

Avery Architectural and Fine Arts Library  
Department of Drawings & Archives  
Columbia University

***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* June 17-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 Teegan, 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. Taylor  
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, III, 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 NYTimes article about suit involving the builder and the church in the building  
9-20-1932 NYTimes follow-on article  
2-24-1974 NYTimes article about the building and the twin sisters who own it  
11-11-2001 NYTimes 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 NYTimes article *A Townhouse on Madison Ave. Lives Out Its Numbered Days*  
10-21-1977 NYTimes 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 NYTimes from Christopher Gray  
10-29-1979 New York Construction News article *38-Story Office Tower for Madison Avenue*  
undated NYTimes 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 NYTimes 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 NYTimes obit for Maurice Reidy  
7-02-1995 NYTimes 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 NYTimes 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 NYTimes article *Chicago Influence in Third Ave. Building*  
11-22-1982 New York Magazine article about dispute between developers and restaurant  
8-18-1983 NYTimes article on zoning dispute between city and developers  
12-13-1983 NYTimes article on resolution of dispute and apology by developers  
10-28-1990 NYTimes article on the removal of the tenacious holdouts  
5-03-2000 NYTimes 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 NYTimes 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 NYTimes article *New Skyscraper Will Preserve P.J. Clarke's on Third Avenue*  
4-09-1975 NYTimes article about P.J. Clarke's  
September 1981 Town & Country article *Stalking New York's Saloon Society*  
3-26-1982 NYTimes 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 NYTimes article *Blockfront Designated for Tower*  
5-06-1981 NYTimes article *Empire Builder in Manhattan*  
3-15-1982 NYTimes article *The Landmarks Puzzle: A Cohesive Row is Split*  
3-28-1982 copy of letter to Sol Goldman  
6-16-1982 NYTimes 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  
1-15-1981 Harlem Savings Bank to Mortimer Cohen, assignment of 8-07-1926 mortgage

**Correspondence**

10-16-1982 Alpern to Sue Schiff Cohen  
10-22-1982 Sue Schiff Cohen to Alpern  
10-31-1982 Alpern to Jeremy Robinson, McGraw-Hill  
11-29-1982 Alpern to Jeremy Robinson, McGraw-Hill  
12-02-1982 Alpern to Jeremy Robinson, McGraw-Hill  
12-09-1982 Katherine Roome, McGraw-Hill 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 Korner, 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 NYTime 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*  
5-22-1984 *Wall Street Journal* article *The Holdouts: Owners Who Stay Put Play a Part in Shaping Skyline*  
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  
2-15-1985 McGraw-Hill letter to Marshall Perlin responding and rejecting claims  
2-28-1985 Complaint by William A. Reuben against Durst, Alpern, and McGraw-Hill  
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  
photocopy 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