

GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION Designation Report



New York City Landmarks Preservation Commission
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Cover photograph: Washington Street, East Side, Christopher Street to West 10th Street, Landmarks Preservation Commission, John Barrington Bayley, 1964

Greenwich Village Historic District Extension Designation Report

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Greenwich Village Historic District Extension



GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION, Manhattan.

Boundary Description

The Greenwich Village Historic District Extension consists of the property bounded by a line beginning at the northeast corner of Washington Street and Christopher Street, extending easterly along the northern curbline of Christopher Street to a point in the center of the intersection of Christopher Street and Greenwich Street, then extending northerly along a line in the middle of the roadbed of Greenwich Street to a point in the center of the intersection of Greenwich Street and Perry Street, westerly along a line in the middle of the roadbed of Perry Street to a point on a line extending northerly from the southeast corner of Perry Street and Washington Street, southerly along said line and southerly along the eastern curbline of Washington Street, easterly along the northern curbline of Charles Street to a point on a line extending northerly from the western property line of 134-136 Charles Street, southerly along said line and the western property line of 134-136 Charles Street, westerly along the northern property line of 273 West 10th Street and part of the property line of 277 West 10th Street (aka 275-283 West 10th Street, 667-675 Washington Street), southerly along the western property line of 277 West 10th Street (aka 275-283 West 10th Street, 667-675 Washington Street), westerly along part of the northern property line of 277 West 10th Street (aka 275-283 West 10th Street, 667-675 Washington Street) to the eastern curbline of Washington Street, and southerly along the eastern curbline of Washington Street, to the point of beginning, Borough of Manhattan.

Testimony at the Public Hearing

On October 18, 2005, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Greenwich Village Historic District Extension (Item No. 4). The hearing was continued to December 13, 2005 (Item No. 2). Both hearings had been duly advertised in accordance with the provisions of law. Thirty-six people spoke in favor of designation, including State Assemblymember Deborah J. Glick and representatives of State Senator Thomas Duane, State Assemblyman/ Manhattan Borough President-Elect Scott Stringer, City Councilmember Christine Quinn, Municipal Art Society of New York, Historic Districts Council, New York Landmarks Conservancy, Metropolitan Chapter of the Victorian Society in America, Greenwich Village Society for Historic Preservation, Society for the Architecture of the City, Manhattan Community Board 2, Greenwich Village Community Task Force, Place Matters Project, Federation to Preserve the Greenwich Village Waterfront and Great Port, Westbeth Artists Residents Council, Hell's Kitchen Neighborhood, St. Luke's Place Block Association, West 13th Street 100 Block Association, and Perry Street Block Association. Three owners of buildings in the proposed historic district extension testified in favor of designation. Three owners, the president of a coop board, one owner representing herself and another owner, of buildings in the proposed historic district extension testified against designation. In addition, the Commission received numerous communications in support of designation, including that of the Bedford Barrow Commerce Block Association.

Summary

The Greenwich Village Historic District Extension consists of approximately 45 buildings that represent several phases of construction spanning nearly two centuries of development along Greenwich Village's Hudson River waterfront, from 1819 to 2003. The architecture illustrates the area's long history as a place of dwelling, industry, and commerce, and is a rare surviving example of this once typical development pattern on Manhattan's west side waterfront. Some of the properties in the historic district were associated with the families of long-term owners including Thomas E. Broadway, Jr., Levi Lockwood and James Roon. The Historic District Extension includes excellent examples of the work of architects such as John duFais, David I. Stagg, John B. Snook and Julius Munckwitz. Seven buildings in the Historic District Extension date from the first period of development c. 1819-c. 1853, when Greenwich Village began to grow as people moved to the area to escape the crowding and epidemics of lower Manhattan. These buildings were constructed as residences including the c. 1819 vernacular row house at 132 Charles Street, the 1834 Federal style row house at 131 Charles Street, and the 1829 Federal style row of houses at 651-655 Washington Street.

The construction of the Hudson River Railroad (incorporated 1846) along West Street, helped to spur commercial activity in this vicinity. After the Civil War, the population of the Historic District Extension changed as many middle-class families moved uptown and less well-to-do immigrants moved in, resulting in the conversion of single-family houses into multiple dwellings and the construction new tenements and apartment buildings, including the Renaissance Revival style tenements at 661 Washington Street of 1885 by Joseph Dunn as well as the early purpose-built neo-Grec style apartments at 159-163 Christopher Street of 1879-80 by the noted architect John B. Snook, and the well-detailed neo-Grec style apartment building at 716-718 Washington Street of 1881 by William Jose. Three of the Historic District Extension's most notable buildings were constructed to meet the needs of this growing residential population including the neo-Grec style Public School No. 7 of 1885-86 by David I. Stagg, the Victorian Gothic Revival St. Veronica's Roman Catholic Church of 1890, 1902-03 by John J. Deery and the Renaissance-Revival-style former 9th Police Precinct Station House at 133-137 Charles Street of 1896-97 by John duFais.

At the turn of the century, as the Hudson River surpassed the East River as the primary artery for maritime commerce, and the Gansevoort and Chelsea Piers (1894-1910) were constructed, West Street north of Christopher Street became the busiest section of New York's commercial waterfront. The area of the Historic District Extension became the locus for a number of large storage warehouses, as well as transportation-related commerce, firms associated with food products, and associated industries including the Romanesque Revival style stables at 704-706 Greenwich Street of 1892-93 by Julius Munckwitz, the imposing Romanesque Revival style warehouse at 277-283 West 10th Street of 1894-96 by Martin V. B. Ferndon, 726-736 Greenwich Street of 1897-98 by Gilbert Schellenger and its neo-Classical annex 720-724 Greenwich Street of 1901-02 by James B. Baker. The 1910-11 factory at 695-701 Washington Street and the 1908-09 stable at 140-144 Perry Street, constructed for the nationally significant Fleischmann Company, are designed in the neo-Classical style by Arthur Duncan.

After a period of decline, Greenwich Village was becoming known, prior to World War I, for its historic and picturesque qualities resulting in the conversion of tenement buildings in the Historic District Extension, such as 273 West 10th Street, into middle-class apartments. The Historic District Extension attracted individuals involved in the arts such as noted photographer Diane Arbus, who lived in the rear stable building at 131 ½ Charles Street from 1959 to 1967 and automobile heir

and art collector Walter P. Chrysler Jr., who used 134-136 Charles Street as an art gallery and residence from 1965 to 1973. In 1961 Jane Jacobs, who lived in the vicinity of the Historic District Extension rallied neighborhood residents to oppose Mayor Robert Wagner's plan to have the twelve blocks bounded by West, Christopher, Hudson, and West 11th Streets, and another two blocks along West Street south of Christopher Street declared an urban renewal site. The neighbors' success, along with the publication of Jane Jacobs' influential book *The Death and Life of Great American Cities* that same year established her as a renowned critic of urbanism. By the late 1960s-early 1970s the large warehouses of the Historic District Extension were being converted into apartments including the 1974-76 conversion of 720-724 and 726-736 Greenwich Street into the Tower Apartments and the 1974-78 conversion of 273-283 Washington Street into the Shepard House apartments.

Today, the 45 buildings that comprise the Greenwich Village Historic District Extension represent a thriving neighborhood that illustrates nearly two centuries of development, from 1819 to 2003, that is a distinctive part of the history and character of Greenwich Village and its far western Hudson River waterfront section.

HISTORY AND DEVELOPMENT OF THE GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION

Pre-Civil War Development

In the early seventeenth century, the area now known as the Far West Village was a Lenape encampment for fishing and planting known as Sapokanican.¹ Archeological and historical documents have identified the foot of Gansevoort Street, north of the historic district, as the site of Sapokanican. During Dutch rule, the second director general of New Amsterdam, Wouter van Twiller (1633-37) “claimed” a huge area of land in and around Greenwich Village for his personal plantation, Bossen Bouwerie, where he cultivated tobacco.² Starting in the 1640s freed African slaves, such as Anthony Portugies, Paulo d’Angola, Simon Congo, Groot Manuel and Manuel Trumpeter, were granted and farmed parcels of land to the southeast of the historic district near current-day Washington Square and Minetta Lane and Thompson Street.³ This established a nucleus of a community of African-Americans that remained in this location until the Civil War. The actual area of the historic district, however, under British rule was amassed by Sir Peter Warren as part of a vast tract of land along the Hudson during the 1740s. Warren, an admiral in the British Navy, earned a fortune in war prize money and had extensive land holdings throughout the New York region.⁴ As historian Jill Lepore suggests based on a review of documents at The New-York Historical Society: “Warren appears to have owned a sizable number of slaves.”⁵ Warren’s three daughters, who resided in England, inherited the property after his death in 1752 and slowly sold portions of it off. In 1788, Richard Amos acquired the portion of the estate north of today’s Christopher Street, between Hudson and Washington Streets. Amos began to survey streets in 1796, and had subdivided the land into lots by 1817.

A number of cholera and yellow fever epidemics in lower Manhattan between 1799 and 1822 led to an influx of settlers in the Greenwich area, with the population quadrupling between 1825 and 1840.⁶ Previously undeveloped tracts of land were speculatively subdivided for the construction of town houses and rowhouses. By the 1820s and 30s, as commercial development and congestion increasingly disrupted and displaced New Yorkers living near City Hall Park, the elite moved northward into Greenwich Village, particularly the area east of Sixth Avenue. Throughout the 19th century, Greenwich Village, including the area that is today the Greenwich Village Historic District, developed as a primarily residential precinct, with the usual accompanying institutions and commercial activities. The far western section of Greenwich Village developed with mixed uses, including residences, industry, and transportation- and maritime-related commerce.

In 1826, the City of New York acquired from the State the formidable Newgate State Prison (1796-97, Joseph-Francois Mangin), bounded by Christopher, Perry, and Washington Streets and the North (Hudson) River, and prisoners were moved to Sing Sing Prison in 1828-29. The City plotted and sold the Newgate land in 1829 and reserved the blockfront along West Street between Christopher and Amos Streets for a public market. Jacob Lorillard purchased the prison buildings, which he converted into a sanatorium spa in 1831. Around the same time, the former farms located along Christopher Street were plotted and readied for development, and Amos (West 10th) Street was extended to West Street, through the former prison grounds.⁷

A public Greenwich Market had existed since 1813 on the south side of Christopher Street between Greenwich and Washington Streets, on land formerly owned by Trinity Church.⁸ The market house was enlarged in 1819 and 1828, and the streetbed of Christopher Street was widened west of Greenwich Street to accommodate the market business and wagon traffic. Market business

here was negatively affected by the 1833 opening of the Jefferson Market at Greenwich Lane (later Avenue) and Sixth Avenue, and the Greenwich Market was closed in 1835. The new market, also officially called the Greenwich Market but known as the “Weehawken Market” to differentiate it from the old market one block away on Christopher Street, was constructed in 1834, but only operated until 1844.

The earliest buildings located within the Greenwich Village Historic District Extension are six rowhouses. The oldest is the lower two-story section of the rare, vernacular wood-framed No. 132 Charles Street (c. 1819), attributed to carpenter Matthew Armstrong, who was a co-owner/occupant and active in development in the neighborhood. This house was later (c. 1853) extended one story, attributed to carpenters John and Levi Springsteen, then owner-occupants. Nos. 651, 653 and 655 Washington Street, 3-1/2-story, brick-clad Federal style houses, were built in 1829 for merchant Samuel Norsworthy, and owned by his estate until 1877. By the 1840s, these were multiple dwellings occupied by working class tenants. No. 131 Charles Street (1834), an intact, relatively rare and late example of a 2-1/2-story, brick-clad Federal style house, was owned by stone cutter David Christie and his extended family until 1864; it has been a designated New York City Landmark since 1966. No. 269 West 10th Street (c. 1835) was constructed as a Greek Revival style house (now altered) for widow Hannah Jenkins, and owned by grocer Benjamin B. Cooper from 1844 to 1866. Merchant-class tenants of No. 269 included Robert J. Randolph, fancy store/ flour (1849-53), and William H. Warner, pianomaker (1853-56). It is unclear whether any African-Americans lived or worked in the historic district; however, the pre-Civil War ninth ward, of which this district was a small part, had large numbers of African-Americans. The 1819 New York City census lists 4,413 white male inhabitants, 3,937 white female inhabitants, 349 alien male inhabitants, 322 alien female inhabitants, 519 free male colored persons, 406 free female colored persons, 14 male slaves and 14 female slaves.⁹ African-American culture, at times, conflicted with the customs of the majority of the ward’s inhabitants. In 1819 a complaint was submitted to the Common Council from:

sundry Inhabitants of Greenwich Village of being much annoyed by certain persons of color practising as Musician with Drums and other instruments through the Village.¹⁰

Three activities just west of the Historic District Extension helped to spur commercial activity in the vicinity. Ferry service to Hoboken was re-instituted by 1841 at the foot of Christopher Street (earlier service, after 1799, was from the prison dock).¹¹ Around 1845, part of the Newgate prison site was adapted for use as a brewery by Nash, Beadleston & Co. (later Beadleston & Woerz). In 1846, the Hudson River Railroad was incorporated, and was constructed along West Street, terminating in a station at Chambers Street in 1851 (this was replaced by the St. John’s Park Terminal for freight in 1868).

The last 19th-century rowhouse, as well as the last pre-Civil War building, constructed in the Historic District Extension was No. 130 Charles Street (c. 1853), a 3-story, brick-clad vernacular Greek Revival house, attributed to mason Joseph Springsteen, an owner-occupant. The Springsteen family owned Nos. 130 and 132 Charles Street until foreclosure in 1914, when the buildings were converted into a rooming house and a multiple dwelling.

The Historic District Extension from the Civil War to 1912

A number of city-wide trends and nearby improvements affected the development of this area. After the Civil War, New York City flourished as the commercial and financial center of the country. In 1869, an elevated railroad line (the “el”) was completed along Greenwich Street,

providing a rapid connection to lower Manhattan but also limiting (or directing) the development possibilities along the street. To the north of the Historic District Extension, roughly north of Horatio Street, a market district developed after the City's creation of the Gansevoort Market (1879), for regional produce, and the West Washington Market (1889), for meat, poultry, and dairy products [today this area is largely the Gansevoort Market Historic District]. New York had also developed as the largest port in the United States by the early nineteenth century, and in the early twentieth century emerged as one of the busiest ports in the world. In Manhattan, South Street along the East River had been the primary artery for maritime commerce, but West Street became a competitor in the 1870s and supplanted the former by about 1890.

Two of the rowhouses in Historic District Extension were purchased after the Civil War by men connected with area businesses, and remained single-family homes into the late-19th century. No. 131 Charles Street was owned and occupied by John F. Waldorf, a truckman, from 1867 to 1889, and was then acquired in 1889 by Francis Caragher, another truckman, who retained it until 1893. No. 269 West 10th Street was owned and occupied from 1866 to 1894 by Philip J. Holzderber, a provisions dealer in the firm of P.J. Holzderber & Bro., initially located next door.

Beginning just after the Civil War, numerous owners made improvements within the Historic District Extension. Reflecting the mixed-use character of the far western section of Greenwich Village, these included factories, stables, and multiple dwellings. No. 143 Christopher Street (aka 684 Greenwich Street) (c. 1867-68, James Barclay, builder) was initially a small, 2-story stable/carriage house, while the adjoining No. 145 Christopher Street (c. 1867-68, Nicholas Connor, builder) was a similar factory/dwelling. No. 684 Greenwich Street housed Peter Hagan's saloon between 1870 and 1890. These two buildings (combined in 1906) were owned by butcher Thomas E. Broadway, Jr., and his heirs until 1959, and housed John J. Coogan's saloon from 1906 to 1925. No. 692 Greenwich Street (1868-69) was originally a 5-story pork packing plant for provisions dealers David and William H. Millemann, and was owned from 1871 to 1902 by Charles White, owner of a hog butchering firm.

This section of Greenwich Village was no longer a desirable location for single-family residences, particularly along or near the "el." Ten multiple dwellings, however, were constructed within the Historic District Extension over the course of two decades, in the Italianate, neo-Grec, and Renaissance Revival styles. Nos. 686, 688 and 690 Greenwich Street (c. 1868-69), were built for the Millemanns, and also owned from 1871 to 1902 by Charles White. No. 147 Christopher Street (1871, Nicholas Connor, builder) was owned by Thomas E. Broadway, Jr., and his heirs until 1959. No. 273 West 10th Street (1878-79, Robert Mook) was owned by the family of butcher Walter N. Wood until 1928. No. 159-163 Christopher Street (aka 649 Washington Street) (1879-80, John B. Snook) was owned until 1903 by the family of the wealthy lawyer Levi A. Lockwood. No. 716-718 Greenwich Street (aka 128 Charles Street) (1881, William Jose) was owned by the Estate of Frederick Steinle, Sr., until 1911. No. 661 Washington Street (1885, Joseph M. Dunn) was owned until 1955 by the family of liquors dealer James Roon, grandfather of Mayor Jimmy Walker. No. 659 Washington Street (1885-86, A.B. Ogden & Son) was owned from 1892 to 1957 by the family of local saloon owner Patrick Shiel. No. 714 Greenwich Street (1888-89, Frederick Weber), the last residential structure built in the Historic District Extension until 1980, was owned by the family of building contractor/ painter Charles Kyritz until 1925. Two stables buildings were erected in the 1890s: the Romanesque Revival style No. 704-706 Greenwich Street (1892-93, Julius F. Munckwitz) for Henry S. Herrman and Simon Adler, partners in Adler & Herrman, an insurance company; and Henry Thalmann's No. 129 Charles Street (1897, Henry Andersen).

A major public undertaking that had a profound impact on the Greenwich Village-Chelsea

section of the Hudson River waterfront was the construction, by the New York City Department of Docks, of the Gansevoort Piers (1894-1902) and Chelsea Piers (1902-10, with Warren & Wetmore), between West 11th and West 23rd Streets. These long docks accommodated the enormous trans-Atlantic steamships of the United States, Grace, Cunard White Star, Panama Pacific, and American Merchant lines.¹² This area was described in 1914 as “in the heart of the busiest section of the port, adjacent to the transatlantic liners, coast and gulf vessels, between Christopher and 23rd Streets, surrounded by 5,000 seamen of all nationalities” of the half a million seamen that came into the harbor each year.¹³

Beginning in the 1890s, the area of the Historic District Extension became the locus for a number of large storage warehouses, as well as transportation-related commerce, firms associated with food products, and assorted industries. The U.S. Appraisers Store (later U.S. Federal Building) (1892-99, Willoughby J. Edbrooke), 641 Washington Street (just across Christopher Street from the Historic District Extension) was constructed by the U.S. Department of the Treasury as a warehouse for imported goods awaiting customs appraisal. Financier-brewer James Everard built the first of the warehouses in the Historic District Extension, the enormous 12-story, Romanesque Revival style structure at No. 277-283 West 10th Street (aka 667-675 Washington Street) (1894-96, Martin V.B. Ferdon), which became known as the Everard Storage Warehouse and was identified by the large letters “EVERARD” in the cornices of both major facades. Everard’s daughter retained the property until 1934. Brothers-in-law Edmund Coffin and Henry Thompson Sloane, of the intermarried families descended from the founder of W. & J. Sloane & Co., the home furnishings and carpets firm, constructed adjacent warehouses: the 7-story, Romanesque Revival style No. 726-736 Greenwich Street (aka 124-130 Perry Street) (1897-98, Gilbert A. Schellenger), and the 10-story, neo-Classical style No. 720-724 Greenwich Street (aka 125-127 Charles Street) (1901-02, James B. Baker). These two buildings may have been used initially for furniture storage for that firm; they were retained by the Coffin-Sloane families until 1945-46. Nos. 692 and 686-690 Greenwich Street, built as a factory and three tenements, were converted into lofts in 1904 and 1906; Nos. 686-690 were converted again into a single warehouse in 1917. Two 6-story, neo-Classical style adjoining warehouses were built at No. 708-710 Greenwich Street (1909, Moore & Landsiedel) and No. 712 Greenwich Street (1912, Matthew W. Del Gaudio) for prominent bankers Moritz L. and Carl Ernst and Gilbert G. Newhouse.

Two businesses located in the neighborhood just after the turn of the century and lasted for three decades. No. 157 Christopher Street (1904, Frederick Steigleiter) is a 3-story, neo-Classical style office building that was constructed as the headquarters of G[eorge]. D. Kuper & Bros., a ship, freight lighterage, and trucking brokerage firm, that lasted here until 1930. McAvoy’s Drug Store was located in No.159-163 Christopher Street from 1906 to 1940. It was operated by “Mother” Minnie Belle McAvoy (c. 1876-1940), a graduate of the New York College of Pharmacy (1902) who became one of the few female drugstore proprietors in New York City. Very popular in this neighborhood, especially with sailors on leave, Ms. McAvoy acted as a counselor and informal banker and was well known as the inventor of “her own special vegetable tonic that was excellent for a hangover,” according to the *New York Times*.¹⁴

The Fleischmann family, owners of Fleischmann & Co., producers of America’s first distilled gin and commercial yeast, had purchased property within the Historic District Extension, at the southeast corner of Washington and Perry Streets, in 1883-84. No. 701 Washington Street (1887-88, Theodore G. Stein; now demolished) was described in the *New York Times* in 1897 as Fleischmann’s “Eastern offices... and the headquarters of [its] yeast business.”¹⁵ The firm became incorporated as the Fleischmann Co. in 1905. In 1908-09, the company constructed the neo-Classical

style, early reinforced-concrete stables building at No. 140-144 Perry Street (1908-09, Arthur M. Duncan), and in 1910-11 the lower two stories of the neo-Classical style, concrete-and-brick factory building at No. 695-697 Washington Street, also to Duncan's design. The national headquarters of the Fleischmann Co. was moved here from Cincinnati in 1919. The latter structure received a 2-story addition in 1921 by architect C. Aubrey Jackson, manager of the company's real estate department, with Louis L. Tieman.

Two additional buildings were constructed in the Historic District Extension prior to World War I. No. 271 West 10th Street (1911, Charles H. Richter, Jr.) is a 3-story stables building initially used by owner David Naugle's trucking firm, until 1921. No. 134-136 Charles Street (1911-12, Van Vleck & Goldsmith) is a utilitarian factory structure built for the American Railway Supply Co., brass tags manufacturer, which was located here until at least 1945.

Institutions in the Historic District Extension

Three of the historic district extension's most notable buildings were constructed to serve the needs of the growing residential population: Primary School No. 7, St. Veronica's Roman Catholic Church and the 9th Police Precinct House.

Primary School No. 7, 272 West 10th Street (1885-86, David I. Stagg)

The neo-Grec style Primary School No. 7, replacing an older school located on the same site, is one of the finest surviving designs by David I. Stagg, the Board of Education's Superintendent of School Buildings from 1872 to 1886. It was re-designated as Public School 107 in 1897. The building served as a public school until 1930, when the *New York Times* reported that the Board of Education "acknowledged Manhattan's constant loss of inhabitants by abandoning three schools in that borough," including P.S. 107.¹⁶ It was closed in June 1930 and auctioned for \$145,860 in January 1931. The school building was acquired by the New York Central Railroad, which exchanged it for the property used by the parochial school of St. Veronica's R.C. Church [see below], which the railroad needed for its new elevated freight line that was part of the West Side Improvement. The former P.S. 107 was dedicated as St. Veronica's parochial school in May 1932, a use which lasted until June 1963.

St. Veronica's R.C. Church, 149-155 Christopher Street (1890, 1902-03, John J. Deery)

St. Veronica's R.C. Church Rectory, 657 Washington Street (1893-94, Lawrence J. O'Connor)

St. Veronica's R.C. Church parish, bounded by Bank, Hudson, and Houston Streets and the North (Hudson) River, was organized in 1887 under archbishop Michael A. Corrigan. A new parish in this far western section of Greenwich Village was deemed necessary due to the rapid increase in the Catholic population of New York City in the 1880s (between 1886 and 1902 Corrigan created 99 new parishes) and the overcrowding of St. Joseph's R.C. Church (1834, John Doran, architect) at No. 365 Sixth Avenue, located within the Greenwich Village Historic District. John F. Fitzharris, a first assistant pastor at St. Joseph's, became St. Veronica's first pastor. Services were first held in April 1887 in a temporary chapel in a building at No. 626 Washington Street. This Christopher Street property was acquired in 1888 for a new church under Fitzharris' name, at a cost of \$69,500. The cornerstone for the building was not laid, however, until March 1890. Work proceeded on the basement level, which was completed in October, and the parish began to use this as its church. Fitzharris died in October 1891, and Daniel J. McCormick became the second pastor. Under him, the church's Romanesque Revival style rectory, around the corner at No. 657 Washington Street, was built in 1893-94. When the parish had finally accumulated sufficient funds for construction,

work resumed on the church in March 1902. The Victorian Gothic style church was finally completed and dedicated in June 1903, at a cost of \$55,000. The local firm of John Maher & Son (founded 1870), was the builder. James S. Maher, a partner since 1893, became an architect and designed three market buildings (1914, 1923) in the Gansevoort Market Historic District.

For its first half century, until the 1930s, St. Veronica's was primarily an Irish parish within the overwhelmingly Catholic Greenwich Village. Most of the parish was also workingclass, with many of the men associated with the area's docks and waterfront jobs.

9th Police Precinct Station House, 133-137 Charles Street (1896-97, John duFais)

The 9th Police Precinct Station House was the first New York City police station house built under the new Police Commissioner Theodore Roosevelt. It was also the first designed by an architect other than Nathaniel D. Bush (c. 1821-1897), who had designed all of New York's station houses between 1862 and his retirement in 1895. Architect John duFais, who in his early career had worked for John LaFarge, H.H. Richardson, McKim, Mead & White, George B. Post, and the Tiffany Glass & Decorative Co., was selected for the commission. The police precinct was later renumbered several times, becoming the 14th Precinct (1908), 5th Precinct (1924), and 6th Precinct (1929). The building, familiarly known as the "Charles Street Police Station," was in use by the police until 1969.

The Residential Component of the Historic District After World War I

After a period of decline, Greenwich Village was becoming known, prior to World War I, for its historic and picturesque qualities, its affordable housing, and the diversity of its population and social and political ideas. Many artists and writers, as well as tourists, were attracted to the Village. At the same time, as observed by museum curator Jan S. Ramirez,

As early as 1914 a committee of Village property owners, merchants, social workers, and realtors had embarked on a campaign to combat the scruffy image the local bohemian populace had created for the community. ... Under the banner of the Greenwich Village Improvement Society and the Greenwich Village Rebuilding Corporation, this alliance of residents and businesses also rallied to arrest the district's physical deterioration... their ultimate purpose was to reinstate higher-income-level families and young professionals in the Village to stimulate its economy. Shrewd realtors began to amass their holdings of dilapidated housing.¹⁷

These various factors and the increased desirability of the Village lead to a real estate boom – "rents increased during the 1920s by 140 percent and in some cases by as much as 300 percent."¹⁸ For example, according to Luther Harris,

From the 1920s through the 1940s, the population of the Washington Square district changed dramatically. Although a group of New York's elite remained until the 1930s, and some even later, most of their single-family homes were subdivided into flats, and most of the new apartment houses were designed with much smaller one- and two-bedroom units. New Residents were mainly upper-middle-class, professional people, including many young married couples. They enjoyed the convenient location and Village atmosphere with its informality, its cultural heritage, and, for some, its bohemian associations.¹⁹

The desirability of the far western section of Greenwich Village as a residential community

by the late 1920s is exemplified by the beginning of the trend to convert tenement buildings to middle-class apartments in the Historic District Extension. One example is No. 273 West 10th Street, marketed to middle-class tenants who were listed in the *New York Times* between 1930 and 1940. A 1938 advertisement in the *Times* for an unfurnished apartment here touted “two light, airy rooms, kitchenette, open fireplace; completely modernized; \$35.”²⁰ The demolition of the Greenwich Street “el” around 1940 made that street and its vicinity more desirable for residential use. Two of the oldest buildings in the Historic District Extension returned to use as single-family houses: No. 132 Charles Street in 1946, and No. 130 Charles Street in 1964.

Four long-term restaurants in the neighborhood catered to residents as well as workers: Cathedral Cafeteria/ Cathedral Bar & Grill (1925-65), 143-145 Christopher Street (aka 684 Greenwich Street); Highway Food Shop (1939-60), 159-163 Christopher Street (aka 649 Washington Street); Blue Star Luncheonette/ Washington Food Shop (1948-76), 653 Washington Street; and Silver Dollar Restaurant (1964-88), 159-163 Christopher Street (aka 649 Washington Street)

Like Greenwich Village as a whole, the Historic District Extension attracted individuals involved in the arts. Photographer Diane Arbus (1923-1971) lived in the rear stables building at No. 131-1/2 Charles Street from 1959 until 1967. At the age of 18, in 1941, Diane Nemerov had married Allan Arbus, who then worked in the advertising department of her family’s ladies specialty store, Russek’s. After World War II, the couple became fashion photographers, and Diane Arbus began to work independently in 1957. After she separated from her husband in 1959, she and their two daughters moved to No. 131-1/2. During the near-decade that she lived here, Arbus began to establish a reputation as a portrait photographer of note, though often controversial for her photographs of “freaks.” In 1965, No. 134-136 Charles Street was converted into an art gallery and residence for the automobile heir Walter P. Chrysler, Jr. (1909-1988), who was also a leading art and artifacts collector. The *New York Times* mentioned in an article “a hideaway office Mr. Chrysler maintains in New York.”²¹ Chrysler sold the property in 1973. Joint owners (1971-77) of the Federal style house at No. 653 Washington Street were Warren S. Creswell, Jr., vice president of the Luckenbach Steamship Co. and an Art Deco collector, and Ron Link, an experimental Off Broadway theater director who produced the popular “Women Behind Bars” (Tom Eyan, 1974).

In 1961, Mayor Robert Wagner announced an urban renewal plan for the far western section of Greenwich Village that would have included the 12 blocks bounded by West, Christopher, Hudson, and West 11th Streets, and another 2 blocks along West Street south of Christopher Street. As reported in the *Times* in March 1961,

residents of the site immediately rallied in vigorous protest. Their spokesman [sic] was Mrs. Jane Jacobs, an editor of *Architectural Forum* magazine, who lives with her family in a house they own at 555 Hudson Street. The entire site, the group said, contains only a negligible amount of blight. It would be unconscionable, they argued, to demolish any of their well-maintained homes to make way for a bleak, architecturally sterile, institutional housing development.

The Housing and Redevelopment Board responded that its intention was actually to “remove the industrial buildings, warehouses and trucking depots that threaten the neighborhood.”²² That same year, Jane Jacobs authored the influential *The Death and Life of Great American Cities*.

The urban renewal plan for this area was never to proceed as initially envisioned by the City. Jacobs, on behalf of the West Village Committee, wrote to the newly formed New York City

Landmarks Preservation Commission in 1963 (prior to the passage of the Landmarks Law in 1965 which enabled designations), urging that any consideration of a Greenwich Village historic district include the far western section of the Village to West Street.²³ The Commission designated as a Landmark in 1966 the U.S. Appraisers Store (U.S. Federal Building) on Christopher Street, and 131 Charles Street. In 1969, the Greenwich Village Historic District was designated, with boundaries that included the contiguous blocks to the north and east of the Historic District Extension.

Commerce and Industry in the Historic District After World War I

The increased reliance on the automobile as a primary form of transportation after World War I was displayed in the Historic District Extension by the conversion of its stables buildings into garages, as well as the construction of low-scale utilitarian structures for trucking companies. David and James Walsh operated their trucking and rigging firms, D. Walsh Trucking & Rigging Corp. and David Walsh, Inc., from 1910 until at least 1945 in former stables buildings at No. 704-706 Greenwich Street and No. 271 West 10th Street. The stables building at No. 129 Charles Street was purchased in 1923 by Henry J. Comens, Inc., a trucking firm. Henry J. Comens had resided here with his wife, Helen, since 1913, and they remained here until at least 1934 and owned the building until 1942; the firm used the building until at least 1935. (The Comenses were also owners of the adjacent Federal style rowhouse at No. 131 Charles Street from 1925 to 1940). John Ochse & Son (John N. Ochse and John N. Ochse, Jr.), 704-706 Greenwich Street, apparently operated the last livery stable (c. 1925-34) in the Historic District Extension.

Seeman Brothers & Doremus, a wholesale grocery firm, had been established in 1886, after Joseph and Sigel W. Seeman left their uncle's grocery business. Shortly after, Doremus left the business, which became Seeman Brothers. The Seeman Brothers Co. eventually also included brother Carl and Sylvan L. Stix. According to a company history, "delivery was by horse and carriage, and the Seemans' matched teams were renowned. Gas-powered trucks began replacing them in 1905, but the last company horse-drawn wagon did not disappear until 1930."²⁴ The firm's garage at No. 132-138 Perry Street resulted from two periods of construction (1914-15, 1923-24, Robert D. Kohn, Frank E. Vitolo). Seeman Brothers gave the "White Rose" name to their successful line of canned goods, initially corn, tomatoes, and peas, but the brand was particularly popularized by the introduction of Ceylon black tea in 1901. This company was also a pioneer in the sale of canned fish, particularly tuna. Seeman Brothers was incorporated in 1920. The firm acquired Wilkinson, Gaddis & Co., Newark wholesale grocers, in 1943. Seeman Brothers retained their garage building until 1956.

The Fleischmann Co. added two floors to its factory at No. 695-697 Washington Street (1921, C. Aubrey Jackson, Louis L. Tieman). With the replacement of horse-drawn vehicles by trucks, No. 140-144 Perry Street became the firm's garage; by 1925, it also housed a refrigerating plant. In 1929, the Fleischmann Co. was chosen as the centerpiece of a \$430 million consolidation of food manufacturers by J.P. Morgan & Co., named Standard Brands, Inc., which also included the Royal Baking Powder Co., E.W. Gillett [Baking Powder] Co., Ltd. of Canada, and Chase & Sanborn, coffee roasters. This location became Standard Brands' "Manhattan agency, New York division office, and order department." Standard Brands, which managed to prosper throughout the Depression by the exploration and expansion of new markets, retained this property until 1944.

