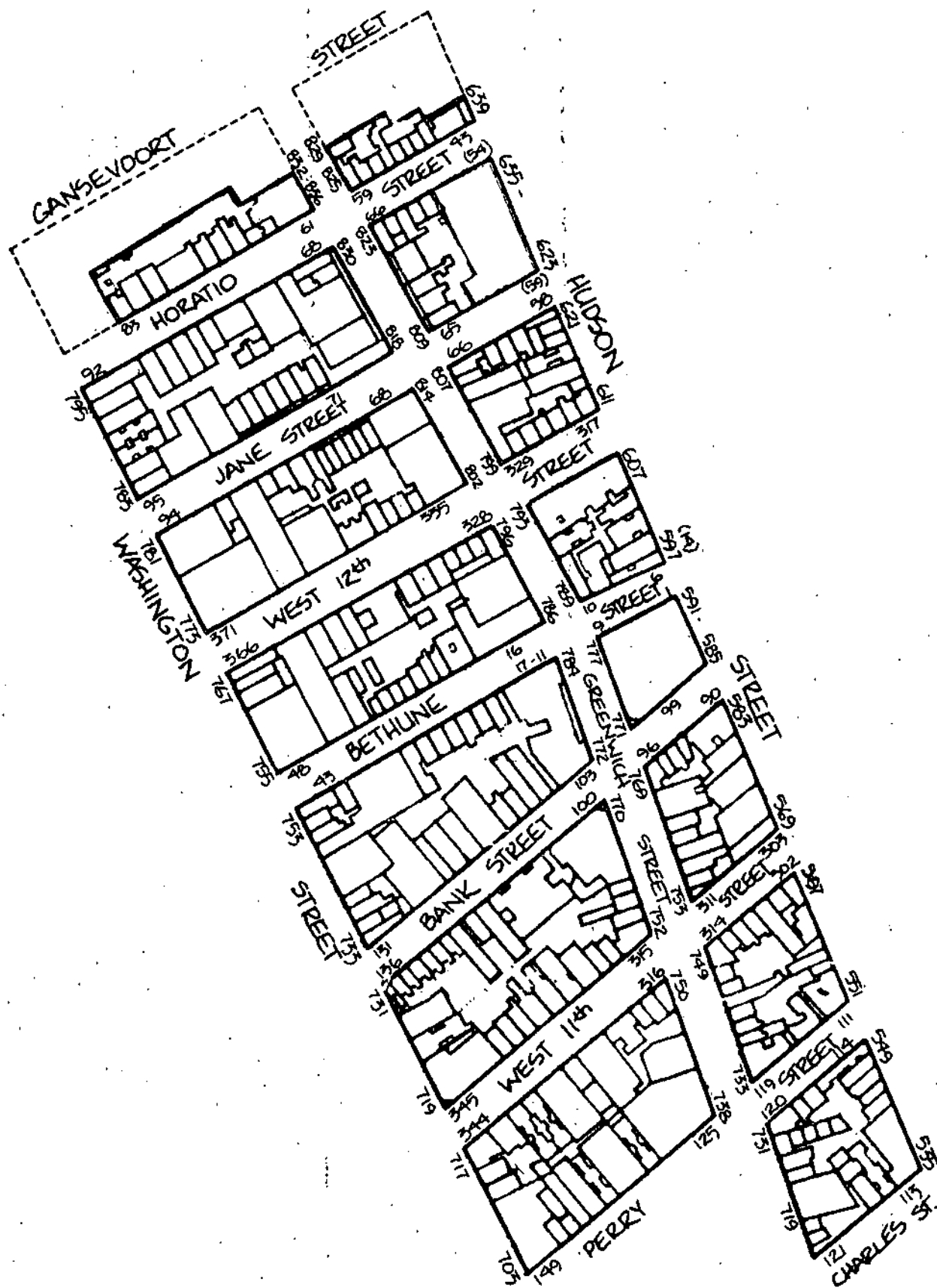

GREENWICH VILLAGE
HISTORIC DISTRICT

Area 9



AREA 9

BANK STREET (Between Hudson & Greenwich Streets)

This quiet residential street is a study in contrasts. The low Greek Revival houses of the early Nineteenth Century on the south side retain an intimacy of scale, quiet dignity, and interesting architectural details. The monumental seven-story structure across the street, recently converted from commercial to residential use, has afforded an unusual opportunity for intelligent remodeling. Much of the original dignified facade, surmounted by a roof cornice with central pediment, and embellished at the first and second floors by striking cast iron columns, has been retained in the alteration. The two-story base section, of iron, brick, and glass, contrasts interestingly not only with the plain brick walls of the upper floors, but with the brick Greek Revival houses on the other side of the street.

BANK STREET South Side (Between Hudson & Greenwich Sts.)

#90

The corner five-story brick apartment house has stores on the Hudson Street facade (No. 583 Hudson). It was erected in 1873 by Samuel A. Warner for the estate of Christopher Gwyer, but was greatly modified in 1940. At this time, the street floor was refaced and the top story received a high stuccoed parapet in lieu of cornice. Much distinctive ornament was removed, but a hint of its date remains in the shape of the window lintels of the second, third, and fourth stories. The store once served as a U.S. Post Office, Station "C".

#92-96

This pleasant row of three Greek Revival row houses was erected in 1838-39. The last one, No. 96, has been joined to the corner dwelling, No. 769 Greenwich Street. Raised to a full three stories in height later in the century, and graced by bracketed roof cornices at Nos. 92 and 94, and by a simple cornice at No. 96, they must have originally had low attic stories. This may be seen in the change of brickwork below the sills of the third story windows. The heavy sheetmetal window cornices and the little corbeled feet beneath the windowsills at No. 94 also date from the period of the alteration, later in the Nineteenth Century. The distinguishing features of this row are the fine Greek Revival doorways, still retained at Nos. 92 and 94, and the wrought iron handrailings at the stoop of No. 92, its original newel posts set on circular stone pedestals. The row was built on land purchased at the end of 1838 by William Buckland, mason, who was taxed for Nos. 94 and 96, possibly in association with George Youngs, a carpenter, to whom he had sold the corner lot (No. 769 Hudson Street).

BANK STREET North Side (Betw. Greenwich & Hudson Sts.)#99
(#93-99)

"The Left Bank," which opened late in 1968, is a monumental seven-story apartment house occupying the entire block bounded by Bank, Greenwich, Bethune and Hudson Streets. Originally it was a loft building of 1890. At the time this Report was written, it was in process of conversion and plans called for the retention of the original dignified facade, with its striking cast iron columns embellishing the first and second stories. This two-story base section, of iron and glass, contrasts well with the brick upper floors. Light colored stone provides a welcome accent at the windowsills, lintels, and horizontal band courses uniting the windows at mid-height. A simple but well designed roof cornice, with central pediment on each side, has panels and dentils between supporting blocks. The building has a truncated corner between the Bank and Greenwich Street fronts.

It had been designed as a huge loft building in 1890 by D. & J. Jardine, a well known architectural firm, for Peter M. Wilson. Known as the Ross Building, it was occupied for many years by a variety of commercial enterprises. It was last used as a warehouse, showroom and sales training center by the General Electric Company. Thereafter it was vacant for a number of years.

On the site of this large apartment house, three exceptionally fine town houses (Nos. 585-589 Hudson Street) once stood on the east side of the lot, facing Abindgon Square. Although wider, these houses bore a remarkable resemblance to the "Old

BANK STREET North Side (Betw. Greenwich & Hudson Sts.)

#99
 (#93-99)
 cont.

Merchants House" (No. 29 East Fourth Street). They were three stories high with dormer windows at the roof.

The houses were constructed of Flemish bond brickwork above masonry basements and all had dignified stoops graced with iron handrails and terminated by newels which consisted of openwork iron baskets shaped like urns.

The arched entranceways were exceptionally handsome, framed with stone and having rustication blocks at the sides and double keystones at the tops of the arches. The three-paneled doors were flanked by Ionic columns and sidelights and were surmounted by fanlights with radiating muntins.

The muntined windows (six over six) all had exterior blinds and the beautiful dormer windows were arched and flanked by pilasters with rustication blocks between them and the windows. They had keystones at the tops of the arches and the muntins were interlaced in the upper sash. The roofs of these dormers were gable-ended with their raking moldings returned beneath the ends to form caps for the pilasters below them.

The corner house, facing Bank Street, displayed one of the best Federal side street elevations in the city. Here, paired chimneys connected by a high horizontal section of wall had the sloping shoulders outside the chimneys which followed the line of the roof. The central tier of windows was topped by an arched window surmounted in turn by a lunette window, a most unusual feature. Outside the chimneys, just below the slope of the roof, were two fine quadrant windows, each one forming the top element of a vertical tier of windows.

Houses such as these three represented the finest examples of the Federal tradition in the City. As a row, they contributed greatly to the beauty and dignity of the Square.

BANK STREET (Between Greenwich & Washington Streets)

This pleasant street, largely residential in character, is a study in contrasts, with large modern apartment buildings at the eastern ends of the street vying for attention with rows of small Nineteenth Century houses.

On the south side, half of the street is occupied by two large six-story apartment buildings of brick; then, quite unexpectedly, we come upon a delightful row of Greek Revival houses, among the best preserved in the city. Adjoining these houses is another good row of the same period. It is unfortunate that the Washington Street corner is occupied by a nondescript filling station. This is another instance where architectural and design controls could have been exercised to advantage, to make this structure harmonize better with its neighbors. This is also true of the small garage at mid-block, which is both out of character and out of scale with its neighbors.

The west end of the street on the north side is largely occupied by five-story apartment houses, of which several were designed with a unified facade. Built of brick, they harmonize to a certain extent with the lower rows of mid-Nineteenth Century houses at the east, of which several are good examples of the modest house of the Greek Revival period.

BANK STREET South Side (Betw. Greenwich & Washington Sts.)

The south side of this street is a study in contrasts. Half of the block is occupied by two large six-story modern apartment buildings. Then, quite unexpectedly, we come upon a delightful row of Greek Revival houses built in the Eighteen-thirties, together with an Italianate residence dating some thirty years later.

#100-108

The six-story corner brick apartment house (described under No. 766 Greenwich Street) was erected in 1956.

#110

Similar in style to its neighbor, this six-story brick apartment

BANK STREET South Side (Betw. Greenwich & Washington Sts.)

- #110 cont. building of 1957 was designed by Leo Stillman for Bank Street Properties, Inc. The facade is divided into three sections, with two recessed bays bridged by fire escapes. The only note of decorative contrast is provided by a continuous band of light-colored stone, above and below the paired windows, and by the starkly simple entrance, emphasized by a projecting metal canopy.
- #120 This three-story brick, Greek Revival building was erected in 1836 for Isaac Herring. The original stoop and entranceway have been removed to provide for a first floor commercial studio. The renovated first floor retains its original cast iron columns supporting a continuous iron beam decorated with rosettes. Although one window on the left side of each of the upper floors has been bricked-up, the remaining two windows of each story retain their Greek Revival lintels and sills. This building is topped by an elaborately detailed Neo-Grec cornice supported by fluted brackets with modillions between them with dentiled molding below.
- #122 This brick Italianate residence was built in 1868. The house is three stories high with basement. Although the stoop has been removed to provide a basement entrance, the original round-arched entranceway with molded keystone on the first floor remains. The basement level shows heavy rustication and segmental-arched windows. The original stone panels beneath the two long parlor windows have been retained. Plain lintels surmount the parlor windows, while the original lintels with diminutive cornices are seen over the windows of the second and third floors. The projecting sills with moldings on the upper two floors are supported by scrolled brackets. The residence is crowned by an elaborate cornice with vertically placed console brackets and paneled fascia board.
- #124 This contemporary looking brick one-story garage, once a stable, with stepped parapet and stone coping, blends in texture and color with the adjacent Greek Revival residence, No. 126.
- #126-130 Perhaps one of the best preserved rows of Greek Revival houses in New York City, is this one, consisting of three delightful brick residences, built in 1837 for Jacob G. Dyckman, a member of the ancient Dyckman family of New York City. Dyckman, an Alderman of the Ninth Ward and a Commissioner, had been active in city administration for well over forty years. The houses are the original three stories in height with basements and low attic windows in the fascia of the cornice.
- The dignified Greek Revival wrought iron railings of the stoops and areaways enhance the appearance of the architecture. The ironwork is similar in style to that which is found at the adjacent row of houses to the west. The paneled doors are flanked by fine paneled pilasters with Doric capitals, supporting a handsome transom bar which in turn is surmounted by a transom. Stone lintels without cornices appear over the door and muntined windows of No. 130, whereas lintels with the original diminutive cornices surmount the door and muntined windows at No. 128. The lintels at No. 126 were stuccoed over at a later date. In the attic at Nos. 130 and 128, the low Greek Revival windows, cut into the fascia board, have been retained. These windows are separated from the cornice by a fine tongue and dart molding. A similarly designed molding serves as a sill for the attic windows. The top floor of No. 126 has been remodeled to provide a continuous window. The painter Bruce Mitchell lived at No. 126 Bank Street in the early Nineteen-forties.
- #132-136 This charming row of three brick residences was built in 1833 for William E. Fink, a grocer. These houses, early Greek Revival in style, are three stories in height with basements. Nos. 132 and 134 have fronts of Flemish bond. The corner house, No. 136, is constructed of running bond, and the top floor attic windows have been replaced by larger ones. The original wrought iron handrailing of the stoops has been retained at all three houses. At Nos. 132 and 136, the horizontal band beneath the handrail proper is designed with a very graceful scrollwork pattern. The iron spindles are enhanced by a delicate ball

BANK STREET South Side (Betw. Greenwich & Washington Sts.)#132-136
cont.

design at mid-height. The handrailings, resting on very simple newels with urnlike bases, terminate in a curved volute. A simple wrought iron areaway railing, and wrought iron uprights, topped by small acorn finials, may be seen at all three residences.

At Nos. 132 and 136, the charming Greek Revival doorways have columns and transoms. These doorways consist of a handsome three-paneled door which is flanked on both sides by well proportioned, fluted Doric columns. The two handsome columns support a low entablature which is surmounted by a five-paned transom. A simple lintel, enhanced by a delicate cornice, is seen over the transom. The lintels above the muntined windows of the first and second floors of all three houses have had cornices added. In all three houses, the original sills remain unchanged. The facades may have originally been crowned by a deep fascia board with waterproofed surface seen at No. 134, with small windows cut into it. No. 136 has a shallow cornice set above the lengthened windows, while No. 132 was remodeled to provide a double window located on center with casements, above which a dormer has been added to obtain north light. Philip Evergood, a well known painter, lived at No. 132 Bank Street from 1940-47.

The filling station at the end of the block is described under No. 731 Washington Street.

BANK STREET North Side (Betw. Washington & Greenwich Sts.)

#131

The five-story apartment building at the corner (described under No. 733 Washington Street) was erected in 1899.

#129

This charming brick residence, late Greek Revival in style, was built in 1855 for Charles C. Crane, a miller. Designed with handsome simplicity, this narrow house, two windows wide, is three stories high with basement. The simple wrought iron handrailing of the low stoop and the areaway railing are doubtless the originals. The slender paneled door with glazed transom is enframed with wood and is surmounted by a plain lintel. The muntined, double-hung windows are complemented by simple stone sills and lintels with their original diminutive cornices. The residence is crowned by a crisply-detailed cornice with modillions.

#123-127

This four-story warehouse was built in 1907. This structure is especially notable for the top floor windows which interrupt the band course below the cornice. The first floor is divided from the upper stories by a belt course which extends the width of the building. A brick parapet with corbel blocks has been complemented by simple brick corbeling between the blocks.

#117-121

Designed in 1884 by William F. Niebuhr, architect, for John Schreyer, these three apartment buildings, of different widths, are five stories high with basements. The brick stoops lead up to arched entranceways. The windows have simple sills and plain lintels, which are in character with the Greek Revival design of the older residences on the block. These three buildings are crowned by a continuous, elaborately detailed cornice with oversized brackets, which unifies them.

#113 & 115

Built in 1857 for Albert C. Bogart, a carpenter, the central first floor area between No. 113 and No. 115 has been converted into a garage. These two houses are only three stories in height. The windows are enhanced by stone sills and have sheetmetal lintels with cornices. The facade is embellished by star anchors at the ends of tension rods reinforcing the front wall. The houses are crowned by a continuous bracketed cornice which unifies the two buildings architecturally.

#105-111

These four brick row houses were built in 1846 in the Greek Revival style. They are three stories high with basements. Nos. 107 and 109 retain their original stoops, while the stoops at Nos. 105 and 111 have been removed to provide basement entrances. The entranceway at No. 107 is flanked by pilasters with molded caps surmounted by

BANK STREET North Side (Betw. Washington & Greenwich Sts.)

#105-111 cont. a simple rectangular lintel, from which the usual cornice has been removed. At No. 109, the entranceway has simple brick reveals and is topped by a sheetmetal cornice. Here, the door is framed by pilasters and surmounted by a glazed transom. At Nos. 107, 109, and 111 the windows are complemented by projecting sills and lintels with small cornices. Nos. 105 and 111 retain their muntined window sash, except for the third floor of No. 111.

