

88 Perry Street

Manhattan Community Board 2

April 18, 2016



Tile Mural Legalization
Presented by Harris Smith, AIA

88 Perry Street

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Introduction • LPC Report

381 & 383 Bleecker Street (88 Perry Street)

- “The Perry Street corner was built in 1866-68 as an investment of the plumbing firm, Brien & Adams, using designs of the well-known architect, R. G. Hatfield. These twin apartment houses, five stories high, are built of brick in the vernacular of the period. They have square-headed windows with flush lintels, and the roof cornices are decorated with modillions, as are the cornices over the stores.”

- Text Excerpts from the Greenwich Village Historic District Designation Report, Volume 2



LPC Designation Photo



1940s Tax Photo

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Introduction • 88 Perry Mural

Tile Mural in the Wall

- “Prior to 1972, the north wall of 88 Perry was a drab brick wall reflecting the building’s tenement status. When the building was renovated in 1972, the owner commissioned Fábrica Mensaque Rodríguez y Compañía, a world renowned artisan maker of “azulejo” tiles from Seville, Spain to create the tile mural for the recessed area in the wall. Since then, this work of art has been an essential component of the neighborhood’s beauty, character, and charm. It has been widely photographed by locals as well as passing tourists, and it has become a beloved local landmark.”

- Text Excerpts from “Help Save the Tile Mural at 88 Perry Street” on Ipetitions
<http://www.ipetitions.com/petition/88-perry-street-mural>

