to McGraw-Hill counsel re William Reuben holdout with attachments
copy of internet evidence that William A. Reuben is dead.
[see separate folder on lawsuit by William A. Reuben, one of the holdouts against 1211 Sixth]
1290 Sixth Avenue, Sperry Rand Building, page 66
photo of the holdout site in 1939, figure 80
photo of the holdout in 1940, figure 81
colored photo of 1290 Sixth Avenue, figure 83
alternate photo of 1290 Sixth Avenue
small colored snapshot of Toots Shor bronze plaque, figure 84
photo of a relocated Toots Shor
April 1961 Real Estate Forum article about the original planned hotel on the site
unidentified Zeckendorf book excerpt about the 1290 deal and Toots Shor
unidentified Toots Shor book excerpt about the 1290 deal and Zeckendorf

Rockefeller Center, page 35
photo of 12 West 48 Street holdout and surroundings, figure 44
photo of 70 West 51 Street holdout and surroundings, figure 45
photo of Hurley and United Cigar holdouts pre-Rockefeller, figure 46
photo of Hurley and United Cigar holdouts as holdouts, figure 47
photocopy of photo as above from opposite direction
photo of United Cigar holdout in 1981, figure 48a
alternate photo of above
photo of Hurley holdout in 1981, figure 48b
alternate photo of above
alternate photo of above
photo of Hurley holdout in 1972
small ad for later Hurleys
10-08-1979 New York Magazine article about original Hurley bar
3-15-1982 letter from AA to NYState Liquor Authority re Hurley’s
4-15-1982 letter from NYState Liquor Authority re Hurley’s
preliminary article about the holdout story

Lorillard Building, 200 East 42 Street, 655 Third Avenue, page 62
file negative of old elevated train structure, figure 62
photo of the holdout building, figure 76
photo of 200 East 42 Street with the holdout, figure 77
photo of the completed building
photo of 42nd Street prior to demolition for the new building
photo of 42nd Street showing the building and the holdout
rendering and article about Harley Hotel on other side of the holdout
folded plan of typical floors 2-12 (plus reduced-size photostat

201 East 42 Street, page 60
photo of the holdout surrounded by the office tower, figure 71
photo of the excavation surrounding the holdout, figure 72
photo of the finished office tower with the holdout peeking out at the back, figure 73
unused photo of the holdout
copy of NYTimes 11-14-1965 article on the building
article on the building from April 1965 issue of Real Estate Forum
733 Third Avenue, page 98
- pre-construction rendering of 733 Third Avenue, figure 134
- photo of completed building
- color transparency of completed building
- photo of Sister Catherine’s Home holdout, figure 129
- photo of 222 East 46 Street holdout, figure 130
- later photo of 222 East 46 Street holdout
- photo of framing over the holdout, figure 131
- photo of support column in position before its foundation is poured, figure 132
- photo of the exposed portion of the holdout, figure 133
- second floor plan, figure 135
- sketch site plan
- April 1960 Real Estate Forum article “Property Exchange Clears Building Site”
- 4-21-1960 World-Telegram and Sun article Footnote to a Third Avenue Tale
- May 1960 Real Estate Forum article Durst to Build Over Small Structure
- 5-26-1960 New York Herald Tribune article “22-Story Tower Will Rise Over `Holdout’ Bldg”
- 3-02-1960 Press Release about relocated of St. Catherine’s Home
- 5-26-1960 Press Release about lease over and under holdout
- 10-09-1960 Press Release about the construction involving the above lease
- April 1961 article about 733 Third Avenue
- preliminary article about the holdout story