The completion of the Holland Tunnel (1919-27) and, especially, the elevated Miller Highway (1929-31) above West Street, providing easier access between the Hudson River waterfront and the metropolitan region, had a number of effects on real estate values in the area. The Federal Writers' Project's *New York City Guide* (1939) described the stretch of the waterfront along

West Street, the “most lucrative water-front property in the world” as follows:

Although the western rim of Manhattan is but a small section of New York’s far-flung port, along it is concentrated the largest aggregate of marine enterprises in the world. Glaciers of freight and cargo move across this strip of ... water front. It is the domain of the super-liner, but it is shared by the freighter, the river boat, the ferry, and the soot-faced tug... Ships and shipping are not visible along much of West Street. South of Twenty-third Street, the river is walled by an almost unbroken line of bulkhead sheds and dock structures... Opposite the piers, along the entire length of the highway, nearly every block houses its quota of cheap lunchrooms, tawdry saloons and waterfront haberdasheries catering to the thousands of polyglot seamen who haunt the “front.” Men “on the beach” (out of employment) usually make their headquarters in barrooms, which are frequented mainly by employees of lines leasing piers in their vicinity.²⁵

A number of storage companies became associated for long periods with warehouses located within the Historic District Extension: Republic Storage Co. (1926-45), 726-736 Greenwich Street (aka 124-130 Perry Street); [Peter J.] Gough & [Henry F.] Semke, Inc. (1926-45), 720-724 Greenwich Street (aka 125-127 Charles Street); Shephard Warehouses, Inc. (1929-76), 277-283 West 10th Street (aka 667-675 Washington Street); Imperial Storage Co./ W.S. Lockett/ European Tobacco Corp. of America (1935-45); and Towers Warehouses, Inc. (1945-73), 726-736 Greenwich Street (aka 124-130 Perry Street) and 720-724 Greenwich Street (aka 125-127 Charles Street).

Several significant paper businesses also located here: Kelsey-Risden Co., glue and paper (1928-45), 692 Greenwich Street; Coy, Disbrow & Co./ [Arthur W.] Pohlman Paper Co., wholesale paper and twine (1930-65), 686-690 Greenwich Street; Manhattan Box & Lumber Co./ Aaron-Marcy Box Co./ Marcy Packing Box Co. (1945-73), 704-706 Greenwich Street; and Case Paper Co./ Paper Storage Corp. (1946-56), 140-144 Perry Street.

Four garage buildings constructed in the Historic District Extension were No. 685-687 Washington Street (aka 143-145 Charles Street) (1937, Martine & Wilson); No. 702 Greenwich Street (aka 267 West 10th Street) (1937, Harry Silverman), for St. Veronica’s R.C. Church; No. 694 Greenwich Street (1946, William J. Minogue, Sr.); and No. 139-141 Charles Street (1955, Sidney Daub). The Perry Truck Renting Corp. (c. 1950-65) was a long-term tenant in the former Seaman Bros. garage at No. 132-138 Perry Street.

Miscellaneous industrial concerns have also been housed over the years within the Historic District Extension. These have included L.E. Fuller Laboratory, inks and chemicals (c. 1923-35), 157 Christopher Street; Partition Servicing Co., metal partitions and stamping metal badges (c. 1932-56), 134-136 Charles Street; Polak & Schwarz Co./ Consolidated Compounds, Inc. (c. 1940-56), 277-283 West 10th Street (aka 667-675 Washington Street); Industrial Hardware & Building Maintenance Co. (c. 1950-76), 716-718 Greenwich Street; BFG Marine Supply Co./ Ship Service Mfg. Co., machine shop, sheet metal specialties, brass shipfittings (c. 1950-79), 716-718 and 708-712 Greenwich Street; Matus Roffing Co. (c. 1950-65), 129 Charles Street; Astor Supply Co., janitorial supplies, hardware (c. 1950, 1964-88), 140-144 Perry Street; and Central Cut Sole Co., shoe supplies (c. 1964-76), 708-712 Greenwich Street. One other food-related concern here was E[nrico]. Fucini & Co./ Alemagna Confections, importer of Italian foods, confections, and stomachic bitters (c. 1945-61), 695-697 Washington Street.

After 1960, with the introduction of containerized shipping and the accompanying need for

large facilities (space for which could be accommodated in Brooklyn and New Jersey), the Manhattan waterfront rapidly declined as the center of New York's maritime commerce. In addition, airplanes replaced ocean liners carrying passengers overseas. Most of the piers and many of the buildings associated with Manhattan's Hudson River maritime history have been demolished.

1970s to the Present

By the late 1960s-early 1970s, the large buildings of the far western section of Greenwich Village were ripe for re-use and conversion into apartments. As early as 1968-69, the Bell Telephone Laboratories, at West and Bank-Bethune Streets, northwest of the Historic District Extension, had been converted into Westbeth, a residential complex for artists. The P.S. 107 building (lastly St. Veronica's parochial school), vacant since 1963, was purchased and converted in 1970 into the Village Community School, a private elementary school founded by Sheila Sadler.

In 1975, the *New York Times* mentioned that the "western fringe of Greenwich Village is one area where real-estate specialists expect a surge in conversions,"²⁶ and by 1978, the *Times* described "a neighborhood in formation":

Hemmed in by warehouses, factories and garages... not much has changed, in many ways, since the turn of the century... yet unmistakable signs of fundamental change are everywhere. ... What is happening here, west of Hudson Street in what might be called the "Far West Village," is the birth of a neighborhood.²⁷

Within the Historic District Extension, the two large Coffin-Sloane warehouse buildings at Nos. 720-724 and 726-736 Greenwich Street, combined onto one lot, were converted in 1974-76 for owner Herbert Mandel as the Towers Apartments by architect David Krause. In 1974-78, the Everard Storage Warehouse building, 277-283 West 10th Street (aka 667-675 Washington Street), was converted into the Shephard House apartments. No. 275 West 10th Street (1974-78, Bernard Rothzeit), a former garage that had been damaged in a fire, was converted into a residence on the same lot. No. 271 West 10th Street, a stables building, was converted into apartments in 1976, and No. 686-690 Greenwich Street had its third conversion, this time from a warehouse into apartments in 1977. The former 9th Police Precinct Station House building ceased to function as a police station after the construction of a new 6th Police Precinct Station House (1968-69), 229-235 West 10th Street, in the Greenwich Village Historic District. Yugoslavian-born builder Slavko Bernic and Blanka Bernic purchased the building for \$215,000 at public auction in November 1976. The station house, the prison, and the stable wing were converted into "Le Gendarme" Apartments by architects Hurley & Farinella. Nos. 708-712 Greenwich Street, warehouses, and the former stables building next door at No. 704-706 Greenwich Street, were combined onto one lot and converted in 1978-80 into apartments by Rothzeit, Kaiserman & Thomson. The first new buildings in the Historic District Extension since 1955 were No. 689, 691 and 693 Washington Street (1980-81, Peter Franzese), neo-Georgian style rowhouses. No. 692 Greenwich Street received a substantially altered facade in 1985 (Neil Robert Berzak, architect) when it was converted into apartments. Cardinal John J. O'Connor selected St. Veronica's rectory, 657 Washington Street, to become a hospice for homeless AIDS patients in 1985. The owners of No. 134-136 Charles Street added an upper story in 1989 (Victor Caliandro, architect).

The Miller Elevated Highway, closed in 1974, was demolished in the 1980s. The buildings along West Street, formerly in the permanent shadow of the highway, were exposed again. West Street was suddenly attractive for residential development, including building conversion and demolition. Northwest of the Historic District Extension, the Manhattan Refrigerating Co. complex,

West Street and Horatio-Gansevoort Streets, was renovated and converted as the West Coast Apartments and opened in the 1980s (the complex today is located within the Gansevoort Market Historic District). By 1999, the *Times* observed the Far West Village’s “developers’ gold rush” to convert structures and construct new high rises along the West Street corridor.²⁸

The Seeman Brothers’ garage at No. 132-138 Perry Street, last used by Cooper Rolls-Royce Limousine Service / Cooper Classics, vintage automobile sales and restoration (1976-99), received an 11-story apartment building addition (2000-02, Lee Harris Pomeroy Architects), the largest construction in the Historic District Extension for a century. The development retained the historic garage facade, though somewhat altered.

The most recent structure built in the Historic District Extension was the Annex to the Village Community School, 278-280 West 10th Street (aka 663-665 Washington Street) (2000-03, Leo J. Blackman Architects). Designed to blend with the adjacent 1885-86 polychrome school, as well as to meet the cornice line of the adjacent multiple dwellings on Washington Street, the Annex building received awards for contextual design from the Historic Districts Council and the Greenwich Village Society for Historic Preservation.

In March 2006, the Archdiocese of New York announced plans to convert St. Veronica’s into a chapel of Our Lady of Guadalupe/St. Bernard’s Church on West 14th Street. St. Veronica’s in later years had been serving as a mission of St. Bernard’s.

Today, the 45 buildings that comprise the Greenwich Village Historic District Extension, with its long history as a place of dwelling, industry, and commerce, represent a rare surviving example of this once-typical mixed-use development pattern along Manhattan’s west side waterfront. The architecture illustrates nearly two centuries of development, from 1819 to 2003, that is a distinctive part of the history and character of Greenwich Village and its far western Hudson River waterfront section.

NOTES

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3. Ramirez; Burrows and Wallace, 33, 480; Christopher Moore, “A World of Possibilities: Slavery and Freedom in Dutch New Amsterdam,” in Ira Berlin and Leslie M. Harris, eds. *Slavery in New York* (New York and London: The New-York Historical Society and The New Press, 2005) 42-44.
4. Julian Gwyn, “Warren, Sir Peter” www.biographi.ca.
5. Jill Lepore, *New York Burning: Liberty, Slavery, and Conspiracy in Eighteenth-Century Manhattan* (New York: Knopf, 2005) fn 4, 302.
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8. Stokes, vol. 3, 960.

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10. NYC, *MCC*, 10 (1819) 501.
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12. Federal Writers' Project, "West Street and North (Hudson) River Water Front," *New York City Guide* (N.Y.: Octagon Bks., 1970), reprinted of 1939 edit., 72.
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15. Charles Fleischmann obit., *NYT*, Dec. 11, 1897, 5.
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17. Jan S. Ramirez, "The Tourist Trade Takes Hold," in Rick Beard and Leslie Cohen Berlowitz, eds. *Greenwich Village: Culture and Counterculture* (New Brunswick, N.J.: Rutgers University Press, 1993), 388.
18. Ramirez, in Jackson, 508.
19. Luther Harris, *Around Washington Square: An Illustrated History of Greenwich Village* (Baltimore: Johns Hopkins Univ. Pr., 2003), 210.
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21. "A Stamp Collection Valued at \$100,000 is Sold by Chrysler," *NYT*, Mar. 2, 1967, 32.
22. "'Village' Housing a Complex Issue," *NYT*, Mar. 23, 1961, 35, 39.
23. Jane Jacobs, letter to N.Y.C. Landmarks Preservation Commission, Oct. 31, 1963, cited in Community Board 2, letter to N.Y.C. Landmarks Preservation Commission, Sept. 23, 1991, LPC Far West Greenwich Village research files.
24. "White Rose, Inc.," *International Directory of Company Histories* 24, p. 527.
25. Federal Writers', 68-69.
26. "City to Seek Extension of Tax Aid for Housing," *NYT*, June 29, 1975, 1, 10.
27. Carter B. Horsley, "The Making of a City Neighborhood," *NYT*, Dec. 24, 1978, R1, 2.
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GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION CHRONOLOGY

Pre-Civil War

- 132 Charles Street (c. 1819 attributed to Matthew Armstrong; c. 1853 attributed to John and Levi Springsteen) rowhouse
- 651, 653 and 655 Washington Street (1829) rowhouses
- 131 Charles Street (1834) rowhouse
- 269 West 10th Street (c. 1835) rowhouse
- 130 Charles Street (c. 1853 attributed to Joseph Springsteen) rowhouse

Post-Civil War to 1912

- 143 Christopher Street (aka 684 Greenwich Street) (c. 1867-68, James Barclay, builder) stable/carriage house
- 145 Christopher Street (c. 1867-68, Nicholas Connor, builder) factory/dwelling
- 692 Greenwich Street (1868-69) factory
- 686, 688 and 690 Greenwich Street (c. 1868-69) tenements
- 147 Christopher Street (1871, Nicholas Connor, builder) French flats
- 273 West 10th Street (1878-79, Robert Mook) tenement
- 159-163 Christopher Street (aka 649 Washington Street) (1879-80, John B. Snook) tenement
- 716-718 Greenwich Street (aka 128 Charles Street) (1881, William Jose) multiple dwelling
- 661 Washington Street (1885, Joseph M. Dunn) tenement
- Primary School No. 7, 272 West 10th Street (1885-86, David I. Stagg)
- 659 Washington Street (1885-86, A.B. Ogden & Son) French flats
- 714 Greenwich Street (1888-89, Frederick Weber) French flats
- 704-706 Greenwich Street (1892-93, Julius F. Munckwitz) stable
- St. Veronica's R.C. Church Rectory, 657 Washington Street (1893-94, Lawrence J. O'Connor)
- 277-283 West 10th Street (aka 667-675 Washington Street) (1894-96, Martin V.B. Ferdon) warehouse
- 9th Police Precinct Station House, 133-137 Charles Street (1896-97, John duFais)
- 129 Charles Street (1897, Henry Andersen) stable
- 726-736 Greenwich Street (aka 124-130 Perry Street) (1897-98, Gilbert A. Schellenger) warehouse
- 720-724 Greenwich Street (aka 125-127 Charles Street) (1901-02, James B. Baker) warehouse
- St. Veronica's R.C. Church, 149-155 Christopher Street (1890, 1902-03, John J. Deery)
- 157 Christopher Street (1904, Frederick Steigleiter) office building
- 140-144 Perry Street (1908-09, Arthur M. Duncan) stable
- 708-710 Greenwich Street (1909, Moore & Landsiedel) warehouse
- 695-697 Washington Street (1910-11, Arthur M. Duncan) factory
- 271 West 10th Street (1911, Charles H. Richter, Jr.) stable
- 134-136 Charles Street (1911-12, Van Vleck & Goldsmith) factory
- 712 Greenwich Street (1912, Matthew W. Del Gaudio) warehouse

1920s to Present

695-697 Washington Street (1921 addition, C. Aubrey Jackson, Louis L. Tieman) factory
132-138 Perry Street (1914-15, 1923-24 alteration and expansion, Robert D. Kohn, Frank E. Vitolo) garage
685-687 Washington Street (aka 143-145 Charles Street) (1937, Martine & Wilson) garage
702 Greenwich Street (aka 267 West 10th Street) (1937, Harry Silverman) garage
694 Greenwich Street (1946, William J. Minogue, Sr.) garage
139-141 Charles Street (1955, Sidney Daub) garage
275 West 10th Street (1974-78, Bernard Rothzeit) residence
689, 691 and 693 Washington Street (1980-81, Peter Franzese) rowhouses
692 Greenwich Street (1985 facade alteration, Neil Robert Berzak) apartment building
134-136 Charles Street (1989 upper-story addition, Victor Caliandro)
132-138 Perry Street (2000-02 addition, Lee Harris Pomeroy Architects) apartment building
Village Community School Annex, 278-280 West 10th Street (aka 663-665 Washington Street)
(2000-03, Leo J. Blackman Architects)

BUILDING TYPES IN THE GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION

Residential

Rowhouses

132 Charles Street (c. 1819 attributed to Matthew Armstrong; c. 1853 attributed to John and Levi Springsteen)

651, 653 and 655 Washington Street (1829)

131 Charles Street (1834)

269 West 10th Street (c. 1835)

130 Charles Street (c. 1853 attributed to Joseph Springsteen)

275 West 10th Street (1974-78, Bernard Rothzeit) residence

689, 691 and 693 Washington Street (1980-81, Peter Franzese)

Tenements

686, 688 and 690 Greenwich Street (c. 1868-69)

273 West 10th Street (1878-79, Robert Mook)

159-163 Christopher Street (aka 649 Washington Street) (1879-80, John B. Snook)

716-718 Greenwich Street (aka 128 Charles Street) (1881, William Jose)

661 Washington Street (1885, Joseph M. Dunn)

French Flats

147 Christopher Street (1871, Nicholas Connor, builder)

659 Washington Street (1885-86, A.B. Ogden & Son)

714 Greenwich Street (1888-89, Frederick Weber)

Apartment Buildings

692 Greenwich Street (1985 facade alteration, Neil Robert Berzak)

132-138 Perry Street (2000-02 addition, Lee Harris Pomeroy Architects)

Factories

145 Christopher Street (c. 1867-68, Nicholas Connor, builder)

692 Greenwich Street (1868-69)

695-697 Washington Street (1910-11, Arthur M. Duncan)

134-136 Charles Street (1911-12, Van Vleck & Goldsmith)

695-697 Washington Street (1921 addition, C. Aubrey Jackson, Louis L. Tieman)

Stables Buildings

143 Christopher Street (aka 684 Greenwich Street) (c. 1867-68, James Barclay, builder)

704-706 Greenwich Street (1892-93, Julius F. Munckwitz)

129 Charles Street (1897, Henry Andersen)

140-144 Perry Street (1908-09, Arthur M. Duncan)

271 West 10th Street (1911, Charles H. Richter, Jr.)

Warehouses

277-283 West 10th Street (aka 667-675 Washington Street) (1894-96, Martin V.B. Ferdon)
726-736 Greenwich Street (aka 124-130 Perry Street) (1897-98, Gilbert A. Schellenger)
720-724 Greenwich Street (aka 125-127 Charles Street) (1901-02, James B. Baker)
708-710 Greenwich Street (1909, Moore & Landsiedel)
712 Greenwich Street (1912, Matthew W. Del Gaudio)

Institutional Buildings

Primary School No. 7, 272 West 10th Street (1885-86, David I. Stagg)
St. Veronica's R.C. Church Rectory, 657 Washington Street (1893-94, Lawrence J. O'Connor)
9th Police Precinct Station House, 133-137 Charles Street (1896-97, John duFais)
St. Veronica's R.C. Church, 149-155 Christopher Street (1890, 1902-03, John J. Deery)
Village Community School Annex, 278-280 West 10th Street (aka 663-665 Washington Street)
(2000-03, Leo J. Blackman Architects)

Garages

132-138 Perry Street (1914-15, 1923-24 alteration and expansion, Robert D. Kohn, Frank E. Vitolo)
685-687 Washington Street (aka 143-145 Charles Street) (1937, Martine & Wilson)
702 Greenwich Street (aka 267 West 10th Street) (1937, Harry Silverman)
694 Greenwich Street (1946, William J. Minogue, Sr.)
139-141 Charles Street (1955, Sidney Daub)

Misc.

157 Christopher Street (1904, Frederick Steigleiter) office building
134-136 Charles Street (1989 upper-story addition, Victor Caliandro)

PARTIAL LISTING OF LONG-TERM COMMERCIAL TENANTS IN THE GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION

** years listed are those known from printed sources used in this report*

Storage

Everard Storage Warehouse (1896 on), 277-283 West 10th Street (aka 667-675 Washington Street)
W. & J. Sloane & Co., furniture (1898 on), 726-736 Greenwich Street (aka 124-130 Perry Street)
Republic Storage Co. (1926-45), 726-736 Greenwich Street (aka 124-130 Perry Street)
[Peter J.] Gough & [Henry F.] Semke, Inc. (1926-45), 720-724 Greenwich Street (aka 125-127 Charles Street)
Shephard Warehouses, Inc. (1929-76), 277-283 West 10th Street (aka 667-675 Washington Street)
Imperial Storage Co./ W.S. Lockett/ European Tobacco Corp. of America (1935-45)
Towers Warehouses, Inc. (1945-73), 726-736 Greenwich Street (aka 124-130 Perry Street) and 720-724 Greenwich Street (aka 125-127 Charles Street)
The Padded Wagon/ New Yorker Warehouse, Inc. (1965-76), 692 Greenwich Street

Transportation

G[eorge]. D. Kuper & Bros., ship, freight lighterage, and trucking brokerage (1904-30), 157 Christopher Street
Fleischmann Co./ Standard Brands, Inc., garage (1909-44), 140-144 Perry Street
David Walsh, James Walsh, trucking/ D. Walsh Trucking & Rigging Corp. (1910-16, 1940-45), 704-706 Greenwich Street, and David Walsh, Inc., stable/ trucking and rigging (1922-35), 271 West 10th Street
David Naugle, trucks (1911-21), 271 West 10th Street
Seeman Brothers Co., wholesale grocers, garage (1915-45), 132-138 Perry Street
Henry J. Comens, Inc., trucks (1923-35), 129 Charles Street
John Ochse & Son (John N. Ochse and John N. Ochse, Jr.), livery stable (1925-34), 704-706 Greenwich Street
Perry Truck Renting Corp. (1950-65), 132-138 Perry Street
Valleries Trans. Service, Inc. (1950-65), 685-687 Washington Street (aka 143-145 Charles Street)
Anchor Auto Electric Co. (1965-76), 651 Washington Street
Cooper Rolls-Royce Limousine Service / Cooper Classics, vintage automobile sales and restoration (1976-99), 132-138 Perry Street

Paper

Kelsey-Risden Co., glue and paper (1928-45), 692 Greenwich Street
Coy, Disbrow & Co./ [Arthur W.] Pohlman Paper Co., wholesale paper and twine (1930-65), 686-690 Greenwich Street
Manhattan Box & Lumber Co./ Aaron-Marcy Box Co./ Marcy Packing Box Co. (1945-73), 704-706 Greenwich Street
Case Paper Co./ Paper Storage Corp. (1946-56), 140-144 Perry Street

Industrial

American Railway Supply Co., brass tags manufacturer (1912-45), 134-136 Charles Street
L.E. Fuller Laboratory, inks and chemicals (1923-35), 157 Christopher Street
Partition Servicing Co., metal partitions and stamping metal badges (1932-56), 134-136 Charles Street
Polak & Schwarz Co./ Consolidated Compounds, Inc. (1940-56), 277-283 West 10th Street (aka 667-675 Washington Street)
Industrial Hardware & Building Maintenance Co. (1950-76), 716-718 Greenwich Street
BFG Marine Supply Co./ Ship Service Mfg. Co., machine shop, sheet metal specialties, brass shipfittings (1950-64), 716-718 Greenwich Street and (1965-79), 708-712 Greenwich Street
Matus Roffing Co. (1950-65), 129 Charles Street
Astor Supply Co., janitorial supplies, hardware (1950, 1964-88), 140-144 Perry Street
Central Cut Sole Co., shoe supplies (1964-76), 708-712 Greenwich Street

Food Products

Fleischmann Co./ Standard Brands, Inc., gin distillers and compressed yeast manufacturers (1911-45), 695-697 Washington Street
E[nrico]. Fucini & Co./ Alemagna Confections, importer of Italian foods, confections, and stomachic bitters (1945-61), 695-697 Washington Street

Restaurants and Saloons

Peter Hagan, liquors/ saloon (1870-90), 684 Greenwich Street
John J. Coogan, liquors/ saloon (1906-25), 143-145 Christopher Street (aka 684 Greenwich Street)
Cathedral Cafeteria/ Cathedral Bar & Grill (1925-65), 143-145 Christopher Street (aka 684 Greenwich Street)
Highway Food Shop (1939-60), 159-163 Christopher Street (aka 649 Washington Street)
Blue Star Luncheonette/ Washington Food Shop (1948-76), 653 Washington Street
Silver Dollar Restaurant (1964-88), 159-163 Christopher Street (aka 649 Washington Street)

Misc.

Guerriero barber shop (1896-1934), 159-163 Christopher Street (aka 649 Washington Street) and (1902-29), 147 Christopher Street
Joseph E. Rosenstein, shoes (1901-33), 159-163 Christopher Street (aka 649 Washington Street)
[Minnie Belle] McAvoy's Drug Store (1906-40), 159-163 Christopher Street (aka 649 Washington Street)
[Herman] Horning's Photo Art Studio (1930-40), 157 Christopher Street

ARCHITECTS APPENDIX

Andersen, Henry (c. 1852-)
129 Charles Street (1897)

Henry Andersen, born in Denmark, began an architectural practice in New York by 1882 and worked as head draftsman for architect Simon I. Schwartz (later of Schwartz & Gross). Andersen's own work, mostly residential, encompassed rowhouses, French flats, tenements, and hotels, as well as store-and-loft, stables, warehouses, and office buildings. He continued his prolific practice until 1912. Andersen's designs are represented in the Upper West Side/ Central Park West, Metropolitan Museum, Expanded Carnegie Hill, Tribeca West, Hamilton Heights, and Hamilton Heights/ Sugar Hill Northwest Historic Districts. In the Greenwich Village Historic District, he designed two apartment buildings: No. 10 Bethune Street (1895-96) and No. 43 Fifth Avenue (1905).

Francis; Ward; LPC, architects files; "Henry Andersen," U.S. Census, New York (1900).

Baker, James Barnes (1864-1918)
720-724 Greenwich Street (aka 125-127 Charles Street) (1901-02)

Born in Elizabeth, N.J., James B. Baker graduated from Lafayette College (1884) and began his career as a draftsman. In 1890-94, he was a member of the firm of [Thomas] Rowe & Baker, which designed the Edward Ermold Co. bottling and labeling factory (1890-91), 652-664 Hudson Street, in Greenwich Village; United Charities Building (1891-92, with R.H. Robertson), 105 East 22nd Street (aka 287 Park Avenue South); and Presbyterian Building (1894-95), 154-158 Fifth Avenue, in the Ladies' Mile Historic District. Among Baker's independent work, which included office, warehouse, factory, stables, and hospital buildings, were the National Bank of Commerce Building (1896-97; demolished), Nassau and Cedar Streets; United Charities Building additions (1897, 1915); Chamber of Commerce of the State of New York (1900-01), 65 Liberty Street, a designated New York City Landmark; Spinning Wheel Building (1900-01), 3-7 West 22nd Street, and No. 4 West 22nd Street (1903), both in the Ladies' Mile Historic District; and Hanover National Bank Building (1901-03; demolished), Cedar and Nassau Streets. Baker practiced until about 1911.

Francis; Ward; LPC, architects files; Baker obit., *NYT*, June 14, 1918, 13.

Leo J. Blackman Architects

Leo J. Blackman (born 1956)
Village Community School Annex, 278-280 West 10th Street (aka 663-665 Washington Street) (2000-03)

Leo J. Blackman, born in New York City and a graduate in architecture of Columbia University (1981), formed Leo J. Blackman Architects in 2001. He had formerly worked in Kliment & Halsband Architects (1981-81), Stephen Potters Architects (1982-86), and Bond Ryder James Architects (1985), was the principal architect in Leo J. Blackman, Architect (1986-99), and was a partner in Buttrick White & Burtis (1999-2001), which won this commission but dissolved. Leo J. Blackman Architects has specialized in the planning for, renovation of, and

additions to educational and institutional buildings.

Leo J. Blackman Architects.

Daub, Sidney (1894-)

139-141 Charles Street (1955)

Sidney Daub, a graduate of Cooper Union (1915), had worked for the firm of Goldner & Goldberg while still a student, and after graduation was employed by Peter J. McKean. A member of the New York Society of Architects and American Institute of Architects, Daub practiced independently after 1919. He designed the Kehila Kadosha Janina Synagogue (1926-27), 280 Broome Street, a designated New York City Landmark. He formed the partnership of Daub & Daub with his son Gerald in 1960. Together, they were responsible for numerous residential, commercial, educational, and religious structures, a number of which are included in the Upper West Side/ Central Park West, Ladies' Mile, and Upper East Side Historic Districts.

LPC, architects files; *American Architects Directory*, George S. Koyl, ed. (N.Y.: R.R. Bowker, 1962), 152.

Deery, John Jerome (dates undetermined)

St. Veronica's R.C. Church, 149-155 Christopher Street (1890, 1902-03)

John J. Deery, possibly the student at Girard College, Philadelphia, who was listed in the 1870 census, was first included in that city's directories as a stairbuilder in 1871-74. He then became a draftsman in 1875-77 in the office of architect Edwin F. Durang, a specialist in Catholic church projects. Deery practiced independently in Philadelphia from 1879 until about 1909. In the 1880s, he was a partner in Deery & [James S.] Keerl, architects and civil engineers, which obtained ecclesiastical, institutional, and commercial commissions nationally, and participated in the construction of a cable railroad in St. Louis. One highly unusual commission was the 1881 construction of the wooden "Colossal Elephant" (today known as "Lucy") for Philadelphia engineer/ inventor James V. Lafferty, Jr., in South Atlantic City (later Margate), N.J. Deery also became a specialist in ecclesiastical architecture, and his success led him to open a second office, in New York City. He was listed in New York directories periodically between 1889 and 1909, and entered the competition for the design of the Cathedral of St. John the Divine in 1888-89. In Brooklyn, Deery was responsible for the design of the flamboyant French Chateausque style Church of St. Edward (later St. Michael and St. Edward) (1902), 108 St. Edward's Street, in the Fort Greene neighborhood. He also participated in the design of several baseball fields, in Chicago, Boston, and Philadelphia.

Francis; Ward; LPC, architects files; Sandra L. Tatman, "John Jerome Deery," *Philadelphia Architects and Buildings*, www.philadelphiabuildings.org website, and U.S. Census, Pennsylvania (1870); "Deery & Keerl," *Pennsylvania Historical Review. City of Philadelphia. Leading Merchants and Manufacturers*. (Philadelphia: Histl. Publg. Co., 1886), 250.

Del Gaudio, Matthew W. (1889-1960)

712 Greenwich Street (1912)

Born in Italy, Matthew W. Del Gaudio was brought to the United States as an infant in 1892. He was educated at the Cooper Union (1904-08), the Mechanics' and Tradesmen's Institute (1906-07), and Columbia University (1908-17). By 1909, Del Gaudio had established a New York architectural practice, which encompassed ecclesiastical buildings, including the Church of Our Lady of Pompeii complex (1926-28) at No. 25 Carmine Street in Greenwich Village, multiple dwellings, hotels, stables and garages, and utilitarian structures, as well as the Italian Labor Center (1920, with John Caggiano), 231 East 14th Street. In the Greenwich Village Historic District, he designed a 3-story utilitarian commercial structure (1933) at No. 92-100 Seventh Avenue South. In the 1930s-40s, he was involved in the design of numerous housing projects, including Williamsburg Houses (1935-38), Brooklyn, a designated New York City Landmark, Parkchester, Gravesend Houses, Stuyvesant Town, and Peter Cooper Village. Del Gaudio collaborated with William Lescaze on the Civil Courthouse Building (1955-60), 111 Centre Street. He was quite active in numerous architectural organizations. From Cooper Union, Del Gaudio received a Centennial Citation in 1956, around the time of his retirement, and the Gano Dunn Medal for Professional Achievement in 1958.

Ward; LPC, architects files; "Matthew W. Del Gaudio," *Who's Who in America* 31 (1960), 732; Del Gaudio obit., *NYT*, Sept. 18, 1960, 85.

DuFais, John (1855-1935)

9th Police Precinct Station House, 133-137 Charles Street (1896-97)

John duFais, born in New York City and schooled in New York and Germany, attended Harvard University for three years, took a course in architecture at M.I.T., and studied in the New York office of Gambrell & Richardson in 1876. Due to his family's financial reverses, he left college for the firm of John LaFarge, working on the interior decoration of H.H. Richardson's Trinity Church, Boston. He worked briefly as a draftsman, for Richardson, then in New York in the office of McKim, Mead & White, and for George B. Post. He also worked for two years on the New York Capitol, Albany, for Edwin M. Wheelwright. From 1879 to 1885, DuFais was head of design of the Tiffany Glass & Decorative Co., working on mansions as well as public buildings. He established his own architectural practice in New York around 1885, and was responsible for the design of the Genessee Valley Club House, Y.M.C.A., Security Trust Co. Building, Kimball Art Gallery, and Watson Library, all in Rochester, N.Y.; the Union Club (1901-03, with Cass Gilbert; demolished), Fifth Avenue and 51st Street; and the Harrowgate and Cumberland Inns, Kentucky. He was a founder and early president (1887-88) of the New York Architectural League. In 1908, DuFais moved to Newport, Rhode Island, where he was active in the preservation of the Redwood Library and Old State House.

Francis; Ward; "John [Louis] duFais," *National Cyclopaedia of American Biography* 40 (NY: James T. White & Co., 1955), 312-313; DuFais obit., *NYT*, Mar. 15, 1935, 21; Withey, 183.

Duncan, Arthur Mitchell (1874-)

140-144 Perry Street (1908-09)

695-697 Washington Street (1910-11)

Born in New York State, Arthur M. Duncan appeared in New York City directories as an architect between 1898 and the 1910s. He began as a partner in [Arthur T.] Newman & Duncan, and was practicing independently by 1903. His known commissions included store-and-loft, stables, and factory buildings. The censuses of 1900 and 1920 list him living in Westchester County, New York, the latter also listing him as an architect/ contractor.

Francis; Ward; LPC, architects files; “Arthur Mitchell Duncan,” www.familysearch.org website; “Arthur M. Duncan, U.S. Census, New York (1900, 1920).

Dunn, Joseph M. (dates undetermined)
661 Washington Street (1885)

Joseph M. Dunn was established as an architect in New York City by 1872 and remained in practice through at least 1894. He executed a number of commissions for the Goelet family over the years. Dunn’s commercial work included stores in the SoHo-Cast Iron Historic District, including the cast-iron-fronted No. 47-49 Mercer Street (1872-73) for Alexander Roux, and Nos. 39 and 43-45 Wooster Street (1884-85); and the neo-Grec style cast-iron-fronted No. 857 Broadway (1884), for Peter Goelet, in the Ladies’ Mile Historic District. In the Gansevoort Market Historic District, Dunn designed seven market, store-and-loft, and warehouse buildings (1880-87) for the Goelet, Astor, and Roosevelt families. In the early 1880s, Dunn was responsible for alterations, expansion, and new construction of buildings for numerous New York charitable institutions on Ward’s, Blackwell’s, Hart’s, and Randall’s Islands, including wings and a mansarded dome for the New York Lunatic Asylum (1835-39, A.J. Davis) (now Roosevelt Island), a designated New York City Landmark. Dunn also designed rowhouses, including the Renaissance Revival style Nos. 103-131 West 74th Street (1887-88), in the Upper West Side/Central Park West Historic District.

Francis; LPC, architects files; Gayle & Gillon, 84; *Manufacturer & Builder* (July 1880), 152, (Jan. 1883), 8, and (Apr. 1884), 80.

Ferdon, Martin V[an]. B[uren]. (1860-)
277-283 West 10th Street (aka 667-675 Washington Street) (1894-96)

Martin V.B. Ferdon was established as an architect in New York City by 1885, and his prolific practice lasted until 1909. He was a partner in Ferdon & [James A.] Elliott around 1897. His work included speculative rowhouses and warehouse, store-and-loft, stables, tenement, French flats, and apartment buildings, examples of which may be seen in the Upper West Side/ Central Park West, Riverside-West End, Expanded Carnegie Hill, Tribeca West, and Hamilton Heights/ Sugar Hill Northwest Historic Districts. In the Greenwich Village Historic District, he designed five apartment buildings, at Nos. 47 and 49 Perry Street (1889), No. 135 Perry Street (1890), No. 64 Morton Street (1891), and No. 63 Bank Street (1899), and a warehouse at No. 697-701 Greenwich Street (1892).