IN MEMORY OF
**MANUEL
 JIMENEZ**

Obituary for Manuel Jimenez

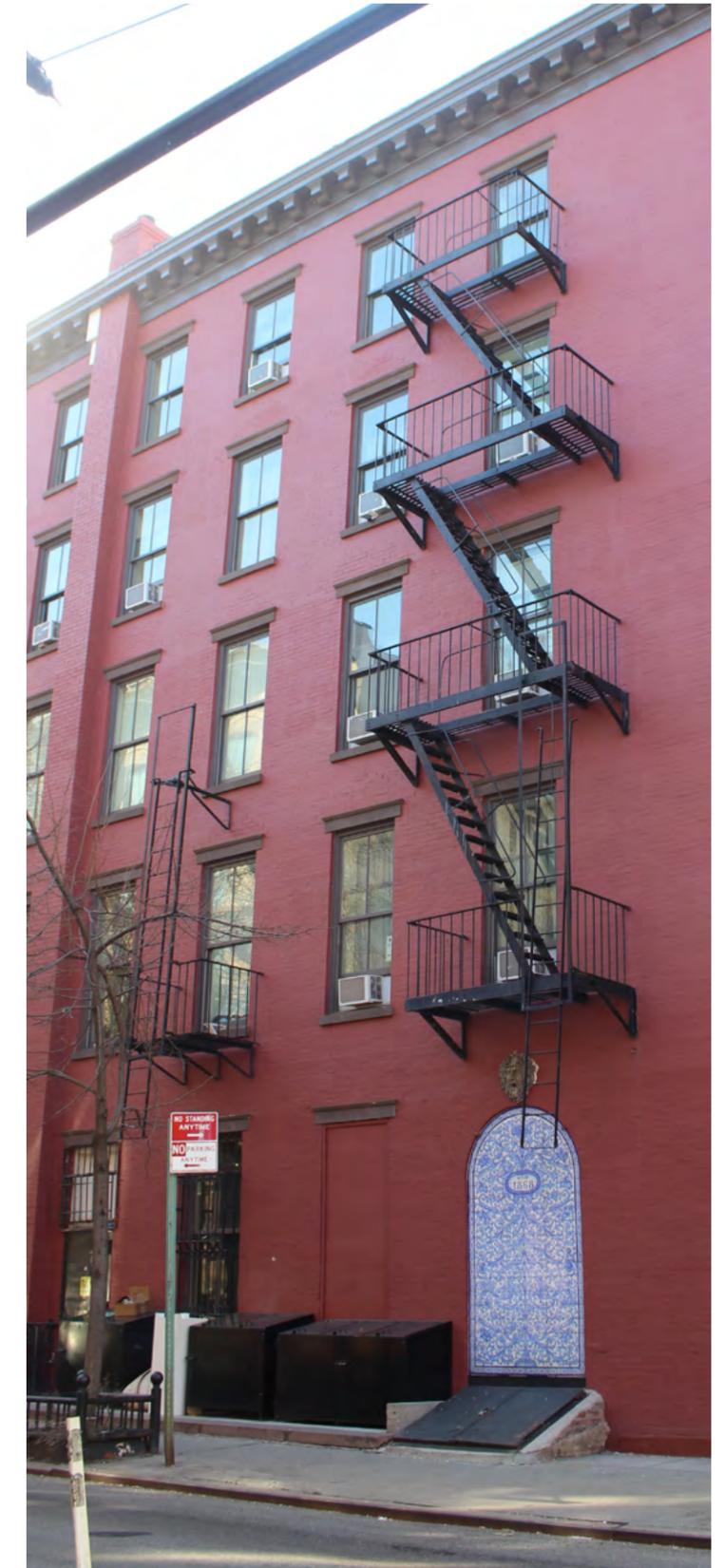
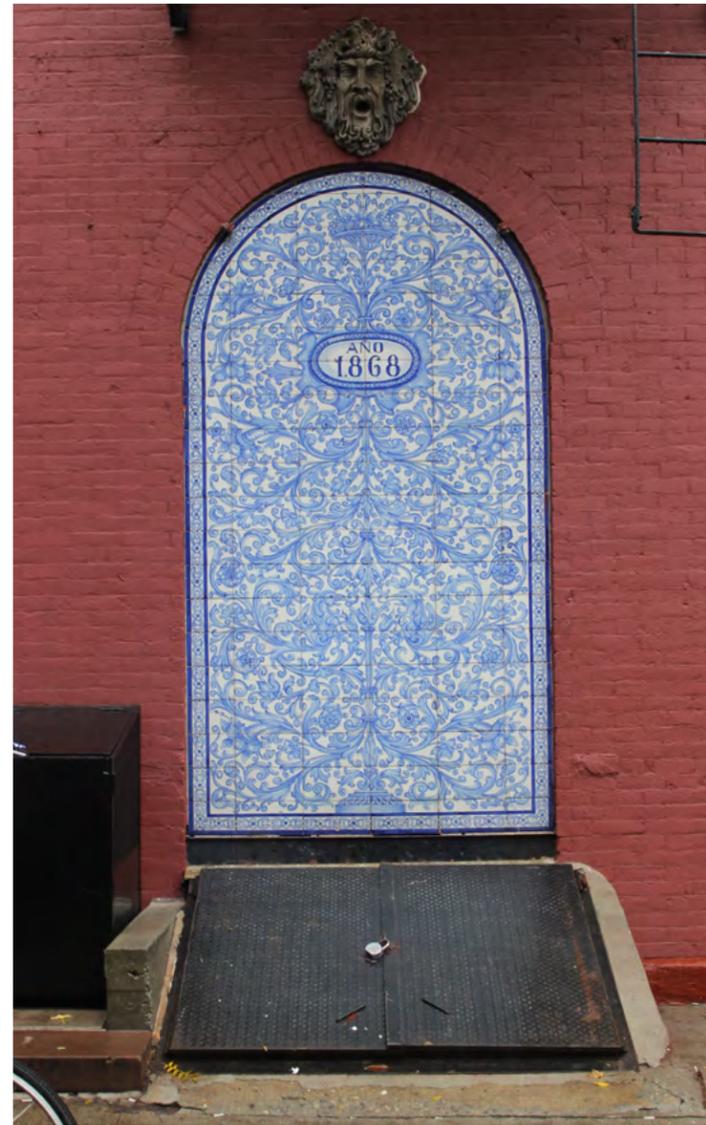


Manuel Jimenez was born in Buenos Aires, Argentina. After his older brother, Antonio, died in 1936, he became the oldest of his siblings and took care of his two younger brothers, Angel and Jorge. Manuel studied Architecture and emigrated to the United States in 1957. Manuel's home in New York, located at 88 Perry Street and Bleecker, was built in 1868 and is legendary for many residents of the Far West Villages, as well as many

tourists worldwide. Manuel was very proud of his home. He loved to improve and beautify his surroundings and did so for many other for clients and friends. Manuel's architectural background provided him many different experiences and opportunities to explore design and construction, at which he excelled. Manuel's heart was always with his widowed mother in Buenos Aires whom he cared for until the time of her death. We will miss him dearly!