747 Third Avenue, page 68
- Two small color photos of Joe and Rose holdout, figures 85 and 87
- photo of Joe and Rose holdout during construction, figure 88
- photo of Joe and Rose holdout surrounded by completed 747 Third Avenue, figure 89
- photo of Joe and Rose holdout surrounded by completed 747 Third, unused view
- photo of Joe and Rose holdout surrounded by completed 747 Third, alternate unused view
- photo of Third Avenue El coming down, with Joe and Rose Restaurant showing
- small photo of Joe and Rose awning with Third Avenue El coming down
- color photo of Joe and Rose holdout prior to any demolition
- aerial photo of Joe and Rose holdout during demolition
- street level photo of Joe and Rose holdout during demolition
- small color photo of Joe and Rose holdout during demolition
- 6-27-1971 NY Sunday News article Saved from the wreckers
- reprint of part of 2-07-1064 article about Joe and Rose holdout
- real estate ad relating the Joe and Rose holdout story
- 11-1973 Progressive Architecture article about 747 Third Avenue
- December 1971 issue of Madison Avenue magazine with Joe and Rose article on page 40
- 12-06-1980 obit of Freddie Resteghini
- 7-11-1985 obit of Rose Resteghini
805 Third Avenue, page 65
  photo of 805 Third with holdout, figure 78
  same image, alternate unused view
  earlier image, unused view
  same image, alternate unused view
  small color image, view used on dust jacket
  rendering of earlier unbuilt version of 805 Third, figure 79
  brochure for earlier unbuilt version of 805 Third
  5-14-1981 NYTtimes ad for the holdout restaurant

825 Third Avenue, page 94
  pre-construction rendering, figure 125
  photo of holdouts surrounded by 825 Third Avenue, figure 126
  alternate view

875 Third Avenue, page 92
  photo of model of building as completed without holdouts, figure 123 (two copies)
  photo of holdouts surrounded by 875 Third under construction, figure 124
  small color photo of holdouts with finished building behind them
  New York Magazine article about clearing the block of tenants
  fact sheet on the building
  11-05-1980 NYTtimes article Chicago Influence in Third Ave. Building
  11-22-1982 New York Magazine article about dispute between developers and restaurant
  8-18-1983 NYTtimes article on zoning dispute between city and developers
  12-13-1983 NYTtimes article on resolution of dispute and apology by developers
  10-28-1990 NYTtimes article on the removal of the tenacious holdouts
  5-03-2000 NYTtimes article on renovation to the building
  rental brochure for renovated building

919 Third Avenue, page 136
  photo of the entire block of the holdout prior to any demolition, figure 185
  aerial photo of the holdout with 919 Third behind it, figure 186
  street level photo of the holdout with 919 Third behind it, figure 187
  alternate view of the holdout adjoining 919 Third
  1-20-1966 Journal American squib on Post Office wanting P.J. Clarke block
  1-13-1967 Daily News squib on Tishman buying P.J. Clarke building for $3 million
  1-13-1967 NYTtimes article saying P.J. Clarke deal merely under consideration
  3-10-1967 Wall Street Journal squib saying new building will go up “all around” P.J. Clarke’s
  5-06-1967 Daily News squib saying P.J. Clarke’s will remain on a 99-year lease
  9-09-1967 NYTtimes article New Skyscraper Will Preserve P.J. Clarke’s on Third Avenue
  4-09-1975 NYTtimes article about P.J. Clarke’s
  September 1981 Town & Country article Stalking New York’s Saloon Society
  3-26-1982 NYTtimes article Diamond Jim Brady Eating-Palace Tour
  copies of Real Estate Board record cards relating to P.J. Clarke’s building
  10-15-2000 obit article on Daniel H. Lavezzo Jr., owner of P.J. Clarke’s
Allerton House, 698 Lexington Avenue, 130 East 57 Street, page 50
- photo of the holdout and its original neighbors in 1912, figure 59(a)
- photo of the rebuilt holdout and the surrounding hotel, figure 59(b)
- later image of an alternate view
- small brochure for Allerton House with rate card laid in
- ownership map of all the lots in the block
- survey of the original buildings on the hotel site showing the holdout as “Out”
- copy of 1922 lease of holdout from Morris Blum to Allerton 57th Street Corporation
- 7-17-1927 NYTimes article about Morris Blum buying more Lexington Avenue property
- 8-12-1922 NYTimes article Bootleg Whisky Disguised as Eggs; summons for Morris Blum
- 12-08-2002 NYTimes article It Looks as if It’s One Building but It’s Really Two
- copies of record cards from the Real Estate Board of New York
- five sheets of research notes