The original quaint dimensions of the low attic windows have been retained in all but No. 105. The elaborately detailed cornices with brackets at Nos. 107 and 111 are doubtless later additions, while the original refined cornice with dentils is seen at No. 109. No. 107 was erected for Henry Ten Broeck, a carpenter, as his own home. It is probable that he, in association with Dunham & Williams, mentioned in property deeds as the builders of Nos. 111 and 109, erected this fine row of dwellings.

(#103) The corner six-story apartment building (described under Nos. 772-784 Greenwich Street) was erected in 1949.

BETHUNE STREET (Between Hudson & Greenwich Streets)

This short residential street, flanked on both sides by late Nineteenth Century buildings, displays an unusual degree of harmony despite the varying styles of the individual structures. The monumental seven-story structure on the south side of the street, recently converted from commercial to residential use, has afforded the owner an unusual opportunity for intelligent remodeling. This side of the building has been less successfully handled than the other facades: here, an earlier courtyard has been exposed to view where a north addition has been removed.

Built of brick, the five-story buildings on the north side have roof lines of approximately the same height, creating an effect of unity in design, although actually only the two nearest the Hudson Street corner were designed together. The Romanesque Revival apartment house, at the western end of the block, is a fine example of the style, with the round arches, corbeling, and varied shades of brickwork, so typical of the period, which added warmth and texture to the surface of the building.

BETHUNE STREET South Side (Betw. Hudson & Greenwich Sts.)

#1-9 This seven-story loft building, erected in 1890 (described under No. 99 Bank Street) has recently been altered into apartments.

BETHUNE STREET North Side (Betw. Greenwich & Hudson Sts.)

#10 The corner five-story apartment house, erected in 1895-96 as a pendant to its neighbor, No. 8, was later altered. The stoop was removed and the facade smooth-stuccoed at street level. The roof cornice was replaced by a stuccoed parapet with railing above. This building retains an interesting feature introduced by the architect of both structures, Henry Anderson. Spandrel panels beneath the windows, with brick set diagonally, create a textured pattern at the fourth floor. Both this corner building, which is also No. 789 Greenwich Street, and No. 8, were erected for Minnie M. Mott.

#8 This L-shaped building retains its original stoop and projecting roof cornice, both of which disappeared in the subsequent remodeling of the once similar corner building, No. 10. Simply designed, the architect relied primarily on the contrast between the stone first story and brick upper floors for interest. The second and third floors were used as a hotel in the last years of the Nineteenth Century. The building was erected at the same time as No. 10.

#6 This five-story brick apartment house, located on the corner (also known as No. 14 Abington Square West), was erected in 1893. It has a store at street level. Designed by Thomas E. Goodwin for James

BETHUNE STREET North Side (Betw. Greenwich & Hudson Sts.)#6
cont.

W. Ketchum, it is a fine example of the Romanesque Revival style as evidenced by the handsome round-arched windows at the fourth floor.

BETHUNE STREET (Between Greenwich & Washington Streets)

Interesting in its diversity, this street retains its residential character on the south side, in contrast to the commercial structures which predominate on the north. It is especially notable for two extremely fine rows of Greek Revival houses, one near the Greenwich Street corner on the south side, the other at mid-block. They both retain the intimate scale, and, in some cases, the exquisite detailing which stands as mute evidence of the destructive processes which have gradually eroded some of the original quality of this street elsewhere.

The south side is dominated by a large modern six-story apartment house at the Greenwich Street corner. Its simplicity of design and flat surface make an interesting contrast to the six Greek Revival houses which follow, adjoining it to the west. This row, one of the best preserved of its kind in the City, provides ample evidence of the good taste and fine workmanship of the period. All but two of the houses retain their original proportions, beautiful doorways, stoops and graceful ironwork. Dominating the center of the street is a striking six-story loft building with central pediment. The relatively monumental size of this structure, juxtaposed with the intimately scaled Greek Revival row houses flanking it, heightens the architectural interest of the street. The remaining houses, toward the Washington Street corner, return again to the lower height.

The north side builds up from low buildings, at both ends of the block, to a crescendo at mid-point, with a five-story apartment building which belongs to the early part of the Twentieth Century. Toward the Washington Street corner, we catch a glimpse of a row of three-story Greek Revival residences. While they are much less elaborate, and not as well preserved as the row across the street, these houses still retain some of the dignity and charm which is so characteristic of the Greek Revival at its best.

This street provides an excellent illustration of the importance of instituting architectural controls to prevent the continuing process of attrition and the painful loss of quality in a section of The Village which still has charm and a modest character of its own.

BETHUNE STREET South Side (Betw. Greenwich & Washington Sts.)

#11-17

This six-story apartment building (described under Nos. 772-784 Greenwich Avenue) was erected in 1949.

#19-29

This delightful row of six brick town houses, all originally two and one-half stories high with low attic windows, is one of the best preserved examples of Greek Revival residential architecture in Greenwich Village. All but two (Nos. 21 and 23) retain their original proportions, exceptionally fine doorways, stoops and beautiful ironwork. They were built in 1836-37 for speculative purposes by a number of men associated with the building trades: Henry S. Forman and Alexander Douglass, builders at 48 Morton Street, William Goudey, a carpenter, and Isaac S. Spencer, a builder, at 613 Washington Street.

No. 19, a charming little Greek Revival residence, has been altered at the roofline to provide a skylight for an artist's studio. The house is two and one-half stories high with basement. The house is set off by the elaborate Greek Revival handrailings at the stoop and an areaway railing similar to those at Nos. 27 and 29. The handsome pilastered doorway, with sidelights and four-paned transom, is capped by a lintel with strongly projected cornice, a later addition. Smaller cornices have been added to the original lintels over the windows, and the low windows in the attic have been retained, despite the addition of the skylight above.

Nos. 21 and 23, raised to a three full stories, and altered to provide basement entrances, were not originally a pair. No. 21 was built in 1837 as a companion to No. 19, while No. 23 was built in

BETHUNE STREET South Side (Betw. Greenwich & Washington Sts.)#19-29
cont.

1836 together with No. 25. The dentiled lintels with end brackets were above the original entranceways, which have now been replaced by windows. A very simple wrought iron areaway railing is also a later addition. Small sheetmetal cornices have been added to the lintels over the double-hung windows. Muntined sash was used throughout, replaced by two-over-two sash at the parlor floor of No. 21. No. 23 was later crowned by a dentiled cornice with vertically placed console brackets and paneled fascia, while No. 21, which is slightly higher, has a modillioned cornice with brackets and a paneled fascia board. Two internationally famous painters, Ben Shahn and Moses Soyer, lived at No. 23 during the mid-Nineteen-thirties.

The next three residences, Nos. 25-29, are extremely fine examples of the Greek Revival row house. Built in 1836, they retain their original two and one-half story height with basement. Handsome wrought iron railings with elaborately detailed iron castings enhance the design of all three houses. Here the foundry has utilized the anthemion leaf as the decorative pattern. Graceful "S" curve motifs adorn the tops just below the handrails. The cast iron newels are Neo-Grec in style and are topped by Greek anthemion caps at No. 25, while the low newels at Nos. 27 and 29 are capped by balls. The areaway railings have anthemion castings on top and fret motifs at the bottom of No. 25. The three areaway railings have a fine Greek fret pattern at their bases.

The handsome Greek Revival front door, with ornaments in the panels, has been retained at No. 25 with three-paned sidelights set between paired pilasters. The capitals of the pilasters and of the half-pilasters, set against the reveals of the doorway, are richly decorated with egg and dart moldings, repeated in the molding around the three-paned transom above. The entranceways are surmounted by bracketed lintels which are all distinctly different in design. No. 25 is dentiled with console brackets; No. 27 has Neo-Grec brackets of a later date with a saw-tooth design, while No. 29 is surmounted by a shouldered pedimented cornice. The window lintels repeat this motif. Small sheetmetal cornices have been added to those of Nos. 25 and 27, and corbel blocks support the simple sills of the windows of No. 25, further enhanced by the addition of exterior blinds. Attic windows, without fascia, appear at the top of this house. At Nos. 27 and 29, the facades are surmounted by deep fascia boards with attic windows cut into them. At both these houses, the fascia is divided into two parts by a wooden band (tenia), while at No. 27 the frieze has been altered by the addition of tryglyphs flanking the windows. These three very handsome row houses are, in actuality, interesting variations on the Greek theme. The huge chimneys of these residences create a striking silhouette against the sky.

#31

This five-story brick apartment house, built in 1890, was designed by George Keister. The first floor of the facade is especially fine as it has been treated polychromatically. The bricks contrast in color and texture with the many horizontal stone band courses. The fourth and fifth floors are separated by a wide band course of brick, framed top and bottom by stone moldings. The building is capped by an ornately paneled metal cornice with modillions set above a richly ornamented frieze.

#33-37

This six-story brick loft building, once used as a factory, was erected in 1886 by Gustavus Isaacs, the owner, who was the architect-builder. The first floor store front is supported by cast iron columns. The windows of the upper stories have been designed with simple stone lintels and sills. The building is crowned by an elaborately detailed, heavy cornice with brackets, with an impressive pediment of the same design at the center. The relatively monumental scale of this structure, juxtaposed with the intimately scaled Greek Revival row houses flanking it, heightens the architectural diversity of the block.

#39

Although this Greek Revival residence was built in 1846, it nevertheless adheres remarkably closely to the design of the earlier house which adjoins it, No. 41. The front door has been replaced, although the same pilastered door frame with transom is retained.

BETHUNE STREET South Side (Betw. Greenwich & Washington Sts.)

#39 cont. The muntined windows are enhanced by their simple stone sills, while sheetmetal moldings have been added to the simple stone lintels. This residence is likewise crowned by a dignified Greek Revival wood cornice similar to that of its neighbor.

#41 Built in 1842, this brick Greek Revival residence has been preserved in excellent condition. It was the home of Albert J. Hopper, mason, who probably was the builder. The house is three stories high with entrance just above street level and has a low stoop. The entranceway is enhanced by elaborate cast iron handrailings of the period. The handsome original door is flanked by paneled pilasters and three-paned sidelights with transom bar above, surmounted by a wide transom with three panes. The entranceway is crowned by a sheetmetal lintel with cornice. The double-hung windows with muntin, at the first and second floors, have been replaced at the top floor, and all have lintels with cornices and simple sills. This residence is crowned by a very fine, restrained Greek Revival cornice of wood, with crisply detailed dentiled molding and simple fascia board, set back at the ends of the front wall to permit the full profile of the cornice to return to the wall.

#43 The corner three-story building of 1842, one of a row of three (described under Nos. 749-753 Washington Street) was extended later in the century to the rear of its lot. This rear section was then raised in recent years to its present four-story height, and the entire wall repointed. The paneled door, with glazed transom, leading to the apartments above, replaces an earlier door nearer the corner, which has been bricked up. The muntined windows of the upper stories have stone lintels and sills and the house is surmounted by a simple brick parapet with stone coping.

BETHUNE STREET North Side (Betw. Washington & Greenwich Sts.)

#48 This two-story brick garage and freight loading station (described under Nos. 755-759 Washington Street) was erected in 1937-38.

#40-44 Erected in 1922, this one-story brick garage also serves this neighborhood. Although too low in height to relate well to the houses to the east, had the design been better studied when it was built, it might have been made to harmonize with its neighbors at least in its use of materials and in its details.

#38 This small one-story garage was built in 1927 and, like No. 40-44, might have been better designed.

#36 Originally erected in 1847, this intimately scaled brick Greek Revival residence was altered in 1928. The arched alleyway at the left side of the house served originally as accessway to a stable at the rear of the house. This little house is only two windows wide, and the windows have simple lintels and sills. The residence is crowned by a simple but dignified cornice.

#24-34 This pleasing row of six Greek Revival residences was erected in 1844-45. Originally they all had brick fronts, but Nos. 34 and 36 have been stuccoed. The houses were built in two groups, Nos. 30-34 and 24-28, as is clearly shown by the difference in window alignment. Three of the dwellings, Nos. 30-34, were built for Thomas Cudbirth, an agent at 148 Eighth Avenue. The property deeds show that Alexander R. Holden, a builder, who owned two of the lots, was involved in the building of the row. All the houses were built three stories high, with basements, and retain their stoops, with the exception of Nos. 24 and 34 which are now entered through the basement. The areaway railings and the stoops with their original cast iron handrailings have been retained at Nos. 26, 28, and 30. Beneath the vertical spindles of the railing uprights, the Greek fret pattern may be seen. At Nos. 28 and 30, the delicate newels are encircled at the top by the gracefully curved handrails. Very simple Greek Revival doorways remain at Nos. 30 and 32, while at Nos. 24 and 26 the doors are enframed by pilasters, with transom above. Heavy cornices

BETHUNE STREET North Side (Betw. Washington & Greenwich Sts.)

#24-34
cont. have been added to the entranceway lintels at Nos. 26 and 28, and Neo-Grec brackets have been added at No. 28. Low attic windows, so typical of the Greek Revival, have been retained at most of the houses. Roof cornices with dentiled moldings appear at all the houses, that at No. 30 having been recently restored in character with the other houses of the row. Altogether, these houses retain the quiet dignity and charm which is so characteristic of the Greek Revival style at its best.

#22
(#20-22) This early Twentieth Century apartment building was altered in 1937. It is five stories high with basement and has an entranceway framed by pilasters. The muntined windows have sills and lintels which tie in with horizontal stone band courses which extend the width of the building. It is crowned by an interesting metal cornice supported by brick corbeled brackets set in pairs between windows.

#16-18 This low corner warehouse (described under Nos. 786-788 Greenwich Street) was erected in 1935. It occupies the site of two town houses which once had a rear yard with common stable behind, extending the width of both lots.

CHARLES STREET (Between Hudson & Greenwich Streets)

As we look down this short street, which combines residential and commercial buildings, the eye is immediately drawn to the unusual little wooden house at the far end of the north side. According to tradition, it dates from the early Nineteenth Century, or even perhaps late in the Eighteenth. It was recently moved from York Avenue and Seventy-first Street to this more congenial spot in The Village and now occupies part of a vacant lot. Its low height and tiny scale is in startling contrast to the four and five-story apartment houses which occupy the rest of this side of the street, of which the tallest, a late Nineteenth Century Romanesque Revival building, is a good example of that style.

The most interesting building on the south side of the street is located at the intersection of Hudson and Charles Streets. Erected in 1827, this building, with a chamfered corner, still displays paneled Federal lintels and Flemish bond brickwork. The building steps down gradually from its three-story height to a small, one-story, stuccoed extension at the rear. Except for two houses at mid-block, the rest of the street is commercial, with a warehouse at the Greenwich Street intersection which is completely utilitarian in character.

CHARLES STREET North Side (Betw. Greenwich & Hudson Sts.)

#121 The little vernacular wooden house at the corner of Greenwich and Charles Streets was recently moved to this location from Seventy-first Street and York Avenue. According to tradition, it dates from early in the Nineteenth Century, or perhaps even from the late Eighteenth Century. It appears for the first time on the tax map of 1898, and, consequently, must have been moved to the York Avenue location in the latter part of the Nineteenth Century. A one-story addition was added subsequently to this simple boxy two-story structure.

#117 This four-story building of 1853 was recently (1961) completely refaced and renovated. Light-colored brick was used, in striking contrast to the rest of the building, around the entrance doorway. The facade is asymmetrical, with a tier of double windows at the left while the main doorway, beneath the fire escape, is at the right side.

#115 This striking example of late Romanesque Revival architecture was designed in 1893 by the firm of Thom & Wilson for the estate of S. R. Jacobs. The stubby columns supporting the lintel block above the entrance and the arched treatment of the top story windows are typical of the style. The picturesque roof cornice, supported on vertical brackets, is effectively stepped up at the center.

#113 This four-story brick apartment house (described under Nos.

CHARLES STREET North Side (Betw. Greenwich & Hudson Sts.)

#113 cont. 535-539½ Hudson Street) was completely altered between the years 1950 and 1953.

GREENWICH STREET East Side (Betw. Charles & Perry Sts.)

The corner is occupied by a small house recently moved to this location (described under No. 121 Charles Street).

#719-23 This six-story brick warehouse was erected in 1909 by Bernstein & Bernstein for the Greenwich Holding Company. Corbeled strips above the top story windows and the variegated brickwork provide the only decorative relief to this otherwise extremely simple structure.

#725-731 The present appearance of the adjoining row of houses, Nos. 725-731, is due to a remodeling of 1928 in the popular Spanish Colonial style, carried out by the architect Ferdinand Savignano for the Realty Collateral Corporation. Originally, Nos. 725-729 were built for Warren and Joseph B. Harriot, grocers, with store listed at 718 Greenwich Street at the southwest corner of Charles Street. They owned a considerable amount of property in the neighborhood.