**Previous Building Owner
 Manuel Jimenez**

- Purchased 88 Perry Street on February 3, 1970, approximately 9 months after LPC designation of the Greenwich Village Historic District on April 29, 1969
- Opened a Spanish antique store called “El Rastro”, named after the market in Madrid.



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Introduction • Tile History

The Azulejo Tile and Manufacturers

The Tile

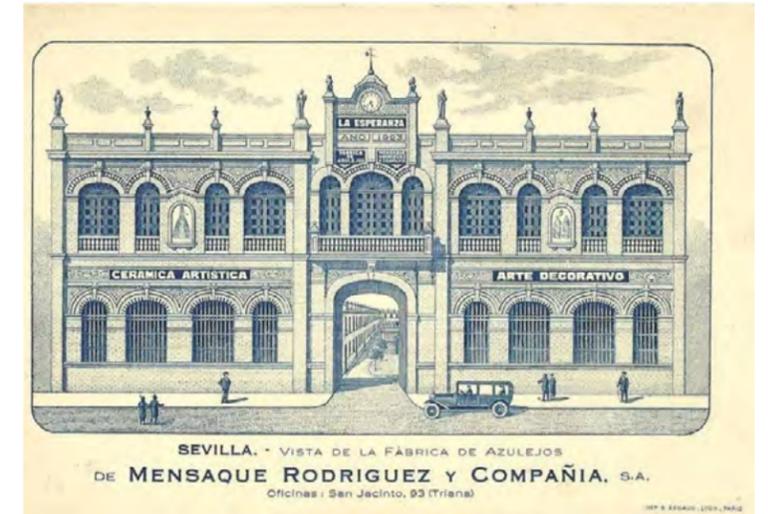
- “Azulejo” is a word used in Spain and Portugal to designate a glazed tile: a terracotta tile covered with an opaque glazing.
- This word comes from Arabic “al zulaycha” that means little polished stone. The idea was first to reproduce the Greco-Roman mosaics from the Middle East or North Africa, not by assembling small pieces of polished marble (“tesserae”), but fragments of coloured glazed tiles.
- They have been frequently used in these countries since the 13th century to cover and decorate walls, fountains, pavements, ceilings, vaults, baths, or fireplaces.

- Text Excerpts from *Azulejos.fr*

The Manufacturer - Fábrica Mensaque Rodríguez y Cía

- Founded in 1917 by Enrique Mensaque Béjar, Manuel Rodríguez Alonso and Tadeo Soler Navarro.
- It produced materials for construction, with Antonio Hermosa, a ceramic artist specializing in azulejos for religious and private work, as one of their major clients.
- The company closed in December of 2006.

- Text Excerpts from *Retablo Ceramico*
http://www.retabloceramico.net/bio2_mensaquerodriguezycia.htm



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Introduction • Historical Background

Little Spain in New York City

- “Many Spanish immigrants disembarked in New York docks during the Nineteenth and Twentieth centuries. The largest Spanish enclaves in New York was referred to as Little Spain. This colony extended from Christopher Street to 23rd Street, along the Hudson River, and included more than 15,000 Spaniards, and their Spanish-American children and grandchildren. Restaurants like La Bilbaina, clothing stores like La Iberia, and Spanish importing shops like Casa Moneo supplied all the Spaniards of the city. The colony also included one of the oldest Spanish parishes in New York, known as Our Lady of Guadalupe.”

- Text Excerpts from *La Nacional Spanish Benevolent Society*
<http://lanacional.org/>

- “Little Spain began to significantly decline in the 1970s and ‘80s. In the 1990s, the number of Spanish-speaking parishioners of Our Lady of Guadalupe began to swell -- but most of the new parishioners were from Mexico, not from Spain. Another sign of Little Spain’s decline took place in 2007, when Liberia Lectorum, described by the Daily News as ‘the city’s oldest and largest Spanish-language bookstore,’ closed down.”

