

Evelyn G. Haynes Collection: Box 1

Evelyn G. Haynes (1909-2001) was a preservationist and a member of the New York City Landmarks Preservation Commission in its earliest days. A native New Yorker, she grew up in Brooklyn Heights, attended Smith College, and was an editor at *Vogue*, where she worked from the 1930s to the mid-1950s. Her collection, largely from the 1960s, focuses on photographs, sketching, writings, and historic materials connected to Greenwich Village, the Charlton King Vandam district, and Lower Manhattan, especially Federal (ca. 1790-1835) and Greek Revival (ca. 1830-1850) row houses and architecture in this area.

1) *A Builders' Guide To the Restoration of The Old Row Houses of New York City* Manuscript

Haynes' manuscript for the book proposal of *A Builders' Guide To the Restoration of The Old Row Houses of New York City*; contains extensive information about Federal and Greek Revival row houses and specific information about houses throughout the Charlton-King-Vandam Historic District

<https://www.villagepreservation.org/wp-content/uploads/2020/07/A-Builders-Guide-to-the-Restoration-of-the-Old-Row-Houses-written-by-Evelyn-B.-Haynes-and-compiled-by-the-Village-Preservation.pdf>

2) Period Research

These materials appear to have been used to support the development of Haynes' manuscript *A Builders' Guide To the Restoration of The Old Row Houses of New York City*.

a. The Early Federal Period

Haynes' research on late 18th century early Federal Period row houses including 94, 94 ½ and 96 Greenwich Street. According to Haynes, these were the three out of eight townhouses still extant from the 18th century in Manhattan. She writes: "I should like to 'restore' these as an exercise in learning about the early federal period."

<https://www.villagepreservation.org/wp-content/uploads/2020/07/The-Early-Federal-Period.pdf>

b. The Federal Baroque, 1826-1834

Haynes' research related to early 19th century row houses including a "Fact Sheet for the Federal Baroque;" photos of 34 Varick Street (St. John's Square), 24 and 29 St. Mark's Place, 109 Broadway, 85 South Fifth Avenue, and 105 Mercer Street; materials related to the Bowling Green and St. John's Square; and a pamphlet on the Old Merchant's House by the Historic Landmark Society (1963).

<https://www.villagepreservation.org/wp-content/uploads/2020/07/The-Federal-Baroque-Style-1826-1834.pdf>

c. Variations of Late Federal Details

Haynes' research related to early 19th century row houses based on the Charlton-King-Vandam Historic District, which has the highest concentration of Federal and Greek Revival style houses in the city. Her research points to details such as dormers, cornices, lintels, doors, entranceways, and ironwork which are characteristic of the Late Federal style. The file includes a "Report for Designation" of the Charlton-King-Vandam Historic District, which was used as the basis for the landmark designation report for the district, including building photos, architectural drawings, and an excerpt from "Tendencies in Apartment House Design" by Frank Chouteau Brown.

Part 1: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Variations-of-Late-Federal-Period-1.pdf>

Part 2: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Variations-of-Late-Federal-Period-Part-2.pdf>

3) Vandam Street Research

Haynes' vast collection of folders related to Vandam Street. Each address folder contains the history of the building; a fact sheet describing the building's details (roof, dormers, cornices, fabric, lintels, window sash, door enframing, door, stoop, iron work, half-basement); a restoration sheet explaining how to restore the original appearance and material, and architectural diagrams or photographs of the building. Many of these documents were included in Haynes' manuscript, *A Builders' Guide To the Restoration of The Old Row Houses of New York City*. This section also includes Haynes' notebooks and photographs.

a. Number 9 Vandam Street

Part 1: <https://www.villagepreservation.org/wp-content/uploads/2020/07/9-Vandam-Street-1-1.pdf>

Part 2: <https://www.villagepreservation.org/wp-content/uploads/2020/07/9-Vandam-Street-1-Part-2.pdf>

b. Numbers 11 & 13 Vandam Street

<https://www.villagepreservation.org/wp-content/uploads/2020/07/Number-11-13-Vandam-Street.pdf>

c. Numbers 15 & 17 Vandam Street

Part 1: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Numbers-15-17-Vandam-Street-Part-1.pdf>

Part 2 (includes sketches of architectural details of other buildings that relate to 15-17 Vandam Street, incl. 329 Washington Street and 27 Charlton Street):

