







December 18, 2012

Hon. Robert Tierney, Chair New York City Landmarks Preservation Commission One Centre Street, 9th Floor New York, NY 10007

Re: Request for Evaluation of 143 East 13th Street, Manhattan

Dear Chair Tierney:

We request that the Landmarks Preservation Commission consider for landmark designation the remarkably intact early tenement building located at 143 East 13th Street in the East Village. We are writing at the behest of longtime building owner, Bill Curry, who wishes to pursue landmark designation.

This handsome building was constructed in 1863 at the height of the Civil War, making it one of the earliest extant tenement buildings in the area. Though the neighborhood has changed in character since the 1860s, the 150-year-old Italianate style building has retained its extraordinarily high level of architectural integrity, which includes rare surviving cast iron storefronts with Corinthian pilasters, two-over-two wood sash windows and a bracketed pressed metal cornice. The façade is constructed of load-bearing, rubbed red brick laid in common bond. Central paneled wood doors with etched glass lead to apartments on the upper floors.

Built in the earliest years of tenement construction in New York City, 143 East 13th Street's survival and high degree of architectural integrity is particularly noteworthy. Whereas later tenement designs have come to define many Manhattan neighborhoods, including the East Village where this building is located, pre-law tenements such as 143 East 13th Street are rare tangible reminders of the dawn of the apartment building in New York City. Further still, it is unusual to find a pre-law tenement that is, essentially, unaltered. The building provides the public with an incredibly authentic piece of history; where other tenement storefronts have been lost or altered, no. 143 retains them. It is a remarkable educational tool.

The block itself has dramatically changed in character from low-rise brick row houses to modern high-rise buildings; the small scale store-and-residential building at 143 East 13th Street perfectly captures 1860s New York. Constructed at the rear of the lot shared with 106 Third Avenue, the building is unusually wide for a pre-law tenement at 40 feet; these early tenements were typically built on the standard 25-foot wide lots that had been allotted for single-family homes during the creation of the 1811 Commissioner's Plan. The orientation of the building on the lot also affects the depth of the building, which is a shallow 25 feet.

At the time of 143 East 13th Street's construction, New York was a city of low-rise, single-family homes occupied by middle and upper class families. Indeed, apartment living would not become acceptable to the middle class until the late 19th century and to the upper class until the early 20th century. Multi-family dwellings were built specifically to house the growing number of poor immigrant families arriving in New York in the latter half of the 19th century. No. 143 was built for David Glass, an Irish immigrant born in 1804 and who worked as a porter in a

house. The 1860 census lists him and his large family as living in the 9th district of Manhattan's 17th ward. According to deeds research, the Glass family purchased the lot in 1846 and owned the building until 1898. The building was then sold to William and George Schade (of German heritage) who owned it until 1927. The fact that the building was owned by Irish and German families for 80 years is reflective of the neighborhood's ethnic history.

Current owner Bill Curry has lived in the building since 1967. He has maintained the building impeccably and hopes that it may be preserved intact long into the future. In addition, he believes that the Herter Brothers furniture company might have had a workroom in the building based on some furnishings in the basement. The firm, founded by Gustave and Christian Herter in 1864 and based in New York City, was one of the premiere American furniture makers and interior decorators in the late 19th century. It had a number of workshops in the city; given 143 East 13th Street's location near the *Kleindeutschland* area, it is plausible that one could have been located at this address.

Bill's life partner, Cornell Edwards, operated a flower shop at the easternmost storefront called "The Flower Stall" from 1967 until his death in 2011. Edwards was actively involved in the community for almost 45 years; his profound impact in the East Village is evident in the approved re-naming of this section of East 13th Street to "Cornell Edwards Way", a proposal supported by hundreds of people in the community.

To assist in the Commission's consideration of this request, we have included a copy of the original tax assessment record from 1863 for 143 East 13th Street. Until about 1920, the building was also referred to as the rear house of 106 Third Avenue. We have also included photographs, deeds research, and historic maps of the block.

Thank you for your attention to this matter, and please do not hesitate to contact us if we can be of any assistance in its consideration. We look forward to hearing back from you.