350 East 57 Street, page 144
- photo of the building with the pseudo-holdout
- 1-03-1981 NYTimes article 8 East Side Tenants Look at the Dark Side

One Lincoln Plaza, 33 West 63 Street, page 84
- photo of holdout surrounded by apartment house, figure 112
- alternate photo of same view
- four small color photos
- floor plan of corner apartment, figure 114
- page of landbook showing One Lincoln Plaza and holdout
- One Lincoln Plaza publicity brochure with color photos
- One Lincoln Plaza rental brochure with apartment floor plans
- One Lincoln Plaza three large-scale apartment floor plans
- One Lincoln Plaza corner apartment floor plan
- One Lincoln Plaza rendering with graphics hiding the holdout
- 5-21-1984 Real Estate Weekly article Father Defeats Twin Sons’ Efforts to Force Him to Turn Over Stock
- 2-23-1987 NYTimes article Family Feud Rends Real Estate Empire
- 4-27-1987 NYTimes article on YMCA with photo showing its relationship to the holdout
- 5-24-1987 NYTimes article about the YMCA project
- 3-30-1989 NYTimes obit Jehiel R. Elyachar Is Dead at 90; A Developer and a Philanthropist
- 1-17-1999 NYTimes article Furnishing a Home As a Scavenger Hunt
- 10-09-2010 NYTimes article Standing Along Skyscrapers Decades After Standing in One’s Way
- preliminary holograph draft of holdout story

Broadway at 97th Street, page 96
- photo of ancient frame house on the holdout site, figure 127 (two copies)
- photo of holdout surrounded by apartment houses, figure 128 (two copies)
- photocopy of NYHS photo of original holdout
- 11-09-1901 Real Estate Record and Guide squib on sale of property to Henry Stellgebauer
- six small sheets of research notes
The Sulgrave, page 125
  photo of holdout house of Sophia Hawkins, figure 169
  photo of holdout removed and replaced with dining terrace, figure 170
  photo of replacement apartment house under construction, figure 171
  typical floor plan of The Sulgrave
  floor plans of Sulgrave annex at 646 Park Avenue

Mayfair House, page 130
  photo of the holdout at 608 Park, figure 177
  photo of Mayfair House at 610 Park Avenue

3 East 83rd Street, page 24
  photo of holdout house, figure 27
  alternate view show south and west façades
  photo of holdout house and original Fifth Avenue mansion, figure 28
  photo of holdout living room, figure 29
  photo of holdout dining room, figure 30
  photo of 1020 Fifth Avenue with holdout behind, figure 31
  alternate view with positions reversed
  same view as above before the apartment house was built
  photo of avenue entrance to side-street apartment house that replaced the holdout, figure 32
  sketch site plan
  The Smiling Little House in 83rd Street, pre-1924
  Sisters Fear for Home, 1924
  Frame House Near Fifth Avenue in Realty Deal, c.1932?
  Constable Farmhouse at Fifth Avenue., on 83rd St., c.1932
  Intimate Sketches of New York: House at 3 East Eighth-third Street, c. 1935
  Record card from MCNY by Grace Mayer, 1951
  Builders Acquire Big Fifth Avenue Site, 1953?
  Century-Old Home Yields to Progress, 3-19-1953