<https://www.villagepreservation.org/wp-content/uploads/2020/07/Numbers-15-17-Vandam-Street-Part-2.pdf>

d. Number 19 Vandam Street

<https://www.villagepreservation.org/wp-content/uploads/2020/07/19-Vandam-Street-1.pdf>

e. Number 21 Vandam Street

<https://www.villagepreservation.org/wp-content/uploads/2020/07/21-Vandam-Street-1.pdf>

f. Numbers 23 & 25 Vandam Street

<https://www.villagepreservation.org/wp-content/uploads/2020/07/Numbers-23-25-Vandam-Street.pdf>

g. Numbers 27 & 29 Vandam Street

<https://www.villagepreservation.org/wp-content/uploads/2020/07/Numbers-27-29-Vandam-Street.pdf>

h. Streetscape Sketch: Eighth Avenue, West Side; West 12th Street to Jane Street

<https://www.villagepreservation.org/wp-content/uploads/2020/07/Illustrations-of-Vandam-Street.pdf>

i. Architectural Survey Notes

Part 1: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Vandam-Street-Research.pdf>

Part 2: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Evelyn-Haynes-Notebook.pdf>

4) Streetscape Diagrams and Block and Building Histories

Detailed streetscape diagrams of Greenwich Village blocks with accompanying historical background. These were used towards the designation of the Greenwich Village Historic District (designated in 1969). (April 9, 1964)

a. Book 1: Bank Street, Barrow Street, Bedford Street

Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Diagram-Streetscapes-2.pdf>

Letter from LPC re 58 Bank Street: <https://www.villagepreservation.org/wp-content/uploads/2020/07/LPC-Letter-2.pdf>

Research Notes, part 1: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Legal-Sized-LPC-Document-Part-1-1.pdf>

Research Notes, part 2: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Legal-Sized-LPC-Document-Part-2-1.pdf>

b. Book 2: Bethune Street & Bleecker Street

Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-Bethune-Bleecker-1.pdf>

- c. Book 3: Carmine Street, Charles Street, Christopher Street & Gay Street
Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-Carmine-Charles-Christopher-Gay-1.pdf>
- d. Book 4: Commerce Street, Cornelia Street, Downing Street, East 8th Street, East 9th Street, East 10th Street, East 11th Street, Eighth Avenue & Fifth Avenue
Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-Commerce-Cornelia-Downing-E-8th-E-9th-E-10th-E-11th-Eighth-Ave-5th-Ave-1.pdf>
- e. Book 5: Grove Street, Horatio Street, Greenwich Avenue & Greenwich Street
Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-Greenwich-Ave-Greenwich-St-1.pdf>
- f. Book 6: Hudson Street, Jane Street & Jones Street
Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-Gansevoort-Hudson-Jane-1.pdf>
- g. Book 7: St. Luke's Place/Leroy Street, Milligan Place, MacDougal Alley, MacDougal Street & Minetta Lane/Street
Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-Leroy-St-MacDougal-Alley-Waverly-Pl-Minetta-Lane-St-1.pdf>
- h. Book 7A: Morton Street, Patchin Place, Perry Street & St. Luke's Place
Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-Morton-St-Patchin-Pl-Perry-St-St-Lukes-Pl-1.pdf>
Historic American Buildings Survey Inventory: St. Luke's Place: <https://www.villagepreservation.org/wp-content/uploads/2020/07/St.-Luke-Pls-Historic-Research-1.pdf>
- i. Book 8: Sixth Avenue, Seventh Avenue, Seventh Avenue South, Sheridan Square & Sullivan Street
Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-6th-Ave-to-7th-Ave-Sheridan-Sq-to-Sullivan-St-Thompson-St-to-Washington-Pl-1.pdf>
- j. Book 9: Washington Mews, West Washington Place, Washington Street, Washington Square, Waverly Place & Weehawken Street
Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-and-Report-Wash-Pl-Wash-Mews-Wash-Sq-Waverly-Weehawken-1.pdf>
- k. Book 10: West Street, West Houston, West 3rd Street & West 4th Street
Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Streetscape-Diagrams-West-St-Harmeson-St-W-3rd-St-W-4th-St-1.pdf>
- l. Book 11: West 8th Street, West 9th Street & West 10th Street
Letter to Haynes from Mrs. George Rattner (November 24, 1968): <https://www.villagepreservation.org/wp-content/uploads/2020/07/Letter-to-Evie-Evelyn-1.pdf>
Streetscapes, part 1: <https://www.villagepreservation.org/wp-content/uploads/2020/07/West-9th-Street-Fifth-to-Sixth-N.-Side-1.pdf>
Streetscapes, part 2: <https://www.villagepreservation.org/wp-content/uploads/2020/07/West-9th-Street-Fifth-to-Sixth-S.-Side-1.pdf>
Streetscapes, part 3: <https://www.villagepreservation.org/wp-content/uploads/2020/07/West-9th-Street-West-10th-Street-1.pdf>
Photo from "A History of Real Estate, Building and Architecture in New York City" (1898): <https://www.villagepreservation.org/wp-content/uploads/2020/07/Photo-1.pdf>

m. Book 12: West 11th Street

“The History of 34 West 11th Street”: <https://www.villagepreservation.org/wp-content/uploads/2020/07/The-History-of-West-11th-Street-2.pdf>

