

**The New York Public Library  
Humanities and Social Sciences Library  
Manuscripts and Archives Division**

**Regina Kellerman Papers**  
1962-2006  
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**Leslie Reyman  
August 2009**

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## Table of Contents

<b>Summary</b> .....	<b>iii</b>
<b>Provenance note</b> .....	<b>iv</b>
<b>Biographical note</b> .....	<b>v</b>
<b>Scope and content note</b> .....	<b>vi</b>
<b>Arrangement note</b> .....	<b>vi</b>
<b>Series descriptions and container list</b> .....	<b>1</b>
SERIES I: GREENWICH VILLAGE RESEARCH MATERIAL, 1962-1966 .....	1
SERIES II: FRAUNCES TAVERN BLOCK PROJECT (PROPOSED), 1963-1964 .....	1
SERIES III: WAVE HILL, 1967-1970.....	1
SERIES IV: PENN STATE DOCTORATE, 1970-1971 .....	2
SERIES V: SoHo STUDY, 1970-1971 .....	2
SERIES VI: NEW YORK CITY STADHUIS, 1968-1983 .....	2
SERIES VII: GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION (GVSHP), 1981-1990.....	3
SERIES VIII: COLUMBIA UNIVERSITY, 1982-1986.....	3
SERIES IX: GENERAL SUBJECT FILES, 1965-1986.....	3
SERIES X: INDEPENDENT RESEARCH, CIRCA, 1981-2006 .....	1

## Summary

- Main entry:** Kellerman, Regina M.
- Title:** Regina Kellerman papers, 1962-2006
- Size:** 9 linear feet (17 boxes, 1 tube)
- Source:** Donated by Greenwich Village Society for Historic Preservation, August 2009.
- Abstract:** Regina Kellerman (1923-2009) was an architectural historian who served as an early director of research for the New York Landmarks Preservation Commission, and later become the founder and first director of the Greenwich Village Society for Historic Preservation. Her pioneering research, both in New York and the Netherlands, led to her correctly identifying the location of New York City's first City Hall, a conclusion borne out by the subsequent excavation of the site during the early 1970s. The collection covers Kellerman's career as an architectural historian and preservationist and includes correspondence, reports and notes, architectural drawings and plans, and photographs and slides which she generated and gathered in the course of her investigation of buildings, sites and neighborhoods located in New York City and the surrounding area.
- Access:** Apply in the Special Collections Office for admission to the Manuscripts and Archives Division.
- Preferred citation:** Regina Kellerman Papers, Manuscripts and Archives Division, The New York Public Library.
- Special Formats** Architectural plans, photographs, slides

**Provenance note**

Gift of H. David Hennessey to the Greenwich Village Society for Historic Preservation, August 2008.

## Biographical note

Regina Kellerman (1923-2009) was an architectural historian who served as an early director of research for the New York Landmarks Preservation Commission, and later become the founder and first director of the Greenwich Village Society for Historic Preservation. Her pioneering research, both in New York and the Netherlands, resulted in her successfully identifying the location of New York City's first City Hall, a conclusion borne out by the subsequent excavation of the site during the early 1970s.

Born Regina Maria Kohrman in Danbury, Connecticut, she attended Yale and Columbia before earning her Ph.D. from Pennsylvania State University. She married Richard Kellerman and in 1962 found work with the then-nascent Landmarks Preservation Commission. In the course of her activities there, she supervised an architectural survey of the five boroughs and made monthly reports to the commissioners.

She served as an architectural historian for the Museum of the City of New York and the City Planning Commission and worked on a museum complex proposed but never executed for the Fraunces Tavern Block in the Financial District. From 1967 to 1970 she was architectural historian at the Wave Hill Estate. In the course of conducting research for her dissertation ("The Stadhuis of New Amsterdam: New York's First City Hall"), Kellerman served as project historian during the excavation of the 17th-century Dutch Stadhuis, whose foundations were discovered on Lehman Brothers property in Lower Manhattan.

From 1971 to 1975, she was a graduate teaching assistant to Professor Winston R. Weisman, head of the art history department at Penn State. In the summer of 1971, she supervised 18 Penn State graduate students in a study of the SoHo cast-iron commercial district, co-authoring the report that led to the Landmarks Preservation Commission designating SoHo as a historic district in 1973.