1134 Madison Avenue, page 134
  drawing of original row, figure 183
  negative #23 in strip, figure 184 (NOTE: neg. 22 on same strip is figure 145 of 592 Eighth Avenue)
  contact sheet and negatives with other views (negatives 2 through 12)
  3-19-1892 Real Estate Record and Guide article about the row
  8-1977 building survey by Christopher Gray
  9-26-1980 to 2-10-1981 exchange of letters between Christopher Gray and Landmarks Commission
  10-05-1980 NYTTimes article Blockfront Designated for Tower
  5-06-1981 NYTTimes article Empire Builder in Manhattan
  3-15-1982 NYTTimes article The Landmarks Puzzle: A Cohesive Row is Split
  3-28-1982 copy of letter to Sol Goldman
  6-16-1982 NYTTimes Letter to the Editor from Christopher Gray
Columbia University Medical School, 80 Haven Avenue, page 131
photo of original unimproved site, figure 179
photo of 80 Haven Avenue from the north, figure 180
alternate view of east and south façades of 80 Haven Avenue
photo of rear façade of 80 Haven Avenue, figure 181
photo of Bard Haven towers with diminutive holdout, figure 182
negative strip with figure 182 as negative 9
alternate view of Bard Haven towers
copies of three photos of the holdout before it was a holdout
10-1968 article with rendering about proposed Bard Haven Development
1-1970 small article with photo showing Bard Haven under construction
1970(?) small article with photo of nearly complete Bard Haven
12 sheets of research notes
sheaf of research notes
Deeds and other legal documents
6-02-1916 Document creating Natwil Holding Co
   by Nathan Wilson, Harry Turek and Adolph Turek
11-11-1922 Document creating N&H Realty Co by Nathan, Henry, and Sue Schiff
1-02-1926 Charles and Nellie Rosenthal to Saul Construction Co, deed
1-03-1926 Natwill Construction Co to Saul Construction Co, deed
1-03-1926 Saul Construction Co to Natwill Construction Co, deed
12-21-1926 Saul Construction Co to Sylvia Schiff, deed
10-24-1927 Natwill Construction Co to Sue V. Cohen, deed
10-09-1930 Port of New York Authority v. N & H Realty Co,
   eminent domain taking of ten-foot strip of land for street-widening
3-30-1931 Amelia Bartels Antony to Sue Schiff Cohen Nathan Schiff and Henry Schiff,
   agreement to extinguish easements
12-29-1950 Dissolution of N&H Realty Co.
4-03-1958 Tillie Feldman to Nathan S. Schiff, warranty deed
5-11-1964 Sue Schiff Cohen and Elliott Cohen etc. as Executors of Nathan S. Schiff
   to Sue Schiff Cohen, executor’s deed
7-01-1976 Sue Schiff Cohen to Harlem Savings Bank, mortgage extension agreement
Correspondence
10-16-1982 Alpern to Sue Schiff Cohen
10-22-1982 Sue Schiff Cohen to Alpern
11-29-1982 Alpern to Jeremy Robinson, McGraw-Hill
12-02-1982 Alpern to Jeremy Robinson, McGraw-Hill
Clipped packet of complete copies of all deeds and correspondence

Citicorp Center, page 112
photo of presentation rendering, figure 148
photo of 1903 St. Peter’s Church, figure 149
alternate view of 1903 St. Peter’s Church
photo of original Lexington Avenue blockfront, figure 150
alternate partial view of Lexington Avenue buildings
second alternate partial view of Lexington Avenue buildings
photo of original Third Avenue blockfront, figure 151
photo of two 53rd Street buildings, figure 152
photo of Medical Chambers building 140 East 54 Street, figure 153
photo of Carroll’s Pub on Lexington Avenue, figure 154
photo of corner Howard Johnson’s, figure 155
alternate view of Howard Johnson’s corner
photo of 54th Street façade of new St Peter’s Church, figure 155
photo of 876 Third Avenue holdout, figure 156
photo of replacement structure on holdout site, figure 157
photo of 880 Third Avenue incorporating the holdout replacement, figure 158
53 additional site photos of people and buildings
6-03-1971 study by Hugh Stubbins & Assoc for new building for Medical Chambers
7-02-1972 study by Hugh Stubbins & Assoc of alternative building studies for Citicorp Center
2-25-1974 New York Magazine article
How They Assembled The Most Expensive Block In New York’s History
November 1977 Fortune Magazine article Pastor Peterson Makes a Deal with Citicorp
May 1978 Contract Interiors article Skyscraper for people: New York’s Citicorp Complex
June 1978 Architectural Record article Citicorp Center: If You Don’t Like Its Crown, Look At Its Base
8-23-1978 Real Estate Weekly article Citicorp Center to Open in NYC After 10 Yrs.
publicity package in silver-colored folder
small promotional brochure
7-13-1981 to 11-01-1981 exchange of correspondence (stapled)