No. 725 was built in 1835 as a two-story house. In 1928 the stoop was removed to provide a basement entrance and the entire facade was stuccoed. The building is now three stories high with basement. The 1928 entrance modification shows a round-arched basement entrance door, surmounted by a round-arched French window with projecting corbel type balcony below, which also serves as a small canopy over the entranceway. The building is crowned by a stepped parapet with coping. The parapet is decorated with a wide panel, pierced by three small arched openings just below the raised center portion.

No. 727 was erected in 1839, replacing an earlier building of 1826, destroyed by fire. The round-arched entranceway in the basement, as well as the round-arched window with balcony above, are smaller versions to those at No. 725. The surface of the facade is likewise stuccoed. This building has a stepped roof parapet with coping and small triple, blind arches at the center. A large round-arched entranceway with iron gate at ground level, adjoining the front door, serves as a common entrance passage to the back yards of Nos. 725-729.

No. 729, a three-story stuccoed residence, was built for Joseph B. Harriot in 1853. The severely rectangular doorway makes a strong contrast with the adjacent round-arched passageway to the back yard. On the ground floor, a small round-arched mullioned window, with a curved projecting corbeled-type sill, separates two rectangular shaped mullioned windows of different sizes, which have rectangular projecting sills. This house is crowned by a stepped parapet, with coping that features open triple arches at the sides with three small rectangular openings between them.

The corner house, No. 731, has an interesting history. The original house was built in 1811 for Henry Bayard, and a second house was built in 1836 on the Perry Street side for Joel Miller, chair-maker. In 1853, the two houses were rebuilt after a fire had practically destroyed them. The entire building, as seen today, incorporates the two rebuilt houses. This corner building, four stories high, was altered at the same time as No. 725. The design of the ground floor windows adheres closely to that of No. 729, and the topmost sections of the house feature projecting shed roofs of tile on the Perry Street side. The parapet which tops the building has an unusual, stepped pattern with curves making the transition between the steps.

GREENWICH STREET East Side (Betw. Perry & West 11th Sts.)

#733-735 This six-story brick building was designed in 1904 by Bernstein & Bernstein for Katz & Wimple. The first floor of the building has commercial store fronts. The architect has included classical French Beaux Arts motifs in the design above the windows. The building is crowned by a very restrained cornice.

GREENWICH STREET East Side (Betw. Perry & West 11th Sts.)

- #737 Built in 1838 for George Greason, tinsmith, who had purchased the land in 1837 from Cornelius R. and David R. Doremus, builders, who owned the adjoining properties to the north, this Greek Revival residence of brick is now three stories high and has had its original design altered. The stoop has been removed to provide a basement entrance, leaving the original lintel of the door in the wall above the window that now replaces it. This lintel, with saw-tooth molding, is supported on fluted brackets. The muntined windows are capped by lintels with cornices, and a simple belt course, serving as a window-sill, separates the muntined attic windows of the top floor. The residence is capped by a narrow fascia and rain gutter.
- #739 This 1843 brick residence stands three stories high with basement. It is one of several erected by David J. Brinckerhoff, builder, who then sold it to James J. Brinckerhoff. The stoop has been removed to provide a basement entrance which is deeply recessed and round-arched. The windows are capped by lintels with cornices. The original roof cornice has been replaced by a stepped brick parapet with panel beneath it at the center and has a stone coping. Originally, it must have been very similar to No. 737, and probably only two and one-half stories in height.
- #741 This three-story brick residence with basement was built by David R. Doremus, a builder, in 1854 as his own residence. The low stoop leads to an elaborately paneled door and door frame designed in the Italianate tradition. The windows are complemented by lintels with tiny cornices. Casement windows may be seen at the first floor, while the French windows of the second floor are protected and enhanced by diamond-patterned iron railings. The house is crowned by an elegant cornice which has ornamental console brackets and a paneled fascia.
- #743 This one-story brick garage was constructed in 1930 and is of rather small proportions. It consists of one large paneled door surrounded by brick.
- #745 This Greek Revival residence was built in 1835 for Abraham W. Cooper, a merchant tailor, and stands two and one-half stories high. The brickwork is in Flemish bond. The original stoop has been removed to provide a simple, recessed basement entrance. A stone band course at the top of the stone basement wall divides it from the brick wall above. The windows are enhanced by simple sills and lintels with cornices. The very low windows in the attic story add a charming note to the facade. The low, pitched roof is crowned, at the facade, by a fascia board and metal rain gutter.
- #747 This three-story Greek Revival residence, originally a twin of No. 745, was also built for Abraham W. Cooper in 1835. The stoop has been removed to provide a basement entrance. The first and second floor windows are muntined. Cornices have been added to the windows of the second floor only. Low attic windows and the roof cornice have been replaced by a third story crowned by a plain brick parapet. A change from the original Flemish brickwork to running bond is visible above the second story.
- #749-51 This double Greek Revival residence, three stories in height, also was built for Abraham W. Cooper in 1835, with stores at street level. The original dignified Greek Revival doorway with Doric columns has been retained at No. 749. A broad smooth band course divides the first floor of No. 749 from the upper stories. Simple sills and lintels with cornices embellish the windows. These two residences are crowned by a simple Greek Revival cornice, and the brickwork is of Flemish bond.

GREENWICH STREET East Side (Betw. West 11th & Bank Sts.)

- #753-757 This modified row of three Greek Revival residences of 1836-37 was built for Henry Pray, a butcher, who still lived in one of them as late as 1851. The three brick residences now stand three stories high with basements, and the stoops have been removed. The original doorway lintels can still be seen at Nos. 755 and 757. Cornices have been

GREENWICH STREET East Side (Betw. West 11th & Bank Sts.)#753-757
cont.

added to the simple Greek Revival lintels, and the low attic windows remain at Nos. 755 and 757. Identical roof cornices of a later date, with vertically placed brackets, crown each residence and unify the row architecturally.

#759

This narrow six-story brick commercial building was constructed in 1910 for the Greenwich Investing Company, and was designed by Gronenberg & Leuchtag, replacing a residence which had been part of the row to the south. The windows are complemented by very simple sills and lintels. The height of the building adds a note of architectural diversity to the block.

#761-765

Although these three brick buildings of 1838 appear so dissimilar today, they were built as a row for W. and J. P. Harriot, neighborhood grocers at 718 Greenwich Street. They were originally Greek Revival residences and only two and one-half stories in height, similar in appearance to No. 765. A fourth dwelling, at the site of the lumberyard at No. 767, was a part of the same fine row.

No. 761 was raised to three stories in 1877. A window replaces the original doorway; however, the frame of the doorway and the lintel above it have been retained in the wall. Simple sills and flush pedimented lintels complement the windows on the first and second floors. This house is crowned by a handsome roof cornice with four vertically placed brackets and a paneled fascia.

In 1877, No. 763 was raised from the original two stories to four stories with basement. A stoop leads up to a deeply recessed entrance. The windows are embellished with low pedimented lintels and simple sills. An elegant cornice with modillions, dentils and end brackets crowns the house.

No. 765, a two and one-half story, pitched roof Greek Revival house with basement, adheres closely to its original appearance. The stoop has been removed to provide a basement entrance. Pedimented lintels with shoulders and simple sills enhance the muntined windows of the first floor and are also seen at the second floor. Attic windows appear in the simple fascia board beneath the cornice. Most of the basic architectural elements, including the high pitched roof, have been retained resulting in a building of considerable charm.

#767

A wall serves here with a driveway entrance for a lumberyard. It has recently (1966) been completely refaced in a simple manner.

#769

This pie-shaped Greek Revival residence, also known as No. 96 Bank Street, was built in 1839 in Flemish bond, for and probably by George Youngs, a builder. It stands three stories high with basement and has a blank sidewall, except for a vertical tier of windows at the center of the three-story portion, suggesting that it may have had a steep, pitched roof with the third floor window at the apex of a gable-ended roof. The muntined windows of the low portion at the rear have been replaced by aluminum sash.

GREENWICH STREET East Side (Betw. Bank & Bethune Sts.)

#771-777

This seven-story loft building, erected in 1890 (described under No. 99 Bank Street) has recently been altered into apartments.

GREENWICH STREET East Side (Betw. Bethune & West 12th Sts.)

#789

The corner five-story apartment building (described under No. 10 Bethune Street) was erected in 1895.

#791

The four-story brick apartment house of 1879, designed by I. Irving Howard for John Van Buskirk, is an interesting survival in this block. It is much smaller in scale than its neighbors. The entrance is flanked by columns supporting a cornice slab which ties in with a horizontal band course of similar profile on either side. The flush band courses at the upper floors, window lintels and sills, and the rich cornice are typical of Neo-Grec work of the period. The building was altered in the first half of the Twentieth Century.

GREENWICH STREET East Side (Betw. Bethune & West 12th Sts.)

- #793 This large six-story structure, which extends from Greenwich to Hudson Street on West Twelfth Street (described under No. 607 Hudson Street) was erected in 1905.

GREENWICH STREET East Side (Betw. West 12th & Jane Sts.)

- #797-799 This six-story brick building, erected in 1890 for Joseph D. Eldridge, was designed by James M. Farnsworth for a very shallow corner lot. It has a store facing both the West Twelfth and Greenwich Street fronts. The only decorative element is the deep cornice, supported on widely spaced brackets, with swagged panels between them.
- #801 Constructed at the same time as No. 797-799, this building aligns with it at cornice level, although the windows are slightly lower. These two structures, of similar appearance, unify the block. The windows are grouped together by means of a projecting band course. No. 801 was designed by Charles Rentz for Alva L. Reynolds.
- #803 Erected in 1858 by George F. Coddington, a builder at 127 Fourth Street, this four-story building has a typical Italianate roof cornice. It probably was originally designed for single family occupancy but was later converted to apartments.

- #805-807 These two four-story buildings were erected in 1849 by Stacey Pitcher, a mason at 117 Crosby Street, as part of a block front around the corner on Jane Street (Nos. 58-66), which also includes Nos. 617-621 Hudson Street, erected a year earlier. The Greenwich Street houses, originally Greek Revival in style, as may be seen by their roof cornices and general proportions, were greatly modified in later years. The stoop was retained at No. 807 but replaced by a basement entrance at No. 805, making it now four stories in height. Both buildings have been converted to multiple tenancy.

GREENWICH STREET East Side (Betw. Jane & Horatio Sts.)

- #809-813 These three houses, originally erected as individual dwellings, were later altered. They are all entered through a gate at the rear of the lot, around the corner at No. 65 Jane Street. Nos. 811 and 813 were built in 1839, when the Greek Revival style was in vogue, while No. 809 dates from 1854.
- No. 809, four stories high, was built for Garret Green. It echoes the style of his earlier houses adjoining but has an Italianate roof cornice typical of its date of 1854. On the Jane Street side, the roof cornice has not been returned and there is a brick parapet with stone coping, stepped down toward the rear of the house following the slope of the roof. Both sets of end windows are blind.
- Nos. 811-813 were erected earlier, in 1839, and were originally Greek Revival in style. No. 811 was built for Garret Green as his residence, and No. 813 for William R. Halsey as his home. Green, a lumber merchant, and Halsey, a builder, may have been associated, since they shared the same business address, 99 Morton Street, at this time. Both residences were probably built by Halsey and were considerably modified in later years, notably by an alteration which eliminated the stoops and substituted a single entry for both at basement level. The basement stories are rusticated, and the smooth surface of the stonework contrasts pleasantly with the brick above.
- No. 813 had its top story raised to provide full height windows at the fourth floor, while No. 811 retains the small attic windows so typical of Greek Revival houses. The windows, some of which are muntined, have simple, but dignified stone lintels and sills. No. 811 is crowned by an Italianate roof cornice with console brackets. It is similar in design to the one at No. 809, doubtless replacing the original Greek Revival cornice, added when Mr. Green built the corner house. The cornice at No. 813 belongs to a date still later in the century when the building was raised a full story.

- #815
(#815-817) These two very charming brick Greek Revival row houses were built in 1848 (No. 815) and 1849 (No. 817) for Elizabeth Lawrence, the widow of Samuel Lawrence, State Assemblyman and Congressman. The buildings

GREENWICH STREET East Side (Betw. Jane & Horatio Sts.)

#815
(#815-817) were erected by Albert P. Sturtevant and Henry T. Pierce, neighborhood builders, who had purchased the land from her in 1847 and 1848.

The two houses stand four stories in height. The stoops were removed in 1943 to provide a common entrance for the two residences. The stuccoed basement has been painted white, contrasting in texture and color with the red brick surface above. The muntined windows are capped, in some cases, by simple lintels and plain stone sills, enhancing the overall appearance of the facade. The two units are crowned by the original, handsome Greek Revival cornice with crisply detailed dentiled molding and unadorned fascia board.

#823 This four-story corner building (described under No. 66 Horatio Street) was erected in 1846. The little one-story extension, to the rear of the lot, is an addition of the Twentieth Century.

GREENWICH STREET East Side (Betw. Horatio & Gansevoort Sts.)

The northern portion of this block is outside the District.

#825 Erected in 1847-48 as part of the development of Horatio Street around the corner, this four-story brick house (described under No. 59 Horatio Street) has a store at street level. Later in the century, a three-story addition was added which fills in the full depth of the lot.

#829 This simple four-story building, which has been completely stuccoed-over, is now a part of the meat processing plant adjoining it to the north. It was originally built as a private residence for Samuel G. Southmayd, whose planing mill was located at 377 West Street. The house, originally three stories in height with basement, must have been very similar to the adjoining Greek Revival row houses on Horatio Street.

GREENWICH STREET West Side (Betw. Gansevoort & Horatio Sts.)

The northern portion of this block is outside the District.

#832-836 This L-shaped, five-story brick apartment house occupies the corner site, where three small houses once stood. It was altered to its present appearance in the Nineteen-forties and fifties. It is also known as No. 61 Horatio Street.

GREENWICH STREET West Side (Betw. Horatio & Jane Sts.)

#828-830 This pair of fine residences of 1838-39 is the sole survivor of an impressive block front of Greek Revival row houses. Nos. 828 and 830 were built, respectively, for Abraham Underhill, an attorney at 14 Pine Street, who lived at No. 820 for many years, and for Isaac Jaques, a merchant. They were erected by William R. Halsey, a neighborhood builder, who developed considerable property in the West Village in the late Eighteen-thirties. Both houses retain their fine original hand-railings at their stoops. No. 830 was recently restored after a devastating fire and the basement shop was removed. The doorways are en-framed by pilasters and a full entablature. Each house is crowned by a dentiled Greek Revival cornice.

#822-826 This packing and storage building was built in 1957 for the Kansas Packing Company on the site of two houses and a stable (No. 822). With a complete array of doors at the first floor, the painted brick wall of the upper floors has conventional sized, muntined double-hung windows. A battery of sheetmetal ducts comes out the front wall near the top and is carried back onto the roof. Small towers appear at both left and right. Minus the ducts and white paint, this building might be made to harmonize quite well with its neighbors.

#818-820 Built in 1909 for the Neper Construction Company, this six-story brick, loft building was designed by John Woolley. It attempts to achieve an architectural quality in the design of its front facade. It is divided into two portions, separated by a wide brick pier at the center. Piers also close the ends and the two recessed portions between them have paired windows at the third, fourth and fifth floors. The second floor windows are triple, admitting more light for office use, while the first floor has two utilitarian doors and one main entry framed in stone with a heavy lintel block carried on brackets. The

GREENWICH STREET West Side (Betw. Horatio & Jane Sts.)

#818-820
cont. top floor has four windows surmounted by a corbeled brick cornice. The sidewall to the south is fully exposed and has a random arrangement of steel windows.

#816 This open lot with fence around it, now used for parking, was once the site of a small two and one-half story house.

GREENWICH STREET West Side (Betw. Jane & West 12th Sts.)

#812-814 This exceptionally handsome seven-story loft building was designed in the tradition of McKim, Mead & White by David H. King, Jr., architect. It was built in 1897 for Helene M. Cavarello. The first two floors are built of smooth stone (ashlar) construction with low segmental arches flanking a high central arch which takes in the second floor window facing Greenwich Street. Above this point the building is of brick, with slender corner quoins of brick interlocking alternately of different lengths. Another high arch, above the one at the first floor, takes in the windows of the fourth, fifth and sixth floors. The top floor has a series of small, arched windows crowned by a bold classical cornice. Although not in character with the residences in the area, this is an unusually fine commercial structure and set a standard for this area which was never surpassed.

#802-810 Completely anonymous, this trucking garage presents a minimum of structure to the eye and an array of large doors along the street. The small panels of the doors, the brickwork, and the neat sign above them are, in themselves, perhaps the best solution for this utilitarian type of building, but here again its very lowness sets it apart from the neighborhood and gives the street a toothless appearance. It was built in 1944 for the West Side Iron Works and occupies the former site of three six-story houses (Nos. 806-810).

GREENWICH STREET West Side (Betw. West 12th & Bethune Sts.)

#796 This five-story apartment house was built in 1877. The high windows have lintels with projecting cornices and sills supported on brackets. The building is crowned by a roof cornice with a bold overhang and fascia. The walls have been roughcast-stuccoed.