Francis; Ward; LPC, architects files; “Martin Ferdon,” U.S. Census, New York (1900).

Franzese, Peter
689-693 Washington Street (1980-81)

Peter Franzese, an architect and engineer, graduated in civil engineering from the

Polytechnic Institute of Brooklyn (1966), and worked for the Grumman Aircraft & Engineering Corp. and New York Urban Coalition. He is a vice president of associated firms, with Peter J. Bruck, that provide building design, construction, and consulting services. The firm of Peter Franzese, P.E., established in 1975, has been commissioned for a variety of new construction projects and building conversions, which have included apartments, offices, warehouses, community centers, and hotels. In the Greenwich Village Historic District Extension, Franzese converted the former Fleischmann Co. factory at No. 695-697 Washington Street into apartments in 1978.

Peter Franzese, P.E.

Jackson, C. Aubrey and Louis L. Tieman

C. Aubrey Jackson (dates undetermined)

Louis L. Tieman (dates undetermined)
695-697 Washington Street (1921 addition)

C. Aubrey Jackson was mentioned in a 1918 *New York Times* article as the “manager of the real estate department of the Fleischmann Company.” He was responsible for the 1921 addition, with Louis L. Tieman, to the Fleischmann Co.’s building at 695-697 Washington Street in the historic district. Jackson was listed in New York City directories and articles as an independent architect from at least 1922 to 1929. He designed the Bradley Beach (N.J.) Golf and Country Club House, and Beechhurst (Long Island) Community Club in 1923, and submitted plans in 1926 in the competition for a municipal theater/ convention center for Asbury Park, N.J.

Ward; “Building Leaders Government Aids,” *NYT*, Feb. 18, 1918, 16; “Seventh Av. Corner Improvement,” *NYT*, Oct. 18, 1922, 31; “\$100,000 Home for Bradley Beach, N.J., Golf Club,” *NYT*, Feb. 18, 1923, RE2; “Community Club for Beechhurst,” *NYT*, Oct. 14, 1923, W1; “Municipal Building for Asbury Park,” *NYT*, May 23, 1926, RE28.

Jose, William (c. 1843- 1885)

716-718 Greenwich Street (aka 128 Charles Street) (1881)

William Jose, born in Prussia, was listed as an architect in New York City directories between about 1869 and 1884. With an office at 185 Bowery, and later in Bible House on Astor Place, he was active as a designer of multiple dwellings primarily in the vicinity of today’s Tribeca, SoHo, and Greenwich Village neighborhoods. Thirteen of his buildings, all multiple dwellings, are located within the Greenwich Village Historic District: No. 791-795 Washington Street (1871), No. 106 Charles Street (1871), No. 237 West 10th Street (1871), No. 48-52 Greenwich Avenue (1872), No. 23 Barrow Street (1872), No. 111 West 11th Street (1873), Nos. 111 and 113 Christopher Street (1873), No. 321 West 11th Street (1873 alteration), No. 181 Waverly Place (1878), Nos. 150 and 152 West 10th Street (1878), and No. 161 West 10th Street (1879). In 1873, Jose was named as the architect involved in the expansion and conversion of a vinegar factory at No. 321 West 11th Street into a tenement building; the building collapsed and seven workmen were killed.

Francis; LPC, architects files; “William Jose,” U.S. Census, New York (1880); “An Appalling Calamity,” *NYT*, Aug. 23, 1873, 1.

Kohn, Robert D. and Frank E. Vitolo

Robert David Kohn (1870-1953)

Frank E. Vitolo (c. 1888-1938)

132-134 Perry Street (1914-15 alteration, Robert D. Kohn)

132-138 Perry Street (1923-24 alteration and expansion)

Robert D. Kohn, born in Manhattan, graduated from the College of the City of New York (1886) and Columbia University (1890), then attended the Ecole des Beaux-Arts in Paris (1891-95). In New York, Kohn worked for a number of architectural firms before establishing his own independent practice in 1896. Among his early commissions were town houses designed in an abstracted Beaux-Arts style, such as Nos. 352-353 Riverside Drive (1899-1901); and River Mansion, 337 Riverside Drive, and neighboring No. 322 West 106th Street (1900-02), in the Riverside Drive-West 105th Street Historic District. Kohn was associate architect, with Carrere & Hastings, of the abstracted neo-Renaissance style New York Society for Ethical Culture School (1902-04), 33 Central Park West, in the Upper West Side/Central Park West Historic District. His practice came to encompass warehouses, factories, and residential, commercial, office, and institutional buildings.

Kohn emerged as one of the few American architects (like Emery Roth in his early career) who produced major designs (c. 1905-15) influenced by the Vienna Secession. These works, all aesthetically noteworthy and among Kohn's most interesting work, included the Seeman Bros. warehouse (1905), 131-133 Perry Street, in the Greenwich Village Historic District; New York Evening Post Building (1906), 20 Vesey Street, a designated New York City Landmark; and New York Society for Ethical Culture (1909-10), 2 West 64th Street, a designated New York City Landmark also within the Upper West Side/Central Park West Historic District. His late work included additions to the R.H. Macy & Co. Department Store (1922-31), Seventh Avenue and West 34th Street.

After 1917, he formed a partnership with Charles Butler (1870-1953) that apparently lasted, informally and formally, to at least 1952, under the firm names of Robert D. Kohn and Charles Butler, Associated; Kohn & Butler; and Robert D. Kohn, Charles Butler & Associates. They designed the A.I. Namm & Son Department Store (1924-25, 1928-29), 450-458 Fulton Street, Brooklyn, a designated New York City Landmark. Kohn and Butler joined with Clarence S. Stein (1883-1975) on a number of projects, including Temple Emanu-El (1927-29, with Mayers, Murray & Phillip), 840 Fifth Avenue, in the Upper East Side Historic District.

Frank E. Vitolo, born in New York State, was established as an architect in New York City in 1915, designing tenement and apartment buildings and garages. Around 1918, he joined the firm of Kohn and Butler, an association that lasted until his death, though he also accepted independent commissions. Among the projects on which Vitolo worked were a 30-story office building for the Vanderbilt estate at 501-505 Madison Avenue (1929-30, with Kohn); a 43-story office building at 444 Madison Avenue (1930-31, with Kohn and John J. Knight); and the Welfare Hospital for Chronic Diseases (1938-39), Welfare Island.

LPC, *A.I. Namm & Son Department Store Designation Report* (LP-2170) (2005), prepared by Jay Shockley; Vitolo obit., *NYT*, Dec. 18, 1938, 49; "Frank E. Vitolo," U.S. Census, New Jersey (1920); Ward; LPC, architects files.

Martine & Wilson

Joseph Martine (dates undetermined)

[Max?] Wilson (dates undetermined)

685-687 Washington Street (aka 143-145 Charles Street) (1937)

Joseph Martine was established as an architect in New York City by 1920, and he participated in the design of multiple dwellings, apartment buildings, including No. 140 Waverly Place (1925-26) in the Greenwich Village Historic District, and commercial buildings. Martine & Wilson, in existence in 1936-38, was responsible for the remodeling of multiple dwellings and the design of single-story utilitarian structures. Martine's partner may have been Max Wilson, the president of the T-D Construction Corp., the owner and builder of No. 685-687 Washington Street.

Ward; LPC, architects files.

Minogue, William J., Sr. (1902-1954)

694 Greenwich Street (1946)

William J. Minogue, Sr., born in New York City, attended Columbia University, and was a partner in Minogue & Palmer in 1936-38. Independently, he designed a 20-story office building at 855 Sixth Avenue (1944), and buildings at the Home for Homeless Men, Greymoor, New York, and La Salle Military Academy, Oakdale, Long Island, as well as utilitarian structures and garages. He executed frequent commissions for the Roman Catholic Archdiocesan Building Committee.

Ward; LPC, architects files; Minogue obit., *NYT*, Aug. 12, 1954, 25.

Mook, Robert (c. 1832-)

273 West 10th Street (1878-79)

Born in New York State, Robert Mook was established as an architect in New York City by 1856, and his career lasted until around 1890. His work is represented in a number of Manhattan's historic districts. In the Greenwich Village Historic District, he designed eight rowhouses in the Italianate and Second Empire styles at Nos. 60, 64, and 70-76 Perry Street (1866-68) and Nos. 255-257 West 4th Street (1870-71). In the Soho-Cast Iron Historic District, he was responsible for five commercial buildings (1870-82). He designed a pair of store-and-loft buildings (1871) on West Broadway, and a tenement building (1870) on Beach Street in the Tribeca West Historic District. Mook was also the architect for two very notable commissions: "Marble Row" (1867-69), the group of seven large French Renaissance style town houses for Mary Mason Jones (Edith Wharton's aunt) at Nos. 734-745 Fifth Avenue (now demolished); and tool manufacturer William E. Ward's early reinforced concrete house (1875), locally known as "Ward's Castle," in Port Chester, New York.

Francis; LPC, architects files; "Robert Mook," U.S. Census, New York (1880); *New York 1880*, 577-579; Frank E. Sanchis, *American Architecture: Westchester County, New York, Colonial to Contemporary* (North River Pr., 1977), 108-110.

Moore & Landsiedel

Fred W. Moore (c. 1874-)

Frank L. Landsiedel (c. 1873-1952)

708-710 Greenwich Street (1909)

Frank L. Landsiedel, born in New York State, is known to have been the head draftsman in the office of architect Warren C. Dickerson in 1899, but by 1900 had formed a partnership with Fred W. Moore, also born in New York State. Moore & Landsiedel, with offices over the years in East Harlem and the Bronx, was extraordinarily prolific until 1949, with some 263 known commissions in Manhattan alone. The firm specialized in the design of tenement, French flats, and apartment buildings, but also executed stables, factory, warehouse, store-and-loft, theater, garage, and commercial structures. In the Greenwich Village Historic District, the firm designed an apartment house (1900) at No. 551 Hudson Street.

Francis; Ward; LPC, architects files; Landsiedel obit. notice, *NYT*, Apr. 2, 1952, 33; "Frank L. Landsiedel" and "Fred W. Moore," U.S. Census, New York (1910).

Munckwitz, Julius F. (c. 1829 [32?]-1902)
704-706 Greenwich Street (1892-93)

Julius F. Munckwitz, born in Leipzig, Germany, immigrated to the United States in 1849. Beginning in 1857, he found employment in New York City parks, including Central Park. He was Architect to the Parks Commission from 1871 to 1885. The massive stone retaining wall of Morningside Park (designed by Olmsted & Vaux 1873; revised plan 1887) was constructed in 1881-87 under the supervision of Munckwitz, Jacob Wrey Mould, and Montgomery Kellogg. His son, Julius Munckwitz, Jr., succeeded him as Architect to the Parks Department. The senior Munckwitz established an independent architectural practice by 1862, which lasted until his death. Among his designs were the E.D. Farrell Furniture Co. Building (1891; demolished), West 125th Street, and the Keller Hotel (1897-98), 150 Barrow Street (aka 384-385 West Street), in Greenwich Village.

Francis; Ward; "Julius Munckwitz," U.S. Census, New York (1860); "The Park Department," *NYT*, Dec. 16, 1880, 2; "Mr. Green the Chairman," *NYT*, Dec. 24, 1880, 3; "Park Department Affairs," *NYT*, July 21, 1881, 8, and Nov. 20, 1881, 13; "City and Suburban News," *NYT*, July 2, 1885, 8; Munckwitz obit., *NYT*, Nov. 12, 1902, 9; Kellerman, 27; *New York 1880*, 817.

O'Connor, Lawrence J. (-1900)

St. Veronica's R.C. Church Rectory, 657 Washington Street (1893-94)

Lawrence J. O'Connor established an architectural practice in New York City by 1853 that lasted until his death. During his career, he formed three partnerships: [John J.] O'Neil & O'Connor (1868), O'Connor & [Frank] Freeman (1888), and O'Connor & [Frederick L.] Metcalf (1895-1900). O'Connor specialized in Catholic ecclesiastical commissions, often in the Romanesque Revival and Richardsonian Romanesque styles, among which were St. Agnes R.C. Church (1873-77; demolished), 145 East 43rd Street; Holy Cross School (1887), 332 West 42nd Street; Church of the Immaculate Conception (St. Mary's R.C. Church) (1892), Yonkers, New York; and Our Lady of Mercy R.C. Church (1894), Port Chester, New York.

Francis; *A.I.A. Guide; New York 1880*, 321-322; Frank E. Sanchis, *American Architecture: Westchester County, New York, Colonial to Contemporary* (North River Pr., 1977), 260-261.

A. B. Ogden & Son

Alfred B. Ogden (c. 1833- by 1897)
Samuel B. Ogden (c. 1860-)
659 Washington Street (1885-86)

Born in New York State, Alfred B. Ogden established an architectural practice in New York City by 1874. In 1885, he was joined by his son, Samuel B. Ogden, in the firm of A.B. Ogden & Son, which specialized in the design of rowhouses and multiple dwellings in the Queen Anne and Romanesque and Renaissance Revival styles, as well as industrial structures such as the Estey Piano Co. factory (1885) in the Mott Haven section of the Bronx. Examples of the firm's work may be seen in the Carnegie Hill, Mount Morris Park, Upper West Side/Central Park West, and Hamilton Heights/Sugar Hill Historic Districts. In the Greenwich Village Historic District, the firm designed five French flats buildings: No. 48 Perry Street (1885), No. 9 Christopher Street (1886), No. 16 Jane Street (1887), and Nos. 41 and 43 Jane Street (1888). Following Alfred's death, in 1897 the firm became S.B. Ogden & Co., which lasted until around 1909.

Francis; LPC, architects files; "Alfred B. Ogden," U.S. Census, New York (1880).

Lee Harris Pomeroy Architects, P.C.

Lee Harris Pomeroy
132-138 Perry Street (addition, 2000-02)

Richter, Charles H., Jr. (1873-)
271 West 10th Street (1911)

Born in New York State of German descent, Charles H. Richter, Jr., is an architect whose life and career are little known. He established an architectural practice by 1894 in Brooklyn, which he transferred to Manhattan two years later. Richter's work included French flats, office, stables, factory, warehouse, and commercial buildings, as well as utilitarian structures. He continued to practice until at least the 1920s.

Francis; Ward; "Charles H. Richter," U.S. Census, New York (1900).

Rothzeid, Bernard

275 West 10th Street (1974-78)

Bernard Rothzeid is an architect who became known in the 1960s for remodeling brownstones and in the 1970s-80s for the rehabilitation and conversion of loft and other type buildings for residential use. Among the projects with which he was associated, often for the Rockrose Development Corp., were: conversion of warehouse and stables buildings into apartments at Nos. 704-712 Greenwich Street (1978-80, Rothzeid, Kaiserman & Thomson) in the Greenwich Village Historic District Extension; West Coast Apartments (1979-80s, Rothzeid, Kaiserman & Thomson), West and Horatio-Gansevoort Streets, residential conversion of the Manhattan Refrigerating Co. complex (1897-1935), in the Gansevoort Market Historic District; and the conversion into condominiums (1980, Rothzeid, Kaiserman & Thomson) of the Eagle Warehouse and Storage Co. of Brooklyn Building (1893, Frank Freeman), 28 Old Fulton Street, in the Fulton Ferry Historic District. Rothzeid was also involved in the design of the Memphis Downtown (1986, Rothzeid, Kaiserman, Thomson & Bee), 140 Charles Street.

A.I.A. Guide to New York, 267, 670; “Architect Opens Dark Interiors of Manhattan Houses to the Sky,” *NYT*, Oct. 20, 1966, R1; “A Recycled Factory Loft Restores the Luxury to City’s Luxury Housing,” *NYT*, July 7, 1977, 50; “Architecture: 4 Honor Buildings,” *NYT*, June 18, 1979, C13; “Equity Library Theater Is Moving,” *NYT*, Sept. 12, 1979, C22; “Warehouse at Fulton Ferry is Converted,” *NYT*, Aug. 8, 1908, A19; “Loft Conversions Exceed New-Built Apartments,” *NYT*, Oct. 12, 1980, R1; “Residential Conversion in West Village,” *NYT*, Nov. 19, 1982, B7; “Controlling Scale Near Historic Districts,” *NYT*, Oct. 28, 1990, R7.

Schellenger, Gilbert A. (d. 1921)

726-736 Greenwich Street (aka 124-130 Perry Street) (1897-98)

Gilbert A. Schellenger was established as an architect in New York City by 1882. He had an extremely prolific practice and specialized in residential architecture in the 1880s-90s, designing speculative rowhouses and French flats, tenements, and small apartment buildings, often in groups. Schellenger skillfully employed a variety of revival styles, including Romanesque Revival, Queen Anne, Renaissance Revival, neo-Romanesque, and Beaux-Arts. Examples of his work are found in the Upper West Side/Central Park West, Carnegie Hill, Ladies’ Mile, and Upper East Side Historic Districts. He was particularly active on the Upper West Side, where he designed over 200 extant buildings. Schellenger’s William E. Diller House (1899-1901), 309 West 72nd Street, and Nos. 354-355 Central Park West (1892-93) are designated New York City Landmarks. In the Greenwich Village Historic District, he designed four apartment houses: No. 400 Bleecker Street (1888); No. 106 Waverly Place (1890); “The Unadilla” Apartments (1899), 128 West 11th Street; and No. 296 West 11th Street (1899). Schellenger continued to practice until around 1904.

Francis; Ward; LPC, architects files; N.Y. County, Surrogate’s Court, Petition for Letters of Administration for Gilbert A. Schellenger, Dec. 7, 1921.

Silverman, Harry (1903-)

702 Greenwich Street (aka 267 West 10th Street) (1937)

Born in Romania, Harry Silverman studied architecture at the University of Pennsylvania (1922-24), and worked in the firms of Delano & Aldrich, Penrose V. Stout, and Goodhue Assocs. between 1920 and 1931. He established his own practice in New York City in 1932. He designed stores for the Modell chain (1945-55); the New Fulton Fish Market (1950-51; demolished), Fulton and Front Streets; the Laurelton and Coney Island Branch Libraries (1954-55); and numerous small utilitarian structures. He served as president of the Brooklyn Chapter of the American Institute of Architects in 1953-55.

Ward; NYC, Dept. of Buildings; *American Architects Directory*, George S. Koyl, ed. (N.Y.: R.R. Bowker Co., 1962), 643; “New Fulton Fish Market...,” *NYT*, Aug. 13, 1950, R1.

Snook, John Butler (1815-1901)

159-163 Christopher Street (aka 649 Washington Street) (1879-80)

John B. Snook, born in England the son of a carpenter/builder, received a background in construction working in his father’s office. Snook immigrated to the United States, and by 1835 was established in New York City as a carpenter/builder, then as an architect in partnership with

William Beer in 1837-40. By 1842, Snook found work with Joseph Trench, and they later formed the firm of Trench & Snook, which helped to introduce the Anglo-Italianate style to New York with buildings such as the A.T. Stewart Store (1845-46), 280 Broadway, the country's first department store and a designated New York City Landmark. With Trench's departure for California in the 1850s, Snook rose to head the firm. He became an extremely prolific architect-builder who designed structures of all types, in virtually every revival style, and expanded his practice into one of the largest in New York. Among his works were the well-known first Grand Central Terminal (1869-71; demolished), and the Italianate style Centennial Brewery/ French flats building (1876) at Nos. 407-411 West 14th Street, in the Gansevoort Market Historic District. In 1887, Snook took his three sons, James Henry, Samuel Booth, and Thomas Edward, and a son-in-law, John W. Boyleston, into his office, and his firm's name was changed to John B. Snook & Sons.

LPC, architects files; Mary Ann Smith, "The Commercial Architecture of John Butler Snook" (Pa. State Univ., thesis, 1974); "John Butler Snook," *Macmillan Encyc.* 4, 95.

Stagg, David I. (1816-1886)

Primary School No. 7 (later Public School 107), 272 West 10th Street (1885-86)

The New York City Board of Education's Superintendent of School Buildings, David I. Stagg, supervised new school construction, as well as alterations and additions to existing schools, and designed many of the new school buildings completed during his tenure (1872-86). Born in Paterson, N. J., Stagg received no formal training in architecture, instead beginning as a carpenter in 1834 in the shops of the Public School Society of New York, which ran the school system until the Board of Education was established in 1842. The construction and repair of schools was then under the direction of Superintendent of School Buildings Amnon Macvey. Stagg became an assistant to Macvey in 1846, and supervised construction of the Free Academy (later the College of the City of New York) (1850-51, James Renwick; demolished), Lexington Avenue and East 23rd Street. By 1870, Stagg was employed as the Board of Education's Architect for Public Instruction, producing plans for the original Board of Education offices (demolished), Elm and Grand Streets, and designing the Gothic Revival style classroom building of the Normal College of the City of New York (later Hunter College) (1870-73; demolished), Lexington Avenue at East 68th Street. Upon Macvey's death in 1872, Stagg became Superintendent of School Buildings. An obituary stated that the architect was responsible for the designs or plans of "more than 300 buildings."

From the late-1850s until the mid-1870s, most of New York City's public schools had been designed in the Italianate style, such as Public School 47 (1856, Thomas R. Jackson), 34-1/2 East 12th Street, a designated New York City Landmark, and Public School 17 (1858-59 facade, designed under Macvey's supervision), 208 West 13th Street, in the Greenwich Village Historic District. Beginning in the mid-1870s, public schools in the city were designed in an eclectic manner that incorporated elements of the Italianate, Romanesque Revival, and neo-Grec styles. Schools designed by Stagg featured wider windows, angular and flattened geometric detailing and sharply delineated ornament, including angled brick stringcourses, window lintels with sharp geometric forms, brick corbelling, and stone bands, and had prominent stair towers that contributed to the buildings' visibility in their neighborhoods. Extant examples of Stagg's schools are: Primary School No. 6 (c. 1875), 15 East 3rd Street; Public School 72 (1879-82), 1674 Lexington Avenue, a designated New York City Landmark; Public School 79 (c. 1886), 38

East 1st Street; and Public School 8 (1886), 29 King Street, in the Charlton-King-Van Dam Historic District.

LPC, *Public School 72 Designation Report* (LP-1836) (1996), prepared by Mary B. Dierickx and Jeffrey Baumuel, consultants; Stagg obit., *New York Tribune*, May 13, 1886, 5, and *NYT*, 2.

Steigleiter, Frederick (dates undetermined)

157 Christopher Street (1904)

Frederick Steigleiter, a captain in the 4th Regiment of the New Jersey Volunteers, was the Building Inspector in Hoboken, N.J., from 1897 to 1910. His term in that position was ended when a new mayor found that he had not turned over to the city the fees that he had collected. Steigleiter had established an architectural practice prior to his state registration in Hoboken in 1902. He continued to practice until at least 1927.

“New Jersey Volunteers,” *NYT*, July 10, 1898, 3; “Mayor Overhauls Hoboken,” *NYT*, Jan. 6, 1910, 20; “Hoboken’s Mayor Fined,” *NYT*, Feb. 26, 1910, 16; “Pennies for a Mayor’s Fine,” *NYT*, Feb. 27, 1910, 1; Bob Craig, New Jersey State Historic Preservation Office.

Van Vleck & Goldsmith

Joseph Van Vleck, Jr. (1875-1948)

Goldwin Goldsmith (c. 1877-)

134-136 Charles Street (1911-12)

Joseph Van Vleck, Jr., and Goldwin Goldsmith, both born in New Jersey, graduated in architecture from Columbia University in 1896, and formed a partnership by the following year. Among the firm’s early work is a row of Renaissance Revival style town houses (1899) at Nos. 18-24 East 94th Street, in the Carnegie Hill Historic District, and two Beaux-Arts style town houses (1901-03) at Nos. 1026 and 1027 Fifth Avenue, in the Metropolitan Museum Historic District. In 1913, Goldsmith was appointed a professor of architecture at the University of Kansas; by 1930, he was teaching design at the University of Texas. Van Vleck retired from practice in 1917.

Francis; Ward; LPC, architects files; Van Vleck obit., *New York Herald Tribune*, Mar. 24, 1948; “Delta U.’s Honor Alumnus,” *NYT*, Nov. 8, 1913, 2; “Architects Honor J.D. Rockefeller, Jr.,” *NYT*, May 23, 1930, 6; “Joseph Van Vleck, Jr.,” U.S. Census, New Jersey (1900); “Goldwin Goldsmith,” U.S. Census, Kansas (1920).

Weber, Frederick (dates undetermined)

714 Greenwich Street (1888-89)

Frederick Weber established an architectural practice by 1874 in Greenpoint, Brooklyn, where he designed numerous residential and commercial buildings, many of which are located in the Greenpoint Historic District. Weber was quoted in the *Brooklyn Eagle* in 1884 as saying “at the present time I am as busy as I can be,” due to the rapid growth of the neighborhood. He continued to practice until at least 1893.

Francis; LPC, architects files; “Greenpoint’s Growth,” *Brooklyn Eagle*, June 14, 1884, 1.

BUILDING ENTRIES

The individual entries in this report are arranged by street address. Photographs appear with each entry.

Note: The list of commercial tenants for each entry was compiled from: New York County, Office of the Registrar, *The New York Times*, maps, and Manhattan Address Directories (1929-76). The years indicated for each company are the known years in which the company was located at a certain address, based on those sources. This is not a definitive listing of all the years any company was at an address, nor of all commercial tenants at an address.

125-145 CHARLES STREET, NORTH SIDE, BETWEEN GREENWICH STREET AND WASHINGTON STREET

125-127 CHARLES STREET (aka 720-724 GREENWICH STREET)

Tax Map Block 632, Lot 17 in part [formerly lots 25-28]

See: 720-724 Greenwich Street

129 CHARLES STREET

Tax Map Block 632, Lot 29

Date: 1897 (NB 388-97)

Architect: Henry Andersen

Original Owner: Herman Thalmann

Type: Stable and single-family dwelling

Style: Vernacular

Stories: 4

Facade Materials: tan brick, stone trim, ground-story iron framing

Ownership History

1896 Herman Thalmann

1902 James F. Carroll/ Carroll heirs

1923 Henry J. Comens, Inc./ Henry J. and Helen Comens

1942 John Spagnuolo

1943 Aacon Contracting Co.

1949 129 Charles Street Corp.

1972 Leonard Kaye, John L. Pace/ Kapac Realty Co.

1986 Edward I. Friedman

Commercial Tenants

Herman Thalmann, stable (1898-99); William Fox, stable/ trucks (1902-06); Henry J. Comens, Inc., trucks (1923-35); John Spagnuolo, machinery and pneumatic equipment service and storage (1941-43); Aacon Contracting Co., woodworking (1943-49); Hayes Carpet Cleaning Co. (1945); Matus Roffing Co. (1950-65); Neal Electric Co. (1976)

History

This four-story stables building, which originally also housed wagon storage and an upper-story single-family dwelling, was constructed in 1897 to the design of architect Henry Andersen for Herman Thalmann, who after 1894 owned the house at No. 269 West 10th Street [see] and who died in 1900. The Thalmann family sold both properties in 1902. No. 129 was acquired at auction by James F. Carroll, probably an attorney; his family and heirs retained the property until 1923. William Fox, stable/ trucks, was a lessee in 1902-06. The building was next purchased in 1923 by Henry J. Comens, Inc., a trucking firm. Henry J. Comens had resided here with his wife, Helen, since 1913, and they remained here until at least 1934 and owned the building until 1942. Henry J. Comens, Inc. used the building until at least 1935. The Comenses were also owners of the adjacent Federal style rowhouse at No. 131 Charles Street [see] from 1925 to 1940. John Spagnuolo, machinery and pneumatic equipment service and storage, was briefly the owner in 1942, and located here in 1941-43. Aacon Contracting Co., woodworking, was the

owner/ occupant in 1943-49. The building was converted into a garage and metal shop in 1950 (Alt. 122-50). Matus Roffing Co. was a tenant c. 1950-65. The structure was again renovated in 1972, for storage, offices, and a photo studio (Alt. 796-72). The owner since 1986, Edward I. Friedman, was a lawyer with Cohen, Friedman, Goldstein & Raphael.

Architectural Features

The building is constructed of tan-colored brick with rockfaced stone trim, including band courses, sill courses, and lintels. It originally had an entrance door and two stable openings (later garage doors) set between four cast-iron columns and underneath an iron beam at the ground floor. An historic stone plaque (“H. Thalman.”) [sic] is located above the ground floor and an historic horse’s head key-stone is located at the center window’s lintel at the third floor. The third-floor windows are segmentally arch-headed windows with brick lintels.

Alterations

cornice removed prior to 1939; ground floor altered with brick infill and new double-leaf entrance doors in 1972 (Alt. 796-72); one cast iron pier has been removed; windows and garage doors replaced; light fixtures at first floor and a metal box at second floor installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1898-1934); *Manhattan Address Directories* (1929-76); “Recorded Real Estate Transfers,” *NYT*, Sept. 17, 1896, 7; “The Building Department,” *NYT*, Apr. 30, 1897, 10; Herman Thalman obit. listing, *NYT*, Mar. 13, 1900, 9; “Real Estate at Auction,” *NYT*, Jan. 22, 1902, 15; “Results at Auction” and “Recorded Leases,” *NYT*, Feb. 5, 1902, 14; “Real Estate Transfers,” *NYT*, Mar. 7, 1902, 14; “129 Charles St. Leased,” *NYT*, Apr. 23, 1941, 39; “Manhattan Transfers,” *NYT*, May 2, 1942, 24, and Oct. 22, 1943, 30; “Manufacturing Facilities,” *NYT*, Feb. 24, 1946, 66; “Manhattan Transfers,” *NYT*, Mar. 26, 1949, 24; “Housing Parcels Go to Investors,” *NYT* June 27, 1949, 34; “Manhattan Transfers,” *NYT*, July 13, 1949, 44; “Buildings and Factories,” *NYT*, Aug. 29, 1949, 27; “Manhattan Transfers,” Jan. 10, 1950, 51; “Garage Unit Buys West Side Parcel,” *NYT*, Jan. 16, 1950, 33; “Richard B. Friedman Weds...,” *NYT*, July 1, 1984, 38.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



129 Charles Street

131 CHARLES STREET

Tax Map Block 632, Lot 30

Date: 1834

Original Owner: David Christie

Type: Rowhouse

Style: Federal

Stories: 2-1/2 plus basement

Facade Materials: red brick, stone trim, wood cornice

Ownership History

1833 David Christie/ Christie Family (Peter D., Albert B., David, Jemima, Cornelius, Anna, Lydia Ann, Hannah Maria, Mary Christie Romaine)

1864 Nelson and Rebecca Duckworth

1867 John F. and Virginia A. Waldorf

1889 Francis and Ellen F. Caragher

1893 John Laughlin/ heirs

1925 Henry J. Comens, Inc./ Henry J. Comens
1940 Frank L. Holt
1941 Florence and Madge Lawson, Trenton, N.J.
1949 Joyce Lewis
1962 Thomas Bruce and Joan Tarlow Zuckerman Morgan
1968 John J. and Judith Stonehill

History

This 2-1/2-story Federal style rowhouse, a designated a New York City Landmark since April 19, 1966 (LP-0212), was constructed in 1834 for David Christie, a stone cutter. The house was owned by the extended Christie family until 1864. Early tenants included Abram Cokelet, a drygoods merchant (1848-59) and Allen M'Namee, a cooper (1850-52). In 1864-67, it was owned by Nelson Duckworth, a butter, cheese and lard merchant who resided on St. Luke's Place. The next owners were John F. Waldorf, a car /truckman, and his wife, Virginia A., who resided here from 1870 to 1889. Molded lintels and a neo-Grec style entrance hood were added to the house in the later 19th century. The owner from 1889 to 1893, Francis Caragher [see also No. 653 Washington Street], was also associated with a trucking firm. In 1889, a stable building (W. H. Walker, builder) was added by the Caraghers to the back yard. By 1909, the *Times* carried advertisements for furnished rooms here. The property was purchased in 1925 by Henry J. Comens, Inc., another trucking firm. Henry J. Comens had resided next door at No. 129 Charles Street [see] with his wife, Helen, since 1913. They remained in No. 129 until at least 1934, and owned No. 131 until 1940, and No. 129 until 1942. Henry J. Comens, Inc., used No. 129 until at least 1935. A long-term tenant of No. 131 was fireman John J. Culkin (c. 1922-34). Later owners included Florence and Madge Lawson, Trenton, N.J. (1941-49) and Joyce Lewis (1949-62). Charles X. Mariani, public relations director of the Venezuelan Line was a tenant in 1956.

Photographer Diane Arbus (1923-1971) lived in the rear stables building (No. 131-1/2) from 1959 until 1967. A privileged child of the Upper West Side, Diane Nemerov in 1941, at the age of 18, had married Allan Arbus, who then worked in the advertising department of her family's Russek's Fur Store. After World War II, the couple became fashion photographers. Diane Arbus began to work independently in 1957. She separated from her husband in 1959, at which time she and their two daughters moved to No. 131-1/2. During the years that she lived here, she began to establish a reputation as a portrait photographer of note, though often controversial for her photographs of "freaks." She received Guggenheim Fellowships in 1963 and 1966, and had her first exhibition at the Museum of Modern Art in 1964. Arbus moved to East 10th Street in 1967. She committed suicide in July 1971 while living at the Westbeth artists housing complex in the West Village. From 1962 to 1968, No. 131 Charles Street was owned by Thomas Bruce Morgan and his wife, Joan Tarlow Zuckerman. Morgan was a writer and editor at *Esquire* magazine, the press secretary for Mayor John Lindsay, and an author of several books.

The owners of No. 131 Charles Street since 1968 have been architect John J. Stonehill and his wife, Judith Stonehill, author of *Greenwich Village: A Guide to America's Legendary Left Bank*, and co-author of *Brooklyn: A Journey Through the City of Dreams*.

Architectural Features

The building is constructed of red brick with a pitched roof and two pedimented gable dormers with molding on the front and clapboard at the sides. It has a brownstone stoop with wrought-iron railings at the stoop and areaway. An oval-shaped window at the first floor has been filled with brick. The house has six-over-six, double-hung wood windows (eight-over-eight at basement), a service alley doorway, and an entrance door surround with Ionic columns, paneled door and leaded transom. A late 19th century neo-Grec style lintel was installed above the entrance door. The cornice is wood and the lintels and sills metal. Shutter hardware remains at the windows.