- Text Excerpts from *NY Press*
<http://www.nypress.com/local-news/20151210/the-fall-of-chelsea8217s-little-spain>



This mural represents a remaining vestige of the Spanish cultural presence in the Village.



People of Little Spain

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Introduction • Greenwich Village

Alterations in the 20th Century

- After World War I, the row houses and tenements of the historic district extension began to be transformed as part of a significant Village-wide trend of rehabilitation and modernization.
- The increased demand for middle-class housing led to developers undertaking interior and exterior alterations to row houses and tenements.
- Developers began to make significant alterations to the exterior of individual buildings and groups of buildings that reflected the popular image of bohemia.
- New architectural features introduced included the studio window, stucco cladding, Spanish tiles, art tiles, decorative ironwork, multi-pane casement windows, random brick- or stonework, and fanciful ornament.
- The influence of architectural styles that were popular at the time, including the Colonial Revival, Arts and Crafts, and Mediterranean Revival, is evident in the aesthetic of many of these renovations.

- Text Excerpts from the Greenwich Village Historic District Extension II Designation Report, June 22, 2010



116-120 Perry Street



11 Cornelia Street



285-289 West 12th Street



51 & 55 Greenwich Avenue



39 Grove Street



6-28 East 8th Street

88 Perry Street

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Precedents • Historical Precedent

Picturesque Alterations in Greenwich Village

116-120 Perry Street

- “The three buildings all date from early in the Nineteenth Century, but were completely remodeled and stuccoed in 1928 by Ferdinand Savignano, who did a number of alterations in the Village at this time. Stylistically they belong to the period of the revival of interest in Spanish colonial architecture. With their round-arched entrances, overhanging tile roofs corbeled out above the top story windows, and stepped parapets pierced by arcades at Nos. 116 and 118, they lend a picturesque appearance to the street.”

- Text Excerpts from the Greenwich Village
Historic District Designation Report, Volume 2



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Precedents • Historical Precedent

Picturesque Alterations in Greenwich Village



11 Cornelia Street

- Built in 1876, it was converted in 1928 into the Seville Studios
- Architect James Galloway stuccoed the first story and basement facade and crowned this level with a Spanish tile roof
- Major openings were highlighted with red brick



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- Text Excerpts from *The Row House Reborn*,
Andrew Scott Dolkart

Precedents • Historical Precedent

Picturesque Alterations in Greenwich Village



285-289 West 12th Street

- 285-287 West 12th Street - two separate buildings erected in 1841, and were combined in 1928
- Provided with a common entrance doorway, shielded by a tile hood. The large top floor casement windows, under an overhanging tile roof, belong to the same period.
- 289 West 12th Street - built in the same year as Nos. 285-287, the house was altered at the same time as its neighbor. Overhanging tile roofs above the first and fourth floor windows provide a decorative accent.



51 & 55 Greenwich Avenue

- 55 Greenwich Avenue - built in 1848-49, and altered in 1899
- The roof was raised, walls were stuccoed, and the steep tile pseudo roofs were added, including a corner tower effect with low-angled tile roof
- 51 Greenwich Avenue - built in 1848
- The building is crowned by a little, projected roof carried on end-brackets, echoing the roof treatment of 55 Greenwich

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- Text Excerpts from the Greenwich Village
Historic District Designation Report, Volume 2

Precedents • Historical Precedent

Picturesque Alterations in Greenwich Village



39 Grove Street

- A four-story house with basement entrance extensively remodeled in 1926 by Robert Gottlieb, with a stucco front inset with colored tiles
- Round arches were created above the square-headed windows, with tiles in the tympani