#790-794 Occupying the site of a coal yard, this two-story brick warehouse building, now occupied by the Central Steel Company, was built for the Purco Steel Company in 1924. It has industrial type steel windows and a stepped parapet with stuccoed panels in it. An off-center door gives access to the building at ground floor. This is a case where a simpler design might have produced at least a dignified appearance.

#786-788 Built in 1935 for the Lehigh Steel Company, this one-story structure consists of offices and a warehouse. Asymmetrical in design, it has a large door at the left with a window at the right side. The parapet is stepped-up and crowned by a stone coping. The sign along the front is dignified and the general appearance of this low structure is at least neat and respectable. It occupies the former site of two three-story houses and is located at the corner of Bethune Street.

GREENWICH STREET West Side (Betw. Bethune & Bank Sts.)

#772-784 This large apartment house fills the entire eastern end of the block between Bank and Bethune Streets. It is six stories high and built of brick with projecting corners and single double-hung windows. Despite its large size, it accords singularly well regarding fenestration and height with the buildings in the neighborhood. It is not distinguished as architecture, but it might at least be said that it does not defy an entire neighborhood. It occupies the site of several houses and of "The Star" apartment house, which once stood at the southwest corner of Bethune and Greenwich Streets. It was built for the Bethune Realty Corporation and was designed by I. J. Cransman in 1949. It includes the addresses Nos. 17 Bethune Street and 103 Bank Street.

GREENWICH STREET West Side (Betw. Bank & West 11th Sts.)

#766
(#760-770) The six-story apartment house on the corner of Bank Street is also known as No. 100 Bank Street. It was erected in 1956 for Albert & Harrison. In designing this structure the architect, Mortimer Gordon, made a conscious effort to create a simple design which would harmonize with the building on the next block, between Bank and Bethune Streets.

#758 With its new brick front ending in a high parapet, this three-story brick building looks quite modern, but it actually represents the complete remodeling of a very early house, erected in 1826 for Alexander Ritchie, a dyer, who also owned No. 754.

#756 This four-story brick house, originally a small building erected in 1829, was raised from three to four stories in 1873 when it was crowned by a uniformly bracketed cornice. The upper floors remain but little changed, while the frame of the doorway on the first floor has been smooth-stuccoed beneath a unifying horizontal band course which extends the width of the house.

#754 Also built for Alexander Ritchie in 1826-27, this house, like its neighbors, was later raised to its present four-story height and crowned by a Neo-Grec cornice. The pedimented entrance at street level gives access to the basement now converted to a first story.

#752 Now four stories in height, the corner building, also No. 315 West Eleventh Street, was originally late Federal in style. It was erected in 1827 for David Dunn and William Cranstoun, of Dunn & Cranstoun. It is severely simple and now has a bracketed cornice across the Greenwich Street front. The Dunn family owned this and neighboring properties until well into the Eighteen-forties (see No. 317 West Eleventh Street).

GREENWICH STREET West Side (Betw. West 11th & Perry Sts.)

#750 The four-story residence at this corner (described under No. 316 West Eleventh Street) was erected in 1843.

#744-746 This one-story, symmetrical, brick building, with stepped roof parapet, was built in 1945 and is used as a repair shop for automobiles. Severely simple in design, it serves a useful purpose within the community.

#738-42 Designed by George G. Miller and built in 1930 for the Greenwich Street Corporation, this four-story garage also serves the neighborhood. Broad steel casement windows are used throughout. The treatment of the base, differentiating it from the rest of the building by painting it white, and the rather carefully organized block and serif lettered signs, express the desire on the part of the owner to achieve a dignified appearance for this utilitarian structure.

HORATIO STREET (Between Hudson & Greenwich Streets)

Although dwarfed by the modern apartment building at the southwest corner of Hudson Street, the low three and four-story houses on the street still manage remarkably well to recall the domestic life of an earlier day. The remainder of the south side of the street is occupied by a short row of Greek Revival houses, of which one retains its stoop, fine doorway, and delicate ironwork. Unfortunately, recent alterations have eliminated many of the most interesting decorative features at the other houses, an indication of the need for the establishment of an architectural review board.

On the north side of the street is a long row of houses erected just before the mid-Nineteenth Century. The residences at the western end of the street are three stories in height and still display some characteristics of the late Greek Revival period in which they were built. The dignified row of five town houses at mid-block, visually unified by an unbroken band course above the first floor windows and by the roof cornices, has been considerably modified by successive alterations, so that

HORATIO STREET (Between Hudson & Greenwich Streets)

it retains little of its original Greek Revival appearance. Nonetheless, these houses still reflect a way of life which has largely disappeared in many parts of New York City, all too often replaced by large, impersonal apartment houses which lack the intimacy and warmth of an earlier period. The corner garage, which replaced three Nineteenth Century houses, fails to relate to its neighbors. With a little more thought, and at no extra expense, it could have been made more compatible with them visually and could have justified its location within an Historic District.

HORATIO STREET South Side (Betw. Hudson & Greenwich Sts.)

#54-56

This large nineteen-story apartment house on the corner site (described under Nos. 623-635 Hudson Street) was erected in 1962-64.

#58-66

Typically Greek Revival in style, these five handsome row houses were all erected in 1845-46 on land which, until 1844, had been owned by the Ireland family. The Irelands sold the lots to two cartmen, Cornelius Ackerman, who lived at No. 58, and Peter Van Natter at No. 62. They in turn sold to Abraham Demarest, a neighborhood builder, who should be credited with building the row.

Although No. 62 has been greatly altered, particularly at street level, by the elimination of the stoop, both this house and No. 60 still retain their Greek Revival character at the upper stories, with a fine doorway also at No. 60. Nos. 58 and 64 are the best preserved houses of the row, especially No. 58, recently renovated in a completely sympathetic manner.

For the most part, the classic features of No. 58 remain unchanged. The house stands three stories in height. The rusticated basement contrasts both in color and texture with the brick of the facade. The refined Greek Revival doorway has delicate three-paned sidelights set between full and half pilasters. The paneled door is topped by a simple wooden transom bar with molding, above which is a fine transom with three panes of glass. The stone stoop, leading to the entrance, is enhanced by wrought iron handrailings which are the originals. Above the simple wrought iron spindles, a row of graceful horizontal "S" curves provide a decorative element. The Greek Revival wrought iron areaway railing is also dignified in design. Below the top horizontal band, connecting the uprights, a series of wrought iron scrolls create the effect of arches. The windows have stone lintels and sills, and the usual six over six panes of the period. This residence is crowned by a fine Greek Revival cornice with crisply detailed dentiled molding above a simple fascia board. The cornices of Nos. 58-64 Horatio Street, together with the cornice of No. 825 Greenwich Street, although discontinuous, blend to create a unifying top line.

The corner four-story building, also known as No. 825 Greenwich Street, was sold by Demarest to Henry E. Clark, a grocer whose living quarters were above his store. The ground floor has been smooth-stuccoed and a fire escape covers most of the narrow facade. The original lintels of the period have been covered with sheetmetal, but the stone sills are unchanged. The tin cornices over the low windows of the fourth floor come up against the simple fascia board, creating an interesting pattern. The one-story extension on the rear of the lot, on Greenwich Street, is a Twentieth Century addition.

HORATIO STREET North Side (Betw. Greenwich & Hudson Sts.)

All the houses along the north side of this block were erected in 1847-48. Until that time the land had not been developed. But the city was rapidly pushing northward, and Fourteenth Street was no longer considered "out of town." Two astute widows, both members of the Ireland family, Elizabeth Lawrence and Jane Gahn, saw that the time was ripe to sell. Rows such as these were filling up the empty lots in the neighborhood as fast as local masons and carpenters could put them up.

#59

The four-story brick residence at the corner of Greenwich Street was the first house erected. It was built in 1847 for Harvey

HORATIO STREET North Side (Betw. Greenwich & Hudson Sts.)#59
cont.

Springsteen, a blindmaker, who moved his shop from 150 Amos Street to the new address in 1848. Later in the century, the house was extended to the full depth of the lot by a three-story addition (No. 825 Greenwich Street), replacing the workshop at the rear of the lot. The house still displays characteristics of the Greek Revival period. The simple wood roof cornice with dentils, as well as the small size of the attic windows with casements, are typical, as are the simple window lintels and sills and the muntined sash of the lower floors. The store at street level preserves a fine cast iron column at the corner of Greenwich Street.

#55 & 57

The next two residences were erected early in 1848 on property purchased in 1847 from Elizabeth Lawrence by John O'Donnell (No. 55), a mason at 20 Thames Street, and by Isaac Van Orstrand (No. 57), a carpenter at 125 West Eighteenth Street. Both these Greek Revival residences stand three stories high over a basement. In each case, a later alteration substituted a basement entrance for the former stoop.

No. 55 is closer to its original appearance than is No. 57. At No. 55 the low attic windows with casements have been retained, as at No. 59, and sheetmetal window cornices were added to the simple lintels of the lower floors. Above this, we see a dignified Greek Revival cornice, dentiled at No. 55. At No. 57, the window lintels of the first and second stories have been accented by the addition of projecting cornices. The residence is crowned by a roof cornice which raises it slightly higher than its neighbors. The cornice is carried on elaborately detailed console brackets, and a band below the fascia consists of an intricate chain pattern.

#45-53

This dignified row of five Greek Revival houses, each a narrow two windows wide, now rises to a height of four stories above basements. This row was erected for Farley Gray, an attorney at 14 Pine Street, whose home was at the then fashionable Clinton Place (No. 14). Gray's wife, Magdalena, had purchased the land in 1847 from Jane Gahn. Among the owners of the property, was a certain Reid R. Throckmorton, who had purchased the land from Mr. Gray, and who moved into No. 53 in 1848. He owned a planing mill in the neighborhood.

Due to successive alterations, No. 53 is no longer similar to the four neighboring houses (Nos. 45-51), described below. This building extends much deeper on the lot than the others: French casement windows, a later addition, appear at the second floor. The lintels have been treated in similar fashion to those of the row. Vertically placed console brackets have been added to the ends of the Greek Revival dentiled cornice which has a molding at the top.

Nos. 45 through 51 are architecturally unified by an unbroken band course, located directly above the first floor windows. The paired doorways of these residences are executed in a restrained Greek Revival design. Fine paneled pilasters, supporting a simple transom bar, frame these entrance doors which have muntined transoms. The unusual triple-sash first floor windows, with four-paned sidelights, echo the Greek Revival doorway design. Tin cornices have been added to the original lintels of the windows above, while the sills remain unaltered. The unity of the four houses is achieved by means of a continuous Greek Revival cornice with pronounced dentiled molding and simple fascia board.

#43

This one-story corner garage (described under No. 639 Hudson Street) was erected in 1949.

HORATIO STREET (Between Greenwich & Washington Streets)

This street, which has a quality and charm of its own, is located at the northernmost portion of the Historic District. As in many other areas of The Village, however, residential and commercial architecture are combined in a way which is not always entirely felicitous. The southern side is of less interest architecturally than the northern section, which consists of a fine block front of Greek Revival houses, extending from the corner of Greenwich Street to the large warehouse at the western end of the block, which is outside the Historic District.

HORATIO STREET (Between Greenwich & Washington Streets)

The south side of the street displays multiple uses and periods of architecture and presents a varied appearance, with the use of brick as the unifying element. The corner house, one of a fine pair of Greek Revival houses fronting on Greenwich Street, has recently been restored after a devastating fire. It is followed by several commercial structures of varying heights, rising to four stories in the garage at mid-block. This building, a late example of Romanesque Revival style, has a tall tower, introducing a vertical accent and a picturesque flavor to the street. The remainder of the block consists of apartment houses, of which the most notable is the five-story, late Nineteenth Century building at the end of the block, wherein four units were combined to present a unified front to the street.

Varying in height from three to four stories, the houses on the north side, built in the second and third quarters of the last century, present a street front of considerable interest and quality. The seven charming Greek Revival residences, nearest the Greenwich Street corner, are fine examples of their period and style and lend a warm, human scale to the block. Several of these houses retain their original proportions, with a low attic story and, except for one, have preserved their stoops. Subsequent alterations have unfortunately eliminated most of the original ironwork and, in several cases, the doorways have been modified; the triangular pediment over the doorway of the third house from the corner is a particularly unfortunate addition which is completely out of character with the style of the house and the neighboring original doorways. With help and advice from a design review board, this row could be restored to superb condition.

HORATIO STREET South Side (Betw. Greenwich & Washington Sts.)

The four-story corner building (described under No. 830 Greenwich Street) was erected in 1839.

- #68 This small two-story building, erected as a stable in 1874, now serves as a studio for the owner of No. 830 Greenwich Avenue.
- #70 This building, now used as a dry ice plant, rises to a height of four stories. Erected in 1955, it has a brick wall above the entrance which is completely undecorated except for rows of headers at every sixth row. It is crowned by a stone coping. The painter Bruce Mitchell lived here in the late Nineteen-thirties in a Greek Revival house which was demolished to make way for the present building.
- #72-74 Built in 1907 as a stable, this brick building was converted for use as a garage in 1942. It is four stories high, with a small tower on the left. It displays features of the Romanesque Revival style in the arches which embrace and unify the windows of the second and third stories. White stone windowsills and lintels supply a welcome note of contrast to the red brick facade, laid in Flemish bond brickwork.
- #76-78 Before its conversion in 1927 to an apartment house by I. Henry Glaser, this building consisted of two separate houses, known as "Horatio Gardens." The three round-arched windows on either side of the segmental-arched entranceway are an interesting feature framed in brick. These windows, with brick arches above and toothed brickwork frames at the sides, represent part of the 1927 alteration, yet the simple lintels with diminutive cornice and the muntined double-hung sash of the original windows remain in place above them. The windows of the upper stories have their original simple stone lintels and sills. The building is crowned by a stepped brick parapet with brick panels and a stone coping. At the time of the alteration, a three-story brick building was erected at the rear of the two lots.
- #80 Built in 1853, this five-story brick building, with commercial store front, has three double-hung windows on each floor which have stone lintels with diminutive cornices. Small (bathroom) windows have been cut in the front wall just to the left of the central window and the lintel extended out to include them. The building is crowned by a restrained roof cornice with modillions and simple fascia board.

HORATIO STREET South Side (Betw. Greenwich & Washington Sts.)

#82-88

This brick apartment building consists of a row of four units and was built in 1878. The buildings, designed by Theophilus Smith for John H. Selzam, are five stories high. The first floor is separated from the upper stories by a horizontal band course. The uniformly treated smooth stucco finish of this ground floor contrasts in texture and color with the brick of the upper floors. The design of the first floor consists of pairs of arched, double-hung windows alternating with segmental-arched entranceways with low stoops. The scheme creates an interesting pattern. The paneled lintels over the double-hung windows of the second floor are surmounted by triangular pediments, resting on carved brackets, while the similar lintels over the windows of the upper stories are capped by horizontal cornices resting on similar brackets. These buildings are crowned by an elaborately detailed cornice with vertically placed, paired brackets with panels between them.

#90-92

This five-story corner apartment house (described under No. 795 Washington Street) was erected in 1871.

HORATIO STREET North Side (Betw. Washington & Greenwich Sts.)

(The corner warehouse [Nos. 85-87] is outside the limits of the Historic District.)

#83

This dignified brick Greek Revival residence was built in 1852-53 for Henry A. Nelson, a real estate agent. The house stands three stories high with basement. The richly detailed wrought iron handrailing of the stoop and areaway adds a touch of elegance to the architecture and is, despite its late date, reminiscent of the Greek Revival theme. The recessed doorway is surmounted by a low lintel with small cornice. The six-over-six lights of the muntined windows are complemented by simple lintels and sills. The low attic windows are especially notable also for their three-over-six lights. It is interesting to note the large expanse of brick wall above the low attic windows and below the simple cornice. It would appear that the house was raised to gain ceiling height at the attic but that the owner could not afford the usual, new, higher windows. A small double-hung sash window with plain lintel and sill appears over an alleyway entrance which once led to a small two-story building at the rear of the lot. The house is crowned by a restrained Greek Revival cornice with fascia board.

#79-81

These two brick houses were both built in 1870 for James Gilmore, and designed by William Grant. They stand four stories high with basements. The stoops have been replaced by basement entrances, although the lintels and cornices of the original entrance appear above the balconied French windows of the first floor. The muntined windows are embellished by sheetmetal lintels with cornices. The house at No. 79 is crowned by a modillioned cornice with four vertically-placed brackets, while No. 81 has had its cornice removed and is finished off by a brick parapet with stone coping.

#69-77

Nos. 73-77, three very charming brick houses, show us the original appearance of this row of five Greek Revival residences erected in 1835-36, immediately after the land was first sold for development by Francis B. Cutting in 1835. These three houses, all two stories high with an attic and basement, now house a day nursery. The land on which Nos. 71 and 73 were built was purchased in 1835 by William R. Halsey, a builder, who resided for a short time at No. 73 before he sold both properties at a handsome profit. In all likelihood, he should be credited with the building of this fine row. A few years later, in 1839, he was active on Greenwich Street (No. 813, etc.). Nos. 75 and 77 were erected for a distinguished New Yorker, Henry J. Wyckoff, at one time Alderman of the First Ward and active for many years in city administration.