Alterations

oval window opening filled with brick after 1939, dormer windows replaced, newel posts and brick area-way wall installed prior to 1966; light fixture installed at bricked-in oval window after 1988; service doorway replaced

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1850-1934); *Manhattan Address Directories* (1929-76); "Recorded Real Estate Transfers," *NYT*, Apr. 2, 1889, 7; "The Real Estate Market," *NYT*, Apr. 9, 1893, 15, and Apr. 13, 1893, 7; "Yesterday's Fires," *NYT*, Nov. 30, 1894, 8; "Convicted of Cruelty to Her Child," *NYT*, Nov. 30, 1895, 9; "Irishmen Hurl Eggs at a Lot of Players," *NYT*, Mar. 28, 1903, 1; "Furnished Rooms," *NYT*, Feb. 20, 1910, C8; "New York Men Who Have Been Enrolled in the National Army," *NYT*, Aug. 16, 1917, 12; "13 Firemen Overcome by Smoke in Basement," *NYT*, Mar. 19, 1932, 2; "Manhattan Transfers," *NYT*, Feb. 24, 1940, 28, Apr. 5, 1941, 27, and May 26, 1949, 52; "Manhattan Mortgages," *NYT*, May 28, 1949, 26; "Manhattan Transfers," *NYT*, Oct. 12, 1949, 52, and Oct. 15, 1949, 26; "Zuckerman-Morgan," *NYT*, July 3, 1950, 11; "Stevedore Rents 2 Piers from City," *NYT*, May 26, 1954, 59; "Living in a Landmark," *New York Times Magazine*, Sept. 28, 1975, 22-23, 32, 48; "A Village in the City Hidden in Plain Sight," *NYT*, Oct. 20, 2002, J1, 6; Patricia Bosworth, *Diane Arbus: A Biography* (NY: W.W. Norton & Co., 2005), Arthur Lubow, "Arbus Reconsidered," *New York Times Magazine*, September 14, 2003, 28-34, 63, 72, 114.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (c. 1966); *New York Times Magazine*, Sept. 28, 1975, p. 22; LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005); Charles Lockwood, *Bricks and Brownstones: The New York Row House, 1783-1929* (N.Y.: Rizzoli Intl. Publics., 2003), color plate 4.



131 Charles Street

133-137 CHARLES STREET
Tax Map Block 632, Lot 31

9th Police Precinct Station House

Date: 1896-97 (NB 1996-95)
Architect: John duFais
Builder: James R.F. Kelly & Co.
Original Owner: City of New York

Type: Police station
Style: Renaissance Revival
Stories: 5 plus basement
Facade Materials: tan brick, concrete, stone, terra-cotta trim

Ownership History

1894 City of New York
1977 Slavko and Blanka Bernic/ 135 Charles Street Corp.
1996 135 Charles Street LLC

History

The 9th Police Precinct Station House was the first New York City police station house built under the new Police Commissioner Theodore Roosevelt. It was also the first designed by an architect other than Nathaniel D. Bush (c. 1821-1897), who had designed all of New York's station houses between 1862 and his retirement in 1895. Architect John duFais, who had an eminent early career, having worked for John LaFarge, H.H. Richardson, McKim, Mead & White, George B. Post, and Tiffany Glass & Decorative Co., was selected for the commission and filed plans for the building in 1895. A dispute developed in 1896, however, among the Commissioners of the Sinking Fund, since duFais was not considered well known in New York, and some supported appointing Bruce Price as supervising architect. The station house was constructed in 1896-87. The police precinct was later renumbered several times, becoming the 14th Precinct (1908), 5th Precinct (1924), and 6th Precinct (1929); the building became familiarly known as the "Charles Street Police Station." The detention prison located behind the station house was abandoned in 1924 at the recommendation of the New York State Commission of Correction, but was re-opened in 1929. The state again declared it unsanitary in 1930.

The building ceased to function as a police station after the construction of the new 6th Police Precinct Station House (1968-69), 229-235 West 10th Street, in the Greenwich Village Historic District. Yugoslavian-born builder Slavko Bernic and Blanka Bernic purchased the building for \$215,000 at public auction in November 1976. The station house, the prison, and the stable wing were converted into "Le Gendarme" Apartments (Alt. 138-77) by architects Hurley & Farinella.

Architectural Features

The building is constructed of tan brick with a concrete base and concrete and terra cotta trim, including roundels and band courses. The recessed three-bay center portion has an elaborate stone and concrete entrance portico with columns, entrance steps, cheekwalls and railings, and arch-headed brick pilasters at the upper floors. The seal of New York City is installed at the center of the building at the third floor and a stone plaque ("Police") is installed in the center of building above the fourth floor. The two-bay projecting wings are asymmetrical at the base, with arch-headed windows at the fifth floor. The eastern wing had an entrance at the first floor with a stone plaque ("Police Patrol") and inscription ("Premivm Virtvtis Honos") above and the western wing had two arch-headed windows at the first floor. There are monumental window groupings with spandrels at the third and fourth floors of the projecting wings. The stone and iron areaway fence is historic. There is a modillioned cornice with a pierced parapet. The basement window grilles appear to be historic. The east and west facades are constructed of red

brick.

Alterations

windows replaced; canopy over entrance door installed; the two arch-headed window openings at the first floor of the western wing were altered and enlarged in height between 1964 and 1988 and spandrel inserted; the infill at the door opening at the first floor of the eastern wing has been altered and now has two windows, two through-the-wall air conditioners and concrete infill; the main entrance door opening has modern infill and light fixtures installed; ten through-the-wall air conditioners installed; decorative metal grilles removed from below one third floor window and two first floor windows; planters installed on top of areaway fence

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; “For a New Police Station” and “The Building Department,” *NYT*, Nov. 23, 1895, 9, 12; “Disputed Over the Architect,” *NYT*, Jan. 23, 1896, 9; “Jail Here Condemned by State Commission,” *NYT*, July 11, 1930, 2; “The 6th Precinct: A Few Tears, a Few Laughs,” *NYT*, Sept. 3, 1968, 45, 60; “New Life for Old Jail” Cellblock is ‘Luxury’ Housing,” *NYT*, Nov. 12, 1978, RE1, 8.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



133-137 Charles Street

139-141 CHARLES STREET

Tax Map Block 632, Lot 34

Date: 1955 (NB 66-55)

Architect: Sidney Daub

Original Owner: Thirtieth & Ninth Corp. (Charles Lehrer, pres.)

Type: Garage

Style: none

Stories: 1

Facade Materials: tan brick (now painted)

Ownership History

1954 Thirtieth & Ninth Corp. (Charles Lehrer, pres.)

1968 Marionwil Properties, Inc.

1972 West Village Equities

1976 Bob Carmichael Moore

1987 John Pasquale

2000 Washington 685 LLC

Commercial Tenants

Long Island Delivery Co. (1964); Franklin Street Trucking (1973-76); Metrometer Shop, Inc., programming taxi meters (1996)

History

This one-story garage was constructed in 1955 to the design of architect Sidney Daub for the Thirtieth & Ninth Corp., owners until 1968. It was advertised for sale in 1967 as “garage-type; trucking & shipping terminal.” Several trucking firms and a taxi meter programming firm have been tenants. John Pasquale, owner from 1987 to 2000, was vice president of Atlas Paper Stock, paper recycler [see also No. 685-687 Washington Street].

Architectural Features

The building is constructed of tan brick and has two garage door and one entrance door openings.

Alterations

facade painted; two brackets and two light fixtures installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; *Manhattan Address Directories* (1955-76); “Manhattan Transfers,” *NYT*, Feb. 24, 1954, 42; “Building Plans Filed,” *NYT*, Apr. 14, 1955, 50; “Business & Industrial Properties,” *NYT*, June 15, 1967, 81; “For a Recycling Company, Good News or Bad,” *NYT*, Mar. 13, 1994, CY6; “Meter Glitch: Cabs Jump Gun on New Fares,” *NYT*, Mar. 1, 1996, B3.

Photographs: LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



139-141 Charles Street

143-145 CHARLES STREET (aka 685-687 WASHINGTON STREET)

Tax Map Block 632, Lot 1

See 685-687 Washington Street

128-136 CHARLES STREET, SOUTH SIDE, BETWEEN GREENWICH STREET AND WASHINGTON STREET

128 CHARLES STREET (aka 716-718 GREENWICH STREET)

Tax Map Block 631, Lot 17

See 716-718 Greenwich Street

130 CHARLES STREET

Tax Map Block 631, Lot 16

Date: c. 1853

Builder: attributed to Joseph Springsteen

Original Owner: Springsteen Family

Type: Rowhouse

Style: Vernacular Greek Revival

Stories: 3 plus basement

Facade Materials: red brick, metal lintels and sills, wood cornice

Ownership History

1849 Springsteen Family (John, Levi, Joseph/ Charles E., Walter F.)

1914 Jacob Marx (foreclosure)

1926 Adelaide J. Lawson

1927 Miriam Meredith Taylor

1930 130 Charles Street Corp.

1931 Fordlore Realty Corp.

1932 130 Charles Street Corp.

1933 Leopold Edelmuth

1963 Mary Frank/ Virginia Siep

1980 Bruce Whyte

1983 Barbara Tree Felicetti

1992 Thomas Pecora

1994 Declan Sheehan

History

From 1833 to 1849, the wood-framed house (c. 1819) next door at No. 132 Charles Street [see] was rented by John Springsteen (died c. 1855), a carpenter/ wood inspector. No. 132 was acquired in 1849 by the Springsteen family, and was the joint residence in 1849-53 of brothers John Springsteen; Joseph Springsteen (c. 1814-), a mason; and Levi Springsteen (c. 1833-1910), a carpenter (later an inspector). The Springsteens added a full third story to No. 132 c. 1853 (in place of the former pitched roof with dormers), likely the work of John and Levi Springsteen, and also at that time constructed the three-story brick house at No. 130 Charles Street, previously the site of a stable. No. 130 was likely the work of Joseph Springsteen. John and Levi Springsteen remained in No. 132; John died c. 1855, and Levi moved in 1872. Joseph Springsteen moved into No. 130 in 1853, was the sole owner of both properties after 1872, and remained in No. 130 until 1878, when he moved back into No. 132 (his last city directory listing was 1904-05). Census records indicate that tenants also resided in both houses. The Springsteen family lost Nos. 132 and 130 Charles Street to foreclosure in 1914. This building became a

rooming house, then was converted with two apartments per floor in 1927 (Alt. 65-27). By 1931, the building had seven studio apartments. It became a single-family dwelling in 1964 (Alt. 358-64), and was renovated for a new owner in 1981.

Architectural Features

The building is constructed of red brick and has four bays. The base of the building has a brown-stone band. The lintels and sills at the upper floors are made of metal and the cornice is wood. The building has a stoop and basement windows. The paneled wood door with transom and iron stoop railings are historic.

Alterations

windows (historically six-over-six, double-hung wood sash) replaced; metal security grilles installed at the transom, basement and first floor windows; areaway fence at the east installed; stoop gate installed; two light fixtures and intercom installed at entrance; light fixture with exposed conduit installed at basement

References

Kellerman; Gina Kellerman, research notes, Dec. 14, 2004; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1818-1911); "Real Estate Transfers," *NYT*, May 17, 1914, XX7; "Gilbert Kahn Buys East 80th St. House," *NYT*, Oct. 13, 1927, 43; "Transfers Recorded," *NYT*, Aug. 3, 1930, 44; "Manhattan Transfers," *NYT*, Aug. 21, 1931, 34; "Manhattan Buildings Leased," *NYT*, Sept. 28, 1931, 38; "Manhattan Transfers," *NYT*, Oct. 25, 1931, N8; "Downtown Flats Figure in Trading," *NYT*, Oct. 28, 1931, 42; "Manhattan Transfers," *NYT*, Nov. 18, 1931, 42; "Flats Purchased on the West Side," *NYT*, Jan. 7, 1932, 43; "Manhattan Transfers," *NYT*, Apr. 16, 1932, 30, and Jan. 1, 1934, 40; "Manhattan Auctions," *NYT*, Feb. 28, 1942, 26.



130 Charles Street

132 CHARLES STREET

Tax Map Block 631, Lot 15

Date: c. 1819; c. 1853

Builder: attributed to Matthew Armstrong (1819); attributed to John and Levi Springsteen (1853)

Original Owner: Peter Parsells, Matthew Armstrong (1819); Springsteen Family (1853)

Type: Rowhouse

Style: Vernacular

Stories: 3

Facade Materials: siding, wood cornice

Ownership History

1818 Peter Parsells/ Matthew and Ellen Armstrong

1849 Springsteen Family (John, Levi, Joseph/ Charles E., Walter F.)

1914 Jacob Marx (foreclosure)

1926 Adelaide J. Lawson

1927 Loomis-Donovon Corp., Peekskill, NY

1928 Dorothy S.B. Counselman

1930 Magdalen A. Hueber (foreclosure)

1934 Q.P.S. Realty Co. (William T. Condon, pres.)

1945 Helen M. Latson

1946 Betty Newsham, Robert F. LeVie

1947 Joseph G. and Bernice McC. O'Reilly

1998 Linda Denton Cross

2003 Dale E. and Donna K. McCormick

History

The original portion (lower two stories) of the wood-framed No. 132 Charles Street, built c. 1819, is the oldest structure in the Historic District Extension, and is, as well, one of the oldest structures and one of the rare wood-framed buildings in the far western section of Greenwich Village. Although wooden buildings were constructed in Manhattan into the 19th century, because they were so vulnerable to fire, laws were enacted that forbade them in certain sections of the city. They were banned in most of Greenwich Village in 1834, but this restriction excluded the area west of Washington Street. Wooden buildings were later banned anywhere south of 32nd Street in 1849. The Greenwich Village-Chelsea area has the largest concentration of wood-framed structures in Manhattan, dating from the first half of the 19th century, but the majority of these are rowhouses in the Federal and Greek Revival styles which have front facades that are faced in brick. The finest example of an intact clapboard house is the vernacular Greek Revival-Italianate style No. 17 Grove Street (1822, 1870).

This property was jointly purchased in 1818 from Richard Amos by Peter Parsells, cartman, and Matthew Armstrong, carpenter (later boatman), who were active in development in Greenwich Village in the early 19th century. It is likely that the house was built by Armstrong. Matthew and Ellen Armstrong were the residents of the house from 1819 until 1830, and were the sole owners after Parsells' death c.1823. From 1833 to 1849, the house was rented by John Springsteen (died c. 1855), a carpenter/wood inspector. No. 132 was acquired in 1849 by the Springsteen family, and was the joint residence in 1849-53 of brothers John Springsteen; Joseph Springsteen (c. 1814-), a mason; and Levi Springsteen (c. 1833-1910), a carpenter (later an inspector). The Springsteens added a full third story to the house c. 1853 (in place of the former pitched roof with dormers), likely the work of John and Levi Springsteen, and also at that time constructed the three-story brick house next door at No. 130 Charles Street [see], previously the site of a stable. John and Levi Springsteen remained in No. 132; John died c. 1855, and

Levi moved in 1872. Joseph Springsteen moved into No. 130 in 1853, was the sole owner of both properties after 1872, and remained in No. 130 until 1878, when he moved back into No. 132 (his last city directory listing was 1904-05). Census records indicate that tenants also resided in both houses. Joseph's son, Charles E., a drygoods clerk, was living with his father by 1901, and remained in this house until 1911 (he died in 1913). The Springsteen family lost Nos. 132 and 130 Charles Street to foreclosure in 1914. This building was then converted to a multiple dwelling. A number of investors have owned the property over the years. It became a single-family house again after 1946. Stucco, which had covered the front façade since before the 1930s, was removed and replaced with a fiber cement siding that resembles wood clapboards in 2006.

Architectural Features

This wood-framed house has three bays, a brick base, flat wooden window surrounds, and a modillioned wooden cornice. The wood door with an egg-and-dart design, and the three-light transom may be original.

Alterations

facade had been clad with stucco and is currently being remodeled with a fiber cement siding that resembles wood clapboard; rooftop railing and brick stoop installed; stoop and areaway railings replaced and stoop gate installed; windows (historic six-over-six double-hung wood sash) replaced

References

Kellerman; Regina M. Kellerman, "Notes Re: 132 Charles Street," Dec. 14, 2004; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1818-1911); *Manhattan Address Directories* (1929-76); "Levi Springsteen" and "Joseph Springsteen," U.S. Census, New York (1880); Levi Springsteen obit., *NYT*, Oct. 24, 1910, 9; "Real Estate Transfers," *NYT*, May 17, 1914, XX7; "Auction Results," *NYT*, May 27, 1930, 58; "Manhattan Transfers," *NYT*, Sept. 6, 1930, 28, Sept. 13, 1930, 32, Oct. 30, 1934, 38, Aug. 18, 1945, 21, June 21, 1946, 39, and Apr. 8, 1947, 47.



132 Charles Street

134-136 CHARLES STREET

Tax Map Block 631, Lot 13

Date: 1911-12 (NB 647-11); 1989 (Alt. 1395-89)

Architect: Van Vleck & Goldsmith (1911); Victor Caliandro (1989)

Original Owner: American Railway Supply Co. (William H. Woolverton, pres.)

Type: Factory

Style: Utilitarian

Stories: 3

Facade Materials: masonry (now painted)

Ownership History

1911 American Railway Supply Co. (William H. Woolverton, pres.)

1938 Partition Servicing Co. (Bernard F. Gaffney, pres.)

1961 Dewey, Michael S., and Ginger E. Carver/ 340 West 24 Corp. (Dewey Carver)

1965 Walter P. Chrysler, Jr.

1973 Alan Greenberg

1982 Charles Venture/ Aaron Green/ Jennifer Bartlett

Commercial Tenants

American Railway Supply Co., brass tags manufacturer (1912-45); Partition Servicing Co., metal partitions and stamping metal badges (1932-56); Ace Contracting Co. (1950-56); art gallery (1965); Rothzeit Kaiserman, architects (1986)

History

The lower two stories of this factory structure were built in 1911-12 to the design of Van Vleck & Goldsmith for the American Railway Supply Co., a brass tags manufacturing firm. The company was located in this building until at least 1945. American Railway was selected in 1932 to supply the "buttons and lapel insignia for employees... and badges for motormen, conductors, guards and porters" of New York's subway system. The Partition Servicing Co., manufacturer of metal partitions and metal badge stampers, acquired the building in 1938. It was sold in 1961 to investors Dewey, Michael S., and Ginger E. Carver (later 340 West 24 Corp.). The building was converted in 1965 (Alt. 663-65) into an art gallery and residence for Walter P. Chrysler, Jr. (1909-1988), the automobile heir, who was also a leading art and artifacts collector. At the time of the sale of his \$100,000 stamp collection in 1967, the *New York Times* mentioned that the sale "was consummated ... in a hideaway office Mr. Chrysler maintains in New York." Chrysler sold the property in 1973 to Alan Greenberg, the owner of an antiques business on Bleecker Street. One of the later owners was the artist Jennifer Bartlett. A third story was added to the structure by architect Victor Caliandro in 1989 (Alt. 1395-89).

Architectural Features

The building is three stories, constructed in two phases. Two stories were built with brick in 1911-12 and the third story in 1989, apparently with cinder block (painted). There is no ornamentation. The windows have been replaced twice and are currently single-pane windows with hoppers at the first and third floors and transoms at the second floors. The double-leaf entrance doors have three lights and a transom. The east and west facades have windows and there are three metal chimney pipes at the east facade.

Alterations

facades painted; intercom, light fixture and alarm installed in entranceway

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1896-1934); *Manhattan Address Directories* (1929-76); "The Real Estate Field," *NYT*, July 18, 1911, 13; "Real Estate Transfers," *NYT*, Sept. 9, 1911, 16, and Oct. 26, 1911, 16; "Picks Subway Insignia," *NYT*, Aug. 19, 1932, 2; "Tenements Bought to be Modernized," *NYT*, May 19, 1938, 39; "Manhattan Transfers," *NYT*, May 21, 1938, 26; "Building Plans Filed," *NYT*, June 23, 1948, 46; "Truck Terminal Sold Downtown," *NYT*, Mar. 1, 1962, 51; "A Stamp Collection Valued at \$100,000 is Sold by Chrysler," *NYT*, Mar. 2, 1967, 32; "Antiques: Roll-Top Desks....," *NYT*, Feb. 24, 1973, 65; "Jennifer Bartlett Creates an Archetypal New Found Land," *NYT*, May 23, 1982, 95; "Art: the Unexpected from Jennifer Bartlett," *NYT*, Apr. 12, 1985, C23; "Memphis on Charles St.," *NYT*, June 23, 1985, R1; Walter P. Chrysler, Jr. obit., *NYT*, Sept. 19, 1988, B10.



134-136 Charles Street

143- 163 CHRISTOPHER STREET, NORTH SIDE, BETWEEN GREENWICH STREET AND WASHINGTON STREET

143-145 CHRISTOPHER STREET (aka 684 GREENWICH STREET)

Tax Map Block 630, Lot 24 in part [previously 133-135 Christopher Street to 1885]

Date: c. 1867-68 (NB 785-67 and NB 376-67)

Builder: James Barclay, Nicholas Connor

Original Owner: Thomas E. Broadway, Jr.

Type: Stable/Carriage house; Factory/ dwelling

Style: Vernacular

Stories: 2

Facade Materials: red brick, stone lintels and sills (all now painted), metal cornice

Ownership History

1865 Thomas E. Broadway, Jr./ Fannie E. L’Hommedieu Peck/ Mary Brown King/ King Estate

1959 Empire Equities, Inc.

1983 David Levine

1984 143-147 Christopher Street Corp.

Commercial Tenants

Walling & Son (John I. and William Walling), shoemakers (133 Christopher) (1870-72); Peter Hagan, liquors (684 Greenwich) (1870-90); John J. Coogan, liquors/ saloon (1906-25); Cathedral Cafeteria (Harry Axelrod, Angelo Onorato)/ Cathedral Bar & Grill (1925-65); Ballybay Pub (1973-76); Two Potato, gay bar (1982-88); Chances Are, saloon (2002); Bar Nocetti (2005)

History

This lot was purchased in 1865 by Thomas E. Broadway, Jr. (d. 1897), a butcher in the firm of T.E. Broadway & Son with his father, Thomas E. Broadway, Sr., located at the Clinton Market. Nos. 143 and 145 (originally 133 and 135) Christopher Street were constructed as two separate structures, a two-story, brick-clad stable/carriage house and a two-story, brick-clad wheelwright factory/ blacksmith’s shop with a dwelling above. Broadway also constructed a four-story French flats building on the same lot (to the west) in 1871 at No. 147 (originally No. 137) [see]. By 1870, the uses of the buildings had changed, as there were ground-story commercial tenants, and voter registration records of 1874 listed a total of nine residents living here. Walling & Son (John I. and William Walling), shoemakers (1870-72) (133 Christopher), and Peter Hagan, liquors/ saloon (1870-90) (684 Greenwich) are the earliest known commercial tenants.

Thomas E. Broadway, Jr., divorced from his wife Martha, left his entire estate of some \$400,000 at the time of his death in 1897 (including this building) to his teenaged step-granddaughter, Fannie E. (Mrs. Charles H.) L’Hommedieu. Broadway’s former wife and some 70 relatives contested the will, but it was upheld by the courts. In 1906, new beams, girders, and columns were inserted into the combined building (Alt. 872-1906). John J. Coogan’s liquors/ saloon business (c. 1906-25), and the Cathedral Cafeteria (Harry Axelrod, Angelo Onorato)/ Cathedral Bar & Grill (c. 1925-65) were long-term tenants. The property passed from Fannie E. L’Hommedieu Peck to Mary Brown King (died 1936), active in the Women’s Society of the Caledonian hospital of Brooklyn. The King Estate retained it until 1959, when it was acquired by Empire Equities, Inc. As the property had been continuously owned since its construction by Thomas and his heirs, the *Times* announced the sale as “its first change of ownership since 1865.” Later tenants included the Ballybay Pub (c. 1973-76), and Two Potato, a gay bar (c. 1982-88).

Architectural Features

The building is constructed of brick with stone lintels and sills and a wide metal cornice.

Alterations

modern ground floor infill installed (Alt. 3171-85); exterior roll-down security gates, light fixtures with exposed conduit and awnings installed after 1988; facade painted; windows (historic one-over-one double-hung wood sash) replaced; cornice replaced between 1964 and 1988; metal bracket installed at the second floor corner

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC, tax Assessments (1865-74); NYC Directories (1870-1934); *New York State Business Directory and Gazetteer* (1870), 348, 598; NYC, *Voter Registration Rolls* (1874); *Manhattan Address Directories* (1929-76); "Local Intelligence," *NYT*, Nov. 11, 1867, 2; "Died," *NYT*, June 18, 1868, 5; "Woes of an Heiress," *NYT*, Jan. 20, 1899, 1; "Widow Contests the Will," *NYT*, Mar. 7, 1899, 3; "Broadway Will Upheld," *NYT*, Nov. 17, 1900, 7; Peter Hagan obit. notice., *NYT*, June 22, 1902, 32; "Alterations," *Real Estate Record & Builders Guide*, May 5, 1906, 872; "Recorded Leases," *NYT*, May 7, 1914, 17; "New Incorporations," *NYT*, Jan. 27, 1923, 22; "Mechanics Liens," *NYT*, July 16, 1925, 31; "Bar Near Church Fought," *NYT*, July 12, 1934, 11; Mary B. King obit., *NYT*, Feb. 29, 1936, 15; "Wills for Probate," *NYT*, June 22, 1938, 46; "First Change Since 1865," *NYT*, Aug. 10, 1959, 38; "Street Fight," *NYT*, Mar. 31, 2002, CY1.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



143-145 Christopher Street aka 684 Greenwich Street

147 CHRISTOPHER STREET [previously 137 Christopher Street to 1885]
Tax Map Block 630, Lot 24 in part

Date: 1871 (NB 1075-71)
Builder: Nicholas Connor
Original Owner: Thomas E. Broadway, Jr.

Type: French flats with store
Style: Vernacular/ neo-Grec
Stories: 4
Facade Materials: red brick, stone lintels and sills, pressed metal cornice, ground-story cast-iron piers

Ownership History

1865 Thomas E. Broadway, Jr./ Fannie E. L’Hommedieu Peck/ Mary Brown King/ King Estate
1959 Empire Equities, Inc.
1983 David Levine
1984 143-147 Christopher Street Corp.

Commercial Tenants

Emil J./ H. Guerriero, barber shop (1902-29); Spiral Gallery (1965); George Hillenbrand Assocs. (1973-76); Christopher Street Pizza (1988); Sweet Life Espresso Bar/ Restaurant (2005)

History

This lot was purchased in 1865 by Thomas E. Broadway, Jr. (d. 1897), a butcher in the firm of T.E. Broadway & Son with his father, Thomas E. Broadway, Sr., located at the Clinton Market. Broadway first constructed two separate structures, a two-story, brick-clad stable/carriage house and a two-story, brick-clad wheelwright factory/ blacksmith’s shop with a dwelling above, at Nos. 143 and 145 (originally 133 and 135) Christopher Street [see]. This four-story, brick-clad French flats building for three families, with a ground-story store, was constructed on the same lot (to the west) in 1871 at No. 147 (originally No. 137). Thomas E. Broadway, Jr., divorced from his wife Martha, left his entire estate of some \$400,000 at the time of his death in 1897 (including this building) to his teenaged step-granddaughter, Fannie E. (Mrs. Charles H.) L’Hommedieu. Broadway’s former wife and some 70 relatives contested the will, but it was upheld by the courts. The property passed from Fannie E. L’Hommedieu Peck to Mary Brown King (died 1936), active in the Women’s Society of the Caledonian hospital of Brooklyn. The King Estate retained it until 1959, when it was acquired by Empire Equities, Inc. As the property had been continuously owned since its construction by Thomas and his heirs, the *Times* announced the sale as “its first change of ownership since 1865.”

There have been a variety of ground-story commercial tenants over the years. One long-term tenant was the Guerriero family’s barber shop (c. 1902-29) [see also No. 159-163 Christopher Street], which was also upon occasion a 5th Assembly District polling place.

Architectural Features

The building is constructed of red brick with stone lintels and sills and metal cornice. The ground floor has five historic cast iron piers. An historic fire escape remains.

Alterations

windows (historic two-over-two, double-hung sash) and entrance door replaced; molded lintels (probably metal) removed after 1988, now flush stone lintels; modern ground-floor infill, neon signage, bracket sign and exterior roll-down security gate installed; intercom and light fixture installed; ground

floor cornice removed after 1964; visible east facade has been parged and has windows

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC, *Voter Registration Rolls* (1874); NYC Directories (1902-14); *Manhattan Address Directories* (1929-76); "Real Estate at Auction," *NYT*, Mar. 3, 1879, 7; "Board of Elections," *NYT*, Oct. 8, 1907, 14, and Nov. 2, 1909, 16; "Tried to Bribe Prosecutor," *NYT*, Mar. 9, 1911, 20; "Gallery Shows," *NYT*, May 16, 1965, X22.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



147 Christopher Street

149-155 CHRISTOPHER STREET
Tax Map Block 630, Lot 26

ST. VERONICA'S R.C. CHURCH

Date: 1890, 1902-03 (NB 1303-89)
Architect: John J. Deery
Builder: John Maher & Son
Original Owner: St. Veronica's R.C. Church

Type: Church
Style: Victorian Gothic
Stories: (4)
Facade Materials: brick, stone (now painted)

Ownership History

1888 John F. Fitzharris (St. Veronica's R.C. Church pastor)
1891 St. Veronica's R.C. Church

History

St. Veronica's R.C. Church parish, bounded by Bank, Hudson, and Houston Streets and the North (Hudson) River, was organized under archbishop Michael A. Corrigan in January 1887. A new parish in the far western section of Greenwich Village was deemed necessary due to the rapid increase in the Catholic population of New York City in the 1880s (between 1886 and 1902 Corrigan created 99 new parishes) and the overcrowding of St. Joseph's R.C. Church (1834, John Doran, architect) at No. 365 Sixth Avenue, located within the Greenwich Village Historic District. The new parish was estimated in 1887 to have "6,000 souls." John F. Fitzharris, a first assistant pastor at St. Joseph's, became St. Veronica's first pastor. Services were first held in a temporary chapel in a warehouse/stables building at No. 626 Washington Street, beginning in April 1887. Property on the north side of Christopher Street, between Greenwich and Washington Streets, was acquired under Fitzharris' name in 1888 for a new church at a cost of \$69,500. The cornerstone for the church building was not laid until March 1890, and work proceeded on the basement level, which was completed in October. The parish began to use this basement as its church. Father Fitzharris died in October 1891, and Daniel J. McCormick became the second pastor. Under McCormick, the church's rectory around the corner at No. 657 Washington Street [see] was dedicated in May 1894. Work did not resume on the church again until March 1902, when the parish had finally accumulated sufficient funds for construction. McCormick died in January 1903, and was succeeded by John F. Flannelly. The church was finally completed and dedicated in June 1903, at a cost of \$55,000. The firm of John Maher & Son, founded in 1870, was the builder. James S. Maher, a partner in his father's firm since 1893, became an architect around 1899 and designed three market buildings (1914, 1923) in the Gansevoort Market Historic District.

For its first half century, between 1887 and the 1930s, St. Veronica's was primarily an Irish parish within the overwhelmingly Catholic Greenwich Village. Most of the parish was also workingclass, with many of the men associated with the docks and waterfront jobs. Among those who had attended St. Veronica's parochial school, located at No. 112 Leroy Street (1897-1906) then at No. 626 Washington Street (1906-31), were Mayor Jimmy Walker and champion boxer Gene Tunney. St. Veronica's School was demolished for the elevated freight line of the New York Central Railroad as part of the West Side Improvement. The New York Central acquired Public School 107, at 272 West 10th Street [see], when it was sold at auction by the Board of Education in 1931, in exchange for the St. Veronica's School property plus a cash settlement. St. Veronica's School was located in the former public school until it was closed in June 1963.

In March 2006, the Archdiocese of New York announced plans to convert St. Veronica's into a chapel of Our Lady of Guadalupe/St. Bernard's Church on West 14th Street. St. Veronica's in later years

had been serving as a mission of St. Bernard's.

Architectural Features

The church is constructed of brick and stone, has three bays and is ornamented with buttresses. It has two towers with steeples, one at each end bay, with the main entrance in the central bay. The door and window openings are Gothic arch-headed, with molded surrounds, and the windows have stained glass.

Alterations

facade has been painted but visible portion of the church behind the towers has not been painted; a metal fence has been installed; steeples' roofs (apparently originally slate) have been replaced with asphalt; through-the-window grilles at the roof have been replaced; upper portion of the pinnacles with their finials have been removed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; St. Veronica's R.C. Church, "Dedication of St. Veronica's Church Christopher Street" booklet (June 7, 1903) and "St. Veronica's Parish 100th Anniversary" booklet (1987); Thomas J. Shelley, "Catholic Greenwich Village: Ethnic Geography and Religious Identity in New York City, 1880-1930," *The Catholic Historical Review* (2003), 60-67; "Catholic Church News," *NYT*, Feb. 13, 1887, 4; "Dividing an Old Parish," *NYT*, Feb. 14, 1887, 8; "In St. Veronica's Parish," *NYT*, Apr. 4, 1887, 8; "Religious News and Views," *NYT*, Apr. 19, 1902, 10; "Central Exchanges West Side Realty," *NYT*, Jan. 17, 1931, 34; "Sell Church for \$372,300," *NYT*, Apr. 19, 1931, 160; "Archdiocese Set for Scaling Back," *NYT*, March 29, 2006, 1, B5; "Wave of Church, School Closings Saddens Parishioners and Parents," *The Villager*, Apr. 5-11, 2006, 1, 10.

Photographs: St. Veronica's R.C. Church (c. 1903); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



149-155 Christopher Street

157 CHRISTOPHER STREET

Tax Map Block 630, Lot 29

Date: 1904 (NB 180-04)

Architect: Frederick Steigleiter

Original Owner: G[eorge]. D. Kuper & Bros.

Type: Office building

Style: neo-Classical

Stories: 3

Facade Materials: red brick, stone lintels and sills, ground-story cast-iron pier

Ownership History

1894 George D. Kuper & Bros. (Charles P., Jacob E.W.), Marie Kuper/ Grace Kuper Busch, Annie Kuper Buchanan

1940 Philip and Anna Zeller

1948 157 Christopher Street Corp.