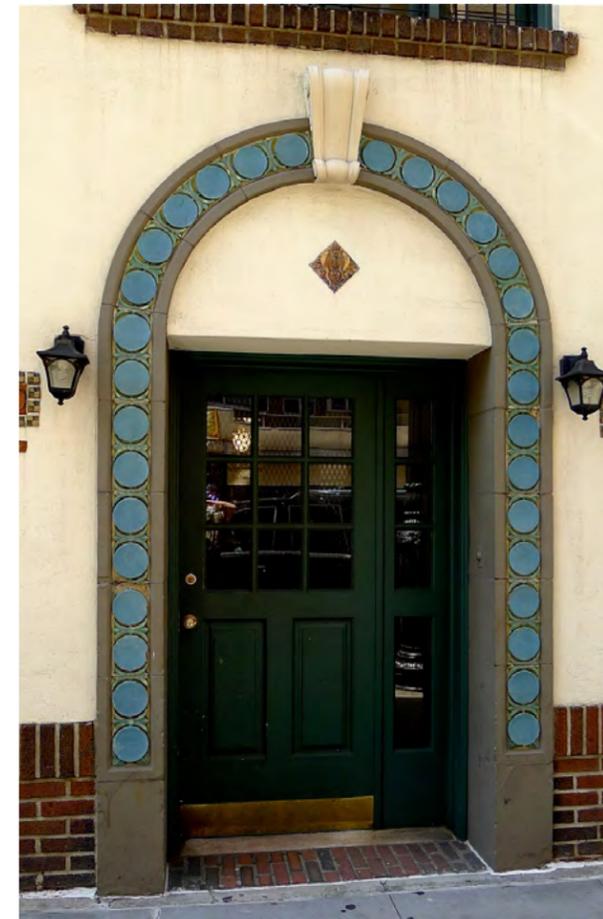
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- Text Excerpts from the Greenwich Village
Historic District Designation Report, Volume 2

Precedents • Historical Precedent

Picturesque Alterations in Greenwich Village



6-28 East 8th Street & Washington Mews

- The buildings on East 8th Street and the North side of Washington Mews were remodeled 1916 by Maynicke & Franke.
- The facades of these buildings were decorated with individual and groups of tiles. The entrance foyers of the buildings on Eighth Street also had tile work.
- The tiles were manufactured by the Moravian Pottery and Tile Works of Doylestown, PA, founded by Henry Mercer.

- Text Excerpts from the Greenwich Village
Historic District Designation Report, Volume 2 and Google Sites

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Precedents • Historical Precedent

Hess Estate



Hess Estate

- In the 1910s, using the power of eminent domain, the city demolished hundreds of buildings in Greenwich Village, taking land to cut a new avenue, Seventh Ave. South, through the Village and extend the I.R.T. subway. Under the law, the city had the right to pay landowners fair value for property taken and used for the public good.
- New York City took ownership of a Manhattan apartment building belonging to David Hess. The building was torn down, and he was left a triangle shaped piece of property.
- It was left in the middle of the sidewalk and called the Hess's triangle, with a tile mosaic that reads: "Property of the Hess Estate Which Has Never Been Dedicated For Public Purposes."

- Text Excerpts from *The Villager*, Volume 81, Number 10
http://thevillager.com/villager_432/tilesunderfoot.html

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Precedents • Contemporary Precedent

190 Bowery & Tiles for America



190 Bowery

- A six-story, 72-room building at the corner of Bowery and Spring that has served as a giant outdoor canvas for graffiti writers and street artists for decades
- On May 2015, the New York City Landmarks Preservation Commission approved a proposal for restoration work to the building, and praised retention of the graffiti as an “interesting show of art”.

- Text Excerpts from Animal New York and New York Yimby
<http://animalnewyork.com/2015/buff-graffiti-mansion-190-bowery-begun/>
<http://newyorkyimby.com/2015/05/landmarks-approves-restoration-and-conversion-of-190-bowery-with-graffiti.html>

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Tiles for America

- Founded by ceramic studios around the world after September 11, 2001, to offer a creative outlet.
- Thousands of tiles, reflecting patriotism, heroes, courage, unity, poetry, and other positive themes arrived in the city.
- The “artists” are represented worldwide and have been families, children, schools, churches, scouts, and senior groups.
- The first New York memorial is located on a chain link fence at the corner of 7th Avenue and 11th Street. The second is at the Tribute WTC Center on the southside of Ground Zero.

- Text Excerpts from Tiles for America
<http://www.tilesforamerica.com/>

Resources

Pages 2, 7, 9, 10, 11

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- <http://www.stripersonline.com/surftalk/topic/109075-eating-their-catch-by-the-fishing-gourmands/page-11>

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- <http://newyorkyimby.com/2015/05/landmarks-approves-restoration-and-conversion-of-190-bowery-with-graffiti.html>
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