The prototype entranceway at No. 73, with imposing pilasters and entablature, is similar to that at No. 71. The double-hung windows have simple lintels and sills. The low attic story windows are cut into a fascia board at No. 73, which is crowned by a simple roof cornice. The

HORATIO STREET North Side (Betw. Washington & Greenwich Sts.)#69-77
cont.

entranceway at No. 77 is similar to that at No. 73, although the entablature above the pilasters has been greatly simplified through subsequent alteration. No. 77 retains its stoop and iron handrailings. The stoop has been removed from No. 75 and entrance to the house is through the basement. Simple stone lintels and sills enhance the windows. Both Nos. 75 and 77 retain their low attic story windows and, with No. 73, are all crowned by an unadorned roof cornice. The continuous cornice line of these three houses creates a pleasing bit of architectural uniformity.

Nos. 69 and 71 have undergone similar modifications, both having had their top floors raised. Both these brick houses now stand a full three stories high with basements. The paneled, recessed doorway at No. 69 has an addition on the facade of a triangular pediment with shoulders, which is completely out of character. The casement windows of the first and second floors, together with the plate glass, double-hung windows on the third floor, retain their original Greek Revival lintels. This house is crowned by a modillioned cornice with fascia board and end brackets. The muntined windows are enhanced by lintels with projecting cornices, added at approximately the same time as the Italianate roof cornice carried on four vertically placed brackets.

#67

This three-story Greek Revival house of brick was built in 1842 for Henry Stokes, an importer at 101 John Street, who lived at 48 Charles Street. He had purchased the land seven years before, in 1835. One handrailing of the stoop is the original: of wrought iron, it has a graceful "S" scroll design below the handrail and simple newel post. The handsome entranceway, with paneled double door, although a later addition, is imposing in its height. The simple lintel over this doorway is surmounted by a boldly projecting cornice supported on two vertically placed fluted brackets, typically Neo-Grec in style. The double-hung plate glass windows of the first floor and the muntined windows of the second floor all have lintels which are topped by large, projecting metal cornices echoing the design of the cornice at the doorway. The low three-over-six muntined attic story windows show, on the other hand, their original diminutive moldings on their simple lintels. The front wall is crowned by a multi-bracketed cornice with paneled fascia, Neo-Grec in style.

#65

This charming brick Greek Revival residence was built in 1845 for Wait Wells, a fishmonger at Stall No. 30 Washington Market. The house is three stories high with basement. An unusual bay window extension, a later addition, is seen at one side of the residence. The restrained wrought iron stair and areaway railings are original. The very fine paneled door is framed on both sides by simple pilasters and half-pilasters with solid panels between them. The door is surmounted by a transom with four panes. The doorway lintel, decorated with a richly-detailed jigsaw pattern typical of the Eighteen-fifties, is surmounted by a cornice supported on brackets. The lintels over the muntined windows are embellished with sheetmetal cornices, and their projecting sills are supported on diminutive corbel blocks which are later additions. The muntined window at the side wall retains its simple lintel and sill. The full-depth fascia, with windows in it extending around the corner of the third floor, is one of the few examples of its kind in the city. A simple band course is seen below the row of attic windows. The three low attic windows are casements and extend up to the underside of the cornice. The deep fascia between the windows is built entirely of wood and provides a handsome crowning feature of the top of the building above the brick walls. This fascia is crowned by a simple wood cornice.

#61

Altered in this century, this five-story building (described under Nos. 832-836 Greenwich Street) incorporates three Nineteenth Century buildings. There is an empty lot between Nos. 61 and 65.

HUDSON STREET (Between West 11th & Gansevoort Streets)

The presence of playgrounds and a square gives to this portion of Hudson Street a good deal of open space and an airy character.

The east side is completely residential in character and is dominated by large apartment houses which give a modern appearance to the street. At the southern end is the "Abingdon Arms," a six-story brick apartment house, surrounded by a playground. To the north, we catch a glimpse of Abingdon Square, the point of entry of Eighth Avenue. The open vista is interrupted by a sixteen-story apartment building which occupies the southern half of the block between West Twelfth and Jane Streets. The next block preserves far more of its Nineteenth Century flavor, with mid-century, four-story houses occupying most of the block, except for an apartment house at its northern end. The northernmost block between Horatio and Gansevoort Streets is the site of a playground (outside the Historic District).

The west side of Hudson Street is far more interesting, displaying a diversity of building heights, materials, architectural styles and functions. Most of the houses combine stores at street level with apartments above. The commercial building occupying the entire block between Bank and Bethune Streets has recently been attractively remodeled for residential use, preserving much of its original appearance. Just above this, between Bethune and West Twelfth Streets, is an especially fine street front, with a row of five and six-story apartment houses of the late Nineteenth Century sheltering, in their midst, a notable four-story town house of the Greek Revival period near the southern end of this block.

Much of the mid-Nineteenth Century character which this section of Hudson Street originally possessed has of course disappeared with the replacement of older structures by modern apartment houses. This once was one of the most interesting sections of the City. One has only to recall the fine houses which lined the Abingdon Square area to realize what has been lost to posterity.

HUDSON STREET West Side (Betw. Gansevoort & Horatio Sts.)

#639

Replacing a four-story building on the corner, this garage, with open lot in front, serves a useful purpose in this community. It is also entered at No. 43 Horatio Street. Of severely simple construction, with steel window sash and tile coping on top of the walls, this little building could, through use of materials and certain details, have been made more interesting architecturally. With its low height it fails to relate to the adjoining houses, but it might have been made more compatible with them had its wall received a band course or other feature relating it to the very pronounced band course of the houses next door.

HUDSON STREET West Side (Betw. Horatio & Jane Sts.)

#623-635

Occupying a site where seven houses once stood facing Hudson Street, this large apartment house, "The Cézanne," rises to a height of nineteen stories. Built in 1962-64, it has only the advantage that, in saving costs, it has not attempted to band or streamline the windows horizontally in the manner which became so usual in the Nineteen-thirties and carried over to the Nineteen-fifties. The windows, which have wood sash, are grouped in twos and threes and, in the wider grouping of threes, a picture window is inserted in the middle. More attention to neighborhood fenestration might, at no extra cost, have produced a more compatible building.

HUDSON STREET West Side (Betw. Jane and West 12th Sts.)

#617-621

These three brick, four-story buildings were built in 1848 by Stacey Pitcher, a mason at No. 117 Crosby Street as part of his development of the block. The enframing of the commercial store fronts is, for the most part, original with the date of construction, but the show windows and their bases were remodeled at a later date. The store fronts are separated from the upper living quarters by a severely simple cornice with moldings. The recessed entranceways at Nos. 617 and 619, leading to the upper floors, are designed in character with the cornice above them. The recesses of these angularly proportioned entranceways are enhanced by paneling. Small moldings have been added to the simple

HUDSON STREET West Side (Betw. Jane and West 12th Sts.)

#617-621 cont. stone lintels over the windows. Two buildings, Nos. 617 and 619, are capped by modillioned roof cornices and their paneled fascia boards have been embellished by pressed metal decoration. The roof cornice at No. 621 is in keeping with the Greek Revival design of the houses.

#615½ This six-story building was constructed in 1900. In designing the facade, the architect, M. Bernstein, has incorporated a wide range of classical details of French Beaux Arts derivation. The fascia board, beneath a cornice carried on console brackets, is embellished by a richly detailed swag motif. The windows all have heavy masonry frames and are arched at the fifth floor.

#615 Built in 1859 by Solomon Banta, a mason active for many years in The Village, this brick house stands four stories high. The first floor has been remodeled with a storefront. The windows on the second floor are floor length, while the windows on the third and fourth floors diminish in size respectively. Heavy sheetmetal cornices have been added to the rectangular lintels over the windows. The detailing of the roof cornice is Italianate in design, with a row of modillions above a dentiled molding.

#613 This little brick residence was constructed in 1842 by Edmund Hurry, later an important architect in New York City. He lived in this house from 1848 to 1851. Simplicity of design is its most distinctive feature. This Greek Revival house is three stories high with basement. Although the doorway has been lowered to street level, the very dignified post and lintel entranceway of the original design has been retained. The windows are topped by lintels with simple cornices. The lintels, together with the somewhat pronounced sills, interrupt the stark simplicity of the facade. The building is crowned by a simple cornice with plain fascia board.

#611 This corner three-story brick Greek Revival residence, with a store at street level, was also erected by Edmund Hurry. Built in 1842, the first floor area was remodeled during the last quarter of the Nineteenth Century with a distinguished commercial front. The first floor is separated from the upper stories by a simple molded entablature. On the Hudson Street side, a finely detailed cast iron column, supporting the entablature, remains. This column is divided into two parts: a fluted shaft over a paneled base, separated by two bosses, and topped by a modified Corinthian capital. Access to the upper floors is through an entranceway at No. 317 West Twelfth Street.

The wrought iron areaway railing near the entrance, together with the handrailing of the two-step stoop, are attractive but only in part original. The twisted, wrought iron spindles of the railings are capped by a horizontal band of "S" curves. The cast iron newel posts are unusual and intricately patterned, topped by balls. Lintels with pronounced cornices appear over the casement windows. The eye is drawn to the top of the building which is crowned by a bracketed cornice. A crisply detailed dentiled molding is seen beneath a row of modillions, while the fascia board is paneled.

HUDSON STREET West Side (Betw. West 12th & Bethune Sts.)

#607 Designed in Neo-Federal style by the architect Ralph Townsend, this large six-story brick building of 1905 occupies the whole block front between Hudson and Greenwich Streets. Originally planned as hotel (the Trowmart Inn) for William R. H. Martin, the structure now serves the community as the Village Nursing Home.

The main entrance to the building is at No. 607 Hudson Street. The ends of this building are as attractive as the long side on West Twelfth Street. The Hudson Street side, six windows across, is symmetrically arranged, and has a handsome entrance porch at the center, carried on columns and surmounted by a balustrade.

This large corner building (described under West Twelfth Street) was built as a hotel in 1905.

#605 This five-story brick apartment house of 1887 is five windows wide

HUDSON STREET West Side (Betw. West 12th & Bethune Sts.)

#605
cont. with stores at ground floor on either side of an arched entrance doorway leading to the upper floors. The windows are of plate glass and have simple stone lintels resting on horizontal band courses of brick. A shallow cornice is surmounted by a most unusual openwork parapet with heavy, studded top rail. It was built for Thomas F. Allan and designed by Frederick T. Camp.

#601-603
(#18 Abingdon Square) This sedate apartment house, retaining its archaic Abingdon Square number (No. 18), was built in 1885 for William Gibson and designed by James J. Lyons. Also five stories high, like No. 605, it is almost exactly the same height: the top of its bracketed cornice aligns with the top of the parapet next door. This cornice is quite high, with oversized dentils between the brackets. There are three brick pilasters on the front, one at each end and one in the center. Where these meet the cornice, they are signalized by paired brackets. The first floor entrance door is on center beneath the center pilaster. It has a dentiled cornice slab resting on brackets; the cornice is extended out across the building on either side.

#599
(#16 Abingdon Square) This house, which retains its archaic number (No. 16), is one of the few truly noble town houses remaining in this part of The Village, where once there were so many around Abingdon Square. Built for Samuel P. Archer in 1839, it is a fine Greek Revival house twenty-eight feet wide which accounts for the extra space to the right of the front door. The pilastered doorway, with entablature above, enframes a single six-paneled entrance door which is flanked by paneled pilasters and sidelights and crowned by a heavy transom bar and glass transom. The windows are all muntined and the stone lintels above them flush with the masonry. An original treatment has been reserved for the low attic windows which are combined in a flat fascia with panels of lesser height between the windows.

#597
(#14 Abingdon Square) This five-story corner building (described under No. 6 Bethune Street) was built in 1893.

HUDSON STREET West Side (Betw. Bethune & Bank Sts.)

#585-591 This seven-story loft building, erected in 1890 (described under No. 99 Bank Street) has recently been altered into apartments.

HUDSON STREET West Side (Betw. Bank & West 11th Sts.)

#583 This corner building (described under No. 90 Bank Street) was built in 1873 and altered to its present appearance in 1940.

#577 & 579 These two three-story buildings, although dissimilar in appearance, were both built by T. and P. Holzderber in 1870. No. 577 remains closest to its original appearance with handsome modillioned cornice, while No. 579, shorn of its cornice and ornament, was obviously remodeled more recently. They both have commercial premises at the ground floor. The bar at No. 577, with its dark glassy front, is particularly out of character.

#575 Built in 1849 for George Ackerman, a blacksmith, as his place of business, this building was remodeled a few years later, in 1853. The dignified cornice with its paired brackets seems to belong to an even later date. It is four stories high with store at street level.

#571-573 This striking loft building was built in 1892 for the Smith, Darling Company and was designed by Ralph Townsend. In its upward progression it is a visual testimonial to the fact that the largest windows were needed at the bottom and the smallest at the top: the intermediate brick piers only begin at the third floor and the round-arched windows of the top floor introduce brick between them, where slender mullions sufficed for the windows below them. By the Eighteen-nineties the cornice was already being eliminated by some of the more progressive architects. Here Townsend essayed a Romanesque Revival scheme with terra cotta panels set between paired vertical ribs crowned by a stone coping set on corbel stones.

HUDSON STREET West Side (Betw. Bank & West 11th Sts.)

#569

This corner building (described under No. 303 West Eleventh Street) was built in 1836, but altered in 1874.

HUDSON STREET (Between West 10th & West 11th Streets)

This section of Hudson Street still retains a good many Nineteenth Century buildings, although many have been drastically altered. Combining residential and commercial functions, they display a great variety of architectural styles. In height they range from three to six stories.

The northernmost block on the east side of the street is notable for a group of buildings of the third quarter of the Nineteenth Century. Here, two rows of four-story houses were altered to present a uniform, if somewhat bland, street facade. The fenestration and the height of the buildings were retained, except for the addition of a slightly higher roof parapet.

The west side displays several glaring examples of unsatisfactory alterations, which are completely out of character with the neighborhood. One would never guess, for example, that the small three-story house at the south corner of West Eleventh Street, recently veneered with an ugly composition material, may actually date back to the early Nineteenth Century. Farther down the street, at mid-block, are three buildings of the mid-Nineteenth Century which were badly remodeled in the Nineteen-fifties, a situation which could have been avoided had architectural controls existed at that time. The entire front of one house was veneered with simulated stonework; the middle building is a prime example of how a sloppy sign can ruin the appearance of an otherwise dignified little building; the new front of the southernmost structure, with its horizontal windows, metal sash, and two-toned brick, completely negates its original appearance.

HUDSON STREET West Side (Betw. West 11th & Perry Sts.)

#567

This old three-story corner house (also No. 302 West Eleventh Street), now a tavern, is of frame construction but has been veneered with composition material. Its history goes back to 1817, when the house belonged to Daniel D. Smith, a bookseller and stationer at 190 Greenwich Street, who served as City Assessor and Election Inspector. The house has a bracketed cornice of much later date and all its muntined windows facing Hudson Street have been replaced.

(no #)

Just a small triangular slice of a building, this house has no number but would seem, from its similar cornice, to have once been a part of the tavern of which, in a sense, it fills up the back lot. A date of 1846-47 is probable.

#561-565

These brick buildings, set on a triangular lot, have availed themselves of the rear lot of No. 304 West Eleventh Street to gain depth. They are built in the local vernacular with stores beneath and rather small windows. They were erected in the early Eighteen-fifties for James Kyle, a marble polisher, and No. 565 was occupied by Thomas Kyle, a bookseller. The fronts have tie-rod end-plates at both third and fourth levels; and both houses are crowned by bracketed roof cornices.

#555-559

No. 559 was built in 1842 as part of this row of three houses, all greatly altered today. They were erected on land purchased for development by John Cole, a neighborhood mason at 52 Charles Street. Since he also paid the taxes on the houses, it is logical to assume that he built them. As the result of an alteration of 1955, No. 559 had its cornice removed and the entire front veneered with simulated stonework. The ground floor has two entrances and a large plate glass window while the upper floors have conventional windows, three to a floor.

The brick front of No. 557 was installed in 1951 when it was remodeled, as may be seen from the steel shelf angles which support the brickwork above the windows, in lieu of lintels. There is a store at ground floor level and an entrance leading to the upper floors. This is a prime example of how sloppy painted signs can ruin the

HUDSON STREET West Side (Betw. West 11th & Perry Sts.)#555-559
cont.

appearance of an otherwise rather dignified little building and how they can down-grade an entire neighborhood. The front wall extends up with a high brick parapet crowned by a stone coping.

The front of No. 555 was rebuilt in 1950 at considerable expense, using metal sash and two-colored brick to complete the horizontality of the wide windows. It retains no vestige of its original appearance.

#551

This six-story brick apartment house was designed by Moore & Landsiedel for G. Otto Elterich and was built in 1900. This design, with rounded corner bay, retains conservative elements such as the round-arched top floor, reminiscent of the Romanesque Revival. The splayed lintels with keystones belong to the later classical trend in design, as does the handsome doorway on Hudson Street, where a full entablature is carried on Roman Ionic capitals. The famous sculptor, José de Creeft lived here in the mid-Nineteen-sixties.