Sincerely,

Andrew Berman Executive Director

Greenwich Village Society

for Historic Preservation

Sara Romanoski

Simeon Bankoff Executive Director

Historic Districts Council

Managing Director

East Village Community Coalition

Richard Moses
Steering Committee

Lower East Side Preservation Initiative

Cc:

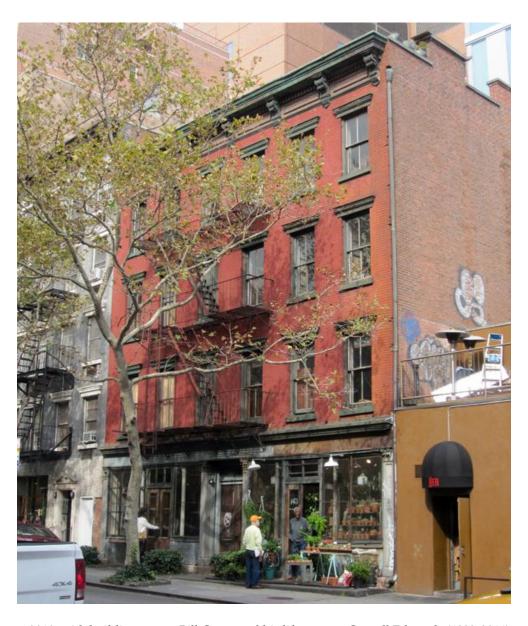
Bill Curry, Property Owner of 143 East 13th Street

State Senator Tom Duane

City Councilmember Rosie Mendez

State Assemblymember Deborah Glick

Community Board #3, Manhattan



c. 2010, with building owner Bill Curry and his life partner Cornell Edwards (1932-2011) standing at the entrance of The Flower Stall storefront









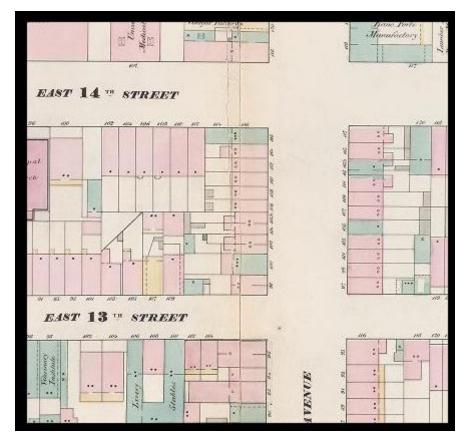




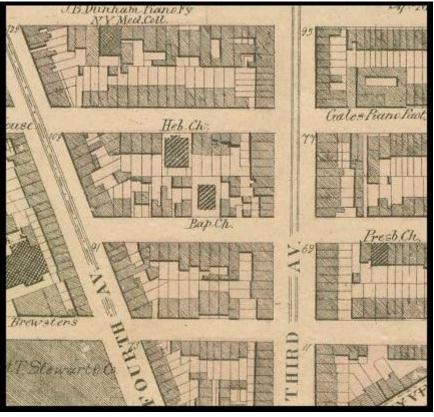


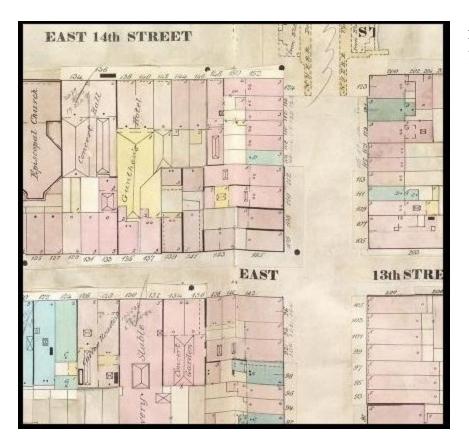


Perris Map 1857-62 Plate 44



Dripps Map 1867 Sheet 7





Perris & Browne Insurance Map v. 2 1868 Plate 44

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RECORD AND GUIDE

(2:492), all; Jennie Greenn Fistel 480 Sutter av, 18k120; Feb3; Feb3; 2400 to 3,000
4 (2:531), all; Mary DefenNyack, NY, to Harry LaxarNicholas av, & ano, firmrose, 5yf June30'23 to June
6 Feb2'20
230 (1:124), 7th fl & attic;
Stores Co of America, 44 W
Underhill, 233 Arlington av,
NJ; 5yf May1'18; Apri'218;
NJ; 5yf May1'18; Apri'218;
NJ; 6yf May1'29; All; Estate of
Inc, to Van Prang & Co; 5yf
19; Feb19'29; Yen; Cottfo'19;
NJ; 6yf May1'29; All; Estate of
Inc, to Van Prang & Co; 5yf
13; 6yf May1'24 at \$8,500);
NJ; 6yf May1'24 at \$8,500);
NJ; 6yf May1'24 at \$8,500;
NJ; 6yf May1'25; All; 6yf May1'26;
NJ; 6yf May1'26; All; 6yf May1'26;
NJ; 6yf May1'20; All; 6yf May1'20;
NJ; 6yf May1'20; All; 6yf

Lenox av. 540 (6:1735); asn above Ls; Henry Dohrmann, 209 W 155, to John van der Meer, 225 W 135; Oct22'19; Feb2l'29.