She became executive director of the newly organized Greenwich Village Society for Historic Preservation in 1981, a position she retained through 1990. Concurrently, she held a position as a lecturer in the Historic Preservation Program at Columbia University and, in 1989, Kellerman edited *The Architecture of the Greenwich Village Waterfront* (New York University), a work that formed the basis for the argument for the extension of the West Village historic district.

From the 1990 until shortly before her death, Kellerman served as a consultant on various projects, both public and private, which included compiling documentation for the Washington Square Park Association and a drafting a history of the Rhinelander Waldo mansion in advance of its conversion into a luxury department store. Kellerman died on May 13, 2008 at age 84.

### Source:

Amateau, Albert. "Regina Kellerman, 84, leading Village preservationist." *The Villager*, May 21, 2008, Obituary.

## Scope and content note

The collection covers Kellerman's career as an architectural historian and preservationist and includes correspondence, reports and notes, architectural drawings and plans, and photographs and slides which she generated and gathered in the course of her investigation of buildings, sites and neighborhoods located in New York City and the surrounding area. The correspondence chiefly addresses her research projects, but also includes some small amount of material related to her time at Penn State University. Much of the collection includes research photocopies from books, reports, and New York City Department of Buildings' records which she used while investigating the history, construction, and design of specific properties. The photographs and slides include copies of historic images that capture architectural elements and details, as well as documentation snapshots that record the existing conditions of the buildings and sites that were the subject of Kellerman's research.

Among the activities detailed in these records are Kellerman's research related to the streets and buildings of Greenwich Village dating from her work with the Landmarks Preservation Commission in the 1960s; her efforts to document the history and design of the Wave Hill estate; a project to survey SoHo's historic cast-iron buildings; her activities related to her work as executive director of the Greenwich Village Society for Historic Preservation (GVSHP); and her many projects as an independent researcher including the conversion of the Rhinelander Waldo mansion into a luxury department store. The collection also includes a small amount of material related to her years as a lecturer in the Historic Preservation Program at Columbia University.

The current order of the Regina Kellerman Papers reflects the arrangement prepared by the GVSHP staff.

## Arrangement note

The Regina Kellerman Papers are organized in the following series:

- Series I: Greenwich Village research material, 1962-1966
- Series II: Fraunces Tavern Block Project (proposed), 1963-1964
- Series III: Wave Hill, 1967-1970
- Series IV: Penn State doctorate, 1970-1971
- Series V: SoHo Study, 1970-1971
- Series VI: New York City Stadhuis, 1968-1983
- Series VII: Greenwich Village Society for Historic Preservation (GVSHP), 1981-1990
- Series VIII: Columbia University, 1982-1986
- Series IX: General Subject Files, 1965-1986
- Series X: Independent Research, circa 1981-2006

## Series descriptions and container list

### Series I: Greenwich Village research material, 1962-1966

Contains materials related to Kellerman's building-by-building survey undertaken as part of the Landmarks Preservation Commission's efforts to have Greenwich Village designated an historic district.

<u>Box</u>	<u>Fol</u>	
1	1	Summary history report to LPC, 1966
	2	Slide talk presentation, circa, 1964
	3	St. Luke's Place, Morton, Commerce, Barrow, Grove, Bedford, Bleeker, Hudson, Washington, and Greenwich Street buildings, undated (notebook)
	4	Charles Street buildings and property owned by David Christie, undated (notebook)
	5	9th, 10th, 11th Street buildings, undated (notebook)
	6	Horatio and Hudson Street buildings, undated (notebook)
	7	Schermerhorn block and adjacent area, undated (notebook)
	8	5th Avenue apartment houses, undated (notebook)
	9	Greenwich Street, undated (notebook)
	10	Bank, Charles and Bethune Street buildings, undated (notebook)
	11	Washington, Weekhawken, West, and 10th, 11th, 12th Street buildings, undated (notebook)
	12	Jane and Perry Street buildings, undated (notebook)

### Series II: Fraunces Tavern Block Project (proposed), 1963-1964

Material related to Kellerman's work for the proposed-but-never-realized museum complex; these activities took place while she was serving as director of research for the Landmark Preservation Commission. Includes architectural drawings.