HUDSON STREET West Side (Betw. Perry & Charles Sts.)

#549

Located on the corner, this five-story brick apartment house is also entered at No. 114 Perry Street. It was built in 1890-91 and remodeled five years later as a hotel. With a store at the ground floor, the building is crowned by a heavy cornice carried on widely spaced brackets. The second and third floor windows are set back between brick pilasters returning to the wall plane at the top of the third floor windows by means of the brick corbeled portions in between.

#543-547

These three simple brick houses, with stores at ground level, were built in 1846. No. 541 was also originally part of the row. These houses were erected for men who all were associated with the building trades, either as builders or suppliers: William Livingston, a carpenter (No. 541), Edward Black, a mason (No. 543), Daniel French, a stone merchant (No. 545), and Richard Taylor, a coal dealer (No. 547).

Nos. 543 and 545 have simple rows of brick corbels at the top, while No. 547 has been rebuilt with a plain brick parapet. They have all retained their muntined double-hung windows except No. 547, where the third floor windows have been replaced. The stores have all been modernized and those at Nos. 543 and 545 have a paneled brick band course above them.

#541

Handsomely altered in 1959 this house, built in 1846, is now greatly simplified. One large triple window at the top is a studio window. Beneath this window is another of similar width at the second floor. The ground floor has an entrance door alongside a garage door. The brickwork is of Flemish bond and extends up to the top of a parapet with coping on top.

#535-539½

Four stories high, this brick apartment house is located on the corner site (No. 113 Charles Street). This building stands on a site once occupied by several houses which had stores facing Hudson Street. Single and double windows with horizontal muntins give the building a dignified appearance with ample wall spaces of brick between. Dark colored headers in the brick wall create a diagonal pattern on the walls. The north end of this building extends up to include a fifth floor with brick parapet and central section of open railing above.

JANE STREET (Between Hudson & Greenwich Street)

On this street, which is completely residential in character, the most salient fact is that all the houses are dwarfed by a large apartment house, erected a few years ago on the northwest corner of Hudson Street. An architectural review board could have insisted on a more appropriate handling of this apartment house which would have been more compatible with the surrounding houses and the neighborhood in general. This building is fortunately separated from the four-story house on the Hudson Street corner by a small courtyard behind a simple wrought iron railing. This courtyard gives access to the corner house and the neighboring buildings on Hudson Street.

JANE STREET : (Between Hudson & Greenwich Streets)

The block front created by five houses of the mid-Nineteenth Century on the south side of the street creates a harmonious composition, with the long side of the corner houses providing a stabilizing factor. The row of three residences at mid-block is an exceptionally fine example of late Greek Revival style. Two of the houses are of special significance due to the fine design and exquisite craftsmanship of the handrailings at the stoops. In spite of later alterations, this is a pleasant row of houses which has considerable charm. It is worth mentioning that the ornamental cast iron porch, added to one of the landings, constitutes a praiseworthy effort on the part of the owner to respect the design of the original.

JANE STREET : South Side (Betw. Hudson & Greenwich Sts.)

#58-66

The five brick Greek Revival residences creating this block front were erected in 1848-49 by Stacey (Stacy) Pitcher, a mason at 117 Crosby Street, as a part of his development of the block, which also included Nos. 617-621 Hudson and Nos. 807-809 Greenwich Streets. The buildings at the corners (described under No. 621 Hudson Street and No. 807 Greenwich Street) were built four stories high with the usual commercial store fronts. Between these corner houses, the three residences (Nos. 60-64) are exceptionally fine examples of the late Greek Revival style. They stand three stories high.

Two houses in this row, Nos. 62 and 64, are of special significance because of the fine craftsmanship and design of the ironwork of their handrailings at the stoops. The stair rails are wrought iron with castings set between the vertical spindles. No. 62 displays a most unusual feature in that square openwork panels of wrought iron make the transition from the stair handrailings to the more widely spaced railings of the landing itself. These landing railings are of particular interest as they have easements, curved at their ends, to make the transition to the cast iron newel posts below them. No. 62 also retains its original wrought iron areaway railing with modified Greek Revival fret design at the base. The basement windows have their original wrought iron bars. The ornamental latticework cast iron porch at the landing at No. 64 respects the design of the original ironwork.

The stone basement of this three-unit row is handsomely rusticated. The stoop has been removed to provide a basement entrance at No. 60, but the top line of the rusticated basement wall has been carefully retained above a simple doorway. The ironwork at the areaway here appears to have been replaced at a later date by a simple wrought iron railing with returns at the entry. The parlor-floor windows were originally floor-length, as suggested by the floor-length French windows at No. 62, and again by the panels beneath the windowsills at No. 64.

The pedimented doorway at No. 62 appears to be the original and the recessed door frame, although lacking the usual sidelights, has a three-paned transom. The doorway at No. 64 has a transom similar to the one at No. 62, but the wood frame may have been installed at a later date. Flush Greek Revival lintels appear over the windows at No. 60, whereas the lintels at No. 62 have their original diminutive moldings. The window lintels with bolder cornices at No. 64 are of sheetmetal. All three houses are capped by handsomely modillioned roof cornices with plain fascia boards. These fine cornices thus unify the three residences architecturally. The modillioned cornices of Nos. 60, 62 and 64 are carried in a continuous line around the end building at the corner of Jane and Greenwich Streets. The building at the corner of Hudson Street (No. 621) is slightly higher than the others and has a fine Greek Revival dentiled cornice.

JANE STREET North Side (Betw. Greenwich & Hudson St.)

#65-67

This charming courtyard, with its simple wrought iron railing, is the entranceway for Nos. 809-813 Greenwich Street. The windows on the back walls of these brick residences are enhanced by their simple Greek Revival lintels and sills. The south side of the rear wing of No. 813 has an attractive "swell front" facing this small courtyard.

(#59-63)

This huge nineteen-story apartment house (described under Nos. 623-635 Hudson Street) was erected in 1962-64.

JANE STREET (Between Greenwich & Washington Streets)

Exhibiting great diversity of style and function, several of the buildings on this street still display notable features of Nineteenth Century architecture.

On the south side of this street, the seven-story factory building on the Greenwich Street corner and the tall pair of apartment houses at mid-block supply a note of contrast to the low neighboring buildings. Near the Greenwich Street corner, a row of six Italianate residences of the mid-Nineteenth Century, three stories high and unified by a continuous, richly detailed roof cornice, retains many original features of the period. Most noteworthy are the high stoops enframed by handsome cast iron railings and the paired entrance doors at the parlor floor. Further down the block is a one-story structure, serving as a warehouse and garage for the corner building, which interrupts the continuity of the prevailing three-story height. The two-story industrial building at the corner of Washington Street, erected some twenty years ago, is an example of completely incoherent design, a prime example of an opportunity lost. With a little extra effort on the part of the builders, this structure and the garage nearby could have been designed to blend with their surroundings, befitting their location in an Historic District.

The north side of the street is extremely interesting, although the low commercial buildings toward the western end of the block are completely utilitarian in character and far from prepossessing. The handsomest house on the entire street, located at mid-block, is a particularly fine example of Anglo-Italianate style, with a handsome balcony running across the full width of the house. Next to it, by contrast, and running to the parking lot at the corner of Greenwich Street, is a noteworthy row of six Greek Revival houses, of which several have retained their high stoops and beautiful wrought iron handrailings which feature elaborate castings. This row is unified architecturally by the delicate roof cornices crowning the houses.

Thus, in spite of the inroads of commerce, this is still a pleasant street on which to live.

JANE STREET South Side (Betw. Greenwich & Washington Sts.)

#68

This seven-story factory building (described under Nos. 812-814 Greenwich Street) was erected in 1897.

#70-80

This dignified row of six brick Italianate residences is similar architecturally, but the house at No. 80 was built in 1849, while the remaining five houses were erected in 1855. The row was built for Joseph Harrison, merchant and real estate speculator. The houses are three stories high with basements and are only two windows wide. All have stoops and paired entranceways, except No. 72, where the stoop has been removed to provide a basement entrance. The rusticated stone basements of these houses make a pleasant contrast with the brick facades.

The stoops are embellished by Italianate cast iron handrailings with arched castings and richly decorated cast iron newels. The area-way railings at Nos. 70 and 74 repeat the design of the handrailings. The paired entranceways are crowned by bracketed lintels with cornices, and the double doors are enframed by a fine molding. The glazed panels of the double doors at Nos. 70 and 76 are covered by diamond patterned grilles. All the doors are surmounted by wide transoms with two panes each. The floor length, double-hung sash windows with muntins, altered at No. 72, are enhanced at Nos. 70 and 78 by ornate cast iron railings. The windows all have lintels with cornices, except at No. 72 where steel sash replaces the original windows and the lintels are bare. These fine houses are crowned by a continuous, richly detailed cornice with vertically placed paired console brackets and paneled fascia.

#80½ & 82

This imposing pair of five-story brick apartment houses, which towers over the neighboring houses, was built in 1886. The two entranceways are capped by cornice slabs carried on brackets. This same motif is carried out in the design of the windows, except that the cornices rest on substantial lintels. The frames and lintels of

JANE STREET South Side (Betw. Greenwich & Washington Sts.)

- #80½ & 82 cont. the window project so that the windows appear to be more deeply recessed than they are. The building is capped by a deep, bracketed Italianate cornice with panels between the brackets. The architect was M. Louis Ungerich for John Totten.
- #84 & 86 These two brick houses, built in 1858 in the local vernacular of the period, stand three stories high with basements, but were originally only two stories in height. No. 86 retains its stoop which is enhanced by a simple iron handrailing. The doorway, enframed by a molding, is topped by a bracketed cornice. At No. 84, the stoop has been removed to provide a basement entrance with round-arched doorway. No. 86 retains its long parlor-floor windows. The double-hung windows of No. 86 are capped by lintels with projecting cornices, while at No. 84 the windows have simple stone lintels. Both residences are crowned by bracketed Italianate cornices of identical design. The houses were erected for Samuel D. Chase as part of a row of three, which originally included one on the site of No. 88.
- #88-90 This one-story brick structure of 1919 runs through the block to Nos. 357-359 West Twelfth Street. It replaced a row house at No. 88 and a stable at No. 90. This simple vernacular structure serves as a warehouse and garage for the building on the corner, No. 94 Jane Street.
- #92 Italianate in style, this three-story house with basement is all that remains of several houses built in 1858 for John B. Walton. It is essentially similar to the houses of the same date at Nos. 84-86, but the right-hand side containing windows and basement entry seems to be a later addition.
- #94 The corner two-story brick industrial structure (described under Nos. 777-781 Washington Street) was erected in 1948.
- JANE STREET North Side (Betw. Washington & Greenwich Sts.)
- #95 This three-story brick house (described under No. 783 Washington Street) was erected in 1849. The one-story extension at the rear of the lot is a later addition.
- #89-93 Built originally in 1919 as a one-story garage, this brick building was raised to two stories in the early Nineteen-sixties. It is built of brick with a soldier-course of brick serving as lintel for the doors and a band course extending the width of the building.
- #85-87 This low two-story brick building, erected after the middle of the Nineteenth Century on the site of a former stone yard, has been repeatedly altered. In 1885, the two original houses were altered to a stable and carriage house. It now serves as a garage and factory building. Built of brick, it harmonizes fairly well with the row of houses to the east, although it is completely utilitarian in character.
- #83 This impressive four-story brick residence was built for Robert H. Bayard in 1853-54. It is Anglo-Italianate in style, with English basement. The construction of the brick on the first floor creates the effect of pilasters. The handsomely paneled single door, surmounted by a transom, is flanked on both sides by delicate engaged columns on either side of the sidelights. The double-hung windows of the upper floors are capped by simple stone lintels. The full width balcony, with cast iron railing at the second floor, is the most notable feature of the house. It features elaborate curved castings. There is a curvilinear wrought iron areaway railing of later date at street level. The house is crowned by an Italianate cornice with vertically placed, paired console brackets and paneled fascia.
- #71-81 This handsome row of six brick Greek Revival residences was developed in 1846-47 by Peter Van Antwerp, an attorney at 33 Pine Street, who resided at No. 75. The other houses were built as residences for a number of prosperous merchants, of whom several were associated with the building trades: two lumber merchants, William Foster (No. 73) and

JANE STREET North Side (Betw. Washington & Greenwich Sts.)#71-81
cont.

William Dunning (No. 79), and a planer, Daniel D. Clark (No. 71). Also, No. 81 was the home of Stephen H. Williams, a carpenter-builder at 105 Bank Street, who was very active in the West Village in the decade of the Eighteen-forties. In all likelihood, he should be credited with planning and building the row.

The houses are all three stories high with basements. They were built with paired entrance-ways and this feature is seen in all but Nos. 71 and 75, where the stoops have been removed to provide basement entrances. The stoops of the paired entranceway at Nos. 79 and 81 are interesting because they retain their original wrought iron Greek Revival handrailings with elaborate castings. The areaway railings of these two houses are also original and repeat the design of the handrailings. This paired entranceway is surmounted by a common pediment above the door frames.

At No. 77 the recessed paneled door is flanked on both sides by pilasters with Corinthian capitals and sidelights. The door is topped by a transom with three panes. The French doors with muntins at No. 77 are embellished with paneled shutters and richly detailed cast iron railings at the bottom. All the windows in this house retain their original Greek Revival lintels and sills. The double-hung windows of the other houses all have lintels with sheetmetal cornices added.

Nos. 71-77 retain their original Greek Revival roof cornices with dentiled moldings and simple fascia boards, while at Nos. 79 and 81 modillions have apparently been added to the original roof cornices. The roof cornices of the six residences form a continuous line which unifies the row architecturally.

(#69)

There is a parking lot at the corner of Jane and Greenwich Streets, where a two-story corner house with rear lot and stable once stood (No. 816 Greenwich Street).

PERRY STREET (Between Hudson & Greenwich Streets)

The emphasis in this residential street is on modest apartment house living. The relatively low height of the buildings gives them a warm, human scale. The apartment houses on the south side of the street, adjoining the Hudson Street corner, are Spanish Colonial in style. With their jagged roof line, stuccoed surfaces, balconies, and overhanging tile roofs, they lend a decidedly picturesque appearance to the street. This is very different in mood from the imposing block front of apartment houses directly across the street, which are classical in style. Notable for their rich, turn-of-the-century, terra cotta decoration, they offer a pleasing contrast of color and texture to the smoothly stuccoed, light-colored surface of the Spanish Colonial style opposite.

PERRY STREET South Side (Betw. Hudson & Greenwich Sts.)

#114

The corner five-story apartment house (described under No. 549 Hudson Street) was erected in 1892-93.

#116-120

The three buildings which complete this block all date from early in the Nineteenth Century, but were completely remodeled and stuccoed in 1928 by Ferdinand Savignano, who did a number of alterations in The Village at this time. Stylistically they belong to the period of the revival of interest in Spanish colonial architecture. With their round-arched entrances, overhanging tile roofs corbeled out above the top story windows, and stepped parapets pierced by arcades at Nos. 116 and 118, they lend a picturesque appearance to the street. Two of these buildings may include parts of very early houses on their site; No. 116 originally built in 1816, and the corner house, No. 120, in 1811. A second house was added on the same corner lot in 1836; then, after a fire in 1853, the two houses were combined into one large house. No. 118 was built last, in 1837.

PERRY STREET North Side (Betw. Greenwich & Hudson Sts.)

#117-119 This imposing corner apartment building of 1904-05 with short side facing Greenwich Street (Nos. 733-735), was designed by Bernstein & Bernstein for Katz and Wimple. Classical in style, the structure has a store entrance on the truncated corner at the intersection of the two streets. The rich terra cotta decoration above the windows is the most notable feature of the building. The fire escape in the center of the facade displays unusually delicate wrought ironwork. The sixth-story windows are set under heavy, arched lintels, repeated at No. 113-115.

#113-115 This six-story apartment house was erected at the same time as its neighbor and was designed as a twin to it by the same architects for the same clients. However, the building is strictly residential in character and has no stores. It has a bracketed roof cornice with swags in the fascia, in contrast to the plain cornice at Nos. 117-119.

#111 Erected in 1900-01, this six-story apartment house (described under Nos. 551-553 Hudson Street) completes this interesting block front of turn-of-the-century apartment buildings.

PERRY STREET (Between Greenwich & Washington Streets)

The north side of this street is an excellent example of the need for architectural controls. (The south side is outside the Historic District.) Near the Washington Street corner, flanked by a freight-loading station and a garage, is a beautifully proportioned Greek Revival residence, the last remaining example here of the row house of the mid-Nineteenth Century. It retains a fine doorway and ironwork of the period. The rest of the buildings on the block are mostly commercial in function, ranging from one to six stories in height. The tall brick warehouse near the Greenwich Street corner, designed in fond recollection of Italian medieval civic architecture, introduces a happy note to the street.