Lenex av, 630 (6:1735), sec 142d, str & front part e; Chas Yung to Gardeld Threatt, 74 W 142; Syf Novi'19, Novi'19, Feb26'20.

front part c; Chas Yung to Garfield Threatt. 74 W 142; 3yf Novl'19; Novl'19; Feb26'20.

Lexington av. 406 (5:1280), str in Hotel Commodore; Bowman Hotel Corpa to Ray Goodman, 3880 Jerome av. & Michi Haas, 132 E 43, firm R Goodman & Co; 109f Abr 1'20; Feb2; 5, 5,000 to 3:500

Madison av, 536 (5:1290), ws, 50.6 n 54th, 25x70, all; tenant to improve at \$25,000 Mary L Lancaster to E F Bonaventure, Inc. a corpa; 20 9-129f Mayl'20; 3 mos ren; Feb25; Marl'20.

Madison av, 1603 (5:1392), atr & b; Frank Gulden etr al, EXKS Chas Gulden, to Berthalan & Hermine Barna, 128 W 11; 917 Cetl'18; Mayl'5; Feb19'20.

Madison av, 1603 (5:1392), str & b; Frank Gulden et al, EXRS Chas Gulden, to Berthalan & Hermine Barna, 128 W 11; 9 11-12 yf Novl'18; Sept21'18; Feb19'20.

Madison av, 1603 (5:1392), str & b; Frank Gulden et al, EXRS Chas Gulden, to Berthalan & Hermine Barna, 128 W 11; 9 11-12 yf Novl'18; Sept21'18; Feb19'20.

Madison av, 1603 (6:1602), cor 97th (No 51), cor str; same to same; 5yf Mayl'20; 5y ren; Feb21; Peb26'20.

Madison av, 1626 (6:1614), s str; Israel Fortgang to Abr D Berkowitz, both at 1626 Mad av; 3yf Julyl'19; Jan22; Feb26'20.

Madison av (6:1603), swe 97th, apt 12 on 3d fl; Ida Ferman to Isaac Sinetz, 51 E 57; 3yf Octl'20; Feb21: Feb26'20.

Manhattan av, 4 & 8 (7:1835), sur Ls rec Deef'19; United Leasing Corpn, 201 W

Manhattan av, 4 & 8 (7:1836), sur Ls rec Dec6'19: United Leasing Corpn, 201 W 144, to Weiss-Lemlein Holding Corpn, 299 Bway: AT; Mar2: Mar3'20. 2840.34

March 6, 1920

Next .

2D av, 1629 (5:1550), str & b; Alfred & Leopold Edelmuth to Abr Guberman, 405 E: 82; 5 2-12yf Marl'20; Feb19; Feb20'20, L080 & 1,200

E 82; 5 2-12yf Mari'20; Feb19; Feb2928.

1,086 & 1,200

2D av, 1815 (5;1539), cor str & pt b; Geo
Ethret to Red Top Beverage Co; 5 3-12yf
Feb1'20; Feb13; Feb20'20.

1,200 & 1,500

2D av, 2312 (7:1759), str & front b;
Louis Haberstoh, 1550 St Nicholas av, to
Sami Mekalsky, 2304 2 av; 3yf Augf'18; 2
y ren; July8'18; Mar2'20.

504 & 540

2D av, 2350 (7:1759); asn Ls dated Jan
25'20; Jennic Verdeschi to Thos Allomare,
2380 2 av; Feb10; Feb21'20.

2D av (3:902), nws, at nes 2:st, 72.7x
106.7x42x100, the land; Petersfield Realty
Corpn to Cath Maienchein, 424 L 57; 21yf
May1'20; 21y ren; Feb29; Feb26'20;
Laxes & & 1,925
3D av, 89 (2:558), ws, 25.6 n 12th, 26x60;
consent to asn Ls rec Sept9'16; Augustus
Van H Stuyvesant, Jr, et al to Zackarias
Rogdakis, \$27 9 av, et al; Feb18; Mari'20.

3D av, 89; asn above Ls Lective nom

3D av. 89; asn above Ls; Louis Vamya-ketis to same; Feb24; Marl'20. O C & 100 3D av. 98 (2:558), ws. 103.6 n 12th, 26x100 the land; Andros Reatty Co. 5 Eeckman.