<u>Box</u>	<u>Fol</u>	
2	1-3	Research notes and correspondence
17		Fraunces Tavern Block Project architectural drawings by John Bayley

### Series III: Wave Hill, 1967-1970

Contains material related to Kellerman's work as architectural historian at the Wave Hill Estate.

<u>Box</u>	<u>Fol</u>	
2	4	Miscellaneous research notes and correspondence, 1968-1969
	5	Official reports, 1967-1969
	6	Architects, undated
	7	Progress reports and costs; research, 1969
	8	History of Riverdale, circa, 1968
	9	Correspondence, 1969
3	1-2	Architects, designers, builders-Glyndor, undated
	3	Architects, designers, builders-Wave Hill House, 1969
	4	Hendricks correspondence re: Appleton photographs, undated
	5	Toscanini correspondence, 1969
	6	Mark Twain, correspondence about, 1969
	7	General, includes final report on site history, 1970
	8	Riverdale maps, undated
	9	Miscellaneous, undated
	10	Correspondence re: Armor Hall, 1969
	11	Boorman correspondence, 1969
	12	Theodore Roosevelt research, undated
	13	Correspondence with Robbins and McBean re: Morris family, undated

<u>Box</u>	<u>Fol</u>	
3	14	Correspondence with Watt, 1969
	15	General, undated
	16	Olmstead and Villa Parks, undated
	17	Christ Church, Riverdale, undated
	18	Bartow-Pell Mansion, undated
	19	Robert Colgate information, undated
	20	Freeman correspondence, undated
	21	Dodge correspondence, undated
	22	Drafts of report, undated
17		Oversized -maps, plans of Wave Hill, circa late, 1960s

**Series IV: Penn State doctorate, 1970-1971**

Contains material related to Kellerman's matriculation at Penn State University including correspondence with her mentor Winston Weisman, and two papers she gave while at Penn.

<u>Box</u>	<u>Fol</u>	
4	1	General
	2	Winston Weisman correspondence
	3	Credentials
	4	Paper on Piazza de San Pietro
	5	Paper on Piazza Navona Sant' Agnese

4 6-8 **Series V: SoHo Study, 1970-1971**

Contains material related to a Penn State sponsored project Kellerman led to document historic structures in SoHo. This later became the basis for the report that led to the designation of the SoHo Historic District.

**Series VI: New York City Stadhuis, 1968-1983**

Contains Kellerman's research regarding New York City's first City Hall – the 18th century Stadhuis. The Stadhuis served as the governance building of Dutch colony New Amsterdam. Kellerman's research eventually became the basis for her doctoral dissertation, "The Stadhuis of New Amsterdam: New York's First City Hall, 1641-1699."

<u>Box</u>	<u>Fol</u>	
4	9-12	Photographs, undated
5	1	Stadhuis report, 1968
	2	History -- 71 Pearl Street building, undated
	3	Diesel Construction Co.
	4	Lehman Brothers correspondence, undated
	5	de Halve Maen correspondence
	6	General bibliographies-New York
	7	Research
	8	Reconstruction drawings-Stadhuis Monumentzorg
	10	New York State Library correspondence
	11, 16	Provincial Council minutes, 1638-1649
	12-13	New Amsterdam -- Archival records
	14-15	Research
6	1	Notes, papers, plans, 1981
	2	Excavation, 1983



**Series VII: Greenwich Village Society for Historic Preservation (GVSHP), 1981-1990**

Contains material related to Kellerman's work as executive director of the Greenwich Village Society of Historic Preservation and includes lectures, annual reports, slides, maps and plans.

<u>Box</u>	<u>Fol</u>	
6	3	Lecture: ARLIS/NA conference, 1986
	4	Seaman's Institute building
	5	Annual reports
	6	1790 Broadway
	7	148-150 Waverly Place
	8	52 West 9th Street
	9	Norwood Mansion, 241 West 14th Street
	10	61 Perry Street
	11	146 Spring Street
	12	Charlie Parker House, 151 Avenue B
	13	1112 Park Avenue at 90th Street
	14	12 LeRoy Street
	15	Florent Restaurant, 69 Gansevoort Street
	16	Dorilton Apartments, 171 West 71st Street
	17	Margo Feiden House, 18 East 19th Street
	18	Old Westbury Gardens
	19	Casa Italiana Zerilli-Marimo/Winfield Scott House, 24 West 12th Street
	20	Firehouses--48 Horatio Street, 130-132 Amity Street, 52 Greene Street
7	1	Gansvoort Market Buildings (Columbia University Preservation Report), 1982
	2	Greenwich Village Waterfront booklet and slides, 1986
	3-4	Christopher Street report (Columbia University), 1981
	5	Kellerman biography, undated
17		Oversized material-plans and notes for Sheridan Square archaeological dig, 1980s
		Oversized material-Greenwich Village map, 1991