1978 Minella B. Aaron/ Sarah Ravis/ Eleanore Mallaguzzi Richards

Commercial Tenants

G[eorge]. D. Kuper & Bros., ship, freight lighterage, and trucking brokerage (1904-30); L.E. Fuller

Laboratory, inks and chemicals (1923-35); [Herman] Horning's Photo Art Studio (1930-40); Bernard Joseph Steffen, artist studio (1939); JG Service Bureau, accountant (1950-56); Anne Gonzales, public accountant (1964-76); Imacuclean, cleaning service (1986); Archives Cleaners (1988); Shada Deli/ Grocery (2005)

History

For 26 years (1904-30), this three-story, brick-clad building served as the headquarters of G. D. Kuper & Bros., the ship, freight lighterage, and trucking brokerage firm headed by George D. Kuper (c. 1850-1932), along with his brothers, Charles P. and Jacob E.W. Kuper. The company, which also owned a stables and warehouse building at No. 838-840 Greenwich Street, in the Gansevoort Market Historic District, was dissolved in 1930. The Kuper family retained this property until 1940. The structure has also housed a variety of commercial tenants over the years, including L.E. Fuller Laboratory, inks and chemicals (c. 1923-35); [Herman] Horning's Photo Art Studio (c. 1930-40); JG Service Bureau, accountant (c. 1950-56); and Anne Gonzales, public accountant (c. 1964-76). Bernard Joseph Steffen (1907-1980), a regionalist American artist, had a studio here (c. 1939); among his works was the 1938 mural inside the U.S. Post Office of his hometown, Neodosha, Kansas. In 1961, the building was converted to one apartment per upper story, with a ground-story store.

Architectural Features

The building is constructed of red brick with brownstone voussoir lintels and a triangular pediment with brick corbelling and a small round opening. The pediment is terminated with a decorative wrought-iron crest. The residential entrance door in the westernmost bay has a stoop and wood and glass door flanked by a cast-iron pier on the eastern side.

Alterations

windows (historic one-over-one double-hung wood sash) replaced; fences, storefront infill, exterior roll-down security gate and awning installed; metal panels above ground floor installed; transom above entrance door replaced

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1904-34); *Manhattan Address Directories* (1929-76); "The Building Department," *NYT*, Apr. 7, 1904, 15; "Recorded Real Estate Transfers," *NYT*, Sept. 15, 1894, 12; "Embraces Babes in Court," *NYT*, Aug. 26, 1915, 9; "New Incorporations," *NYT*, Aug. 3, 1923, 22; "Corporate Changes," *NYT*, July 20, 1930, N17; "Business Leases," *NYT*, Aug. 23, 1930, 26; George D. Kuper, *NYT*, Jan. 14, 1932, 21; "Renting of Quarters....," *NYT*, Nov. 22, 1939, 39; "Manhattan Transfers," *NYT*, Aug. 2, 1940, 25, and Sept. 6, 1940, 38, May 28, 1941, 47, and Apr. 7, 1948, 43; Anna Zeller obit. notice, *NYT*, Sept. 2, 1947, 21; "Time to Freshen Walls," *NYT*, Apr. 3, 1986, C10.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



157 Christopher Street

159-163 CHRISTOPHER STREET (aka 649 WASHINGTON STREET)

Tax Map Block 630, Lot 1 [previously 149-153 Christopher Street to 1885]

Date: 1879-80 (NB 233-1879)

Architect: John B. Snook

Builder: Abraham A. Andruss & Son

Original Owner: Levi A. Lockwood

Type: Tenement with store

Style: neo-Grec

Stories: 5

Facade Materials: red brick, stone trim, metal cornice

Ownership History

1877 Levi A. Lockwood/ Lockwood Estate

1903 Leon Wilmer

1905 Antonio and Antonetta Ferrara/ 163 Christopher Street Corp. (Pietro Lepore, pres.)/ Eda Ferrara
Lepore/ Anna Maria Lepore

1978 Irving Gruber

1980 Jan Jay Construction Enterprises

1981 A.C. Properties

1983 Q2R Management Corp.

1991 Home Savings Bank
1992 Royal Christopher, Inc./ Royal Christopher Partners

Commercial Tenants

Guerriero barber shop (1896-1934); Joseph E. Rosenstein, shoes (1901-33); [Minnie Belle] McAvoy's Drug Store (1906-40); U.S. Post Office, substation (1908); Village Haberdashery (Harry Robin), men's furnishings (1925); Highway Food Shop (Herman and Martin Altneu) (1939-60); J&L Stationers (1945); Ambutainer Co. (1950); C. Kino & Co. (1964); Silver Dollar Restaurant (1964-88); Gilly Glass (Edward Gilly), leaded glass studio and shop (1967-75); Malatesta, restaurant (2005-06); Chinese restaurant (2005)

History

This five-story tenement building, originally housing sixteen families, was built in 1879-80 to the design of the eminent architect John B. Snook for wealthy lawyer Levi A. Lockwood (1823-1883). The son of John Lockwood, a prominent drygoods merchant in New York City, Levi graduated from Columbia College (1842), entered the law firm of Smith Barker, and was admitted to the bar in 1844. He formed the partnership of Lockwood & Crosby in 1854, and continued to practice law until his death. Levi and his French-born wife, Leontine J. Lockwood, lived in Brooklyn. The Lockwood Estate retained this property, as well as the house next door at No. 651 Washington Street [see] until 1903. Lockwood also briefly owned Nos. 653 and 655 Washington Street [see] in 1877-79.

This building, along with No. 651 Washington Street, stayed under joint ownership until 1980. From 1905 to 1978, these properties were owned by the Ferrara family. Antonio Ferrara was listed in a 1906 city directory in real estate at 195 Grand Street, and was later listed as a confectioner at the same address. By 1975, a Ferrara descendant, Anthony Lepore, owned Ferrara Foods and Confections, Inc., at 195 Grand Street.

The ground story has housed a variety of commercial tenants over the years, a number of which were long term, including Guerriero's barbershop (c. 1896-1934) [see also No. 147 Christopher Street]; Joseph E. Rosenstein's shoe store (c. 1901-33); Herman and Martin Altneu's Highway Food Shop (c. 1939-60); and the Silver Dollar Restaurant (c. 1964-88). For over 30 years (1906-40), McAvoy's Drug Store was operated here by "Mother" Minnie Belle McAvoy (c. 1876-1940). Born in Rome, N.Y., she graduated from the New York College of Pharmacy (1902) and became one of the few female drugstore proprietors in New York City. Very popular in this neighborhood, Ms. McAvoy acted as a counselor and informal banker to sailors on leave, and was well known as the inventor of "her own special vegetable tonic that was excellent for a hangover," according to the *New York Times*. Her funeral was held at St. Veronica's R.C. Church.

A bit of notoriety was attached to the building in 1973-77 due to a tenants rent strike. They were awarded compensation by a jury in 1975, "believed to be the first jury trial of a rent-strike case in the city," according to the *Times*.

Architectural Features

The building is constructed of red brick with stone trim and has a galvanized iron cornice. There are four bays at the Washington Street facade, eight bays at the Christopher Street facade and one bay at the angled corner. Both street facades have fire escapes and the Christopher Street facade also has balconies. The ground floor contains two storefronts, one at the corner and the other at the eastern end of the Christopher Street facade. The building entrance is at the middle of the Christopher Street facade. A line of window openings at the southernmost bay at the Washington Street facade has had brick infill since before 1939. Some historic doors at balconies remain.

Alterations

entrance door and windows (historic one-over-one double-hung wood sash) replaced; modern storefront

infill, awnings and exterior roll-down security gates installed; canopy above top balcony installed; chimneys removed; through-the-wall grille installed at the third floor in the angled corner bay; two light fixtures with exposed conduit installed at building's entrance; exterior window grilles installed at two easternmost windows on the second floor of the Christopher Street facade; brick at top floor of the Washington Street facade has been painted

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1901-34); *Manhattan Address Directories* (1929-76); "Levi A. Lockwood," U.S. Census, New York (1880); "Levi A. Lockwood obit.," *NYT*, Jan. 24, 1883, 5; "In the Real Estate Field," *NYT*, July 26, 1903, 18; "Jerome's Aide Accused," *NYT*, June 4, 1904, 3; "Sub-Post Offices Changed," *NYT*, June 29, 1908, 2; "Bankruptcy Sales," *NYT*, Dec. 8, 1925, 43; "Manhattan Transfers," *NYT*, Set. 26, 1930, 25, and Oct. 2, 1930, 45; "New Incorporations," *NYT*, Nov. 3, 1931, 48; "Manhattan Transfers," *NYT*, Dec. 30, 1931, 38; Minnie B. McAvoy obit., *NYT*, Nov. 12, 1940, 23; "Rites for Mother McAvoy," *NYT*, Nov. 14, 1940, 23; "Manhattan Transfers," *NYT*, Feb. 6, 1947, 40; "Man's BMT Plunge Discloses Slaying," *NYT*, June 26, 1960, 54; "Inside Gilly Glass...," *NYT*, Apr. 17, 1967, 42; "7 Tenants Win Damage Suit," *NYT*, Oct. 18, 1975, 18; "A Colorful Resurgence for the Art of Stained Glass," *NYT*, Nov. 29, 1975, 17.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



159-163 Christopher Street aka 649 Washington Street

**684-700 GREENWICH STREET, WEST SIDE, BETWEEN CHRISTOPHER STREET
AND WEST 10TH STREET**

684 GREENWICH STREET (aka 143-145 CHRISTOPHER STREET)

Tax Map Block 630, Lot 24 in part

See 143-145 Christopher Street

686, 688, and 690 GREENWICH STREET

Tax Map Block 630, Lot 21 [formerly lots 21-23]

Date: c. 1868-69

Original Owner: David and William H. Millemann

Type: Tenements with stores (3)

Style: Italianate (altered)

Stories: 5

Facade Materials: red brick, stone trim (now painted), ground-story ironwork

Ownership History

1867 David and William H. Millemann

1871 Charles and Eleanor White/ White Estate

1902 Jefferson M. Levy

1903 Thomas J. Farrell/ Farrell heirs

1947 Noran Warehouse Corp.

1966 Ellen Estates, Inc./ Greenwich Realty Assocs.

1977 Mo Hak Realty, Inc./ Mo-Hak Associates/ Mo-Hak Associates LLC

Commercial Tenants

D[iebold], Millemann & Co., D[avid]. & W[illiam] H. Millemann, provisions (1868-70); Edesheimer Bros. (Isaac and Michael Edesheimer), cider, vinegar (1885-93); Consolidated California Vineyard Co. (Benno C. Samuel) (1907-11); Coy, Disbrow & Co./ [Arthur W.] Pohlman Paper Co., wholesale paper and twine (1930-65); Kasanac & Levy, Inc., office furniture (1976)

History

These three five-story, brick-clad structures were originally constructed c. 1868-69 as tenements, with ground-story commercial spaces, for David and William H. Millemann, provisions dealers. D. & W. H. Millemann, as well as their father's provisions firm, D[iebold]. Millemann & Son, only used these buildings, as well as the adjacent pork packing plant building at No. 692 Greenwich Street (1868-69) [see] that they owned, until 1870 when they were declared bankrupt. David Millemann, a director of the West Side Bank, was indicted in 1872 for "fraudulently securing... barrels of pork... and within a period of three months of committing acts of bankruptcy." The Millemanns sold No. 692 and Nos. 686-690 Greenwich Street in 1871 to Charles White of Charles White & Co., hog butchers located at the "foot of 40th Street." The White Estate retained these four buildings until 1902. No. 692 and Nos. 686-690 Greenwich Street remained under joint ownership until 1952. Edesheimer Bros., manufacturers of cider, vinegar, and pickles operated by Isaac Edesheimer (died 1918) and Michael Edesheimer (died 1915) was located in these buildings c. 1885-93; this firm also declared bankruptcy several times (Michael Edesheimer later worked for the Fleischmann Co. nearby). At the time of the sale of Nos. 686-

690 in 1902, they were referred to as warehouses in the *New York Times*. The buildings were owned from 1903 until 1947 by Thomas J. Farrell (c. 1844-1921), his wife Catherine A. McIntee Farrell (died 1927), and their heirs. Nos. 686-690 were converted to lofts with stores in 1906 by architect James W. Cole. Consolidated California Vineyard Co. (Benno C. Samuel) was a tenant c. 1907-11.

The buildings were converted into a single warehouse in 1917 (Alt. 2396-17). A long-term tenant (c. 1930-65) was Coy, Disbrow & Co./ Pohlman Paper Co., wholesale paper and twine merchants. Coy, Disbrow & Co. was founded in 1922 by Robert Henry Coy and Hamilton T. Disbrow. Coy (c. 1877-1942), born in Vermont, began in the paper business while a young man and was a partner in 1898 in Coy, Hunt & Co. He served as president and general manager of Coy, Disbrow & Co., as well as executive director of the Paper Association of New York. Disbrow (c. 1853-1942), born in New York City, started work as a boy in drygoods, then went into the paper business in 1876 with his brother, H. Grinell Disbrow. He left Disbrow Bros. to work in Wilkinson Bros. & Co., then Coy, Hunt & Co. in 1898. Disbrow served as chairman of the board of Coy, Disbrow & Co. Their firm became a division of Pohlman Paper Co., established in 1919 by Arthur W. Pohlman (c. 1883-1952), who served as president until his death.

The building was converted to apartments in 1977 (Alt. 934-77).

Architectural Features

These buildings are constructed of red brick and have segmentally-arched window openings with stone trim and cast-iron columns and pilasters at the ground floor. The fire escape and ground floor ironwork, cresting and areaway railing, are historic. The visible south wall has the remains of a painted wall sign. A brick bulkhead at the roof is visible over the south wall.

Alterations

brick front facade painted; windows replaced (historic two-over-two, double-hung) after 1964; stone lintels shaved; modern ground floor infill, through-the-wall air conditioners, and through-the-window air conditioners at the second floor in the window openings above shortened sash installed; balconies installed c. 1977; light fixtures with exposed conduit installed after 1988; cornice removed and parapet wall raised after 1939 but before 1964; two ground floor columns have been altered; canopy above entrance door installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC, Tax Assessments (1867-70); NYC Directories (1868-1911); *Manhattan Address Directories* (1929-76); "West Side Bank" advertisement, *NYT*, June 17, 1869, 6; "Probable Murder," *NYT*, Sept. 4, 1869, 5; "In the Real Estate Field," *NYT*, Mar. 10, 1903, 14, and May 23, 1902, 14; "Real Estate Transfers," *NYT*, July 12, 1903, 18; "The Building Department," *NYT*, Mar. 3, 1906, 16; "In the Real Estate Field," *NYT*, Apr. 4, 1906, 15, and Sept. 11, 1906, 13; "Too Busy to be a Juror," *NYT*, Apr. 7, 1908, 7; "Leasehold Deals," *NYT*, Dec. 6, 1929, 54; "Review of Week in Realty Market," *NYT*, Dec. 8, 1929, N24; "Cracksman Get \$200 in Factory," *NYT*, July 24, 1935, 38; Coy obit., *NYT*, May 25, 1942, 15; Disbrow obit., *NYT*, July 26, 1942, 30; "Manhattan Transfers," *NYT*, July 11, 1947, 28; Arthur W. Pohlman obit., *NYT*, Jan. 2, 1952, 25.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



686-690 Greenwich Street

692 GREENWICH STREET

Tax Map Block 630, Lots 1001-1005 [formerly lot 20]

Date: 1868-69 (NB 300-68); 1985 (Alt. 63-85)

Architect: John M. Forster (1868); Neil Robert Berzak (1985)

Original Owner: David and William H. Millemann (1868);

Type: Factory (1868); Apartment building (1985)

Style: Utilitarian

Stories: 5

Facade Materials: red brick, ground-story ironwork

Ownership History

1867 David and William H. Millemann

1871 Charles and Eleanor White/ White Estate

1902 Jefferson M. Levy

1903 Thomas J. Farrell/ Farrell heirs

1947 Noran Warehouse Corp.

1952 Ralph Stiffa

1954 Mateo Zalbidea

1984 692 Greenwich St., Inc.

2005 Nietos Holdings, Inc. – condo owners

Commercial Tenants

D[iebold]. Millemann & Co., D[avid]. & W[illiam]. H. Millemann, provisions (1868-70); Edesheimer Bros. (Isaac and Michael Edesheimer), cider, vinegar (1885-93); [C.F.] Blanke Coffee Co. (1908-09); Emergency Trucking & Warehousing Corp. (Frank N. Pruziner, pres.) (1921-25); Kelsey-Risden Co.,

glue and paper (1928-45); Kingsbury & Davis Machine Co. (1940); Goyescas Corp., drug and cosmetic wholesalers (1950-56); The Padded Wagon/ New Yorker Warehouse, Inc. (1965-76); Play Factor, theater (1978)

History

This five-story factory structure was originally constructed in 1868-69 as a brick-clad pork packing plant (with a rear smoke house addition), with round-arched fenestration on the front facade, for David and William H. Millemann, provisions dealers. D. & W. H. Millemann, as well as their father's provisions firm, D[iebold]. Millemann & Son, only used this building, as well as the three adjacent tenement buildings at Nos. 686-690 Greenwich Street (c. 1868-69) [see] that they owned, until 1870 when they were declared bankrupt. David Millemann, a director of the West Side Bank, was indicted in 1872 for "fraudulently securing... barrels of pork... and within a period of three months of committing acts of bankruptcy." The Millemanns sold No. 692 and Nos. 686-690 Greenwich Street in 1871 to Charles White of Charles White & Co., hog butchers located at the "foot of 40th Street." The White Estate retained these four buildings until 1902. No. 692 and Nos. 686-690 Greenwich Street remained under joint ownership until 1952. Edesheimer Bros., manufacturers of cider, vinegar, and pickles operated by Isaac Edesheimer (died 1918) and Michael Edesheimer (died 1915) was located in these buildings c. 1885-93; this firm also declared bankruptcy several times (Michael Edesheimer later worked for the Fleischmann Co. nearby). The buildings were owned from 1903 until 1947 by Thomas J. Farrell (c. 1844-1921), his wife Catherine A. McIntee Farrell (died 1927), and their heirs. No. 692 was converted to lofts in 1904 (Alt. 319-1904). A wide variety of commercial tenants were located here over the years, including [C.F.] Blanke Coffee Co. (c. 1908-09); Emergency Trucking & Warehousing Corp. (Frank N. Pruziner, pres.) (c. 1921-25); Kelsey-Risden Co., glue and paper (c. 1928-45); Kingsbury & Davis Machine Co. (c. 1940); Goyescas Corp., drug and cosmetic wholesalers (c. 1950-56); and The Padded Wagon/ New Yorker Warehouse, Inc. (c. 1965-76).

The building was acquired in 1984 by 692 Greenwich St., Inc., which converted it into an apartment building in 1985 (Alt. 63-85). Large new rectangular windows were installed on each upper story at that time by architect Neil Robert Berzak.

Architectural Features

The existing facade is mostly the result of a 1985 alteration (Alt. 63-85). The only surviving historic features are the late-19th-century brick corbelling/ cornice and ground-floor cast iron piers. The round-arched upper-floor windows were removed and the masonry openings enlarged to provide for larger square-headed windows with stone lintels and sills during the 1985 alterations. The visible north wall is covered with stucco and has windows with shutter hardware.

Alterations

ground floor infill replaced; light fixtures and conduit installed at ground floor; four-part window bays at each story of the upper floors

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC, Tax Assessments (1867-70); NYC Directories (1868-1909); *Manhattan Address Directories* (1929-76); "West Side Bank" advertisement, *NYT*, June 17, 1869, 6; "Bankrupt Notices," *NYT*, Sept. 20, 1870, 7, May 1, 1871, 7, May 31, 1872, 7, and June 29, 1872, 3; "New-York and Suburban News," *NYT*, Feb. 29, 1872, 8; "Leases Recorded," *NYT*, Mar. 19, 1885, 7; Horatio Reed obit., *NYT*, Apr. 22, 1888, 5; "Business Troubles," *NYT*, Dec. 21, 1892, 3; "Referees' Notices," *NYT*, July 19, 1894, 10; "Petitions in Bankruptcy," *NYT*, Dec. 23, 1898, 12; "Bankruptcy Notices," *NYT*, Jan. 31, 1899, 11; "In the Real Estate Field," *NYT*, May 23, 1902, 14, and Apr. 16, 1908, 14; "Real Estate Transfers," *NYT*, July 12, 1903, 18; Michael Edesheimer obit., *NYT*, Mar. 29, 1915, 9; Isaac Edesheimer obit. notice, *NYT*, Jan. 26, 1918, 13; "New In-

corporations,” *NYT*, Sept. 6, 1918, 19; Thomas J. Farrell obit. notice, *NYT*, Apr. 10, 1921, 22; “Commercial Leases,” *NYT*, June 12, 1921, 25; Catherine Farrell obit. notice, *NYT*, Nov. 15, 1927, 29; “Leases on Broome Street,” *NYT*, Mar. 9, 1928, 46; “Woman, 54, Found Hanged,” *NYT*, Dec. 22, 1936, 56; “Manhattan Transfers,” *NYT*, July 11, 1947, 28; “Buyer Altering 91st St. Corner,” *NYT*, Aug. 7, 1954, 22; “Manhattan Transfers,” *NYT*, Aug. 12, 1954, 34; “Arts and Leisure Guide,” *NYT*, July 2, 1978, D24.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



692 Greenwich Street

694 GREENWICH STREET

Tax Map Block 630, Lot 12 in part [formerly lot 19]

Date: 1946 (NB 281-46)

Architect: William J. Minogue, Sr.

Original Owner: St. Veronica's R.C. Church

Type: Garage

Style: Utilitarian

Stories: 1

Facade Materials: red brick

Ownership History

1931 St. Veronica's R.C. Church

1970 Village Community School Building, Inc./ Committee for a Village Community School
1972 Village Community School

History

This lot was formerly part of the property of Public School 107. P.S. 107 was closed by Board of Education in 1930, and the school property was acquired by St. Veronica’s R.C. Church for use as parochial school in 1931. The church constructed this one-story red brick utilitarian garage building in 1946. The entire parochial school property was sold in 1970 for use by the Village Community School.

Architectural Features

The building is constructed of red brick and has two bays with garage doors and exterior grilles. The north facade is constructed of painted brick and cement block and is visible through the playground fence.

Alterations

through-the-wall air conditioner installed through one garage door; light fixtures and conduit and three metal poles installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; “School Sold for \$145,860,” *NYT*, Jan. 16, 1931, 40; “Manhattan Transfers,” *NYT*, Mar. 17, 1931, 57; “Church Sells Parochial School, Gets Old Public School Building,” *NYT*, Apr. 14, 1931, 52.

Photographs: LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



694 Greenwich Street

696-700 GREENWICH STREET (aka 272 WEST 10TH STREET)

Tax Map Block 630, Lot 12 in part [building formerly lots 12 and 14; playground formerly lots 16-18]

See 272 West 10th Street

702-718 GREENWICH STREET, WEST SIDE, BETWEEN WEST 10TH STREET AND CHARLES STREET

702 GREENWICH STREET (aka 267 WEST 10th STREET)

Tax Map Block 631, Lot 24

Date: 1937 (NB 133-37)

Architect: Harry Silverman

Original Owner: 80-82 Carmine St. Corp. (Charles Passanante, pres.)

Type: Garage and office

Style: Moderne utilitarian

Stories: 1

Facade Materials: red brick (partially painted)

Ownership History

1936 80-82 Carmine St. Corp. (Charles/ Marie R. Passanante, pres.)

1947 267 West 10th Street Holding Corp.

1949 Leonard Carriero

1955 702 Greenwich Street Corp.

1964 Vetter Realty Corp.

1973 Adelaide I. Richter

1998 First Union National Bank/ Wachovia Bank

2004 Adelaide I. Richter

Commercial Tenants

Greater City Trucking Corp. (Anthony Cardella, pres.)/ Lippincott's Express (1937-40); Bateman's Motor Express Co./ Mass. Consolidating Co. (1940); Rollo Trucking Co. (1945); 267 West 10th Street Holding Corp., trucking (1947-49); H.J. Korten Co., trucking (1956); Richard Vetter, trucking (1965); West Village Committee Bookshop (1997)

History

This one-story, brick-clad structure was constructed in 1937 as a garage and trucking warehouse with an office, at an estimated cost of \$5000, to the design of architect Harry Silverman for the 80-82 Carmine St. Corp. (Charles Passanante, pres.). It continuously housed trucking firms into the 1960s. In 1991, it became an apartment with a one-car garage. By 1997, it housed the West Village Committee Bookshop.

Architectural Features

The building is constructed of red brick with patterning. There is a garage door opening with stone lintel at the Greenwich Street facade and four window and two door openings at the West 10th Street facade. The multi-pane pivot steel windows on West 10th Street are historic.

Alterations

lower half of building painted brown; railing at roof installed; the two windows closest to Greenwich Street appear to have been reglazed; doors on 10th Street appear to be modern; modern glass and metal storefront infill installed in garage door opening; one-story covered shed addition visible at the roof; light fixtures installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; *Manhattan Address Directories* (1940-76); "Manhattan Transfers," *NYT*, Dec. 14, 1936, 45; "Building Plans Filed," *NYT*, June 5, 1937, 30; "Manhattan Parcels in Leasehold Deals," *NYT*, June 25, 1937, 41; "Operators Active on the West Side," *NYT*, Mar. 21, 1947, 37; "'Village' Parcels Figure in 6 Deals," *NYT*, Apr. 23, 1947, 43; "Manhattan Transfers," *NYT*, May 1, 1947, 44, and Mar. 15, 1949, 48; "Properties Sold in 'Village' Area," *NYT*, Feb. 4, 1955, 35; "Manhattan Transfers," *NYT*, Feb. 21, 1955, 33; "These Are a Few of My Favorite (Village) Things," *NYT*, Jan. 10, 1997, C30.



702 Greenwich Street aka 267 West 10th Street

704-706 GREENWICH STREET

Tax Map Block 631, Lots 1001-1002 in part [formerly lots 22-23]

Date: 1892-93 (NB 682-92)

Architect: Julius F. Munckwitz

Original Owner: Simon and Emma Adler, Henry S. and Jennie Herrman

Type: Stable

Style: Romanesque Revival

Stories: 4

Facade Materials: brick, brownstone base and trim, pressed metal cornice

Ownership History

1892 Simon and Emma Adler, Henry S. and Jennie Herrman

1893 Mary Jay Edwards/ Laura Jay Edwards

1918 David Walsh/ James Walsh

1978 704 Greenwich Assocs.

1979 Carmel Greck, Raymond Burgos

1980 [condo owners]

Commercial Tenants

[Jessie F.] Baker Transfer Co./ Baker & Co., trucks (1893-98); Crosby Transfer Co. (1901-10); David Walsh, James Walsh, trucking (1910-16); Oxo Bakery (1907); John Ochse & Son (John N. Ochse and John N. Ochse, Jr.), livery stable (1925-34); D. Walsh Trucking & Rigging Corp./ Estate of D. Walsh (1940-45); Williams Transfer Corp. (1940-45); Manhattan Box & Lumber Co./ Aaron-Marcy Box Co./ Marcy Packing Box Co. (1945-73); Williams Theatrical Haulage, Inc. (1956); Medici Muse Enterprises, Inc., disco (1975)

History

This four-story, brick- and rockfaced-stone-clad stables building was constructed in 1892-93 to the design of architect Julius Munckwitz for Henry S. Herrman and Simon Adler, partners in Adler & Herrman, an insurance company located at No. 155 Broadway. Herrman (died 1913) was also president of the Union Exchange National Bank. The building was owned from 1893 to 1918 by Mary Jay Edwards, the widow of Jonathan Edwards, and her daughter, Laura Jay Edwards (c. 1863-1933), who was active in the Colonial Dames of America. Most of the early commercial tenants were trucking firms: [Jessie F.] Baker Transfer Co./ Baker & Co. (1893-98); Crosby Transfer Co. (1901-10); and David and James Walsh (1910-16). David Walsh, president of David Walsh, Inc. (James Walsh was secretary), 96 Warren Street, purchased this building in 1918. After 1921, when he purchased No. 271 West 10th Street [see], the Walsh firm used that property and leased this one, though D. Walsh Trucking & Rigging Corp./ Estate of D. Walsh was listed in city directories in this building c. 1940-45. David Walsh died by 1963, James Walsh died by 1976, and the property was sold in 1978. Later commercial tenants were John Ochse & Son (John N. Ochse and John N. Ochse, Jr.), livery stable (c. 1925-34); Williams Transfer Corp. (c. 1940-45); Manhattan Box & Lumber Co./ Aaron-Marcy Box Co./ Marcy Packing Box Co. (c. 1945-73); Williams Theatrical Haulage, Inc. (c. 1956); and a discotheque (1975).

No. 704-706 Greenwich Street and the former warehouse buildings next door at Nos. 708-712 Greenwich Street [see] were combined onto one lot and converted in 1978-80 into apartments by Rothzeid, Kaiserman & Thomson (Alt. 107-78).

Architectural Features

The building is constructed with a one-story rockfaced brownstone base and brick at the upper floors with brownstone lintels, brownstone and brick banding and a metal cornice. There are segmentally-arched window openings at the third floor and arch-headed window openings at the fourth floor and at two window openings at the ground floor. There are six window bays at the upper floors and six bays at the ground floor. The visible south facade has window openings and a stripe painted gray at the edge of the building. The remains of painted signs are visible at the front and south facades.

Alterations

modern infill at the two ground floor entrance openings; windows replaced; window grilles at ground floor installed; two two-over-two lot line windows appear to be historic; two-story stucco, glass and metal rooftop addition with wood trellis visible over the front and south facades; south parapet wall raised and rebuilt with yellow brick

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1892-1934); *Manhattan Address Directories* (1929-76); "The Real Estate Market," *NYT*, May 22, 1892, 15; "Gossip of Real Estate Men," *NYT*, Dec. 10, 1893, 15; "Business Troubles," *NYT*, Jan. 8, 1898, 9; "Yesterday's Fires," *NYT*, Jan. 14, 1907, 2; "Horse Thieves Afflict the Town," *NYT*, July 24, 1907, 5; Henry S. Herrman obit. notice, *NYT*, June 18, 1913, 9; "Real Estate Field," *NYT*, June 19, 1918, 18; Laura Jay Edwards obit., *NYT*, Feb. 20, 1933, 15; "West Side House Sold," *NYT*, July 28, 1945, 21; "In West Village, Converting from Ink Making to Co-ops," *NYT*, Dec. 14, 1979, B16; "Loft Conversions

Exceed New Apartment Construction,” *NYT*, Oct. 12, 1980, R1.



704-706 Greenwich Street

708-710 and 712 GREENWICH STREET

Tax Map Block 631, Lots 1001-1002 in part [formerly lots 20-21 and 19]

Date: 1909 (NB 195-09); 1912 (Alt. 2210-12)

Architect: Moore & Landsiedel (1909); Matthew W. Del Gaudio (1912)

Builder: Teichman Engineering & Construction Co. (1909)

Original Owner: Teichman Engineering & Construction Co. (1909); Canebrake Realty Co. (1912)

Type: Warehouse (2)

Style: neo-Classical

Stories: 6

Facade Materials: red brick, yellow ironspot brick, stone trim

Ownership History

Lots 20-21

1909 Teichman Engineering & Construction Co.

1909 Moritz L. and Carl Ernst/ Canebrake Realty Co.

Lot 19

1912 Canebrake Realty Co.

1913 Gilbert G. Newhouse

1923 Canebrake Realty Co.

1936 Mortgage Commission of the State of New York (foreclosure)

1938 708-712 Greenwich Street Realty Corp.

1969 GSR Co.

1970 708 Estates Corp.

1978 704 Greenwich Assocs.

1979 Carmel Greck, Raymond Burgos

1980 [condo owners]

Commercial Tenants

H[enry]. A. Caesar & Co., silk merchants/ storage (1929); Greenwich St. Stores, Inc. (Frank I. Bursch, Edward P. Kreuzer), general merchandise warehouse (1934-36); Greenwich Village Corp., general merchandise warehouse (1936); J.J. Murphy Paper Co. (1938-40); Morris Syrkin & Sons, Inc., paper; Raleigh Warehouse Co./ Raleigh Shipping Corp./ Public Store Forwarding Co. (1950-56); F.J. Strauss Co., warehouse (1956); Central Cut Sole Co., shoe supplies (1964-76); BFG Marine Supply Co./ Ship Service Mfg. Co., brass shipfittings (1965-79); Mark Litho, Inc./ Mark Distributors (1973); Gulf & West Indies Co. (1976); Garber's Hardware (2005)

History

This property was developed in two phases within three years. In 1909, the Teichman Engineering & Construction Co., as owners and builders, constructed a six-story warehouse at No. 708-710 Greenwich Street to the design of Moore & Landsiedel. The completed building was then conveyed to Moritz L. and Carl Ernst, bankers and brokers, and in 1912 to Canebrake Realty Co. No. 712 Greenwich Street, to the north, was the site of a 2-story, 18th-century wood-framed dwelling. This was demolished for a 25-foot-wide addition (Alt. 2210-12) to the original warehouse in 1912 to the design of Matthew W. Del Gaudio for Canebrake. This portion was conveyed the following year to Gilbert G. Newhouse, a wealthy New York banker. Canebrake Realty Co. owned both portions of the warehouse from 1923 until foreclosure in 1936. Among the known commercial tenants since 1929 have been: H[enry].A. Caesar & Co., silk merchants (c. 1929); Greenwich St. Stores, Inc. (c. 1934-36), and Greenwich Village Corp. (c. 1936), general merchandise warehouse; J.J. Murphy Paper Co. (c. 1938-40); Morris Syrkin & Sons, Inc., paper (c. 1945); Raleigh Warehouse Co./ Raleigh Shipping Corp./ Public Store Forwarding Co. (c. 1950-56); Central Cut Sole Co., shoe supplies (c. 1964-76); and BFG Marine Supply Co./ Ship Service Mfg. Co., brass shipfittings (c. 1965-79).

Nos. 708-712 Greenwich Street and the former stables building next door at No. 704-706 Greenwich Street [see] were combined onto one lot and converted in 1978-80 into apartments by Rothzeid, Kaiserman & Thomson (Alt. 107-78).

Architectural Features

This building is constructed of ironspot yellow brick at the two-story base and red brick at the upper floors and the corbelled cornice. The base has monumental brick pilasters. The lintels, sills and the cornice at the base, and the sills at the upper floors, are stone. Star-shaped iron ties are present at the south edge of the upper floors. Shutter hardware remains at the windows.