“West 11th General History” and West 11th Street Streetscapes, part 1: <https://www.villagepreservation.org/wp-content/uploads/2020/07/West-11th-St-General-History-and-West-11-5th-6th-Ave-North-Side-2.pdf>

Streetscapes, part 2: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Diagram-Streetscapes-11th-Street-North-Side-1.pdf>

Streetscapes, part 3: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Diagram-Streetscapes-11th-Street-South-Side-2.pdf>

n. Book 13: West 12th Street & West 13th Street:

Streetscapes: <https://www.villagepreservation.org/wp-content/uploads/2020/07/Diagram-Streetscapes-W12th-Street-W13th-Street-2.pdf>

Memo to Haynes from Rosalie F. Bailey, Senior Landmarks Preservation Specialist (August 29, 1967): <https://www.villagepreservation.org/wp-content/uploads/2020/07/Memorandum-to-Commissioner-Haynes-2.pdf>

o. Charlton Street, King Street, MacDougal Street & Vandam Street

“A Short History of Charlton Street” and Building Information: <https://www.villagepreservation.org/wp-content/uploads/2020/07/A-Short-History-of-Charlton-Street-2.pdf>

5) General Evelyn G. Haynes Research and Archival Materials

a. Contemporary Publications Regarding Historic Buildings

<https://www.villagepreservation.org/wp-content/uploads/2020/08/Contemporary-Publications-1.pdf>

- “Guidelines for Exterior Paint Work in New York City Historic Districts” by the Historic Districts Council of the Municipal Art Society
- *Housepaints in Colonial America: Their Materials Manufacture and Application* excerpt
- “New York City Landmarks” pamphlet

b. Landmarks Preservation Commission materials

Two “Calendar of the Landmarks Preservation Commission of the City of New York” booklets (Tuesday, September 21, 1965, and Tuesday, October 19, 1965), and a copy of *The New York Times* article “First Official Landmarks of City Designated.”

<https://www.villagepreservation.org/wp-content/uploads/2020/07/Landmarks-Preservation-Commission-1965.pdf>

c. Daniel Leroy House Information

<https://www.villagepreservation.org/wp-content/uploads/2020/08/Daniel-Leroy-House-Information.pdf>

d. Fact Sheets and Restoration Information: 14-26 West 11th Street, Late Federal House & Greek Revival House

<https://www.villagepreservation.org/wp-content/uploads/2020/08/Fact-Sheets-and-Restoration-Information.pdf>

e. Historic American Buildings Survey Drawings

<https://www.villagepreservation.org/wp-content/uploads/2020/08/HABS-1.pdf>

- Historic American Buildings Survey Drawings
- Historic American Buildings Survey Inventory: 20 St. Mark’s Place
- Historic American Building Survey Drawings of Greek Revival row house facades in NYC

f. 19 and 21 Vandam Door Diagrams

<https://www.villagepreservation.org/wp-content/uploads/2020/08/Door-Diagrams-1.pdf>

g. Scrapbook

Haynes’ scrapbook of photos of architectural details on historic buildings in Greenwich Village

<https://www.villagepreservation.org/wp-content/uploads/2020/07/Leather-Binder.pdf>

h. Armen Kachaturian Photos

<https://www.villagepreservation.org/wp-content/uploads/2020/07/Unidentified-Photos.pdf>

- i. Photos of Morris-Jumel Mansion and Photo of State Street (with #7 Bowling Green and #1 Broadway)
<https://www.villagepreservation.org/wp-content/uploads/2020/08/Morris-Jumel-Mansion-1.pdf>
- j. Historic Images of Old New York via Postcards
<https://www.villagepreservation.org/wp-content/uploads/2020/08/Historic-Postcards.pdf>
 - City Hall postcard
 - "Returning to the Farm" by George H. Durrie, 1861 postcard
 - "Bowling Green" by David Johnson, 1860 postcard
 - "Tammany Society Celebrating The Fourth of July, 1812" by William Chappel, 1869 postcard
 - "Tontine Coffee House, Wall and Water Streets, New York, 1797" by Francis Guy postcard
 - "Corner of Greenwich Street, January 1810" by Baroness Hyde de Neuville postcard
- k. Miscellaneous Research Materials
<https://www.villagepreservation.org/wp-content/uploads/2020/08/Miscellaneous-Research-Materials-1-1.pdf>
 - "No. 27-29" window lintel diagram and "No. 21" door diagram
 - "Notes on Brick & Lime Mortar in NYC, 1626-1783: A Post Mortem" (May 1968)
 - "The Architectural Record: April-June 1899: The Small City House in New York"
 - Microfilm of "Tendencies in Apartment House Design" by Frank Chouteau Brown excerpt
 - *Notions of the Americans: Picked up by a Travelling Bachelor* by James Fenimore Cooper excerpt
 - Selected Quotations
 - "The Old Lady of 29 East Fourth St.," *The New York Times* article
 - Photos of historic buildings on East 58th Street