PERRY STREET North Side (Betw. Washington & Greenwich Sts.)

#145-149 The freight loading building on this corner (described under Nos. 703-711 Washington Street) was erected in 1937. It is stepped-up from one to two stories at the center of the building.

#143 This four-story vernacular structure, crowned by a bracketed roof cornice, was erected in 1859 for David Ramsey, who operated a large coal yard around the corner at 709 Washington Street. There is a store front at street level, and the fire escape dates from the period of the conversion of the building to multiple tenancy.

#141 This beautifully proportioned Greek Revival residence, which retains many of its original features, was erected in 1846 for John Keane, a stonecutter at 615 Washington Street. Built of brick, the house is three stories high over a basement. It is the earliest building on the block, and the last remaining example here of the row house of this period. The dignified Greek Revival doorway, surmounted by a glazed transom, is flanked by a pair of sturdy pilasters and sidelights, later filled in with panels. The windows are of the typical double-hung, muntined type, but the heavy sheetmetal cornices above them were added later. The dentiled fascia board is crowned by a heavy sheetmetal roof cornice, also a later addition. The graceful handrailing of the stoop is a fine example of the period, combining wrought and cast iron elements. The front door, a later addition, does not relate stylistically to the doorway.

#137 & 139 Both these one-story garages, built in the mid Nineteen-forties, serve the needs of the neighborhood. An unattractive sign obscures the brickwork above the entrance to No. 137, while paint on the brick uprights lends further confusion to its appearance.

#135 Designed in 1890, by Martin V. B. Ferdon for John McKelvey, this five-story apartment building is distinguished by its handsome roof

PERRY STREET North Side (Betw. Washington & Greenwich Sts.)#135
cont.

cornice, stepped up in the center, and featuring a sunburst design, typical of the Queen Anne style. Masks decorate the keystones above the first, third and fourth story windows. A fire escape, which runs down the center of the facade, rests on the roof of the entrance porch.

#131-133

This handsome six-story brick warehouse, erected in 1905 for Seaman Brothers, was designed by Robert D. Kohn in a style which is reminiscent of the civic architecture of medieval Italy. The facade is divided into three sections. A central area of three windows is flanked on each side by a tier of single windows. The bay on the left terminates in a two-story arched tower with corbeled brickwork at its base. This corbeling is repeated elsewhere, forming an interesting design in the central section and at the right side of the building as well. The openings are segmental-arched throughout.

#129

Designed by George F. Pelham for Elias Kempner, this six-story apartment house was erected in 1901-02. In style and detail it is classical in derivation. The first story of this brick and masonry building is rusticated. Terra cotta panels appear in the window spandrels. The tall roof parapet is a later addition.

#125

The four-story garage at this corner (described under Nos. 738-742 Greenwich Street) was erected in 1930.

WASHINGTON STREET East Side (Betw. Perry & West 11th Sts.)

#703-711

This simple one-story stucco building has been used as a freight loading station since 1938. It replaces four and five-story houses which once stood on this site.

#713 & 715

Erected in 1871 by Peter Tostevin for William R. Foster, these two five-story brick apartment houses are examples of French Empire design. Above the street floor shops, with cast iron columns, the buildings display segmental-arched windows capped by "eyebrow" lintels and sills resting on end corbels, both typical features of the French Second Empire mode. Impressive sheetmetal roof cornices, resting on ornamental brackets, are embellished with horizontal dentils and panels in the fascia section.

#717

This very simple and straightforward brick building of 1890 is a five-story apartment house, with corner store entered at No. 344 West Eleventh Street. The street floor was altered in 1955, retaining the store front. Each story is separated from the floor below by a horizontal band course running across the building under the windowsills. A bracketed roof cornice, with a classical circular motif set between the brackets in the fascia, crowns the structure. It was designed by Julius Mankowitz for Patrick Andersen.

WASHINGTON STREET East Side (Betw. West 11th & Bank Sts.)

#719-21

The large corner warehouse (also Nos. 341-345 West Eleventh Street) was designed in 1905 by C. Abbott French for the Builders Construction Company. Built of brick, the building is six stories high and has a truncated corner. It is Eclectic in style, with a very handsome rusticated ground floor, executed in brick with arched openings. It combines classical decorative features above the fifth story windows with an arcaded top floor, a late survival of the Romanesque Revival vocabulary. After the turn of the century it was occupied by the Italian Swiss Colony Wine Company.

#725

This two-story brick building with a high parapet was altered in 1939 for use as a garage for Greenwood Cemetery; it replaces a five-story apartment house of 1886.

#727-29

In 1936, the three upper stories of a building of 1893 were removed and the remaining two lower floors converted to an industrial use. The building still retains some Romanesque Revival features.

WASHINGTON STREET East Side (Betw. West 11th & Bank Sts.)

- #731 The filling station at the corner of Bank Street was erected in 1938 to serve the neighborhood. This small stuccoed structure, painted white, could well have been built of brick to harmonize better with neighboring buildings.

WASHINGTON STREET East Side (Betw. Bank & Bethune Sts.)

- #733 This five-story brick apartment building with commercial store front was built for Mrs. Kate Regan in 1899. The architect, Charles Rentz, incorporated various classical motifs in this transitional building which retains round-arched Romanesque windows at the fifth floor. These windows have heavily decorated keystones and are surmounted by a cornice with a dentiled fascia. Classical garlands decorate the handsome cornice between the fourth and fifth floors.
- #735-739 Built in 1845, this pleasant row of brick Greek Revival houses stands almost untouched by time. Originally the row consisted of four houses, including one on the site of the present apartment house, No. 733. The houses were developed by Charles Crane, a grocer, whose store and home were directly across the street at Nos. 734 and 736 Washington Street, and by David Ramsey, carman, whose residence was at No. 737. Both men had taken advantage of the sale at auction of Richard Halliday's estate in 1844.
- These three houses are three stories in height. The wrought iron handrailings at the stoops and the areaway railings are original with the date of construction. The spindle uprights of the handrailing are enhanced by a band of graceful "S" curves along the top, while the handrailing terminates in a smooth-flowing curve. The plain wrought iron uprights of the areaway railing, with very small spindles between them, are complemented by a horizontal band at the bottom that retains traces of the original cast iron fret pattern.
- At Nos. 735 and 739 the recessed entranceway lintels are surmounted by cornices, while at No. 737 the simple lintels are unadorned. The fine Greek Revival doorway, with sidelights and transom, has been proudly retained at both these residences, while each handsome paneled door is flanked by well proportioned pilasters with Doric capitals. Sidelights with four panes complement these pilasters, and a transom with three panes may be seen over the door. The muntined windows at No. 737 have simple lintels. Sheetmetal cornices have been added at Nos. 735 and 739. The three residences are crowned by their original, dignified, wood roof cornices with dentiled molding and fascia board which, despite their being non-continuous, create a character of overall architectural uniformity. The printmaker Stanley William Hayter lives at No. 737.

- #741-745 This two-story brick commercial building with garage on the first floor was built in 1912-13. Crowned by a paneled parapet, this structure is in scale with the adjacent row of Greek Revival brick residences.

- #747 This one-story brick garage, built in 1916, blends in texture and materials with the row of previously described adjacent structures.

- #749-753 This row of three brick Greek Revival residences was built as an investment in 1842 by Edward S. Innes, a cigarmaker. The residences are all three stories in height with basements. The stoops have disappeared from Nos. 749 and 751 to provide a basement entrance at No. 749, a street level entrance at No. 751, and a corner store at No. 753. Stone lintels, retained at the first-story windows at No. 749, have been replaced by brick at the upper floors and at No. 751. These two residences are crowned by simple parapets with diminutive copings. At the corner building, No. 753, the lintels have been embellished with cornices, while elaborate moldings supported by small brackets have been added to the sills. The building is crowned by a fine modillioned cornice with simple fascia board.

WASHINGTON STREET East Side (Betw. Bethune & West 12th Sts.)

#755-759 This two-story garage and freight loading station was erected in 1937-38. It is a large brick structure with metal windows at second floor level and serves the neighborhood. Severely simple, with level parapet, it has a low tower at the corner.

#763 & 765 Designed in 1886 by Thom & Wilson for Joseph Schwarzler, these two five-story brick apartment buildings have been modified in ensuing years. The chief changes appear at the street level at No. 763, where apartments were created in place of stores, also eliminating the store front to the right side of the doorway at No. 765. The building has a high roof parapet with brickwork designs replacing the former cornice, but the top story with arched windows remains unchanged.

#767 Here is the lone example of early Nineteenth Century architecture on the block. Erected in 1842 for Nathaniel Clark, this three-story house has the gable end and general proportions of the much earlier Federal house. It has a dentiled cornice and double-hung muntined windows. The store at street level is also typical of the arrangement of corner houses. The Twelfth Street side, with gabled end and extension to the rear of the lot, is described under No. 366 West Twelfth Street.

WASHINGTON STREET East Side (Betw. West 12th & Jane Sts.)

#773-775 A large two-story corner garage, erected in 1924-25, this building has large windows at the second story and a stepped roof parapet. The brickwork, laid in Flemish bond, is designed to create an interesting pattern. The ground floor is largely open at the corner with isolated columns supporting the upper floor.

#777-781 This industrial building at the corner of Jane Street is an example of completely incoherent design. Built in 1948, not the slightest effort was made to reconcile window sizes to each other or to relate them to the large door. This building serves a useful purpose in the community but, at no extra cost, the varied window sizes might, in the hands of a skillful designer, have been made exceptionally attractive, befitting its location in an Historic District.

WASHINGTON STREET East Side (Betw. Jane & Horatio Sts.)

#783 This three-story vernacular structure, erected in 1849, was originally a residence. Later the ground floor was converted to a store and the building extended by a one-story structure to the full depth of the lot at the rear. Small cornices appear above the window lintels, and it is crowned by a plain sheetmetal roof cornice.

#785 This small two-story building, now completely refaced, was originally erected in 1873 as a horse-shoeing shop, with two apartments above. It was altered in 1911 and again, more recently, to its present appearance with a new brick facade. A panel in the parapet displays a checkerboard pattern in brick; the windows are glass block.

#787 & 789 These two identical five-story brick apartment buildings were erected in 1887-88 for Ella A. Tracy and were designed by Thom & Wilson. The first floors have commercial stores. In each unit the double-hung sash windows of the upper floors are capped by simple stone lintels which contrast in color and texture with the red brick wall. Beneath the cornice, at the sides, the corbeled brick headers form an interesting pattern, while the central panel is given texture by toothed brickwork. The elaborate cornice has paired and grooved brackets.

#791-795 This ornate five-story corner apartment building (also No. 90-92 Horatio Street) was erected in 1871 for Charles A. Buddensick. Segmental-arched cornices top the stone lintels over the double-hung windows. The brick facade is crowned by a cornice with heavy brackets, broken at the center by a semicircular pediment with brackets. The attractive iron balconies at each floor, with their diagonal bracing, are a striking feature of this building. The architect was William José.

WEST ELEVENTH STREET (Between Hudson & Greenwich Streets)

This short block of Nineteenth Century houses preserves much of its delightful quality and original charm. It completely retains its residential character and is a pleasant street in which to live. Ranging in height from three to four stories, many of the houses preserve their Greek Revival proportions, fine doorways, and ironwork. At the middle of the south side, a row of three houses, freshly painted, is particularly notable. The north side features an unusual little courtyard behind a handsome iron railing, set between the two end houses which approximately balance each other.

WEST ELEVENTH STREET South Side (Betw. Hudson & Greenwich Sts.)

- #302 The corner three-story frame house (described under No. 567 Hudson Street) is one of the old houses remaining in The Village, dating from about 1817.
- #304 Built in 1853-54 by Thomas L. Brooks, builder, this four-story brick house has a store at street level. It has a Greek Revival cornice with dentils and double-hung muntined windows, all retardataire.
- #306 This three-story brick dwelling was erected in 1845 for Nicholas Brinckerhoff, carman, two years after he had completed the row of three neighboring houses (Nos. 308-312). An arched entryway, with an oval window above, leads to a one-story extension at the rear of the lot. A garage occupies the rest of the ground floor, a latter-day alteration which replaced the stoop by a window. Windows have double-hung muntined sash. A bulbous sheetmetal roof cornice is a replacement of the original.
- #308-312 Unified by a continuous cornice line, these three houses of 1842-43 are fine examples of Greek Revival row houses. They were erected for Nicholas Brinckerhoff on land he had purchased in 1842. No. 310 was his own residence. This is also the best preserved house of the row and it retains more of its delicate Greek Revival ironwork at the stoop than does No. 312. The arch-patterned, cast iron railing at No. 308 is a good example of the later Italianate style. Nos. 310 and 312 are graced by almost identical Greek Revival doorways. The doors are each flanked by square pilasters and sidelights, surmounted by glazed transoms. At No. 312 the sidelights have three panes and the transom four. Sheetmetal cornices were added at a later date above the doorways and windows at Nos. 308 and 310. No. 312 has casement windows at the first floor.
- #314 The three-story corner house (described under No. 749 Greenwich Street) was built earlier, in 1835, with a front of Flemish bond brickwork. There is a charming Greek Revival doorway on the West Eleventh Street side, flanked by Doric columns which support a dentiled transom bar with glazed transom above.

WEST ELEVENTH STREET North Side (Betw. Greenwich & Hudson Sts.)

- #311 This three-story corner house, on a very narrow triangular lot, was erected in 1837 for Henry Pray, butcher, of 757 Greenwich Street around the corner. It was considerably modified later in the century. Three windows were blocked up and the ground floor store was eliminated and replaced by an apartment. The sheetmetal modillioned cornice, resting on handsome brackets, has a paneled fascia. The side door is used as an entry for No. 755 Greenwich Street, also built for Henry Pray.
- #305-307 The house behind a handsome gate and railing in the courtyard, between Nos. 303 and 311, is the rear portion of No. 757 Greenwich Street, erected in 1836. An array of entrance doors has been provided for this house at the back of the courtyard.
- #303 Unified by a single roof cornice, the corner building actually consists of two separate dwellings, a corner house built for Abraham Miller in 1836, and a rear house erected in 1857-58. The houses were

WEST ELEVENTH STREET North Side (Betw. Greenwich & Hudson Sts.)#303
cont.

altered in 1874. Stylistically the new cornice of both houses belongs to this period. The casement windows are latter-day additions. Three fire escapes date from the period of conversion to multiple tenancy. The rear house retains two low stoops and the corner house, with store, is also known as No. 569 Hudson Street.

WEST ELEVENTH STREET (Between Greenwich & Washington Streets)

Diversity is the outstanding quality of this street, which features an interesting contrast between the low residences of the mid-Nineteenth Century and the taller apartment houses and commercial buildings of the late Nineteenth and early Twentieth Centuries.

Adjoining the Greenwich Street corner, on the south side of the street, is a sober row of small Greek Revival houses which provides an interesting foil to the neighboring turn-of-the-century apartment houses, which are almost Baroque in style. The tall garage at mid-block and the relatively tall apartment houses at the end of the street again represent themes of later decades set against the low Greek Revival houses of an earlier period.

The north side is notable for an exceptional row of Greek Revival houses near the Washington Street corner, distinguished particularly by their fine doorways and elegant ironwork. At mid-block is a row of apartment houses designed as a single unified front, an imposing example of the vigorous Romanesque Revival style of the late Nineteenth Century.

WEST ELEVENTH STREET South Side (Betw. Greenwich & Washington Sts.)

#316-320

These three Greek Revival row houses were built in 1843 for George Scott, a carpenter. Though No. 316 has been altered at street level, the two neighboring houses retain much of their original appearance. This is particularly true of No. 318, an attractive house which still has its original stoop, doorway, and Greek Revival ironwork at the stoop and areaway. Later sheetmetal cornices appear above the window lintels. No. 320 replaced its doorway with a window when it was altered to provide a basement entrance. Sheetmetal roof cornices with dentiled fasciae, the latter typical of the Greek Revival period, unify the three buildings.

It is interesting to note how No. 316, the corner house with store beneath it, was reconciled in height to two conventional town houses with basements by the expedient of introducing a low attic at the top.

#322-324

Erected in 1902 by Oscar Lowinson for Moses Rosenkrantz, this six-story apartment house is a handsome example of architecture of the Eclectic period. The undulating facade, Baroque in its conception, is embellished by classical details, seen in the keystones of the window lintels and the graceful swags underneath the roof cornice. The brickwork of the first floor simulates rustication and the end bays are en-framed vertically by light colored brick quoins.

#326-330

Originally erected in 1843-44 as three individual row houses, No. 326 was later combined with its neighbor (No. 328) and is now used as a warehouse. Tie rods were evidently added to strengthen the structure at the time of the building's conversion from domestic to commercial use. No. 330 has a basement entrance, underneath an oval window, which leads through a passageway to a two-story house at the rear of the lot. These houses retain their Greek Revival proportions and No. 330 has a typical dentiled cornice.

These three-story houses were erected on land sold by the heirs of David M. Halliday to two carmen, Peter J. Van Orden, who lived at the former No. 228, and Jacob C. Blauvelt (No. 330).