Alterations

loading dock, fire escapes, and shutters have been removed; windows replaced; two awnings, two signs and two exterior roll-down security installed at the ground floor; ground floor opening altered at the second southernmost bay; all infill at the ground floor is modern; glass block and a door has been installed at the northernmost bay at the ground floor; light fixtures installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; *Manhattan Address Directories* (1929-76); "In the Real Estate Field," *NYT*, Oct. 22, 1909, 12; "Real Estate Transfers," *NYT*, Nov. 9, 1909, 14; "Latest Dealings in Realty Field," *NYT*, Aug. 11, 1912, X10; "The Building Department," *NYT*, Aug. 23, 1912, 15; "Real Estate Transfers," *NYT*, Dec. 7, 1913, XX2; "Mechanics Liens," *NYT*, Feb. 28, 1914, 16; "Lis Pendens," *NYT*, Jan. 19, 1915, 16; "Sues Gilbert G. Newhouse," *NYT*, Sept. 28, 1929, 27; "Leaseholds Listed," *NYT* Oct. 9, 1934, 37; "Builders Acquire Lenox Hill House," *NYT*, July 9, 1936, 39; "Manhattan Auctions," *NYT*, Oct. 10, 1936, 32; "Mortgage Board Reports Payments," *NYT*, July 18, 1937, RE2; "6-Story Warehouse Sold," *NYT*, Jan. 6, 1938, 37; "Manhattan Transfers," *NYT*, Jan. 7, 1938, 36; "Manhattan Mortgages," *NYT*, Jan. 11, 1938, 42; "Apartments Sold on Tenth Avenue," *NYT*, Sept. 13, 1950, 55; "In West Village, Converting from Ink Making to Co-ops," *NYT*, Dec. 14, 1979, B16; "Loft Conversions Exceed New Apartment Construction," *NYT*, Oct. 12, 1980, R1.



708-710 and 712 Greenwich Street

714 GREENWICH STREET

Tax Map Block 631, Lot 18

Date: 1888-89 (NB 1376-88)

Architect: Frederick Weber

Builder: Alfred Nugent

Original Owner: Charles and Anna Mary Kyritz

Type: French flats

Style: neo-Grec

Stories: 5

Facade Materials: red brick, stone trim (all partially painted), pressed metal cornice

Ownership History

1885 Charles and Anna Mary Kyritz/ Kyritz Family and heirs

1925 Witsas Realty Corp.

1927 Adolf Jacoby

1935 Lawyers County Trust Co. (trustees for Sarah C. Leonhard)

1945 Sarah C. Leonhard

1946 Doris Hellman

1948 Joseph Traversone

1955 Michael E. and Jenette Umbers/ Jenumb Realty Corp./ Alfred and Frances Umbers

1978 Vincent Downing

History

Formerly the site of a 2-story, wood-framed house, this property was purchased in 1885 by Charles Kyritz and developed with a five-story French flats building (originally housing ten families) in 1888-89 to the design of Greenpoint, Brooklyn, architect Frederick Weber. Kyritz (c. 1844-), born in Germany, was listed in the 1880 census as a house painter. He formed Charles Kyritz & Son, building contractors/ painters (c. 1889-98), then Kyritz & Valentine, painters, which was dissolved in 1900. These firms had offices in this building. The Kyritz family and heirs owned the property until 1925, after which it has been owned by a series of investors. The owner after 1955, Michael E. Umbers, a plumber who was a building resident, was alleged in 1971 to have ties with the Gambino crime family.

Architectural Features

The building is constructed of red brick with incised stone lintels, sills, banding and door surround. The terminating ornament above the metal cornice has been partially altered. There are three bays at the first floor with a central entrance in a recessed doorway and four bays at the upper floors. The fire escape and entrance door are historic.

Alterations

facade painted with the paint at the upper floors peeling; some of the historic six-over-six, double-hung wood windows have been replaced; stoop removed (Alt. 2935-41); light fixtures, intercom and mail boxes installed in the recessed entryway

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1896-1900); *Manhattan Address Directories* (1929-76); "Charles Kyritz," U.S. Census, New York (1880); "The Real Estate Market," *NYT*, Apr. 20, 1885, 7; "Recorded Mortgages," *NYT*, Aug. 19, 1894,

15; "For Not Paying 'Legal' Wages," *NYT*, Sept. 2, 1894, 2; "Receiver for a Partnership," *NYT*, Mar. 27, 1900, 10; "Manhattan Transfers," *NYT*, Feb. 6, 1935, 36, and Mar. 19, 1945, 27; "Transfers in Manhattan," *NYT*, Mar. 18, 1946, 32; "Manhattan Transfers," *NYT*, May 19, 1955, 49; "Suspect in Shooting of Colombo Linked to Gambino Family," *NYT*, July 20, 1971, 1; "Man is Found Stabbed to Death in Greenwich Village Apartment," *NYT*, Aug. 19, 1998, B3; "Bronx Man Charged in Fatal Stabbing....," *NYT*, Aug. 21, 1998, B7.



714 Greenwich Street

716-718 GREENWICH STREET (aka 128 CHARLES STREET)

Tax Map Block 631, Lot 17

Date: 1881 (NB 53-81)

Architect: William Jose

Original Owner: Frederick Steinle, Sr. Estate

Type: Multiple dwelling with store

Style: neo-Grec

Stories: 5

Facade Materials: red brick, stone lintels and sills, pressed metal cornice, ground-story cast-iron storefronts

Ownership History

1835 Frederick Steinle, Sr./ Steinle Estate
1911 Colfax Realty Co. (John W. Jones, pres.)
1912 Theodore P. Muth/ Charles F. and Mary C. Muth
1930 Horatio Realty Corp.
1932 Donald Logan, Montreal
1940 Crinan Realty Corp.
1944 Mark C. Duross
1952 Spruce Estates Corp.
1968 Edward V. Whiting
1985 Felix Bernardo

Commercial Tenants

harness store (1897); C[harles]. F. Muth, French brush importer (1929); Scale & Machinery, Inc. (1929); Daniel F. Curry, plumber (1929); Service Trucking Co. (1935); Blue Comet Export Co./ Dee Distributing Co., trucking/ F&C Forwarding Co. (1935); Industrial Hardware & Building Maintenance Co. (1950-76); BFG Marine Supply Co., machine shop, sheet metal specialties (1950-64); Kay Transportation Co. (1956); laundromat (1988-2005); Village Dwelling, Inc., real estate (2005); Relax (2005)

History

Since 1835, this property had been owned by Frederick Steinle, Sr. (died 1860). The Steinle Estate constructed this five-story multiple dwelling, with a commercial ground story, in 1881 to the design of architect William Jose. The earliest known commercial tenant was a harness shop in 1897, at which time it also served as a 7th Assembly District polling place. By 1911, there were three separate stores. The property was purchased in 1912 by Theodore P. Muth. The first Manhattan address directory (1929) listed C[harles]. F. Muth, French brush importer, here; presumably Theodore's son, he owned the building after his father, until 1930. After that, it has been owned by a series of investors. Two long-term commercial tenants were Industrial Hardware & Building Maintenance Co. (c. 1950-76), and BFG Marine Supply Co., machine shop, sheet metal specialties (c. 1950-64).

Architectural Features

The building is constructed of red brick and has stone lintels with incised carving and sills at the upper floors and a bracketed metal cornice. It has six bays at the Greenwich Street facade and seven bays on Charles Street. There is fire escapes on each street facade, the one at Charles Street has decorative ironwork. The building features a chamfered corner and a rounded cornice at the corner. Stone plaques indicating "Greenwich Street" and "Charles Street" appear at the corner between the third and fourth floors. There are two cast-iron storefronts on Greenwich Street and one cast-iron storefront with a cornice and brick and stone lintels having incised carvings on Charles Street.

Alterations

two lines of window openings at the north end of the Greenwich Street facade have brick infill; most windows have been replaced (four historic two-over-two double-hung wood windows remain at the third floor on Charles Street); storefront infill replaced including one bay entirely filled in with brick, two awnings installed, exterior roll-down security gates installed at corner storefront, ground floor cornice removed, and one through-the-wall metal plate installed at the south end of the second floor, at the Greenwich Street facade; storefront infill and entrance door replaced, light fixture, intercom, two brackets, fences and two window grilles at first floor installed, a door opening and a bay at the corner storefront bricked in, and three through-the-wall metal grilles installed at the third floor, one at the fourth floor and one at the fifth floor, at the Charles Street facade

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; *Manhattan Address Directories* (1929-76); Frederick Steinle obit. notice, *NYT*, Dec. 10, 1860, 5; "Election Notices," *NYT*, Oct. 7, 1897, 12; "The Real Estate Field," *NYT*, June 6, 1911, 14, and Apr. 25, 1912, 20; "Real Estate Transfers," *NYT*, Apr. 27, 1912, 21; "Transfers Recorded," *NYT*, Jan. 23, 1930, 44; "Review of the Day in Realty Market," *NYT*, June 14, 1930, 34; "East 93rd St. house Sold...", *NYT*, June 26, 1930, 45; "Business Leases," *NYT*, Mar. 19, 1931, 42; "Business Leasing Brisk," *NYT*, Jan. 4, 1935, 41; "Business Leases," *NYT*, July 19, 1935, 34; "Apartment Houses Sold on West Side," *NYT*, Jan. 6, 1940, 47; "To Alter 2nd Ave. Flats," *NYT*, Feb. 23, 1940, 30; "Manhattan Transfers," *NYT*, Feb. 24, 1940, 28, June 12, 1940, 47, and Nov. 1, 1944, 35; "Apartments Sold on West End Ave.," *NYT*, Dec. 6, 1944, 36; "Manhattan Transfers," *NYT*, Dec. 15, 1944, 32, and Feb. 20, 1952, 46.



716-718 Greenwich Street aka 128 Charles Street

720-736 GREENWICH STREET, WEST SIDE, BETWEEN CHARLES STREET AND PERRY STREET

720-724 GREENWICH STREET (aka 125-127 CHARLES STREET)

Tax Map Block 632, Lot 17 in part [formerly lots 25-28]

Date: 1901-02 (NB 1218-01)

Architect: James B. Baker

Original Owner: Henry Thompson Sloane

Type: Warehouse

Style: neo-Classical

Stories: 10

Facade Materials: red brick, stone trim

Ownership History

1901 Henry Thompson Sloane/ Sloane Estate

1945 Towers Warehouses, Inc. (Percival C. Tickner, pres.)

1961 Tickner Corp.

1974 720 Greenwich Co. (Herbert Mandel)

1975 720 Greenwich Corp.

1980 Nesto Corp.

1990 Greenwich Tower Owners Corp.

Commercial Tenants

Heywood Brothers & Wakefield Co., rattan furniture manufacturers (1903); Importers' Warehouse Co. (1912-17); [Robert M.] Jarvis Stores, Inc., warehousing (1920); Vandam Warehouse Co. (1920-26); [Peter J.] Gough & [Henry F.] Semke, Inc., storage (1926-45); Republic Storage Co. (1929); Towers Warehouses, Inc. (1945-73)

History

This 10-story, brick-clad warehouse building was constructed in 1901-02 to the design of architect James B. Baker for Henry Thompson Sloane (1845-1937), one of the four sons of William Sloane (1810-1879), a Scottish immigrant who founded a carpets and floor cloths business in 1843 that later became the home furnishings and carpets firm of W. & J. Sloane & Co. in 1852, with his brother John. John Sloane retired from the firm around 1864; Henry T. Sloane and his three brothers, William D., Thomas C., and John, all became partners in the company. Henry opened a branch store in San Francisco in 1875, and later served as senior director and treasurer of W. & J. Sloane & Co., which became one of the largest such concerns in the United States. The company's store and warehouse building at No. 880-886 Broadway (1882, 1898, W. Wheeler Smith) is located in the Ladies' Mile Historic District. No. 720-724 was constructed next door to an 1897-98 warehouse, at No. 726-736 Greenwich Street [see], that was owned by Edmund Coffin, Henry T. Sloane's brother-in-law. The two buildings may have originally been used for furniture storage for W. & J. Sloane & Co. The Sloane family retained No. 720-724 until 1945. Heywood Brothers & Wakefield Co., rattan furniture manufacturers, was located here in 1903, after its factory on Madison Street was destroyed by fire. Later storage firm lessees here were Importers' Warehouse Co. (1912-17); [Robert M.] Jarvis Stores, Inc. (1920); Vandam Warehouse Co. (1920-26); [Peter J.] Gough & [Henry F.] Semke, Inc. (1926-45); and Republic Storage Co. (1929).

From 1945 to 1974, this warehouse, along with No. 726-736 (acquired the following year), was owned by Towers Warehouses, Inc. (Percival C. Tickner, president, died 1948), and the Tickner Corp.

The two buildings were combined into one lot and operated by Towers Warehouses, Inc. In 1974-76, they were converted into the Towers Apartments (Alt. 1414-74) by architect David Krause.

Architectural Features

The building is constructed of red brick and has a two-story brick base with monumental arch-headed openings and a stone and brick cornice. There are metal spandrels in the arches and historic multi-pane casement windows at the second floor. There are four asymmetrical bays at the upper floors and three bays at the ground floor at Greenwich Street and six symmetrical bays at the upper floors and three bays at the ground floor at Charles Street. Below the top floor is a corbelled brick cornice. Square-headed and arch-headed windows alternate at the top floor. The windows at the third through ninth floor are square-headed.

Alterations

windows replaced at the upper floors (historic multi-pane casement windows in square-headed openings); metal canopy, loading bays and platforms removed at the ground floor after 1964 and new infill installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1912-34); *Manhattan Address Directories* (1929-76); "John Sloane" and "Henry Thompson Sloane," *National Cyclopaedia of American Biography* 37 (NY: James T. White & Co., 1951), 268-269; William Sloane obit., *NYT*, May 24, 1879, 12; "A Merchant's Generous Will," *NYT*, June 28, 1879, 8; "Divorce for H.T. Sloane," *NYT*, Apr. 29, 1899, 1; "Real Estate Transfers," *NYT*, May 2, 1901, 11, and June 26, 1901, 12; "Long Leap From Flames," *NYT*, Jan. 20, 1903, 16; "In the Real Estate Field," *NYT*, Feb. 10, 1903, 14; Louis E. Carlton obit., *NYT*, July 5, 1912, 13; M. Meredith Green obit., *NYT*, Nov. 24, 1913, 11; "Take Over Warehouses," *NYT*, Apr. 3, 1920, 20; "Commercial Leases Feature Business," *NYT*, Apr. 4, 1920, RE1; Henry T. Sloane obit., *NYT*, Sept. 19, 1937, 51; "Manhattan Transfers," *NYT*, Oct. 31, 1945, 38, and Dec. 13, 1945, 46; "Midtown Parcels Sold to Syndicate," *NYT*, Dec. 29, 1945, 28; "Old Holding Bought on East 4th Street," *NYT*, Jan. 17, 1946, 41; Henry F. Semke obit., *NYT*, Apr. 23, 1951, 25; "City to Seek Extension of Tax Aid for Housing," *NYT*, June 29, 1975.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



720-724 Greenwich Street aka 125-127 Charles Street

726-736 GREENWICH STREET (aka 124-130 PERRY STREET)

Tax Map Block 632, Lot 17 in part [formerly lots 17-24]

Date: 1897-98 (NB 538-97)

Architect: Gilbert A. Schellenger

Original Owner: Edmund Coffin

Type: Warehouse

Style: Romanesque Revival

Stories: 7

Facade Materials: red brick

Ownership History

1897 Edmund Coffin, Benjamin Waldron, Thomas McLaughlin, Frederick and Mary E. Robinson,
Meyer and Hannah Grayhead

1898 Edmund and Euphemia Sloane Coffin/ Henry-William Co. (Henry Sloane Coffin, William Sloane
Coffin, Edmund Coffin)

1946 Towers Warehouses, Inc. (Percival C. Tickner, pres.)

1961 Tickner Corp.

1974 720 Greenwich Co. (Herbert Mandel)

1975 720 Greenwich Corp.
1980 Nesto Corp.
1990 Greenwich Tower Owners Corp.

Commercial Tenants

W. & J. Sloane & Co., furniture storage (1898 on); [Robert M.] Jarvis Stores, Inc., storage (1920); Vandam Warehouse Co. (E.B. Whitney, pres.) (1920-26); Republic Storage Co. (D.C. Griffith, pres.) (1926-45); Imperial Storage Co./ W.S. Lockett/ European Tobacco Corp. of America (1935-45); Towers Warehouses, Inc. (1946-73)

History

This large 7-story, brick-clad warehouse was built in 1897-98 to the design of prolific architect Gilbert A. Schellenger for prominent attorney Edmund Coffin (c. 1844-1928). Coffin was married to Euphemia Sloane (d. 1919), daughter of William Sloane (1810-1879), a Scottish immigrant who founded the home furnishings and carpets business of W. & J. Sloane & Co. in 1852, with his brother John. That company's store and warehouse building at No. 880-886 Broadway (1882, 1898, W. Wheeler Smith) is located in the Ladies' Mile Historic District. A 1946 *New York Times* article stated that No. 726-736 was originally used for furniture storage for W. & J. Sloane & Co. In 1899, the building was transferred to the Coffin family's Henry-William Co., named for the two sons. The Rev. Dr. Henry Sloane Coffin (c. 1877-1954) was the minister of the Madison Avenue Presbyterian Church after 1905, then served as the president of the Union Theological Seminary (1926-45). William Sloane Coffin (1879-1933) was vice-president and director of W. & J. Sloane & Co., president of the Company of Master Craftsmen, and president of the board of trustees of the Metropolitan Museum of Art (1931-33). In 1901-02, next door to No. 726-736, another warehouse, at ten stories, was constructed at No. 720-724 Greenwich Street [see] by Henry T. Sloane, the brother of Euphemia Sloane Coffin. At Mrs. Coffin's death in 1919, her husband and her two sons each received \$336,000 of her inheritance. The bulk of Edmund Coffin's large estate, mostly in capital stock in the Henry-William Co., was left to his sons and to his grandson (William's son), Edmund Coffin. The Coffin family retained this property until 1946. Among the storage firm lessees here were [Robert M.] Jarvis Stores, Inc. (1920); Vandam Warehouse Co. (1920-26); Republic Storage Co. (1926-45); and Imperial Storage Co./ W.S. Lockett/ European Tobacco Corp. of America (1935-45).

From 1946 to 1974, this warehouse, along with No. 720-724 (acquired the previous year), was owned by Towers Warehouses, Inc. (Percival C. Tickner, president, died 1948), and the Tickner Corp. The two buildings were combined onto one lot and operated by Towers Warehouses, Inc. In 1974-76, they were converted into the Towers Apartments (Alt. 1414-74) by architect David Krause.

Architectural Features

This building is constructed of red brick and has an angled corner with segmentally-arched window openings at the upper floors and brick and stone banding. There are ten bays at each street facade and two bays at the angled corner. The two-story brick base has monumental arch-headed openings with metal spandrels in the arches and five arches at each street facade and one arch at the angled corner. There are historic multi-pane double-hung windows at the second floor. The cornice is constructed of corbelled brick.

Alterations

windows (originally multi-pane casement) replaced at upper floors; a one-story extension at the corner was removed after 1939; metal canopies, loading bays and platforms removed at the ground floor after 1964 and new infill installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1920-34); *Manhattan Address Directories* (1929-76); "Recorded Real Estate Transfers," *NYT*, Mar. 2, 1897, 10, May 1, 1897, 12, and June 10, 1897, 10; and Sept. 11, 1897, 10; "Mechanics' Liens," *NYT*, Sept. 18, 1897, 10; "Recorded Mortgages," *NYT*, Sept. 21, 1897, 10; "Mechanics' Liens," *NYT*, Oct. 6, 1897, 10; "Lis Pendens," *NYT*, Feb. 22, 1898, 10; "Recorded Real Estate Transfers," *NYT*, Apr. 23, 1898, 10; "Auction Sales This Week," *NYT*, July 24, 1898, 8; "Today's Auction Sales," *NYT*, July 28, 1898, 10; "Recorded Real Estate Transfers," *NYT*, Aug. 27, 1898, 10; "Recorded Mortgages," *NYT*, Sept. 23, 1898, 10, and Nov. 22, 1901, 14; Euphemia S. Coffin obit., *NYT*, Sept. 23, 1919, 30; "Take Over Warehouses," *NYT*, Apr. 3, 1920, 20; "Commercial Leases Feature Business," *NYT*, Apr. 4, 1920, RE1; Edmund Coffin obit., *NYT*, Dec. 27, 1928, 18; "Sons Share Edmund Coffin Estate," *NYT*, Jan. 5, 1929, 9; William S. Coffin obit., *NYT*, Dec. 17, 1933, 1, 37; "Old Holding Bought on East 4th Street," *NYT*, Jan. 17, 1946, 41; "Manhattan Transfers," *NYT*, Jan. 23, 1946, 43; Percival C. Tickner obit., *NYT*, Dec. 14, 1948, 29; Henry S. Sloane obit., *NYT*, Nov. 26, 1954, 29; "City to Seek Extension of Tax Aid for Housing," *NYT*, June 29, 1975.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



726-736 Greenwich Street aka 124-130 Perry Street

124-148 PERRY STREET, SOUTH SIDE, BETWEEN GREENWICH STREET AND WASHINGTON STREET

124-130 PERRY STREET (aka 726-736 GREENWICH STREET)

Tax Map Block 632, Lot 17 in part [formerly lots 17-24]

See 726-736 Greenwich Street

132-138 PERRY STREET

Tax Map Block 632, Lots 1101-1116 [formerly lots 13-16]

Date: 1914-15 (Alt. 3854-14); 1923-24 (Alt. 2353-23); 2000-02 (Alt. 102252410-99)

Architect: Robert D. Kohn (1914); Robert D. Kohn and Frank E. Vitolo (1923); Lee Harris Pomeroy Architects, P.C. (2000)

Original Owner: Seeman Brothers Co. (1914, 1923); 132 Perry LLC (2000)

Type: Garage (1914, 1923); Apartment building (2000)

Style: Modern neo-Classical (1923-24); Utilitarian (2000-02)

Stories: 2 (1923-24); 11 (2000-02)

Facade Materials: brick, concrete

Ownership History

Lots 15-16

1867 New York Sunday School & Missionary Society of the Methodist Episcopal Church

1912 St. John's Park Realty Co. (James H. Cruikshank, William D. Kilpatrick)

1913 Seeman Brothers Co. (Joseph, Sigel W., and Carl Seeman, Sylvan L. Stix)/ Seeman Brothers, Inc.

Lots 13-14

1923 Seeman Brothers, Inc.

1956 Abraham M. and Lillian Tina Essenfield

1958 132 Perry Realty Corp.

1968 Genron Corp.

1972 West Village Equities

1976 Cabot Cabot & Forbes Land Trust

1977 Cukor Enterprises, Inc. (Elliot Cukor)

1999 132 Perry LLC (Axel Stawski, Esthera Lisker, Anthony Paul Leichter)

Commercial Tenants

Seeman Brothers Co., wholesale grocers, garage (1915-45); Perry Truck Renting Corp. (1950-65); Displaytec, Inc. (1968-73); Cooper Rolls-Royce Limousine Service (Elliot Cukor) (1976); Cooper Classics (Elliot Cukor), vintage automobile sales and restoration (1978-99); Perry Street Rove, gallery (2002)

History

This property has had a complex history of four phases of construction and alteration and adaptation. The first building on the site was the Perry Street Methodist Episcopal Church (c. 1868-70) at No. 132-134 Perry Street. After it ceased as a church, the building was purchased in 1913 by the Seeman Brothers Co. and altered in 1914-15 (Alt. 3854-14) into a garage with a new facade by prominent architect Robert D. Kohn. Kohn had previously designed the Seeman Brothers stables (1905) across the street at No. 131-133 Perry Street, located in the Greenwich Village Historic District. Seeman Brothers ac-

quired the adjacent dwellings at Nos. 136 and 138 Perry Street at auction in 1923. Kohn, with partner Frank E. Vitolo, designed an addition to the garage (Alt. 2353-23), which also included an upper story on the existing building, that was built in 1923-24. Seeman Brothers & Doremus, a wholesale grocery firm, had been established in 1886, after Joseph and Sigel W. Seeman left their uncle's grocery business. Shortly after, Doremus left the business, which became Seeman Brothers. Seeman Brothers Co. eventually also included brother Carl and Sylvan L. Stix. According to a company history, "delivery was by horse and carriage, and the Seemans' matched teams were renowned. Gas-powered trucks began replacing them in 1905, but the last company horse-drawn wagon did not disappear until 1930." Seemans Brothers gave the "White Rose" name to their successful line of canned goods, initially corn, tomatoes, and peas, but the brand was particularly popularized by the introduction of Ceylon black tea in 1901. This company was also a pioneer in the sale of canned fish, particularly tuna. Seeman Brothers was incorporated in 1920. The firm acquired Wilkinson, Gaddis & Co., Newark wholesale grocers, in 1943.

Seeman Brothers retained their garage building until 1956, but by 1950 it was being leased by the Perry Truck Renting Corp., located here until at least 1965. Displaytec, Inc. was then a tenant c. 1968-73. From 1977 to 1999, the building was owned by [Elliot] Cukor Enterprises, Inc., and used for Cooper Rolls-Royce Limousine Service and Cooper Classics, vintage automobile sales and restoration. In 2000-02, an 11-story apartment building was constructed on this site to the design of Lee Harris Pomeroy Architects, P.C., who retained the historic garage facade, though somewhat altered.

Architectural Features

The building as it exists has had three phases of construction, with the facade of the lower historic portion constructed in 1914-15 and 1923-24. This two-story historic building is constructed of brick and concrete (and now has new multi-pane metal windows with a red finish). In 2000-02 (Alt. 102252410-99), one-story glass and brick rooftop additions, and an eleven-story brick residential tower set back from the front portion, were constructed above the historic building.

Alterations

all windows and ground floor infill of the historic building have been replaced

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; *Manhattan Address Directories* (1929-76); "White Rose, Inc.," *International Directory of Company Histories* 24, p. 527-528; "Real Estate Field," *NYT*, Nov. 20, 1912, 20, and Nov. 21, 1912, 18; "Review of Week's Important Deals," *NYT*, Nov. 24, 1912, XX2; "The Real Estate Field," *NYT*, Feb. 11, 1913, 20; "Old Churches in Downtown Business Quarters Passing Away...," *NYT*, Feb. 16, 1913, 90; "The Real Estate Field," *NYT*, Oct. 31, 1914, 16; "Plans Filed for Alterations," *Real Estate Record & Builders Guide*, Oct. 31, 1914, 744; "Early Lot Market Sought," *NYT*, Mar. 11, 1923, RE15; "Owning a Rolls for an Evening," *NYT*, Dec. 1, 1976, 66; "In West Village, a Developers' Gold Rush," *NYT*, Aug. 29, 1999, RE1, 6; "New Loft Development Combines Past and Future," *Real Estate Weekly*, March 1, 2000; "Lofts and Duplexes Replace Vintage Cars," *NYT*, Mar. 5, 2000, RE1; "Other Galleries," *NYT*, Mar. 15, 2002, E38.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



132-138 Perry Street

140-144 PERRY STREET

Tax Map Block 632, Lots 1051-1057 [formerly lot 10]

Date: 1908-09 (NB 277-08)
Architect: Arthur M. Duncan
Builder: Turner Construction Co.
Original Owner: Fleischmann Co.

Type: Stable
Style: neo-Classical
Stories: 4 [plus penthouse]
Facade Materials: concrete

Ownership History

1907-08 Fleischmann Co.
1930 Standard Brands, Inc.
1944 Dewey and Doris K. Carver (Mt. Vernon, NY), Samuel Ades (New Bedford, Mass.)
1946 Paper Storage Corp.
1959 Perry Holding Co./ Lehrfrank Realty Corp./ Irving and Jennie Frankel, Carl Lehrhoff, Audrey Levine, Carole Zelenko
1993 Joel Shapiro
1995 Perry Street LLC (Cary Tamarkin)

1997 [condo owners]

Commercial Tenants

Fleischmann Co./ Standard Brands, Inc., garage (1909-44); Astor Supply Co., janitorial supplies, hardware (1950, 1964-88); Case Paper Co./ Paper Storage Corp. (1946-56)

History

Charles Louis Fleischmann (1834-1897) and his brother, Maximilian (1846-1890), were Jewish immigrants from the Austrian Empire who arrived in New York City in 1866 and found work at a distillery. A Cincinnati, Ohio, distiller convinced them to move to that city in 1868. After the 1869 founding of James W. Graff & Co., Cincinnati distillers, the brothers worked there; the firm became Graff, Fleischmann & Co. in 1870. Charles Fleischmann is credited with introducing the Viennese system of compressed yeast production to the United States, and Graff, Fleischmann & Co. operated the first American yeast plant at Riverside (outside Cincinnati). Yeast and distilling are related, since grain alcohol is a waste product of yeast production. Graff died in 1879, and his heirs sold their interests in the firm to the Fleischmanns in 1881. The business then became Fleischmann & Co. With a superior product for home baking (initially yeast cakes with a short shelf life), Fleischmann & Co. successfully created a huge market demand nationally, which was met by an extensive distribution system of sales agencies and deliverymen. Refrigerated railroad cars, introduced in the 1880s, assisted in national distribution.

Fleischmann & Co. realized that New York City was a vital component of its national marketing. Graff, Fleischmann & Co. had earlier leased a distillery in Blissville, Long Island, which Fleischmann & Co. later purchased. The Fleischmann Distilling Co. produced the first American distilled gin. Max Fleischmann moved to New York City to manage the East Coast business, with a first New York branch office at No. 39 Broad Street. The building completed in 188[6] at No. 701 Washington Street (demolished c. 1964-88; the site today is the corner courtyard) was described in the *New York Times* in 1897: Fleischmann's "Eastern offices are at Washington and Perry Streets... and the headquarters of [the] yeast business is here." After Maximilian Fleischmann's death in 1890, and Charles' in 1897, the company was then headed by Julius Fleischmann (1872-1925), Charles' son. The firm became incorporated as the Fleischmann Co. in 1905.

In April 1908, the Fleischmann Co. filed for the construction of a 5-story brick-clad loft building at No. 140-144 Perry Street, but re-filed in July for a 4-story brick-clad stables building. Instead, in 1908-09, this 4-story, early reinforced concrete stables building was constructed by the Turner Construction Co. (a leading firm in concrete construction during this time), to the design of architect Arthur M. Duncan. In 1910-11, the company built the lower two stories of the concrete and brick factory building at No. 695-697 Washington Street [see]. The national headquarters of the Fleischmann Co. was moved here in 1919. Prohibition was implemented in 1919, and the Prohibition Commission revoked the company's permits for industrial alcohol in 1922. With the huge loss in profits from gin, the Fleischmann Co. creatively launched a vastly successful "Yeast for Health" advertising campaign that profitably carried the company through these years until gin production was resumed in 1933. The company, by then so successful that it had a dozen plants, was run after 1925 by Max C. Fleischmann (c. 1877-1951), Julius' brother. With the replacement of horse-drawn vehicles by trucks, No. 140-144 became a garage; by 1925, it also housed a refrigerating plant.

Fleischmann family members had begun losing interest in running the firm, and helped to effect a merger. In 1929, the Fleischmann Co. was chosen as the centerpiece of a consolidation of food manufacturers by J.P. Morgan & Co., according to the *New York Times*:

largely because of the strength of its distributing organization. The company operates fleets of wagons and trucks delivering to grocery, drug and delicatessen stores, soda fountains and other retailers of food products throughout the United States. According to reports in Wall Street, it was the magnitude of this organization that first inspired in

bankers the idea of a great consolidation of food products and similar companies which might avail themselves of this distribution.

With the \$430 million dollar merger, the new holding company was named Standard Brands, Inc., which also included the Royal Baking Powder Co., E.W. Gillett [Baking Powder] Co., Ltd. of Canada, and Chase & Sanborn, coffee roasters. Max Fleischmann was chairman of Standard Brands until 1935. This location became Standard Brands' "Manhattan agency, New York division office, and order department." Standard Brands managed to prosper throughout the Depression by the exploration and expansion of new markets. Standard Brands retained this property until 1944 (it later merged with Nabisco in 1981).

From 1946 to 1959, this building was owned and used by the Case Paper Co./ Paper Storage Corp., an advertisement for which in 1949 read: "'first in seconds' ... printing papers/ job lots and seconds." From 1959 to 1993, the property was owned by the Perry Holding Co./ Lehrfrank Realty Corp. and Frankel and Lehrhoff family members. Directories list the Astor Supply Co., janitorial supplies and hardware, as tenants c. 1950 and c. 1964-88. Sculptor Joel Shapiro owned the building in 1993-95. It was purchased for \$1.675 million by Cary Tamarkin, who converted it into condo loft apartments in 1996.

Architectural Features

The building facade is constructed of reinforced concrete and has pilasters and concrete cornices at the ground floor and roof. The visible side walls are also constructed of concrete and have lot line windows.

Alterations

steel multi-pane awning windows installed and visible penthouses/bulkheads constructed in 1996 (Alt. 101239134-96) when the building was converted to residential use; masonry window and door openings at the ground floor altered after 1939 and again in 1996.

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; *Manhattan Address Directories* (1929-76); P. Christiaan Klieger, *The Fleischmann Yeast Family* (Chicago: Arcadia Publ., 2004); "The Building Department," *NYT*, Apr. 2, 1908, 12, and July 3, 1908, 12; "Realty Man Buys Downtown Corner," *NYT*, Feb. 25, 1946, 38; "Manhattan Transfers," *NYT*, Feb. 27, 1946, 44; "Manhattan Mortgages," *NYT*, Mar. 2, 1946, 22; "Case Paper Co." advertisement, *NYT*, Jan. 3, 1949, 79; "New Pack for Coated Papers," *NYT*, Dec. 9, 1951, 159; "From Stable to Condo in West Village," *NYT*, Oct. 13, 1996, R1; "In West Village, a Developers' Gold Rush," *NYT*, Aug. 29, 1999, RE1, 6; "The Lure of Raw Space," *NYT*, Aug. 6, 2000, RE 1, 6.

