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# holdouts

*Queens man who rejected millions joins pantheon of New Yorkers who wouldn't budge*

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When developers build around holdouts, the surviving properties — known in China as “**nail houses**” — are something to behold: small homes wedged between skyscrapers, or low-rise corner buildings encased by high-rise towers.

In light of a story out of Queens this week — about a homeowner refusing seven-figure offers from developer Tavros Capital — we

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and retail building, but when they approached Herman about leaving her brownstone, she refused. The developers then razed the other two row houses, removed the fifth floor from Herman's (she was on the fourth), and built around it. By 1986 she was the sole occupant of the building, the **Times** reported. She died in 1992 at the age of 69.

## Macy's 'Million Dollar Corner' holdout

In the early 1900s, Macy's began acquiring land for its famous Herald Square flagship. It reportedly reached a verbal agreement to buy the corner plot at West 34th Street and Broadway, but at the last minute, the land was sold to a representative for rival department store, Siegel-Cooper, which had recently built what it claimed was the world's largest store. The reported plan was to use the West 34th Street parcel as leverage to get Macy's to relinquish a lease at West 14th Street and 6th Avenue. When that failed, the owner erected a five-story building on the corner, which was later enveloped by a Macy's sign as part of a leasing agreement.

Herbert Sukonik

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initially told the developers he didn't want money — just a new home with views of Central Park. They showed him a two-bedroom at the Essex House on Central Park South, and thought they had a deal. But Sukenik got a lawyer and the negotiations changed. Eventually a deal was struck for what Will Zeckendorf reportedly called “by far the highest price ever paid to [relocate] a single tenant in the city of New York” — \$17 million, a source told the **Post**.

### Col. Jehiel R. Elyachar

Described by a longtime tenant as a “tiny, skinny, bent-over little gnome of a man,” Col. Jehiel R. Elyachar was the eccentric owner of a tenement building on West 63rd Street. In the 1960s, property tycoon Paul Milstein inquired about buying the building — one of many needed to make way for a 43-story tower at the corner of Broadway. While other owners agreed to sell, Elyachar drove a hard bargain, continually raising his price and then backing out after a price was agreed upon. Elyachar had other ideas, too: a direct swap, maybe a charity donation. Eventually, Milstein walked away, according to the **New York Times**. The development at One Lincoln

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old is now refusing to budge as Tavros Capital buys adjacent homes to construct a condo development. Barba's grandson told the **New York Post** that the 100-year-old property was "precious to him" and no offer could make him leave. The 45-story project will go up around him.

## Hudson Yards holdouts

In 2015, two holdouts living in an apartment on West 35th Street and 10th Avenue finally ended their standoff, accepting a tidy **\$25 million** from Tishman Speyer. The pair were the last men standing after Tishman acquired the building for its project at 435 Tenth Avenue. At Related's nearby Hudson Yards development, the final holdout — a McDonald's branch — also agreed to sell in 2015.

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