#332-334

Erected in 1905 for the Foster Scott Ice Company, this five-story brick structure, designed by Thomas H. Styles, is used as a garage today, providing parking facilities for the neighborhood. It is quite a handsome structure, crowned at the top story by a pair of large windows, each subdivided into five arched units. Rectangular panels of

WEST ELEVENTH STREET South Side (Betw. Greenwich & Washington Sts.)

#332-334 cont. brick simulating quoins strengthen the corners of the building visually.

#336 & 338 Built as a pair, these two apartment buildings of 1890 were designed by James W. Cole for John Reagan. No. 338 has been shorn of all its decoration and has been smooth-stuccoed. Originally it was exactly like No. 336, with prominent window lintels resting on framed jambs surmounted by brackets. A dignified bracketed roof cornice, replaced at No. 338 by a high parapet, crowns No. 336.

#340 Unusually wide and five windows across, this house was erected in 1852-53 for Balthazar Melich. It is crowned by a bracketed cornice. As at No. 330, there is a basement passageway, surmounted by an oval window, which leads to a small three-story building at the rear of the lot.

#344 This five-story corner apartment house (described under No. 717 Washington Street) was erected in 1890.

WEST ELEVENTH STREET North Side (Betw. Washington & Greenwich Sts.)

#337-345 The six-story classical brick and terra cotta building on the corner (described under Nos. 719-721 Washington Street) was erected in 1905.

#331-335 This distinguished row of three Greek Revival houses was erected in 1838-39 for Lambert Suydam, a merchant at 413 Broom Street. The stately brick Greek Revival residence at No. 335 stands its original three and one-half stories in height with basement. It retains its very refined original entranceway complete with cornice. The simple roof cornice may once have had a fascia board with small attic windows cut in it. Low attic windows are placed directly below the refined molding of the Greek Revival roof cornice and were probably widened at a later date. The double-hung windows have had their muntined sash replaced by plate glass, while simple rectangular cornices were added to the original stone lintels.

No. 333, a handsome Greek Revival brick residence, is similar in basic design to No. 331. The entranceway retains its original lintel, but the cornice has been removed. The handsome stoop and areaway railings are identical to those of the adjacent house, No. 331, and are notable for their exceptionally fine quality. The muntined, double-hung windows are capped by pedimented lintels from which the small cornices have been removed, while the windows of the fourth floor are surmounted by simpler square-headed lintels. The house is crowned by a tall brick parapet which has a horizontal stuccoed band covering the common brick, revealed when the cornice was removed. The lintels, sills, and entranceway have been painted white and are thus boldly contrasted with the brick facade.

No. 331, a striking brick Greek Revival house, was completed in 1839. Although the house is four stories high, it originally stood three and one-half stories high with basement, similar to No. 335. The recessed entranceway is framed on the facade by two massive pilasters with molded capitals which support a simple architrave, surmounted by a hood with four brackets replacing the original frieze and cornice (see No. 335). Beneath this projecting hood, a jig-saw molding is seen. On the sides of the door, the paneled space between the pilasters and half-pilasters was once filled by sidelights. The simple entablature above the door is topped by a three-paned transom.

The wrought iron handrailings of the stoop at No. 331, together with the areaway railing, are elaborated with anthemion and Greek fret castings. They enhance the architectural elegance of this house and its neighbor, No. 333, and are among the finest in the City. At the handrailing, the area between the wrought iron uprights has been filled with upright and inverted anthemion designs, while the horizontal band directly beneath the handrail has a curvilinear design. This pattern is repeated in the areaway railing where the base of the railing is embellished by a crisp Greek fret design. The graceful, round, openwork iron newel posts sit on raised stone pedestals

WEST ELEVENTH STREET North Side (Betw. Washington & Greenwich Sts.)

331-335
cont. with moldings at the top. The windows have pedimented lintels with delicate cornices. Those at the first floor retain their original muntins. This residence is crowned by an elaborate bracketed roof cornice with modillions between the brackets and a paneled fascia board.

323-327 Designed by Neville & Bagge for James F. Doyle, these three five-story apartment houses, erected in 1897, are notable for their cast iron store fronts and their fine Romanesque Revival facades. Though each building has its own entrance, the visual impression is that of a single facade.

#321 This five-story apartment house is a good example of the Neo-Grec style. Interestingly enough, it is an alteration of a much earlier house of 1838-39. The architect for this alteration of 1873, in which the building was raised to its present height and extended to the rear, was William José. The windows are surmounted by dignified classical cornices, resting on vertical corner brackets, which are pedimental in shape at the second story and rectangular at the upper stories. The elaborate roof cornice is typical for the period. There is a store at the first floor with an interesting cast iron front.

17 & 319 Both these houses of the mid-Eighteen-forties have been considerably modified, notably by the conversion to basement entrances and by the substitution for their original cornices of tall, stepped roof parapets with a central tiled overhanging roof section. No. 317, built in 1845 for Mary Dunn, retains its muntined window sash, replaced by modern plate glass at No. 319. No. 319 was built for James H. Houghtalin, a butcher at the Jefferson Market, who lived next door at No. 321.

(#315) The four-story building on the corner (described under No. 752 Greenwich Street) was originally erected in 1827, also for a member of the Dunn family.

WEST TWELFTH STREET (Between Hudson & Greenwich Streets)

This short street is dominated by the monumental structure on the south side, a fine example of the rather cold Neo-Federal style of the early part of the Twentieth Century. It stands seven stories high, in sharp contrast to the warm, intimate scale of the Greek Revival row of houses across the street. These residences, three stories in height, retain their original proportions and, in a number of cases, their stoops and handsome ironwork. The row originally extended to the corner of Greenwich Street, but the last house was replaced late in the Nineteenth Century by a six-story apartment house.

WEST TWELFTH STREET South Side (Betw. Hudson & Greenwich Sts.)

no #) The Twelfth Street side of the Village Nursing Home, erected in 1905 as a hotel (described under No. 607 Hudson Street), is divided vertically by corner stones (quoins) into three sections. The decorative elements and trim, in light-colored stone, stand out in sharp contrast to the brick walls of the building. The windows of the first story are surmounted by lunettes and arches with keystones, in the Federal manner. Those of the second through the fifth stories have splayed lintels with triple keystones. A dentiled roof cornice with modillions crowns this Neo-Federal design.

WEST TWELFTH STREET North Side (Betw. Greenwich & Hudson Sts.)

#329 This six-story apartment house (described under No. 797 Greenwich Street) was erected in 1890, replacing a house which was part of the neighboring row.

WEST TWELFTH STREET North Side (Betw. Greenwich & Hudson Sts.)

#317-327

This row of six Greek Revival residences, once a row of seven, was erected in 1841. The entire block front had been purchased for development by William Hurry, a builder who only a few years later became an architect in New York. Associated with him in the building of this fine row were Amos Woodruff, a mason active elsewhere in The Village, William Joyce, a stone cutter, taxed for No. 325, and possibly James Blakely, a painter, taxed for No. 321.

The houses are all three stories high. Nos. 319, 321, and 323 retain their original stoops, while Nos. 325 and 327 have had their stoops removed to provide basement entrances. At No. 325 the original stone lintels over the windows can be seen, while at No. 327 sheetmetal cornices over the window lintels have been added, as well as small end corbel blocks underneath the windowsills. The roof cornice of No. 327 is also an addition of the later Nineteenth Century. Nos. 323 and 325 retain their original dignified cornices of the Greek Revival period, with crisp dentiled moldings and plain fascia boards. No. 321, with a later roof cornice identical to the one at No. 319, has a simple wrought iron Greek Revival handrailing at the stoop and areaway railing. The six-over-six panes of the windows are in keeping with the period.

At No. 319, the recessed door frame with pilasters and sidelights is surmounted by a transom with three panes. A molded hood of later date, supported on ornamental brackets, is seen over the doorway. The wrought iron handrailings of the stoop are fine examples of Greek Revival work. The richly detailed cast iron newels, topped by handsome urns, are a later addition. The wrought iron areaway railing with Greek fret design at the bottom is partially original. The window pane of the front door has been covered by a new and ornate iron grille, similar to that of the areaway gate. The windows of the parlor floor have been lengthened and their overall appearance enhanced by the addition of exterior blinds and iron railings. The windows on the second floor are also complemented by exterior blinds. At the third floor the windows have been embellished by ornate cast iron flower boxes, with the same pattern of iron work as that in the front door. The plain Greek Revival lintels over the windows are now capped with sheetmetal cornices. The house is crowned by an elaborate roof cornice which consists of four Neo-Classical fluted brackets and a row of dentils.

No. 317, the corner three-story house and store (described under No. 611 Hudson Street) was erected in 1842 and was also part of William Hurry's property and of this row.

WEST TWELFTH STREET (Between Greenwich & Washington Streets)

Much of the charm of the mid-Nineteenth Century is still preserved in this street, of which the south side remains almost entirely residential in character. The eastern end is dominated by rows of three-story houses, imparting to the street a feeling of warmth and intimacy. Several of the houses still retain the proportions and decorative features so typical of the Italianate style. Many, however, have been considerably altered, particularly by the elimination of stoops and the addition of high roof parapets, evidencing the necessity for establishment of a control board to review changes such as these. Contrasting in height and surface treatment with these small houses are the apartment houses on the block, of which the largest, immediately adjoining the row houses, is a six-story structure of the late Nineteen-twenties. Its straightforward treatment makes an interesting contrast to the three elaborate apartment houses to the west, designed in the third quarter of the Nineteenth Century with a unified facade and embellished with classical motifs. The little one-story garage, which runs through to Bethune Street, although lacking in distinction, happens to relate to the one-story extension at the back of the small house at the corner of Washington Street.

The buildings on the north side of the street are marked by diversity of color, materials, style, and use. Largely commercial in character, the street is saved from anonymity by the presence of a fine row of three Greek Revival residences, near the Greenwich Street corner, flanked by a taller apartment house and a low garage. Since

WEST TWELFTH STREET (Between Greenwich & Washington Streets)

these houses display many lovely architectural and decorative details, it is unfortunate that the neighboring garage was designed with no thought to the character of the neighborhood. This situation could have been avoided had proper controls been exercised by an architectural review board.

WEST TWELFTH STREET South Side (Betw. Greenwich & Washington Sts.)

#328 The corner five-story apartment house (described under No. 796 Greenwich Street) was erected in 1877.

#330-334 This dignified row of three brick residences of 1853-54 was developed by John Keyser, a carpenter and builder, who lived at No. 332. These houses are transitional in style, combining Greek Revival proportions and general fenestration with Italianate features. Nos. 330 and 332 are three stories high with basement and retain much of their original appearance; a fourth story has been added to No. 334. Stoops have been retained at Nos. 332 and 334, but a basement entrance was substituted at No. 330.

The impressively proportioned entranceways with double doors and paneled reveals, outlined by a spiral or rope molding, are surmounted by plain lintels with projecting cornices. This rope molding and the floor-length windows of the parlor story, with their decorative cast iron railings, are more typically Italianate in style. No. 334 has small cornices over the window lintels. Nos. 330 and 332 retain their original bracketed Italianate roof cornices, while No. 334 terminates in a high brick parapet added when the building was raised one floor.

#336-340 This row of three brick houses, originally Italianate in style, was built in 1859-60 as the residences respectively of Samuel B. Ferdon, smith, Jacob T. Blauvelt, carman, and Jacob J. Bogert, carpenter. They are all three stories high, but have been considerably modified. The stoops have been removed to provide a basement entrance at No. 336 and street-level entrances at Nos. 338 and 340. French doors and a small balcony at No. 340 mark the place of the original entrance. All three houses once had passageways leading to buildings at the rear of the lot. The iron gates leading to the alleyways at Nos. 336 and 338 are attractively designed in an open mesh pattern. The double front door with transom at No. 338 has a hipped roof hood. The windows of No. 340 are capped by simple stone lintels, while sheet-metal lintels with small cornices have been added to the window lintels at Nos. 336 and 338. The residence at No. 338 is the only one which retains its typically Italianate roof cornice, carried on vertically placed console brackets with paneled fascia. This has been replaced at No. 336 by a high parapet and at No. 340 by a simple horizontal band course.

#344-348 This six-story brick apartment building was designed in 1928 by Ferdinand Savignano, a Brooklyn architect who specialized in alterations in The Village in the late Nineteen-twenties. The Neo-Classical pilastered stone entranceway contrasts both in color and in texture with the red brick facade. Continuous stone band courses run above the first floor windows and the sills of the second floor windows utilize the uppermost of these two band courses. The lintels and frames of the third, fourth, and fifth floor windows are brick. A continuous band course forms the sills for the sixth floor windows. The patterning of the brick, set on the diagonal, creates a textured effect over the top floor windows. The building is crowned by a brick parapet with a stone band course and a continuous stone coping.

350-354 These three elaborately detailed apartment houses, five stories high, were built in 1875 with a unified facade. They were designed by William Joel for Jacob Schmidt. The ground floor arched windows and entranceways have paneled keystones and, as a result, the first floor appears almost as an arcade. An unbroken cornice divides the upper floors from the first floor. The windows of the second floor are embellished by ornately decorated pedimented lintels, while lintels

WEST TWELFTH STREET South Side (Betw. Greenwich & Washington Sts.)

#350-354
cont. with cornices supported on brackets crown the windows of the upper floors. The sills of the windows rest on small corbel blocks. Unifying the buildings is a roof cornice with carved brackets and sharply defined modillions between them.

#356-362 This one-story garage, erected in 1922, runs through the block to Nos. 40-44 Bethune Street. It serves a useful purpose in the community and, although low in height, relates to the one-story back building of No. 366.

#366 The interesting little corner house (described under No. 767 Washington Street) is unusual in preserving a gabled end and the general proportions of a Federal house, in spite of its late date of 1842. The end windows are blind. There is a hooded doorway with original ironwork at the rear of the house and, covering the rear of the lot, a small one-story extension with casement windows which is a later addition.

WEST TWELFTH STREET North Side (Betw. Washington & Greenwich Sts.)

#361-371 The corner two-story garage (described under Nos. 773-775 Washington Street) was erected in 1924-25.

#357-359 Erected in 1919-20, this brick warehouse, which runs through the block to Jane Street, has a two-story front on this street, but only a one-story facade at Nos. 88-90 Jane Street. The windows of the second story are surmounted by a brick parapet with brick panel. The windows at the second floor are steel sash and, except for two small access doors, one wide doorway occupies most of the ground floor.

#349-353 Built as three separate brick houses in 1869-70, the first floors were later remodeled into commercial establishments. The bracketed hoods over the two entranceways are Italianate in style. The attenuated windows of the upper stories are complemented by lintels with cornices and pronounced sills. The height of No. 349 has been increased by an elaborately detailed bracketed cornice, while the two lower units have a relatively simple cornice with moldings. The buildings were erected for William Ritchie.

#345
(#345-347) This three-story apartment house with pseudo-roof represents successive alterations to two individual houses erected in 1833. Until 1870, when the old houses were raised to three stories for Abraham Odell, they were typical two-story Federal houses with pitched roofs. The present appearance of the building is the result of an extensive alteration of 1927, when the two houses were combined, stuccoed over, and given a single entrance. The doorway is crowned by a simple bracketed hood and the old windows have been replaced by steel casements. The hood over the door repeats the theme of the steeply sloping shingled roof. The one-story studio apartment at the rear of the lot was also erected in 1927 by the owner and contractor, the Axtell Richmond Realty Corp.

#343 Built originally in 1833 as one of a row of three houses (Nos. 343-347), this building was raised later in the Nineteenth Century from the original two stories to its present five-story height and was extensively altered. The recessed doorway is flanked by cast iron columns which are fluted at the top and paneled below. The windows have heavy corniced lintels and the building is crowned by a bracketed cornice with dentiled molding.

#337-341 This fine looking row of three brick Greek Revival residences was built in 1846-47. The three-story houses are simple in design. At Nos. 339 and 341, the entranceways, adjacent to each other, share a common stoop and an interesting unbroken lintel with dentiled molding and cornice above. The stoop has a very dignified wrought iron hand-railing at the sides and center, embellished by handsome castings at the midpoints of the spindles. The single stoop at No. 337 is similar. The stair handrailings terminate in fine cast iron newel posts with urn-like finials. The wrought iron areaway railings at all three resi-

WEST TWELFTH STREET North Side (Betw. Washington & Greenwich Sts.)

337-341 cont. dences feature a typical Greek fret pattern below the topmost horizontal band. The paneled doors are flanked by sidelights with four panes and are crowned by three-paned transoms.

The muntined, double-hung windows at Nos. 339 and 341 have lintels with sheetmetal cornices, added later. At No. 337 the windows are capped by simple stone lintels. All three residences are handsomely crowned by a continuous, crisply detailed, dentiled cornice which unifies the row architecturally. The row was developed by John J. Palmer, President of the Merchants Bank at 42 Wall Street, in association with Richard Calrow, builder, of 102 West 24th Street and John T. Williams, plumber.

#335 The corner one-story brick garage (described under Nos. 802-810 Greenwich Street) was erected in 1944.