The Spite House, page 122
photo of drawing and plan from January 1887 Scientific American, figure 165
photo of Spite House c.1895, figure 166
alternate image of similar view
wider view of Spite House and environs, 1914
photo of article from 6-05-1897 issue of The New York Journal, figure 167
photo of south end of Spite House, 1912, figure 168
November 1883 Carpentry and Building article An Extraordinary Building
Building Magazine article The narrowest house in New York may be seen at the . . .
January 1887 Scientific American article The Narrowest Houses in New York
4-16-1897 NYTimes Joseph Richardson Dying
6-09-1897 NYTimes Joseph Richardson Dead
6-12-1897 NYTimes Mr. Richardson’s Funeral
6-13-1897 NYTimes Mr. Richardson’s Two Wills
6-14-1897 NYTimes Mr. Richardson’s Faculty
6-15-1897 NYTimes Filed The Second Will
8-07-1897 NYTimes Richardson’s Two Wills
10-20,1897 NYTimes Richardson Estate Small
10--22-1897 NYTimes The Richardson Fortune
11-05-1897 NYTimes Joseph Richardson’s Will
11-09-1897 NYTimes Richardson Will Contest
11-10-1897 NYTimes Richardson Will Case
11-11-1897 NYTimes Richardson Will Fight
11-16-1897 NYTimes Richardson’s Queer Ways
11-17-1897 NYTimes Vagaries of Richardson
11-18-1897 NYTimes Richardson Will Contest
11-19-1897 NYTimes Joseph Richardson’s Estate
12-11-1897 NYTimes The Richardson Will Case
12-22-1897 NYTimes The Richardson Mystery
12-23-1897 NYTimes Richardson’s Money Gone
12-28-1897 NYTimes Richardson Will Contest
12-31-1897 NYTimes Mr. Richardson’s Fortune
1-10-1898 NYTimes Defends Mr. Richardson
5-02-1899 NYTimes Richardson Will Proved
3-14-1900 NYTimes Richardson Will Contest
8-01-1900 NYTimes Spite House Case Dismissed
11-28-1900 NYTimes “Spite” House Litigation
2-16-1902 NYTimes Nearly $200,000 Paid For Counsel Fees
5-08-1902 NYTimes The Richardson Estate
7-29-1919 NYTimes ’Spite House’ Heir Left Only $1,058,004
3-01-1927 NYTimes Litigation Shrinks Estate of $528,106
November 1902 New York American Monthly Realty Record article
The 5-Foot Spite-House Sold By Richardsons
2-23-1907 The American Architect squib that mentions Joseph Richardson and his ‘spite house’
8-20-1915 NYTimes article Spite House Sold
1921 Valentine’s Manual article The Queerest House in this Country
April 1935 Architecture magazine squib about 4-foot wide building
1977 and 1980: report by Office for Metropolitan History on Spite House, and adjoining houses
1978: The Spite-House at the 24 Hour Gallery by Erin Drake and Christopher Gray (w/ photo)
undated cartoon strip about the Spite House
1978/79 correspondence and clippings re Ripley’s Believe It or Not squib on the Spite House
October 1984 AVENUE article The House That Spite Built
February/March 1996 American Heritage Wallfare
2-22-1998 NYTimes Q&A on the Spite House
12-08-2001 Webpage The Spite Fence, Conversation with Sara Maxwell Baily 1990
12-16-2001 NYTimes article Echo of ‘Spite House’ That Blocked Windows
12-14-2003 NYTimes article One Marble 1880 Building That Used to be Three

Deeds

2-11-1880 Emma J. McLeay to James Cogan
2-12-1880 James Cogan to Emma J. McLeay
4-29-1880 James Cogan to E. Emmett
8-10-1881 James Cogan to E. Emmett
12-30-1889 E. Emmett to Joseph Richardson and Emma E. Richardson
6-26-1896 Joseph Richardson to Dela G. Richardson