21y ren; Dec819; Feb20'20, 21yr Feb120;

3D av, 106 (2:559), nwc 13th (No 143), all; Geo Schade et al to firm Schwarzer Bros, 983 Av St John, Bx, et al; 15yf May 1'20; Febl'720; Febl'720; Geo Schade of the Schwarzer Bros, 983 Av St John, Bx, et al; 15yf May 1'20; Febl'720; Febl'720; Geo Schwarzer Schwarzer

Real Estate Record & Guide, volume 105, no. 10. March 6, 1920, page 304

143 E 13th Street/106 3rd Avenue: Block 559 lot 141/ Block 559 lot 41

Parcel four, within the Petersfield Farm, Passed to Peter Gerard Stuyvesant

| Grantor | → Grantee | → Date/ Year |
|--|--|---------------------------|
| Stuyvesant, Peter Gerard Helena Sarah | Hebberd, Southrick | Apr. 8, 1818 |
| Hebberd, Southwick Catharine | Wiseman, Samuel W. | Feb. 5, 1839 |
| Wiseman, Samuel W. Maria | Glass, David | Apr. 7, 1846 |
| Glass, David | Glass, Mary Ann Elizabeth Sarah Jane | June 8, 1864 |
| Glass, David Anna | Glass, Mary Ann Elizabeth Sarah Jane | Feb. 3, 1864 |
| Glass, Mary Ann Elizabeth Sarah Jane | Glass, Emma- -Cecilia | Feb. 4, 1865 ¹ |
| Glass, David Anna | Glass, Mary Ann Elizabeth Sarah Jane Emma Cecilia Kingsley | Nov. 29, 1865 |
| Glass, David Drucker, Henry | Glass, Elizabeth | Nov. 14, 1881 |
| Glass, Elizabeth | Glass, David | Nov. 8, 1886 ² |

¹ (1/4 Interest)

| Glass, David | Schade, William George | Apr. 21, 1893 |
|---|--|---------------------------|
| Schade, George William | Schade, Johanna Caroline | May 25, 1893 |
| Ross, Anna M Glass (formerly) Widow of Ross, Peter B. | Schade, George William Johanna W. Caroline | Apr. 8 1898 ³ |
| Ross, Anna M Glass (formerly) Widow of Ross, Peter B. | Schade, George William Johanna W. Caroline | Apr. 8 1898 ⁴ |
| Schade, William George Johanna W. Caroline | Wirtz, Gustav | Feb. 1, 1907 ⁵ |
| Wirtz, Gustav | Consumers Brewing Co. Of New York (LTD) | Feb. 1, 1907 ⁶ |
| Schade, William George Johanna W. Caroline | Schwarzer, Alex, Max Morris Schwarzer, (illegible) of Brothers | Feb. 27. 1920 |

² "Surrogates Court of New York County, In the matter of probate of Heirship to the estate of Glass, Elizabeth." "Decree in Proceedings for Probate of Heirship Heir Glass, David."

³ "Quite Claim"

⁴ "Rel of Dower

⁵ "Lease"

⁶ "Asst of Lease" – last from first book.

| Schwarzer, Alex Max Morris | Seigel, Louis Hoch, Rubin | Feb.8, 1927 ⁷ |
|---|--|-----------------------------|
| Seigel, Louis Hoch, Rubin | 106 Third Avenue Corp | Feb.8, 1927 ⁸ |
| Seigel, Louis Hoch, Rubin | Parrot Lunch Inc. | Mar. 25, 1927 ⁹ |
| Parrot Lunch, Inc. | Weitz, Benjamin | July 28,1927 |
| Schade, William George Johanna W. Caroline | Schinasi Commercial Corp. 2 E 57 | Nov. 16, 1927 |
| Schinasi Commerical Corp. | Schansi, Leon (Excro of) Schanasi, Ruby 346 West 69 th St Smith, Harold 160 Riverside Dr Bankers Trust Company 16 Wall Street (exectrix' & exrs) | June 16, 1932 ¹⁰ |
| Schinasi, Leon | Schanasi, Ruby 346 West 69 th St Bankers Trust Company 16 Wall Street As Trustees of trust provided in paragraph ELEVENTH of LWT of Schansi, Leon | Dec. 10, 1938 ¹¹ |
| Schinasi, Leon 7 "A.L." 8 "R.L. 3/30/?" 9 "L." 10 "2.C" "Quite Claim" 11 "GMD" | Cole Leasing Corp. | July 27, 1962 |