**Series VIII: Columbia University, 1982-1986**

Contains material relating to Kellerman's position as a lecturer in the Historic Preservation Program at Columbia University's School of Architecture.

<u>Box</u>	<u>Fol</u>	
7	6	Lecture notes, undated
	7	Martha Moffat, Master of Science thesis, 1984
	8	Correspondence, 1982-1986

**Series IX: General Subject Files, 1965-1986**

<u>Box</u>	<u>Fol</u>	
8	1	Walz invoices related to house repairs, 1973-1976
	2	Croton-On-Hudson house correspondence, 1965
	3	Municipal Art Society's <i>Guidelines for Historic Districts in New York City</i> , 1970
	4	Reviews of two books for <i>South Street Seaport Quarterly</i> , 1975
	5	Castle Clinton exhibition, 1986
	6	Henry Hope Reed article, <i>The Vision Spurned: The Story of City Planning in New York</i> , undated

**Series X: Independent Research, circa, 1981-2006**

<u>Box</u>	<u>Fol</u>	
8	7	218 East 12th Street
	8	Barrow Mansion (Jersey City, N.J.)
	9	48 Barrow Street
9	1	5 Carmine Street
	2	132 Charles Street
	3	17 Commerce Street
	4	William Woodin House (East Hampton)
	5	Gramercy Park Historic District, proposed extension of
	6	19 Gramercy Park South
	7	22 Bank Street
	8	30 West 10th Street
	9	75 1/2 Bedford Street
	10	77 Bedford Street
	11	Cherry Lane Theatre, 38 Commerce Street
10	1	73 Bedford Street
	2	Christopher Welsh
	3	Ellis Island Historic Structure Report, undated
	4	Railroad station query
	5	120 East 9th Street
	6	153 West 13th Street
	7	Christopher Gray
	8	225 West 22nd Street
	9	Gatehouse, Oak Terrace
	10	Rattner, Selma
	11	53-55 Fifth Avenue
	12	Timothy Forbes House, West 11th Street
	13	67 Greenwich Street
11	1	Hart House
	2	Luther Harris
	3	105 Mercer Street
	4	GVSHP walking tour, 2004
	5	356 Fifth Avenue
	6	Old churches of Greenwich Village
	7	Famous artists of Greenwich Village
	8-9	Assorted correspondence, circa, 2004
	37	GVSHP correspondence re: proposed South Village district, 2006
	38	unidentified photographs
	39	Water Street houses
12	1-8	La Grange Terrace
	9	Washington Square Park Association: History
	10-15	Washington Square Arch, circa, 2003 (notebook, photographs)
13	1-8	Washington Square Arch, circa 2003
14	1-2	Pelham, New York, undated
	3-7	Rhineland-Waldo Mansion (Ralph Lauren Project) The mansion was purchased by Ralph Lauren to become the flagship store. Correspondence, clippings, research notes, photographs.
15	1-4	Rhineland-Waldo Mansion (Ralph Lauren Project) Also includes audio recording of Kellerman offering an account of the building's details..
	5-6	T. McCain Project, 1991-1992

<u>Box</u>	<u>Fol</u>	
15	7-9	Dahlgren-Cartier Mansion
16	1-4	Dahlgren-Cartier Mansion
	5	NY Yacht Club, West 44th Street
	6-8	NY State Museum-Metropolis exhibit, 1980-1981 (binder)
	9	The Publications and Reproductions Program of the Metropolitan Museum of Art: A Brief History by Regina Kellerman, 1981
17-		
18		Rhineland-Waldo Mansion plans (Ralph Lauren Project)
17		LaGrange Terrace (2 rolls) 56-60 Worth Street cast-iron facade plan, circa, 1968