5 stapled pages titled Excerpts from file . . . on Joseph Richardson and his Spite House
copy of building application by Richardson for three marble-fronted houses north of Spite House

copy of letter from Richardson for variance in wall thickness for those houses

10-17-1984 letter re attached ad showing the Spite House

stapled letters to relatives and notes

pages of notes, clipped together

2054 Anthony Avenue, The Bronx, page 164

photo of the houses north of the holdout, figure 220

photo of the holdout, figure 221

above image as altered for the 1st edition dust jacket

photocopy of the holdout before alterations

land map of the block showing the holdout

10-01-1926 deed from Marie O’Connor to Isaac Sear for 2054 Anthony Avenue

11-25-1940 deed from Andrew and Anna Georgens to 2050 Anthony Avenue Corp for 2052 Anthony Avenue (the house formerly immediately to the south of the holdout)

West End, Park, and Fifth Avenues, pages 145, 149, and 152

West End photos for figures, 198, 199A, 199B, 200, 201, 202, 203, 204, 205 (35mm negative)

Park photos for figures 206, 207 (35mm negative), 208, 209, 210, 211 (missing)

Fifth photos for figures 212A, 212B

Introduction, page 1

photo of holdout at Ninth Avenue and 50th Street, figure 1

photo of same holdout at corner of large parking lot, figure 2

photo of King for Korners, figure 3

photo of engraving of Astor House, figure 4 (two copies)

photo of holdout Little House, figure 5

photo of Little House being moved to the country, figure 6 (two copies)

photo of small house under large building, figure 8 (plus original color ad)

original magazine page with Chas Addams cartoon, figure 9

stapled pages from Lost New York re The Loss of Two Grand Hotels

stapled pages from Urban Design Manhattan, re Professional Planners Speak Out

9-14-1982 NYTimes article Maverick on the Beach [Doris Gagnon]

1-23-1989 NYTimes article She’ll Stay Put, She Says, Park or No [Doris Gagnon]

10-14-1969 typescript Holdouts and Hangups by Seymour Durst

6-29-1973 holograph card with postscript to Holdouts and Hangups

8-30-1980 NYTimes article 6 Feet From Begin’s New Office, an Immovable Force [Arab holdout]

A 5-inch Holdout and Henry Baker, part of Introduction at page 3

6-07-1982 letter from SBDurst to AAlpern with attachments about Henry Baker and the 5-inch holdout (mentioned as a 2-inch one in two places), plus AA notes.

Various clippings celebrating Henry Baker’s 93rd through 99th birthdays

2-02-1990 NYTimes obit for Henry Baker at age 99

transcription of 11-02-1979 interview of Henry Baker by Allan Riley
**Denver Church**, part of Introduction at page 8
- photo of color rendering of Denver office building, figure 10
- photo of color rendering of office building with holdout church, figure 11
- typical floor plan
- 2-12-1982 Denver Post article *Holy Ghost Church Sold to Investors*
- 2-12-1982 Rocky Mountain News article *Project to dwarf downtown church*
- 2-22-1982 Rocky Mountain News article *Downtown parishes hold their ground in high-rise race*
- 3-22-1982 The Building Journal article *British Group & Dikeou Family to Build $115M, 40-story tower*
- May 1982 *Building Design & Construction* squib with rendering on the project
- October 1983 *Progressive Architecture* squib with rendering *Shades of St. Bart’s*
- June 1984 *Commercial Renovation* article about the church with photo of interior
- September 1985 Corporate Design & Realty architect’s ad with photos of church/office building
- 1/2: 1988 *Building Stone Magazine* article *Denver Office Tower Cradles An Historic Church*
- May/June 1988 page with photo of completed Denver project