Photographs: Klieger, p. 59 (c. 1911-21); NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



140-144 Perry Street

146-148 PERRY STREET (aka 695-701 WASHINGTON STREET)

Tax Map Block, 632, Lot 6 [formerly lots 6-7 and 8-9]

See 695-701 Washington Street

**649-665 WASHINGTON STREET, EAST SIDE, BETWEEN CHRISTOPHER STREET
AND WEST 10TH STREET**

649 WASHINGTON STREET (aka 159-163 CHRISTOPHER STREET)

Tax Map Block 630, Lot 1

See 159-163 Christopher Street

651 WASHINGTON STREET

Tax Map Block 630, Lot 2

Date: 1829

Original Owner: Samuel and Frances Norsworthy

Type: Rowhouse with store

Style: Federal

Stories: 3-1/2

Facade Materials: red brick, stone trim

Ownership History

1826 Samuel and Frances Norsworthy/ Norsworthy Estate

1877 Levi A. Lockwood

1903 Leon Wilmer

1905 Antonio and Antonetta Ferrara/ 163 Christopher Street Corp. (Pietro Lepore, pres.)/ Eda Ferrara
Lepore/ Anna Maria Lepore

1978 Irving Gruber

1980 Ralph and Gail J. Brill

1985 Finsky Group Inc.

1996 651 Brick Partners

1997 Gordon Family Limited

1998 Dante Daniel Bonaduce

2001 John J. and Natalie Baker

2003 Edward Timothy and Alexandra B. McAuliffe, Jr.

Commercial Tenants

Village Auto Wreckers (1950); Anchor Auto Electric Co. (1965-76); Birds of Paradise (1988)

History

This 3-1/2-story, brick clad Federal style rowhouse was built in 1829 along with Nos. 653 and 655 Washington Street [see] for merchant Samuel Norsworthy, who died by the time of the publication of the 1829-30 city directory. Samuel Norsworthy's widow, Frances, died in 1863, and the Norsworthy Estate retained all three houses until 1877, when they were acquired by wealthy lawyer Levi A. Lockwood (1823-1883). Lockwood sold Nos. 653 and 655 Washington Street in 1879, but constructed a tenement building next door to No. 651, at No. 159-163 Christopher Street [see], in 1879-80; the Lockwood Estate retained these two properties until 1903. The son of John Lockwood, a prominent drygoods merchant in New York City, Levi Lockwood graduated from Columbia College (1842), entered the law firm of Smith Barker, and was admitted to the bar in 1844. He formed the partnership of Lockwood & Crosby in 1854, and continued to practice law until his death. Levi and his French-born wife, Leontine J.

Lockwood, lived in Brooklyn.

Early tenants of No. 651, as a multiple dwelling, included Andrew Y. Rogers, shoemaker/ confectioner (1845-56); John V. Phillips, carman (1850-51); John Straut, carman (1851); and Charles Buhler, tailor (1868-73).

This building, along with No. 159-163 Christopher Street, stayed under joint ownership until 1980. From 1905 to 1978, these properties were owned by the Ferrara family. Antonio Ferrara was listed in a 1906 city directory in real estate at 195 Grand Street, and was later listed as a confectioner at the same address. By 1975, a Ferrara descendant, Anthony Lepore, owned Ferrara Foods and Confections, Inc., at 195 Grand Street. By 1939, the ground story of No. 651 had been converted for commercial use; in 1997, it reverted to residential use.

Architectural Features

The building is constructed of red brick and has the entrance in the northernmost bay. It is three bays wide and has a pitched roof with two gable dormers. A party wall chimney remains.

Alterations

windows (historic six-over-six double-hung wood sash) replaced; mid-20th century ground floor storefront removed and replaced by multi-pane windows after 1988; 19th century lintels and cornice removed, dormers re-clad, three through-the-wall air conditioner units and areaway fence installed after 1988; entrance altered and door replaced; gutter pipe, light fixture and intercom installed; entrance step replaced with concrete and slate

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1845-73); *Manhattan Address Directories* (1929-76); *New York State Business Directory and Gazetteer* (1870), 252; Frances Norsworthy obit. notice, *NYT*, June 30, 1863, 5; Mary Joan Norsworthy Shepard obit. notice, *NYT*, Nov. 4, 1883, 9; "Real Estate Transfers," *NYT*, Sept. 1, 1905, 13; "Manhattan Transfers," *NYT*, Feb. 6, 1947, 40.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



651 Washington Street

653 WASHINGTON STREET

Tax Map Block 630, Lot 3

Date: 1829

Original Owner: Samuel and Frances Norsworthy

Type: Rowhouse with store

Style: Federal

Stories: 3-1/2

Facade Materials: red brick, metal lintels

Ownership History

1826 Samuel and Frances Norsworthy/ Norsworthy Estate

1877 Levi A. Lockwood

1879 Francis and Ellen Caragher

1893 Charles and Friedericke Guntzer

1908 Dora Mullheiser

1913 Betsy Rosenstein

1915 George and Eugenia A. Wildung

1918 Henry F. Siedel

1923 Rosa Guntzer (foreclosure)

1928 261 West 42nd St. Corp./ Paula Seiler Eiss

1935 Bank of New York & Trust Co.

1939 Gustave and Julia J. Meyers

1948 Albert Gazzola
1971 Warren S. Creswell, Jr./ Ron Link/ 653 Washington St., Inc.
1977 Jack Bernard and Jacqueline Singer
1994 Mary Margaret Frederick

Commercial Tenants

Gustave Meyers, luncheonette (1940-48); Blue Star Luncheonette/ Washington Food Shop (Albert Gazzola) (1948-76)

History

This 3-1/2-story, brick clad Federal style rowhouse was built in 1829 along with Nos. 651 and 655 Washington Street [see] for merchant Samuel Norsworthy, who died by the time of the publication of the 1829-30 city directory. Samuel Norsworthy's widow, Frances, died in 1863, and the Norsworthy Estate retained all three houses until 1877, when they were acquired by wealthy lawyer Levi A. Lockwood (1823-1883). Lockwood sold Nos. 653 and 655 Washington Street in 1879, but constructed a tenement building next door to No. 651, at No. 159-163 Christopher Street [see], in 1879-80; the Lockwood Estate retained these two properties until 1903.

The earliest tenants of No. 653 were the Riker family: Gerardus Riker, wood inspector (1829-34); Elizabeth Riker, widow (1829-32); and Gerardus U. Riker, porterhouse (1829-30); Livingston Windle was also listed here in the 1829 tax assessments. Later tenants included Hiram Burdett, cabinet-maker/ chairs (1839-56); Rev. Francis Gailey (1846-57); Adam Lammer, shoemaker (1851-74); and Phillip Soder, shoemaker (1851). From 1879 to 1893, this house was owned by Francis Caragher, a truckman, and his wife Ellen [see also No. 131 Charles Street], who resided at 52 Morton Street.

The property changed hands numerous times over the years. From 1939 to 1948, the building was owned by Gustave Meyers, who constructed a one-story rear extension in 1940 and operated a luncheonette in the building. He sold the property to Albert Gazzola, who ran the Blue Star Luncheonette/ Washington Food Shop here and owned it until 1971. The next joint owners (1971-77) were notable: Warren S. Creswell, Jr., vice president of the Luckenbach Steamship Co. and a collector of Art Deco figurines (who resided here), and Ron Link (c. 1941-1999), an experimental Off Broadway theater director. Link produced nearly two dozen productions at Caffè Cino and LaMama in New York in the 1970s-80s, among which was "Women Behind Bars" (Tom Eyen, 1974), that was directed by Link and played for over a year at the Astor Place Theater. Link was also credited with discovering new talent, including Robert DeNiro, who played in his production of "Glamour, Glory and Gold," and Sylvester Stallone, cast in a revival of "Rain" by Somerset Maugham. Link moved to Los Angeles in 1983. The next owner of the building, Jack Bernard Singer, was a vice president at Foxcraft Industries, boys apparel manufacturer.

Architectural Features

The building is constructed of red brick with molded metal lintels and is flanked by party wall chimneys. It is three bays wide and has a pitched roof that originally had two gable dormers. The original entrance door surround at the northernmost bay with a recessed door and slender columns remains.

Alterations

windows (historic six-over-six double-hung wood sash) replaced; dormers replaced by the construction by the creation of a studio dormer possibly in 1940, cornice removed c. 1964-88 and the facade is now terminated by a molding; mid-20th century ground floor storefront removed and replaced by a window and brick infill after 1988; two through-the-wall air conditioners and areaway fence installed after 1988; leaded glass transom added above door; two light fixtures and intercom installed; recessed door with paneled reveal and transom at southernmost bay

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1829-74); *Manhattan Address Directories* (1929-76); *New York State Business Directory and Gazetteer* (1870), 414; "The Real Estate Market," *NYT*, Apr. 9, 1893, 15, and Apr. 13, 1893, 7; "Real Estate Transfers," *NYT*, Oct. 1, 1915, 19; "Transfers Recorded," *NYT*, Feb. 1, 1928, 48; "4 Rooming Houses on West Side Sold," *NYT*, Oct. 30, 1939, 32; "Estates in 2 Sales to Restaurant Men," *NYT*, Aug. 18, 1948, 43; "Manhattan Transfers," *NYT*, Aug. 23, 1948, 28; "Antiques," *NYT*, May 14, 1976, 71; Ron Link obit., *NYT*, June 12, 1999, A13; "Singer-Rodriquez," *NYT*, Oct. 6, 2002, H17.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



653 Washington Street

655 WASHINGTON STREET

Tax Map Block 630, Lot 4

Date: 1829

Original Owner: Samuel and Frances Nosworthy

Type: Rowhouse with store

Style: Federal

Stories: 3-1/2

Facade Materials: red brick, stone trim

Ownership History

1826 Samuel and Frances Norsworthy/ Norsworthy Estate

1877 Levi A. Lockwood

1878 Heinrich and Margaretha Hautau/ Hautau heirs

1922 Edward and Mary Bramble (foreclosure)

1924 Edward and Annie Doran

1927 Vincent L. Castro

1936 Central Hanover Bank & Trust Co. (foreclosure)

1942 Edward Hoffman/ Hoffman heirs

1958 Vera O'Neill/ Nadezda Mowczanuk/ Walter Podlusk

1971 Stephen and Kathleen Hutton Friedman

Commercial Tenants

Patietto Transportation Co. (1935); luncheonette (1939); deli (1959); Classic Cleaners (1965-67); D&D Studio Workshop (1973-76)

History

This 3-1/2-story, brick clad Federal style rowhouse was built in 1829 along with Nos. 651 and 653 Washington Street for merchant Samuel Norsworthy, who died by the time of the publication of the 1829-30 city directory. Samuel Norsworthy's widow, Frances, died in 1863, and the Norsworthy Estate retained all three houses until 1877, when they were acquired by wealthy lawyer Levi A. Lockwood (1823-1883). Lockwood sold Nos. 653 and 655 Washington Street in 1879, but constructed a tenement building next door to No. 651, at No. 159-163 Christopher Street [see], in 1879-80; the Lockwood Estate retained these two properties until 1903.

The first tenants of No. 655, which apparently was not originally a single-family house, were John Stephens and John Rice, according to the 1829 tax assessments. Later tenants included William Soder, shoemaker (1849-50); Matthais Behm, shoemaker (1850-53); Abraham P. Johnson, porterhouse (1850-51); R.P. Pote, carman (1851); and Patrick Crown, cooper (1851). The owners of this property between 1878 and 1922 were Heinrich Hautau and his wife Margaretha (died 1915), and their heirs, who lost it to foreclosure. In 1924, the building became a single-family dwelling with a ground-floor store.

Architectural Features

The building is constructed of red brick with stone trim. It is three bays wide and has a pitched roof with two pedimented gable dormers with their restored molded fascia. The entrance door remains in its original location with paneled reveal and transom, which has plain glass. The southern party wall chimney and the early 20th century storefront remains.

Alterations

window (historic six-over-six double-hung wood sash) replaced; cornice removed between 1964 and

1988; fire escape installed between 1939 and 1964; scissors gate installed at storefront; intercom installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1849-53); *Manhattan Address Directories* (1929-76); Margaretha Hautau obit. listing, *NYT*, Aug. 15, 1915, 13; "Private Dwelling Sales," *NYT*, Apr. 17, 1924, 32; "Trading Near New Tubes," *NYT*, Nov. 3, 1927, 47; "Manhattan Mortgages," *NYT*, July 4, 1936, 27; "Manhattan Auctions," *NYT*, Aug. 12, 1936, 35; "Manhattan Transfers," *NYT*, Aug. 22, 1936, 24, and Jan. 7, 1942, 34; "Investor Acquires East Side Houses," *NYT*, Jan. 9, 1942, 38; "Manhattan Transfers," *NYT*, Jan. 13, 1942, 35; "Real Estate Notes," *NYT*, Jan. 15, 1942, 36; "Manhattan Transfers," *NYT*, Apr. 8, 1958, 49.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (c. 1920s, 1988, 2005).



655 Washington Street

657 WASHINGTON STREET
Tax Map Block 630, Lot 5

St. Veronica's R.C. Church Rectory

Date: 1893-94 (NB 1077-93)
Architect: Lawrence J. O'Connor
Original Owner: St. Veronica's R.C. Church

Type: Rectory
Style: Romanesque Revival
Stories: 4 plus raised basement
Facade Materials: brick, stone, terra cotta ornament in cornice (all now painted)

Ownership History

1888 John F. Fitzharris (pastor, St. Veronica's R.C. Church)
1891 St. Veronica's R.C. Church

History

This building has continuously served as the rectory of St. Veronica's R.C. Church [see 149-155 Christopher Street for a history of the church] since its dedication in May 1894. It was built in 1893-94 to the design of Lawrence J. O'Connor, a specialist in Catholic ecclesiastical commissions, and cost \$14,500. Cardinal John J. O'Connor selected this rectory in 1985 to become a hospice for homeless AIDS patients. The facility's opening in December 1985 was attended by the Cardinal, Mayor Edward I. Koch, and Mother Teresa.

Architectural Features

The building is constructed of brick with a stone base and is terminated by a denticulated cornice with terra-cotta ornament. It has a L-shaped stoop and arch-headed window openings at the top floor. The placement of the entrance door and the window fenestration are asymmetrical at the first floor. Entrance door and leaded glass transoms are original. Metal gate at entrance under the stoop is historic.

Alterations

facade has been painted a red color; windows (historic one-over-one double-hung wood sash) replaced; first floor window grilles, fence and gate at stoop, fence extension on top of historic areaway fence, light fixture and signage installed; statue of the Virgin Mary installed above the entrance door

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; "AIDS Home Planned in West Village," *NYT*, Nov. 6, 1985, B2; "Mother Teresa Gains Release of 3 Prisoners," *NYT*, Dec. 25, 1985, 1.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (c. 1920s, 1988, 2005); St. Veronica's R.C. Church (c. 1903).



657 Washington Street

659 WASHINGTON STREET

Tax Map Block 630, Lot 6

Date: 1885-86 (NB 990-85)

Architect: A.B. Ogden & Son

Builder: Patrick J. Walsh

Original Owner: Margaret Shaughnessy

Type: French flats

Style: neo-Grec

Stories: 5

Facade Materials: red brick, brownstone, pressed metal cornice

Ownership History

1870 Margaret Shaughnessy

1892 Shiel Family (Patrick, Katherine, Terrence)/ Charles S. and Thomas McErlean and heirs

1957 659 Washington St. Realty Corp.

1977 Vincenza Furst, Shirley Koehler

1979 Charles H. and Joan Katz Small

1983 Gerald Sohne

History

This five-story French flats building, originally housing ten families, was constructed to the design of A.B. Ogden & Son by builder Patrick J. Walsh for Margaret Shaughnessy, who owned it until 1892. The longterm owners of the property, from 1892 until 1957, were Patrick Shiel and his family and heirs. Patrick Shiel was listed in an 1892-93 city directory as the proprietor of a liquors/ saloon business at No. 650 Washington Street, and as a resident of No. 678 Washington Street. The building is one of the few in the historic district that has never had a ground-story commercial use.

Architectural Features

The building is constructed of red brick with brownstone lintels, sills, banding and door surround, and pressed metal cornice. There is decorative brickwork at each floor. It has a fire escape with basket-shaped landings that is original to the building.

Alterations

stoop railing replaced and stoop gate installed; windows (historic one-over-one double-hung wood sash) and entrance door and transom replaced; first floor window grilles, light fixture and intercom installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1885-93); "East Side to Get New Apartments," *NYT*, Apr. 30, 1956, 48; "Manhattan Transfers," *NYT*, May 15, 1956, 64, and Jan. 23, 1957, 31.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



659 Washington Street

661 WASHINGTON STREET

Tax Map Block 630, Lot 7

Date: 1885 (Alt. 1095-85)

Architect: Joseph M. Dunn

Original Owner: James and Anastasia Roon

Type: Tenement

Style: Renaissance Revival

Stories: 5

Facade Materials: red brick, stone sills, metal lintels, pressed metal cornice, ground-story iron framing

Ownership History

1883 James and Anastasia Roon/ Roon Family (Patrick J., Mary L., Catherine M., Mary, Anastasia)/
James J. and George F. Walker and heirs

1955 75 Clarkson Street Corp.

1956 Michael E. Umbers/ Andrew V. Galway

1957 661 Washington Street Corp.

History

This five-story tenement building was the result of an 1885 conversion by architect Joseph M. Dunn of a "four-story brick factory and two-story brick stable" that had been acquired in 1883 by James and Anastasia Roon for \$10,600. James Roon (c. 1829-c. 1891), born in Ireland, was a liquor dealer on Tenth Avenue and the grandfather of James J. ("Jimmy") Walker, Mayor of New York City in 1926-32. The families of James Roon and his son, Patrick J. Roon, lived around the corner at No. 278 West 10th Street. The Roon-Walker families and heirs owned this property until 1955.

Architectural Features

The building facade is constructed of red brick with metal lintels and sills, and has a pressed metal cornice. The building has an historic fire escape, double-leaf wood and glass entrance door, stoop and areaway railings. The iron framing of the ground floor may survive from the earlier factory that originally occupied the building.

Alterations

a lintel at the northernmost bay at the fourth floor has been removed; windows replaced (historic two-over-two double-hung wood sash); two light fixtures and intercom installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1886-92); "James Roon," U.S. Census, New York (1880); "The Real Estate Market," *NYT*, Jan. 12, 1883, 6, and Feb. 12, 1883, 6; "Walker Inherits \$10,000 from Uncle," *NYT*, June 28, 1929, 11; "G.F. Walker Left Estate of \$14,000," *NYT*, Sept. 22, 1932, 15; "Apartment Rentals," *NYT*, Aug. 20, 1932, 24, and May 20, 1938, 38; "Manhattan Transfers," *NYT*, Sept. 26, 1939, 47, May 7, 1955, 26, Jan. 12, 1957, 38, and Dec. 21, 1957, 40.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



661 Washington Street

663-665 WASHINGTON STREET (aka 278-280 WEST 10TH STREET)
Tax Map Block 630, Lot 9

See 278-280 West 10th Street

667-675 WASHINGTON STREET, EAST SIDE, BETWEEN WEST 10TH STREET AND CHARLES STREET

667-675 WASHINGTON STREET (aka 277-283 WEST 10TH STREET)
Tax Map Block 631, Lot 1 in part [formerly lots 1-3, 29]

See 277-283 West 10th Street

685-701 WASHINGTON STREET, EAST SIDE, BETWEEN CHARLES STREET AND PERRY STREET

685-687 WASHINGTON STREET (aka 143-145 CHARLES STREET)

Tax Map Block 632, Lot 1

Date: 1937 (NB 6-37)

Architect: Martine & Wilson

Builder: T-D Construction Corp. (Max Wilson, pres.)

Original Owner: T-D Construction Corp.

Type: Garage

Style: none

Stories: 1

Facade Materials: brick (now painted)

Ownership History

1937 T-D Construction Corp. (Max Wilson, pres.)

1968 Marionwil Properties, Inc.

1969 Crosstown Properties, Inc.

1972 West Village Equities

1976 Cabot Cabot & Forbes Land Trust

1977 A&P Carting, Inc.

1988 John Pasquale

2000 Washington 685 LLC

Commercial Tenants

Connecticut Motor Lines, Inc. (1939-40); Connecticut Refining Co. (1949); Valleries Trans. Service, Inc. (1950-65); King & I, Thai restaurant (1984); Waterloo, Belgian restaurant (1997); Midway, restaurant (2001-06)

History

This property, foreclosed by the Emigrant Industrial Savings Bank in 1936, was acquired the following year by the T-D Construction Corp. (Max Wilson, pres.), which constructed a one-story trucking terminal to the design of Martine & Wilson. It was retained by the corporation until 1968, and used by such firms as Connecticut Motor Lines, Inc. (c. 1939-40), Connecticut Refining Co. (c. 1949), and Valleries Trans. Service, Inc. (c. 1950-65). After ownership by a series of investors, it was owned in 1977-88 by A&P Carting, Inc., and in 1988-2000 by John Pasquale, vice president of Atlas Paper Stock, paper recycler [see also No. 139-141 Charles Street]. The building has housed a number of restaurants since 1984.

Architectural Features

The building is constructed of brick and originally had two garage door openings at the Washington Street facade and one door and one window opening at Charles Street. The building is currently under construction and formerly had a large storefront at Washington Street. It presently has two door and one window openings at the Charles Street facade. The parapet at the Charles Street facade is stepped.

Alterations

facade painted; garage door openings replaced by one large glass-and-metal storefront at Washington Street; two bracket signs installed at Washington Street; one new door opening constructed and one existing door opening altered and reduced in size at Charles Street; two through-the-wall air conditioners, a through-the-wall vent, display box, bracket sign, window security grill and light fixture installed at Charles Street

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; *Manhattan Address Directories* (1940-76); "Fifteen Parcels Go to Plaintiffs" and "Manhattan Transfers," *NYT*, Feb. 15, 1936, 29; "Architects File Building Plans," *NYT*, Jan. 9, 1937, 31; "Manhattan Mortgages," *NYT*, Mar. 6, 1937, 31; "Real Estate Notes," *NYT*, Mar. 10, 1937, 43; "Manhattan Mortgages," *NYT*, Apr. 5, 1949, 52; "Where to Dine," *NYT*, Dec. 2, 1984, XX6; "For a Recycling Company, Good News or Bad," *NYT*, Mar. 13, 1994, CY6; "Belgian Brasserie in Lower Manhattan," *NYT*, Aug. 10, 1997, CY4; "Off the Menu," *NYT*, Mar. 21, 2001, F9; "Postmodern and Post-Belgian," *NYT*, June 13, 2001, F10.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



685-687 Washington Street aka 143-145 Charles Street

689, 691, and 693 WASHINGTON STREET

Tax Map Block 632, Lots 3, 4, and 5

Date: 1980-81 (NB 7-79)

Architect: Peter Franzese

Original Owner: 693 Town House, Inc. (Peter A. Williams)

Type: Rowhouse (3)

Style: neo-Georgian

Stories: 3

Facade Materials: red brick, wood cornice (partially removed)

Ownership History

1977 693 Town House, Inc. (Peter A. Williams)

1985-86 Susanna Aaron, Gary Ginsberg/ Mark Sherman/ Robert E. Hand

History

Formerly the site of a 1950 trucking warehouse last used by the Saratoga Transportation Co., this property was acquired in 1977 by 693 Town House, Inc., headed by Peter A. Williams, a developer active in the neighborhood. Architect/engineer Peter Franzese designed three brick-clad town houses that the *New York Times* in 1978 described as “in a style reminiscent of the Federal period.” Williams was quoted anticipating sales at around \$275,000 per house, which were constructed in 1980-81.

Architectural Features

These rowhouses are constructed of red brick with concrete lintels and sills and wood cornices with large dentils. The buildings have through-the-wall air conditioners and some of the windows have shutters. A metal fence with brick piers surrounds the front yard. A brick-clad one-story rooftop addition is visible at No. 693 and 691.

Alterations

window openings at No. 693 have been altered; windows at No. 691 replaced have been replaced (originally six-over-six double-hung); entrance doors at Nos. 689 and 693 have been replaced (originally paneled doors); security grilles installed at some basement windows; dentils removed from part of cornice and part of the cornice removed; canopy above entrance door and iron balconets installed at No. 691

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC, Board of Standards and Appeals, 689-693 Washington Street Application (1977); “Townhouse Market Is Bubbling Along,” *NYT*, Jan. 1, 1978, R1; “The Making of a City Neighborhood,” *NYT*, Dec. 24, 1978, R1.

Photographs: LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



689 Washington Street

695-701 WASHINGTON STREET (aka 146-148 PERRY STREET)

Tax Map Block 632, Lot 6 [formerly lots 6-7 and 8-9]

Date: 1910-11 (NB 329-10); 1921 (Alt. 2316-21)

Architect: Arthur M. Duncan (1910); C. Aubrey Jackson, Louis L. Tieman (1921)

Original Owner: Fleischmann Co.

Type: Factory

Style: neo-Classical

Stories: 4

Facade Materials: concrete front facade, brick side walls (now painted)

Ownership History

Lots 6-7

1910 Fleischmann Co.

1930 Standard Brands, Inc.

1944 Dewey and Doris K. Carver (Mt. Vernon, NY), Samuel Ades (New Bedford, Mass.)

1945 Enrico Fucini/ heirs

1961 180 Thompson Street Corp.

Lots 8-9 (now vacant)

1883-84 Fleischmann Family

1905 Fleischmann Co.

1930 Standard Brands, Inc.

1944 Dewey and Doris K. Carver (Mt. Vernon, NY), Samuel Ades (New Bedford, Mass.)

1946 Eybro Realty Corp., Wilmington, Del

1957 Boris Feinberg, Scarsdale, NY

1959 Esther Gabel

1967 Ponte Bros., Inc. Pension Plan Trust (Joseph and Angelo J. Ponte)

1969 Crosstown Properties, Inc.

1972 West Village Equities

1976 Cabot Cabot & Forbes Land Trust

1977 106-108 West 13th Street Assocs.

1977 Perry Washington Tenants Corp.

2002 Adam Brandenburger

Commercial Tenants

Fleischmann Co./ Standard Brands, Inc., gin distillers and compressed yeast manufacturers (1911-45); E [nrico]. Fucini & Co./ Alemagna Confections, importer of Italian foods, confections, and stomachic bit-
ters (1945-61); American Import & Export Co. (1950); Industrial Gasket & Washer Mfg. Co. (1950);
Erb Strapping Co./ Erb Salvaging & Packaging Co. (Arthur Erb, Jr., pres.) (1964-68); A.M. Schwam
Floral Art, Inc. (1973)

History

Charles Louis Fleischmann (1834-1897) and his brother, Maximilian (1846-1890), were Jewish immigrants from the Austrian Empire who arrived in New York City in 1866 and found work at a distillery. A Cincinnati, Ohio, distiller convinced them to move to that city in 1868. After the 1869 founding of James W. Graff & Co., Cincinnati distillers, the brothers worked there; the firm became Graff, Fleischmann & Co. in 1870. Charles Fleischmann is credited with introducing the Viennese system of compressed yeast production to the United States, and Graff, Fleischmann & Co. operated the first American yeast plant at Riverside (outside Cincinnati). Yeast and distilling are related, since grain alcohol is a waste product of yeast production. Graff died in 1879, and his heirs sold their interests in the firm to the Fleischmanns in 1881. The business then became Fleischmann & Co. With a superior product for home baking (initially yeast cakes, with a short shelf life), Fleischmann & Co. successfully created a huge market demand nationally, which was met by an extensive distribution system of sales agencies and deliverymen. Refrigerated railroad cars, introduced in the 1880s, assisted in national distribution.

Fleischmann & Co. realized that New York City was a vital component of its national marketing. Graff, Fleischmann & Co. had earlier leased a distillery in Blissville, Long Island, which Fleischmann & Co. later purchased. The Fleischmann Distilling Co. produced the first American distilled gin. Max Fleischmann moved to New York City to manage the East Coast business, with a first New York branch office at No. 39 Broad Street. The Fleischmanns purchased property at the southeast corner of Washington and Perry Streets in 1883-84. No. 701 Washington Street (1887-88, Theodore G. Stein, architect; demolished c. 1964-88, the site today is the corner courtyard) was described in the *New York Times* in 1897: Fleischmann's "Eastern offices are at Washington and Perry Streets... and the headquarters of [the] yeast business is here." After Maximilian Fleischmann's death in 1890, and Charles' in 1897, the company was then headed by Julius Fleischmann (1872-1925), Charles' son. The firm became incorporated as the Fleischmann Co. in 1905.

In 1908-09, the Fleischmann Co. constructed the early reinforced concrete stables building at No. 140-144 Perry Street [see], and in 1910-11 constructed the lower two stories of this concrete and brick factory building at No. 695-697 Washington Street to the design of architect Arthur M. Duncan. The national headquarters of the Fleischmann Co. was moved here in 1919. This structure received a 2-story addition in 1921 (Alt. 2316-21) by architect C. Aubrey Jackson, the manager of real estate department of the Fleischmann Co., with Louis L. Tieman. Prohibition was implemented in 1919, and the Prohibition Commission revoked the company's permits for industrial alcohol in 1922. With the huge loss in profits from gin, the Fleischmann Co. creatively launched a vastly successful "Yeast for Health" advertising campaign that profitably carried the company through these years until gin production was re-

sumed in 1933. The company, by then so successful that it had a dozen plants, was run after 1925 by Max C. Fleischmann (c. 1877-1951), Julius' brother. The 1929 *Manhattan Address Directory* lists this as the location of the Fleischmann Co.'s Transportation Co., Malting Co., yeast and diarmalt general office, and Raisa wood sales department.

Fleischmann family members had begun losing interest in running the firm, and helped to effect a merger. In 1929, the Fleischmann Co. was chosen as the centerpiece of a consolidation of food manufacturers by J.P. Morgan & Co., according to the *New York Times*:

largely because of the strength of its distributing organization. The company operates fleets of wagons and trucks delivering to grocery, drug and delicatessen stores, soda fountains and other retailers of food products throughout the United States. According to reports in Wall Street, it was the magnitude of this organization that first inspired in bankers the idea of a great consolidation of food products and similar companies which might avail themselves of this distribution.

With the \$430 million dollar merger, the new holding company was named Standard Brands, Inc., which also included the Royal Baking Powder Co., E.W. Gillett [Baking Powder] Co., Ltd. of Canada, and Chase & Sanborn, coffee roasters. Max Fleischmann was chairman of Standard Brands until 1935. This location became Standard Brands' "Manhattan agency, New York division office, and order department." Standard Brands managed to prosper throughout the Depression by the exploration and expansion of new markets. Standard Brands retained this property until 1944 (it later merged with Nabisco in 1981). The corner (now vacant) portion of the lot was sold under separate ownership, until 1969.

No. 695-697 Washington Street was owned and used from 1945 to 1961 by E[nrico]. Fucini & Co./ Alemagna Confections, importer of Italian foods, confections, and stomachic bitters; the firm went bankrupt in 1961. The next tenant was Erb Strapping Co./ Erb Salvaging & Packaging Co. (Arthur Erb, Jr., pres.) (c. 1964-68), a firm that inspected, warehoused, repackaged, recoopered, and relabeled sea-bound merchandise. In the 1960s and early '70s, the company came under investigation due to its connections with the Genovese organized crime family since 1955 (Michael Genovese was then vice president of the Erb company). In 1966, the Department of Licenses filed a court action to suspend its public cart license, blocking its use of trucks. In 1968, the Appellate Division of the New York Supreme Court upheld the right of the Waterfront Commission of New York Harbor's right to investigate Erb to determine whether its activities constituted stevedoring. The company had grown phenomenally to include handling "most of the meat imported into this country through the Port of New York for inspection by United States Government officials, the collection of waste materials from business establishments in the city, and import and export services." No. 695-697 was converted into apartments by architect Peter Franzese in 1978 (Alt. 815-78). A later owner, Adam Brandenburger, was a professor at the Harvard Business School in 1996.

Architectural Features

This building's front facade is constructed of reinforced concrete, with paneled spandrels. Windows are set within metal frames, with pilaster mullions and transoms. It has a ground-floor concrete cornice, and a cornice at the roof set between concrete pilasters. The visible secondary side walls are constructed of brick (now painted) and have lot line windows. The areaway fence is historic and the window mullions, door surround and transom, metal stoop, stoop railings, and some of the one-over-one double-hung wood windows, appear to be historic. The building has a side yard to the north with a concrete and metal enclosure.

Alterations

canopy erected at the roof; garage door opening at front facade altered; front door appears to have been replaced; intercom and light fixture installed

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1908-25); *Manhattan Address Directories* (1929-73); P. Christiaan Klieger, *The Fleischmann Yeast Family* (Chicago: Arcadia Publ., 2004); Maximilian Fleischmann obit., *NYT*, Sept. 6, 1890, 5; Charles Fleischmann obit., *NYT*, Dec. 11, 1897, 5; "In the Real Estate Field," *NYT*, Mar. 9, 1910, 15; "Real Estate Transfers," *NYT*, Apr. 5, 1910, 16; "The Building Department," *NYT*, May 11, 1910, 15; "Fleishmann Co. Buys Bronx Block," *NYT*, Feb. 8, 1922, 34; "No Alcohol Permits for Fleishmann Co.," *NYT*, Mar. 4, 1922, 7; "Fleischmann Home, Made Company Head," *NYT*, Mar. 11, 1925, 12; "Fleischmann Hub for Food Merger," *NYT*, June 7, 1929, 45; "Morgan Negotiates \$430,000,000 Merger of Food Companies," *NYT*, June 21, 1929, 1, 9; "New Food Company Named," *NYT*, June 28, 1929, 32; "Manhattan Transfers," *NYT*, Dec. 4, 1944, 30, "Standard Brands Sells Buildings," *NYT*, Dec. 5, 1944, 34; "Nabisco Foods Group," *International Directory of Company Histories* 7, p. 367; "Manhattan Transfers," *NYT*, Dec. 3, 1945, 34; "West Side Lofts Figure in Resale," *NYT*, Dec. 5, 1945, 43; "Business Records," *NYT*, Feb. 4, 1961, 22; "Genovese Freed in Bail of \$50,000," *NYT*, July 9, 1958, 28; "Genovese Concern Fights Curb by City," *NYT*, June 2, 1966, 58; "City Upheld in Suspending License of Erb Company," *NYT*, June 30, 1966, 26; "City Dock Company Linked to Genovese," *NYT*, Dec. 28, 1967, 34; "Waterfront Unit Upheld by Court," *NYT*, Dec. 15, 1968, S24; "Waterfront Role of Mafia is Cited," *NYT*, June 27, 1969, 1, 14. "Koch Says Commission is Failing on Dock Control," *NYT*, Feb. 13, 1970, 43; "Marine Concern Tied to Alleged Union Deals," *NYT*, Feb. 26, 1970, 58; "Major Stevedore Here Accused of Association with Genoveses," *NYT*, Feb. 4, 1971, 18; "Port Unit is Urged to Revoke Stevedore's Permit," *NYT*, Mar. 17, 1971, 90.