**Atlantic City**, part of Introduction at page 10
- photo of Bongiovanni holdout, figure 13
- later photo of Bongiovanni holdout
- 2 small later color snapshots of Bongiovanni holdout
- photo of Coking holdout, figure 14
- 2 small color snapshots of Coking holdout
- October 1979 Life Magazine article with photo used as figure 13
- 9-20-1979 NYPost article *House That Wouldn’t Fold* (two copies)
- 9-29-1979 NYTimes article *House Too Costly for a Casino Is Revalued by City*
- September 1979 Progressive Architecture letter to the editor with photo re Bongiovanni holdout
- 10-23-1979 photocopy of photo of Vera Coking testifying before Atlantic County tax board
- November 1979 TWA Ambassador magazine article *A Roll of the Dice in Atlantic City*
- 7-01-1980 NYTimes article *Her TV Specialty: Ordinary Eccentrics*
- 6-26-1981 Wall Street Journal article on Atlantic City with drawing of Coking holdout
- 8-29-1982 NYTimes article *After 4 Years of Gaming, Rebirth of Atlantic City* (missing start of article)
- November 1982 AIA Journal article on Atlantic City showing Vera Coking holdout
- 12-31-2000 NYTimes *There Stays the Hotel and the Neighborhood*, quoting Vera Coking

**Skyscraper**, part of Introduction at page 6
- large color photo of poster for Broadway production of Skyscraper
- LP record of original cast recording of Skyscraper
- Libretto for Skyscraper
- Playbill for 11-13-1965 performance with Seymour Durst
- photocopy excerpt from *The Best Plays of 1965-1966*

**Legislation**, part of Introduction at page 11
- 1-06-1930 NYTimes article *Urges Condemnation of ‘Key’*
- 1-12-1930 NYTimes article *Assembling Plots is Difficult Task*
- 5-17-1964 NYTimes article *Developer Urges Law On Holdouts* (two copies)
- 2-28-1969 Kansas City anti-holdout law
5-14-1971 Letter from SBDurst re proposed anti-holdout legislation
June 1971 Proposed NY anti-holdout legislation with Memorandum in Support
6-09-1971 Material from The Turtle Bay Association re anti-holdout legislation
6-09-1971 NYTimes squib reporting defeat of anti-holdout legislation
6-14-1971 Missouri anti-holdout law
7-30-1972 NYTimes letter to the editor re anti-holdout legislation
4-25-1974 NYTimes article *Compensation Urged for Landowners Injured by Environmental Limitations*
July 1975 Empire State Report article about Otis Elevator Company and public taking of land
3-08-1981 NYTimes article *Building Pickup Reopens the Issue of Harassment*
8-21-1983 NY Times article *Yonkers Woos Jobs But Ends Up Jilted*

**Correspondence**

folder of correspondence concerning the writing and publication of *HOLDOUTS!*

**William A. Reuben lawsuit re Holdouts!**

1-15-1985 Summons with Notice re William A. Reuben, Plaintiff
1-31-1985 Letter from Marshall Perlin, Attorney at Law
2-14-1985 Alpern to McGraw-Hill re evidence book was published before 1-10-1984
2-15-1985 Alpern to McGraw-Hill with further evidence
2-07-1985 McGraw-Hill Inter-office Memorandum re Reuben claims
2-09-1985 Alpern to McGraw-Hill in-house attorney re Reuben claim
3-08-1985 McGraw-Hill to Alpern & Durst re counsel and indemnification
3-08-1985 Alpern to McGraw-Hill re counsel and indemnification
3-11-1985 McGraw-Hill to Reuben re complaint and pending motion to dismiss
3-23-1985 Alpern to McGraw-Hill with royalty statements
5-01-1985 Memo to Alpern from McGraw-Hill re progress
5-06-1985 Letter to Alpern from McGraw-Hill re progress
8-08-1985 Letter to Alpern from outside counsel to McGraw-Hill re status
9-23-1985 Letter to Alpern from outside counsel to McGraw-Hill re filing of Answer
9-23-1985 Answer to Complaint
3-28-1986 Letter to McGraw-Hill from outside counsel re proposed Hold
3-28-1986 Letter confirming a Hold placed on the case by Reuben
4-09-1986 Letter to McGraw-Hill from outside counsel re the Hold on the Reuben case
3-21-1988 Alpern to Sidney Zion
1-03-1993 Reuben published letter to NYTimes
12-17-1994 Letter to Dover editor with proposed “sanitizing” of Reuben story for reprint edition
1-24-1999 Reuben published letter to NYTimes, with comments
7-20-2011 (print date) Guide to Reuben papers at NYU Library

**Russian Tea Room** (frontispiece of 1st Edition; page xiv and figure E of Second Foreword)
photocopies of 2 photos of Russian Tea Room as holdout flanked by vacant lots
photo of model of apartment building with Russian Tea Room holdout adjoining
color photo of Russian Tea Room as holdout flanked by tall buildings
8-29-1974 Faith Stewart-Gordon to Alpern re RTR logo
10-11-1983 permission letter from The Russian Tea Room
12-21-1983 Lawyer to McGraw-Hill re caption to frontispiece photo
1-09-1984 Alpern to McGraw-Hill with enclosures
1-18-1984 McGraw-Hill to lawyer for Russian Tea Room

Additional Images
Second Foreword figure B Racquet and Tennis Club façade
Second Foreword figure C Racquet and Tennis Club tower to block Park Avenue Plaza
Second Foreword figure D 328 East 86 Street
Second Foreword figure E Russian Tea Room
Hold-Out sculpture by Gifford Myers, figure 223 on page 167
holdout drawing by Joan B. Erickson on page 168

Humor
“No, I refused to be bought out; you see, I was fond of the place and its surroundings.”
Fougasse cartoon from Punch 1932
12-19-1977 The New Yorker cover
October 1986 The Atlantic cover
9-03-2001 The New Yorker cover
Charles Addams cartoon from The New Yorker used as figure 9 (two copies)
Siegel cartoon (two copies)
“The Holdout” cartoon by J. Paul Eaton
“The Nathaniel Rhomberg Building” New Yorker cartoon
“She fought the court order to the hilt” cartoon from Preservation News December 1982
“The Lone Remaining Holdout” cartoon from The New Yorker
“Talk about argument, cajolery, threats!” cartoon by Starke for The New Yorker
The Holdout, poem by Don Weill from Realty News
New York, New York Who’s In Charge Here with photo captioned
 “Hold out, you said. They’ll never build without our property, you said.”
Materials on Gifford Myers sculptures
ad for Chivas Regal with holdout bar

Holdouts not used in HOLDOUTS!
Millikin Building, two photos and 4 sheets telling the story; entire block cleared 2010
Triangular Gore, photo and brief explanation
NE corner 72nd Street and Third Avenue, 2 small color photos, one 8x10 B&W, sketch site plan, sheet of notes, and 11-20-1977 NYTimes article Holdouts Vs. Builders: A Test of Stamina and Will
April 2001 magazine photo showing holdout against 305 East 85 Street
Internet web pages and images of very skinny holdout at 19 West 46 Street
article about holdout against The Federal Reserve Bank of New York
color image of holdout house adjoining deep excavation
packet of clippings about Jean Herman as holdout at 134 East 60 Street
book excerpt telling of two London holdouts
stapled sheets about Spite House of Marblehead, Massachusetts
small article about English holdout
small article about tenement holdout at Normandie Court
1968 article about truncated holdout house in Toronto
photo copy of article about holdouts at NE corner 57 Street and First Avenue
5-07-1982 letter from Seth Sklarey about two Miami Florida holdouts
2-12-1953 NYTimes article Three Elderly Women Defy Eviction by City From ‘Unfit’ Maid’s Rooms
envelope with five 35mm slides of Holdout in Cambridge Massachusetts
3-25-1973 NYTimes article Seminary Wants Tenants to Move
12-05-1980 NYTimes article Bulldozer Foe Is Hurt As Stay of Razing Fails
1-15-1966 Newsday captioned photo of holdout against LeFrak development in Flushing
image of holdouts against 1088 Park Avenue
southwest corner Seventh Avenue and 57 Street
northwest corner Seventh Avenue and 52 Street - two photos
southeast corner Lexington Avenue and 52 Street
north side of 50 Street between Eighth Avenue and Broadway
proposed glass tower behind St. Bartholomew’s Church
14 East 96 Street
eight contact sheets of unused holdout photographs

Site Plans and Floor Plans
many of them

HOLDOUTS! General
articles, letters, clippings, etc.
Mylar sleeve with negatives for various holdouts