Photographs: Klieger, p. 59 (c. 1911-21); NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



695-701 Washington Street aka 146-148 Perry Street

267-283 WEST 10TH STREET, NORTH SIDE, BETWEEN GREENWICH STREET AND WASHINGTON STREET

267 WEST 10TH STREET (aka 702 GREENWICH STREET)

Tax Map Block 631, Lot 24

See 702 Greenwich Street

269 WEST 10th STREET [formerly 169 Amos Street to c. 1865]

Tax Map Block 631, Lot 25

Date: c. 1835

Original Owner: Hannah Jenkins

Type: Rowhouse

Style: Greek Revival (altered)

Stories: 3 plus basement

Facade Materials: white faux-brick facing, metal lintels and sills

Ownership History

1813 James and Hannah Jenkins

1844 Benjamin B. and Jemima H. Cooper

1866 Philip J[acob]. and Louisa Holzderber/ William D. and Theresa Schwartz

1894 Herman Thalmann/ Thalmann Estate

1902 Joel Rinaldo

1906 Joseph and Annie Bins, Jr.

1924 Julian Murphy Ryan

1936 Herbert G. Collier (foreclosure)

1939 Julian O'Keefe

1969 Honorah Lane

1978 Juliana Yanushefski

1979 Dr. Georgie York Antar/Dr. Robert Antar

History

This property, which was originally part of the same lot as No. 702 Greenwich Street (now lot 24), was purchased in 1813 by James Jenkins, and transferred to his wife, Hannah, in 1817. A house was first constructed on the corner portion of the property. Hannah Jenkins, widowed by the 1830s, built this Greek Revival style house c. 1835 at No. 169 Amos Street (now No. 269 West 10th Street). She resided at No. 60 Spring Street, and died by 1854. This house was purchased in 1844 by Benjamin B. Cooper, a grocer who retired by the following year, and his wife, Jemima H. Beginning in 1836, the Coopers were listed in city directories living at "700-1/2 Greenwich Street" and "167 Amos Street," probably the corner house next door. They definitely resided in this house (No. 169 Amos Street) in 1845-48, then moved to Jersey City; Benjamin Cooper died c. 1864. Among their tenants were Robert J. Randolph, fancy store/ flour merchant (1849-53), and William H. Warner, pianomaker (1853-56). Warner's widow, Jane, continued to live here in 1857, after her husband's death.

The house was purchased in 1866 by Philip J[acob]. Holzderber (c. 1825-1901) and his wife, Louisa Holzderber (c. 1842-1885). Holzderber and his brother, John P. Holzderber, were partners in the provisions firm of P.J. Holzderber & Bro., located next door at No. 702 Greenwich Street and, after 1868, at No. 575 Hudson Street. They were both listed in a 1866-67 directory as occupants of "267 West

10th Street,” and as joint occupants of No. 269 in 1868-70. Philip and Louisa Holzderber continued to reside here from 1871 to 1886, and sold the property in 1894. During Holzderber’s ownership the entrance received a neo-Grec style hood and, probably, the metal lintels and sills were installed. P.J. Holzderber was also the owner of a vinegar factory at No. 321 West 11th Street that collapsed and killed seven workmen in 1873 as it was being expanded and converted into a tenement building by architect William Jose.

The next owner of the house in 1894 was Herman Thalman, who in 1897 constructed the stables building at No. 129 Charles Street [see]. Thalman died in 1900 and his family sold this property in 1902. When it was auctioned, it was advertised as a “3-story and basement Dwelling, containing 11 rooms and bath.” The purchaser was Joel Rinaldo, a real estate operator, who sold it in 1906 to Joseph and Annie Bins, Jr., who operated a tackle business at No. 702 Greenwich Street, and retained it until 1924. At some point prior to 1939, the facade was faced with faux-brick siding and the cornice was replaced with a cinder block parapet. It was re-clad a second time (prior to 1964), with a white faux-brick facing.

Architectural Features

This building is clad with a thin white brick veneer over metal lath and the original brick facade, and has metal lintels and sills. The Greek Revival style door surround with sidelights, pilasters and transom remains. The neo-Grec style lintel above the door is historic. The areaway fence appears to be historic.

Alterations

the current white brick veneer was installed prior to 1964; east facade has been parged; stoop railings replaced and stoop gate installed after 1988; entrance door and windows (historic six-over-six double-hung wood) replaced; cornice removed prior to 1939; concrete stoop painted; two light fixtures in entrance door surround and one light fixture with exposed conduit installed; through-the-wall metal grille installed between first and second floors

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC, Tax Assessments (1835-38); NYC Directories (1836-1908); “Died,” *NYT*, Nov. 1, 1853, 8; “Legal Notices,” *NYT*, Sept. 25, 1854, 7; “Police Intelligence,” *NYT*, Jan. 30, 1856, 8; [“Wills Admitted to Probate,” *NYT*, Jan. 17, 1864, 6;] “An Appalling Calamity,” *NYT*, Aug. 23, 1873, 1; “Philip J. Holzderber,” U.S. Census, New York (1880); Louisa Holzderber obit. notice, *NYT*, May 29, 1885, 5; “Recorded Real Estate Transfers,” *NYT*, June 19, 1894, 12; “Yesterday’s Fires,” and “A Fireman’s Brave Act,” *NYT*, May 4, 1898, 3, 12; Herman Thalman obit. listing, *NYT*, Mar. 13, 1900, 9; “Real Estate at Auction,” *NYT*, Jan. 22, 1902, 15; “In the Real Estate Field,” *NYT*, Feb. 5, 1902, 14; “Real Estate Transfers,” *NYT*, Apr. 27, 1902, 17; “Manhattan Auctions,” *NYT*, Oct. 29, 1936, 47; “Manhattan Transfers,” *NYT*, Nov. 7, 1936, 30.



269 West 10th Street

271 WEST 10th STREET

Tax Map Block 631, Lot 26

Date: 1911 (NB 771-10)

Architect: Charles H. Richter, Jr.

Builder: [David Naugle Construction Co.]

Original Owner: David and Anna W. Naugle

Type: Stable

Style: Vernacular

Stories: 3

Facade Materials: brick, stone lintels, copper cornice

Ownership History

1911 David and Anna W. Naugle/ David Naugle Construction Co.

1921 David Walsh/ James Walsh

1976 Stephanie Wise

1996 Eugene Tulchin

1998 Wesley Trent Snipes

2000 De Boni Land Trust

Commercial Tenants

David Naugle Construction Co. (1911-12); David Naugle, trucks (1911-21); David Walsh, Inc., stable/trucking and rigging (1922-35); A. Lindenbaum, trucking (1950); Hans Van de Bovenkamp, art studio (1966-69); Bill Barrett, artist (1969); Butterfly Production, Inc. (1973)

History

This three-story, brick-clad stables building was constructed in 1911 to the design of architect Charles H. Richter, Jr., for David Naugle, head of the Naugle Construction Co. That firm was listed here in city directories in 1911-12, as well as Naugle's trucking business, which lasted until his death in 1921. The property was acquired in 1921 by David Walsh, president of David Walsh, Inc. (James Walsh was secretary), trucking, 96 Warren Street. David and James Walsh had been commercial tenants in No. 704-706 Greenwich Street [see] in 1910-16, and purchased that building in 1918. The ground story of No. 271 was altered as garage in 1921, while the second story remained a stable, and the third story a hay loft. David Walsh, Inc., stable/ trucking and rigging was listed in city directories in No. 271 from 1922 until at least 1935, while D. Walsh Trucking & Rigging Corp./ Estate of D. Walsh was listed at No. 704-706 Greenwich Street c. 1940-45. David Walsh died by 1963, James Walsh died by 1976. This property was sold in 1976, and their Greenwich Street building in 1978. This building was converted in 1967 into a garage with upstairs offices (Alt. 1053-67). Two artists had studios here: Hans Van de Bovenkamp (c. 1966-69) and Bill Barrett (c. 1969). Owner Stephanie Wise altered the structure in 1976 as apartments with a ground-story one-car garage (Alt. 522-76). Eugene Tulchin, owner in 1996-98, was an associate professor of art at Cooper Union. Movie actor Wesley Trent Snipes owned the building in 1998-2000.

Architectural Features

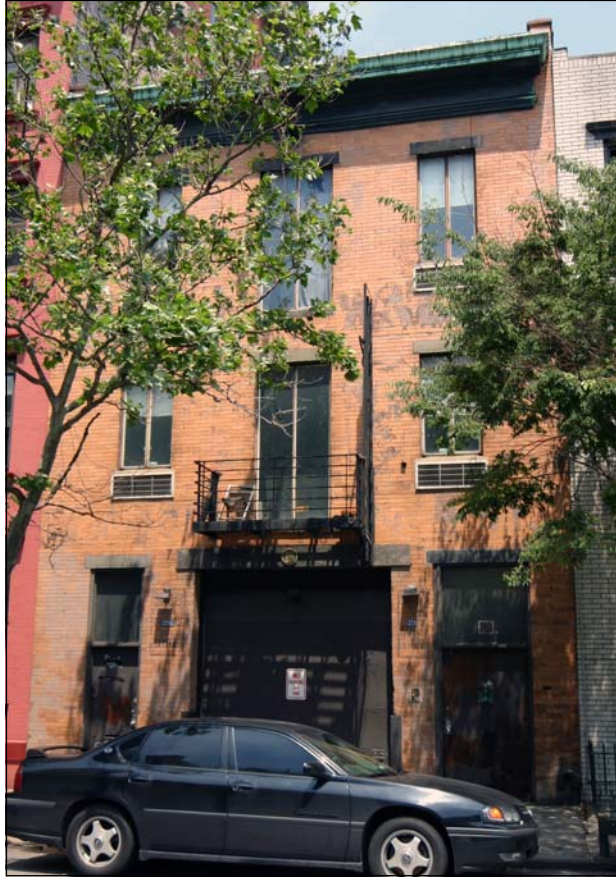
The building is constructed of light colored brick with stone lintels and molded copper cornice. There are three bays and the remains of painted wall signs are present. A metal hoist hook remains at the center of the front facade just below the cornice.

Alterations

windows and doors replaced; metal balconet with metal fire escape ladder installed at second floor; two through-the-wall air conditioners at the second floor and two at the third floor installed; west window opening at the ground floor and center window opening at the second floor have been enlarged by lowering the sills to accommodate doors; two lights and address plaques installed at ground floor; the ground floor is partially painted; all alterations made between 1964 and 1988

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1911-34); *Manhattan Address Directories* (1929-76); "In the Real Estate Field," *NYT*, Nov. 15, 1910, 16; "The Building Department," *NYT*, Dec. 31, 1910, 13; "The Real Estate Field," *NYT*, Jan. 12, 1911, 18; "Real Estate Transfers," *NYT*, Jan. 13, 1911, 16; Naugle obit. listing, *NYT*, Jan. 22, 1921, 11; "Auctions," *NYT*, June 10, 1921, 26; "Business Building Deals," *NYT*, July 24, 1921, 103; "Sheriff's Auction Sales," *NYT*, Dec. 20, 1932, 36; "Artists Arrange Multi-Loft Show," *NYT*, Apr. 19, 1968, 49; "A Clean, Well-Lighted Room," *NYT*, Apr. 27, 1969, D35; "Cooper Union Revises Inauguration Over Boycott," *NYT*, Oct. 19, 1980, 47.



271 West 10th Street

273 WEST 10th STREET

Tax Map Block 631, Lot 27

Date: 1878-79 (NB 686-78)

Architect: Robert Mook

Original Owner: Walter N. Wood

Type: Tenement

Style: neo-Grec

Stories: 4 plus basement

Facade Materials: brick (now painted), metal lintels and sills, pressed metal cornice

Ownership History

1878 Walter N. Wood/ Wood Family (Arthur E., Maria L., Ralph W., Frank A.)

1928 273 West 10th Street, Inc.

1932 Cranmer Realty Inc. (foreclosure)

1936 Alice Isaacs Popper, Hartsdale, NY

1949 Frank Tenth St. Corp.

1968 Ethel and Raymond Schnitzer, Katherine G. Swartz, Philip Frankel/ Peter Frankel/ Frank Seventy Corp.

1979 Daniel J. Greenwald III/ Peter and Melna Hall/ Denise D. Keane

1984 273 West 10th St. Assocs.
1993 Major 10th St. Realty Corp.

History

This four-story, brick-clad tenement building was constructed in 1878-79 to the design of architect Robert Mook for Walter N. Wood, a butcher located at No. 340 Sixth Avenue. The Wood family retained the property until 1928. Under the ownership of 273 West 10th Street, Inc. (1928-32) and Cranmer Realty Inc. (1932-36), which acquired it through foreclosure, the apartments began to be marketed to middle-class tenants, who were listed in the *New York Times* between 1930 and 1940. A 1938 advertisement in the *Times* for an unfurnished apartment touted “two light, airy rooms, kitchenette, open fireplace; completely modernized; \$35.” From 1936 to 1949, the building was owned by Alice Isaacs Popper (died 1946), a former botany instructor at Hunter College from 1890 to 1910.

Architectural Features

The building is constructed of brick with metal lintels, sills and bracketed cornice. It has a slate stoop. The east and west facades are constructed of brick, the east facade has a chimney and the west facade has windows.

Alterations

facade including cornice and fire escape painted pink and red; door opening at center bay shortened in height probably in 1928 (Alt. 1943-28); passage with metal gate from street to rear yard constructed underneath window at westernmost bay prior to 1939; stoop railings replaced after 1988; windows replaced, some historic two-over-two double-hung wood sash remain; stoop gate, window grilles at first floor, two light fixtures and intercom installed; plywood and vents installed in basement windows; east and west facades have been painted.

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1878-80); “Apartment Sales in Manhattan,” *NYT*, July 13, 1928, 33; “Apartment Leases,” *NYT*, Feb. 15, 1930, 32; “Unemployment Insurance,” *NYT*, Jan. 9, 1931, 19; “Wills for Probate,” *NYT*, Aug. 21, 1931, 35; “Manhattan Transfers,” *NYT*, Nov. 13, 1936, 44; “Mechanics’ Liens,” *NYT*, Apr. 28, 1937, 30; “Apartments Unfurnished – Manhattan,” *NYT*, Oct. 16, 1938, 190; “Tenancies Reported for Park Ave. Suites,” *NYT*, Nov. 30, 1938, 41; “Apartment Leases,” *NYT*, Dec. 12, 1938, 35; “Many Apartments Rented to Doctors,” *NYT*, Sept. 20, 1939, 54; “Park Avenue Suites Figure in Rentals,” *NYT*, Jan. 17, 1940, 43; “Apartment Rentals,” *NYT*, Jan. 22, 1940, 31; Alice I. Popper obit., *NYT*, May 19, 1946, 42; “Manhattan Transfers,” *NYT*, Apr. 16, 1949, 23.



273 West 10th Street

275 WEST 10th STREET

Tax Map Block 631, Lot 1 in part [formerly lot 28]

Date: 1974-78 (Alt. 303-74)

Architect: Bernard Rothzeid

Original Owner: R[oy]. H. Becker & Co./ Shephard Co.

Type: Residence

Style: none

Stories: 2

Facade Materials: concrete block

Ownership History

R[oy]. H. Becker & Co.

1977 Vill-Shepherd Equities Corp., N.V.

History

This building was formerly a one-story garage built c. 1948 for Continental Transportation Lines, Inc. In February 1971, then occupied by the Rolling T Trucking Co., it was damaged in a fire. When the Shephard Warehouse next door at No. 277-283 West 10th Street (aka 667-675 Washington

Street) [see] was converted into an apartment building in 1975-78, No. 275 West 10th Street, by then on the same lot, was converted into a residence with a new facade by architect Bernard Rothzeit.

Architectural Features

This modern residence is clad in concrete block with a window and entrance door at the first floor and two windows above at the second floor. There is a through-the-wall air conditioner at the second floor and a window grille at the first floor.

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; "Truck Terminal Sold Downtown," *NYT*, Mar. 1, 1962, 51; "Garage in 'Village' Burns," *NYT*, Feb. 15, 1971, 24.



275 West 10th Street

277-283 WEST 10th STREET (aka 667-675 WASHINGTON STREET)

Tax Map Block 631, Lot 1 in part [formerly lots 1-3, 29]

Date: 1894-96 (NB 784-94)
Architect: Martin V.B. Ferdon
Original Owner: James Everard

Type: Warehouse
Style: Romanesque Revival
Stories: 12
Facade Materials: red brick, granite, pressed metal cornice

Ownership History

1886/ 1893 James Everard/ Olga Julia Everard Williams Hilliard
1934 Cabin Holding Corp.
1942 667 Washington Street Inc. (Roy H. Becker, pres.)/ R[oy]. H. Becker & Co.
1977 Vill-Shepherd Equities Corp., N.V.

Commercial Tenants

Everard Storage Warehouse (1896 on); Shephard Warehouses, Inc. (Roy H. Becker, pres.) (1929-76); Arpac, Inc., paper and twine (1929); Hudson Carpet Service, Inc. (1929); Diana Mfg. Co. (1929-35); Midland Chemical Labs. (1929-40); Rhinelander Paper Co. (1929-35); F. Rolfsen Corp., floor coverings (1929-32); Stevens Paper Co. (1929-35); Budd Aromatic Chemical Co. (1935); Container Co., drums (1935-40); Cook's Transportation Line, Inc. (1935); Jersey Coast Transfer Co. (1935); National Grave Vault Co./ NuWay Corp. (1935); C.J. Mentrup Co., warehouse/ rugs (1935-40, 1965); Polak & Schwarz Co./ Consolidated Compounds, Inc. (1940-56); Ambutainer Co. (1950); Millbrand Paper Co. (1950); B&K Trucking Co. (1976); C. Birnbaum Ltd., hangers (1976)

History

This site had previously been a brewery, probably part of the complex of the Beadleston & Woznerz (later Empire) Brewery, which occupied most of the block directly across Washington Street. Financier James Everard acquired this property in 1886 and 1893. Born in Dublin, Ireland, Everard (1829-1913) came to New York City as a boy in 1835, and helped support his family after his father's death as a brick mason and "scene shifter" in a theater, as well as a policeman for three years. He later formed a masonry jobbing business and was successful in receiving a number of major city contracts for public works. Eventually able to accumulate significant savings from these contracts, he invested in real estate in Harlem and elsewhere after 1875. Everard also built up one the country's largest brewing concerns, and constructed a new brewery on West 134th Street. By 1894, Everard decided to construct an enormous 12-story storage warehouse on this site, which was built in 1894-96 to the design of architect Martin V.B. Ferdon. The building bore the large letters "EVERARD" in the cornice of both major facades. Everard was also owner of the Everard's Turkish Baths at 28 West 28th Street.

After Everard's death in 1913, his daughter, Olga Julia Everard Williams, inherited (in trust) most of his \$2 million estate, including this property. In 1909, Olga had married her father's employee William Williams. After her inheritance, she proceeded to divorce Williams in 1914 at the age of 23 and married the popular and well-known 57-year-old stage actor Robert C. Hilliard (died 1927). Olga Julia Everard Williams Hilliard retained this building until 1934, when it was acquired by the Cabin Holding Corp.

The building was originally known as the Everard Storage Warehouse. By 1929, until the 1970s, it was operated by Shephard Warehouses, Inc., with Roy H. Becker as president. According to the company's letterhead, it was involved in "merchandise storage and distribution, express & general trucking,

[and as] pool car distributors.” Becker (c. 1892-1960) was also a director of the West Side Association of Commerce. In 1942, the property was transferred to 667 Washington Street Inc. (Becker, pres.), and in 1952, to R[oy]. H. Becker & Co. Commercial tenants over the years have included paper and twine, carpet service, chemical, paper, floor coverings, container, transportation/ transfer/trucking, grave vault, rugs, and hangers businesses. In 1974-78, the building was converted into the Shephard House apartment building (Alt. 303-74).

Architectural Features

The building is constructed of red brick and granite and has a horizontal tripartite design. The base has a rock faced two-story granite arcade superimposed by two brick stories. The mid-section has monumental brick pilasters terminating in round arches at the 10th floor, with every other floor having arch-headed windows. The upper portion has two stories with a bracketed pressed metal cornice. The cornice wraps around the rounded corner and is interrupted in the center with panels that read “EVERARD”. A portion of the cornice at Washington Street has been removed. The lintels are brick and granite and the sills are granite. Each street facade has six bays. The visible east facade is constructed of brick with windows and a terminating chimney at the southeast corner and a one-story addition at the northeast corner of the roof. The visible north facade is constructed of brick with windows and some shutter hardware remains. There is a one-story rooftop addition and a full height “L” at the northeast corner at the north facade.

Alterations

part of the cornice at the Washington Street facade has been removed; windows (historic one-over-one double-hung wood sash) replaced with metal sash; the first floor originally has loading docks that were replaced with windows with metal grilles, brick infill and through-the-wall air conditioners in the 1970s; exterior steps removed at 10th Street (ALT 1031-29); entrance door bay infill and canopy is modern; the Washington Street facade has a service door

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1896-1934); *Manhattan Address Directories* (1929-76); “James Everard,” *National Cyclopaedia of American Biography* 16 (NY: James T. White & Co., 1918), 304-305; “New Buildings and Alterations,” *NYT*, June 24, 1894, 10; “Says Goods Were Hidden,” *NYT*, Aug. 4, 1903, 12; “James Everard Very Ill,” *NYT*, May 29, 1913, 6; Everard obit., *NYT*, June 1, 1913, 29; “Revokes Everard Letters,” *NYT*, July 26, 1913, 7; “R. Hilliard Weds \$2,000,000 Heiress,” *NYT*, Apr. 21, 1914, 22; “800,000 for Mrs. Hilliard,” *NYT*, Jan. 4, 1917, 17; Robert C. Hilliard obit., *NYT*, June 8, 1927, 25; “Bankruptcy Proceedings,” *NYT*, Aug. 19, 1932, 31; “West Side Realty Goes to Investors,” *NYT*, Feb. 6, 1934, 40; “I.C.C. Sued to Test Trade Area Ruling,” *NYT*, Sept. 10, 1937, 47; “Man Gets Five Years...,” *NYT*, Apr. 11, 1939, 10; “Manhattan Transfers,” *NYT*, Aug. 19, 1942, 32, and July 17, 1952, 38; Becker obit., *NYT*, Aug. 18, 1960, 27; “The Making of a City Neighborhood,” *NYT*, Dec. 24, 1978, R1.



277-283 West 10th Street aka 667-675 Washington Street

272-280 WEST 10TH STREET, SOUTH SIDE, BETWEEN GREENWICH STREET AND WASHINGTON STREET

272 WEST 10th STREET (aka 696-700 GREENWICH STREET)

**Primary School No. 7 (later Public School 107/ St. Veronica's School)
now Village Community School**

Tax Map Block 630, Lot 12 in part [building formerly lots 12 and 14; playground formerly lots 16-18]

Date: 1885-86 (NB 1602-84)

Architect: David I. Stagg

Builder: Patrick J. Walsh

Original Owner: City of New York

Type: School

Style: neo-Grec

Stories: 5

Facade Materials: red and tan brick, stone trim, pressed metal and terra-cotta cornice

Ownership History

1853 City of New York (lot 12)

1884 City of New York (lot 14)

1931 St. Veronica's R.C. Church

1940 St. Veronica's R.C. Church (lots 16-18)

1970 Village Community School Building, Inc./ Committee for a Village Community School

1972 Village Community School

History

According to a 1911 *New York Times* article, there has been a school on this site continuously since a one-room wooden schoolhouse of the 1820s. Part of this site (lot 12) was owned by the Public School Society from 1837 to 1853, then was transferred to the City of New York, after the Society ceased (the New York City Board of Education was established in 1842). The City acquired lot 14 in 1884. In May 1884, the Board of Education authorized the Trustees of the Ninth Ward to advertise for proposals to construct a new Primary School No. 7 to replace the old school then in use. The new neo-Grec style school building, constructed in 1885-86, is one of the finest surviving designs by David I. Stagg, the Board of Education's Superintendent of School Buildings from 1872 to 1886. The contractor for the school was Patrick J. Walsh. It was re-designated as Public School 107 in 1897. Among its notable students was Gene Tunney, later the world champion heavyweight boxer.

In 1930, the *New York Times* reported that the Board of Education "acknowledged Manhattan's constant loss of inhabitants by abandoning three schools in that borough," including P.S. 107. It was closed in June 1930 and auctioned for \$145,860 in January 1931. The school building was acquired by the New York Central Railroad, which exchanged it for the property at No. 626 Washington Street, then the parochial school of St. Veronica's R.C. Church [see 149-155 Christopher Street], which the railroad needed for its new elevated freight line that was part of the West Side Improvement. The former P.S. 107 was dedicated as St. Veronica's parochial school in May 1932, a use which lasted until June 1963. St. Veronica's R.C. Church also acquired lots 16-18 in 1940; the buildings on these lots were demolished for a playground.

The school building remained vacant from 1963 until June 1970. It was then purchased and converted into the Village Community School, a private elementary school founded by Sheila Sadler.

Architectural Features

The building is constructed of multi-colored patterned brick and stone lintels, sills and banding. The parapet has brick with terra cotta insets and a pressed metal cornice. The door surrounds and transoms appear to be historic so do two double-leaf doors and one single door. A portion of a brick and stone wall that replicates the decorative banding at the base of the building extends to the east of the building. There is historic ironwork (“Girls”) above two metal gates in the playground wall. The eastern wall is constructed of red brick and has windows and is visible over the playground.

Alterations

a modern decorative metal playground fence was installed after 1988; some of the historic multi-pane double-hung wood windows have been replaced by metal windows; a line of lot line windows at the visible east facade has been replaced by brick infill; one-story rooftop additions and mechanical bulkheads have been constructed on the roof; areaway railing has been removed at the western end of the West 10th Street facade; light fixtures and exposed conduit has been installed at the base of the front facade; a brick and stone wall that extended to the west end of the building was removed when the adjacent addition was constructed in 2000-03; the brownstone banding at the building base, but not the brownstone banding at the wall extended at the east, is painted; there is a painted mural at the south wall of the playground; the double-leaf door in the second westernmost bay has been replaced

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; “New Property for School-Houses,” *NYT*, May 22, 1884, 8; “Killed by a Fall,” *NYT*, July 21, 1885, 2; “City Schools and Colleges,” *NYT*, Sept. 7, 1885, 2; “School Districts Established,” *NYT*, May 1, 1896, 2; “Ye Olde Greenwich School,” *NYT*, Mar. 12, 1911, X11; “Miss Emma E. Connolly,” *NYT*, Jan. 13, 1930, 21; “2 Queens Schools to Cost \$5,000,000,” *NYT*, May 29, 1930, 17; “City to Sell Old School,” *NYT*, Jan. 9, 1931, 46; “School Sold for \$145,860,” *NYT*, Jan. 16, 1931, 40; “Manhattan Transfers,” *NYT*, Mar. 17, 1931, 57; “Church Sells Parochial School, Gets Old Public School Building,” *NYT*, Apr. 14, 1931, 52; “Cardinal Defends Greenwich Village,” *NYT*, May 2, 1932, 19; “Manhattan Transfers,” *NYT*, Dec. 9, 1940, 19; “...New Community School Opens in Greenwich Village,” *NYT*, June 7, 1970, 65.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (2005); Greenwich Village Society for Historic Preservation (1988, 2005).



272 West 10th Street aka 696-700 Greenwich Street

278-280 WEST 10th STREET (aka 663-665 WASHINGTON STREET)

Village Community School Annex

Tax Map Block 630, Lot 9

Date: 2000-03 (NB 102766767-2000)

Architect: Leo J. Blackman Architects

Builder: C.R. Raimondo & Sons; Anastos Engineering Assocs.

Original Owner: Village Community School

Type: School

Style: Contemporary

Stories: 5

Facade Materials: multi-colored brick

Ownership History

1973 Village Community School

History

The Annex to the Village Community School, the most recent structure built in the Historic District Extension, was constructed to the design of Leo J. Blackman Architects in 2000-03 on the site of a 1946 garage. The Village Community School, located next door in the former Primary School No. 7 (later P.S. 107) building at No. 272 West 10th Street [see] since 1970, outgrew that building by the end of the 20th century. The Annex provided additional classroom space, a gymnasium, an auditorium, and a rooftop play yard. Designed to blend with the adjacent 1885-86 polychrome school, as well as to meet

the cornice line of the adjacent multiple dwellings on Washington Street, the Annex building received awards for contextual design from the Historic Districts Council and the Greenwich Village Society for Historic Preservation.

Architectural Features

This modern school building is constructed of multi-colored patterned brick. It contains five stories at the Tenth Street elevation and four stories at the Washington Street elevation with a one-story setback at the roof. The entranceway has a metal and glass canopy and is located in a four-story recessed bay at the Tenth Street facade. There is a playground located on the roof.

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; “New School Addition is Model of Contextual Design,” *The Villager*, Aug. 27-Sept. 2, 2003, 22; “School Bells Ring in Changes,” *NYT*, Aug. 31, 2003, sect. 11, 1; Historic Districts Council, *E-Bulletin*, June 2004; “Arch, Architect, Villager Among GVSHP Awards,” *The Villager*, June 2-8, 2004.

Photographs: LPC (2005); Greenwich Village Society for Historic Preservation (2005).



278-280 West 10th Street aka 663-665 Washington Street

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture and other features of this area, the Landmarks Preservation Commission finds that the Greenwich Village Historic District Extension contains buildings and other improvements which have a special character and a special historic and aesthetic interest and value and which represent one or more eras of the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city.

The Commission further finds that, among its important qualities, the Greenwich Village Historic District Extension consists of approximately 45 buildings that represent several phases of construction spanning nearly two centuries of development along Greenwich Village's Hudson River waterfront, from 1819 to 2003; that the architecture illustrates the area's long history as a place of dwelling, industry, and commerce, and is a rare surviving example of this once typical development pattern on Manhattan's west side waterfront; that some of the properties in the historic district were associated with the families of prominent long-term owners including Thomas E. Broadway, Jr., Levi Lockwood and James Roon; that the Historic District Extension includes excellent examples of the work of prominent architects such as John duFais, David I. Stagg, John B. Snook and Julius Munckwitz; that seven buildings in the Historic District Extension date from the first period of development c. 1819-c. 1853, when Greenwich Village began to grow as people moved to the area to escape the crowding and epidemics of lower Manhattan; that these buildings were constructed as residences including the c. 1819 vernacular row house at 132 Charles Street, the 1834 Federal style row house at 131 Charles Street, and the 1829 Federal style row of houses at 651-655 Washington Street; that the construction of the Hudson River Railroad (incorporated 1846) along West Street, helped to spur commercial activity in this vicinity and that after the Civil War, the population of the Historic District Extension changed as many middle-class families moved uptown and less well-to-do immigrants moved in, resulting in the conversion of single-family houses into multiple dwellings and the construction new tenements and apartment buildings, including the Renaissance Revival-style tenements at 661 Washington Street of 1885 by Joseph Dunn as well as the early purpose-built neo-Grec style apartments at 159-163 Christopher Street of 1879-80 by the noted architect John B. Snook, and the well-detailed neo-Grec style apartment building at 716-718 Washington Street of 1881 by William Jose; that three of the Historic District Extension's most notable building were constructed to meet the needs of this growing residential population including the neo-Grec style Public School No. 7 of 1885-86 by David I. Stagg, the Victorian Gothic Revival St. Veronica's Roman Catholic Church of 1890, 1902-03 by John J. Deery and the Renaissance-Revival-style former 9th Police Precinct Station House at 133-137 Charles Street of 1896-97 by John duFais; that at the turn of the century, as the Hudson River surpassed the East River as the primary artery for maritime commerce, and the Gansevoort and Chelsea Piers (1894-1910) were constructed, West Street north of Christopher Street became the busiest section of New York's commercial waterfront and that the area of the Historic District Extension became the locus for a number of large storage warehouses, as well as transportation-related commerce, firms associated with food products, and associated industries including the Romanesque Revival style stables at 704-706 Greenwich Street of 1892-93 by Julius Munckwitz, the imposing Romanesque Revival style warehouse at 277-283 West 10th Street of 1894-96 by Martin V. B. Ferndon, 726-736 Greenwich Street of 1897-98 by Gilbert Schellenger and its neo-Classical annex 720-724 Greenwich Street of 1901-02 by James B. Baker; that the 1910-11 695-701 Washington Street

and the 1908-09 140-144 Perry Street, constructed respectively as a factory and stable for the nationally-significant Fleischmann Company, also represent this period and are designed in the neo-Classical style by Arthur Duncan; that after a period of decline, Greenwich Village was becoming known, prior to World War I, for its historic and picturesque ideas resulting in the conversion of tenement buildings in the Historic District Extension, such as 273 West 10th Street, into middle-class apartments; that the Historic District Extension attracted individual involved in the arts such as noted photographer Diane Arbus, who lived in the rear stable building at 131 ½ Charles Street from 1959 to 1967 and automobile heir and art collector Walter P. Chrysler Jr., who used 134-136 Charles Street as an art gallery and residence from 1965 to 1973; that in 1961 Jane Jacobs, who lived in the vicinity of the Historic District Extension rallied neighborhood residents to oppose Mayor Robert Wagner's plan to have the twelve block bounded by Christopher, Hudson, West 11th Streets, and another two blocks along West Street south of Christopher Street declared an urban renewal site and that her and her neighbors success, along with the publication of her influential book *The Life and Death of American Cities* that same year established Jacobs as a renowned critic of urbanism; that by the late 1960s-early 1970s the large warehouses of the Historic District Extension were being converted into apartments including the 1974-76 conversion of 720-724 and 726-736 Greenwich Street into the Tower Apartments and the 1974-78 conversion of 273-283 Washington Street into the Shepard House apartments; that today, the 45 buildings that comprise the Greenwich Village Historic District Extension, represents a thriving neighborhood that illustrates nearly two centuries of development, from 1819 to 2003, and that is a distinctive part of the history and character of Greenwich Village and its far western Hudson River waterfront section.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Greenwich Village Historic District Extension, consisting of the property bounded by a line beginning at the northeast corner of Washington Street and Christopher Street, extending easterly along the northern curblineline of Christopher Street to a point in the center of the intersection of Christopher Street and Greenwich Street, then extending northerly along a line in the middle of the roadbed of Greenwich Street to a point in the center of the intersection of Greenwich Street and Perry Street, westerly along a line in the middle of the roadbed of Perry Street to a point on a line extending northerly from the southeast corner of Perry Street and Washington Street, southerly along said line and southerly along the eastern curblineline of Washington Street, easterly along the northern curblineline of Charles Street to a point on a line extending northerly from the western property line of 134-136 Charles Street, southerly along said line and the western property line of 134-136 Charles Street, westerly along the northern property line of 273 West 10th Street and part of the property line of 277 West 10th Street (aka 275-283 West 10th Street, 667-675 Washington Street), southerly along the western property line of 277 West 10th Street (aka 275-283 West 10th Street, 667-675 Washington Street) to the eastern curblineline of Washington Street, and southerly along the eastern curblineline of Washington Street, to the point of beginning, Borough of Manhattan.

Robert B. Tierney, Chair

Pablo E. Vengoechea, Vice-Chair, Stephen Byrnes, Joan Gerber, Roberta Brandes Grantz, Vicki Match Suna, Christopher Moore, Richard M. Olcott, Thomas K. Pike, Jan Pokorny, Elizabeth Ryan

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