

WEEHAWKEN STREET HISTORIC DISTRICT Designation Report



New York City Landmarks Preservation Commission
May 2, 2006

Cover Photograph: 392-393 West Street, Landmarks Preservation Commission, John Barrington Bayley, 1964

Weehawken Street Historic District Designation Report

Report researched and written by Jay Shockley

Edited by Mary Beth Betts, Director of Research

Photographs by Carl Forster and Jenny Staley
Map by Kenneth Reid and Kerri Kirvin

Commissioners

Robert B. Tierney, Chairman

Pablo E. Vengoechea, Vice-Chairman

Stephen Byrns

Joan Gerber

Roberta B. Gratz

Christopher Moore

Richard M. Olcott

Thomas K. Pike

Elizabeth Ryan

Jan Hird Pokorny

Vicki Match Suna

Ronda Wist, Executive Director

Mark Silberman, Counsel

Sarah Carroll, Director of Preservation

Acknowledgments

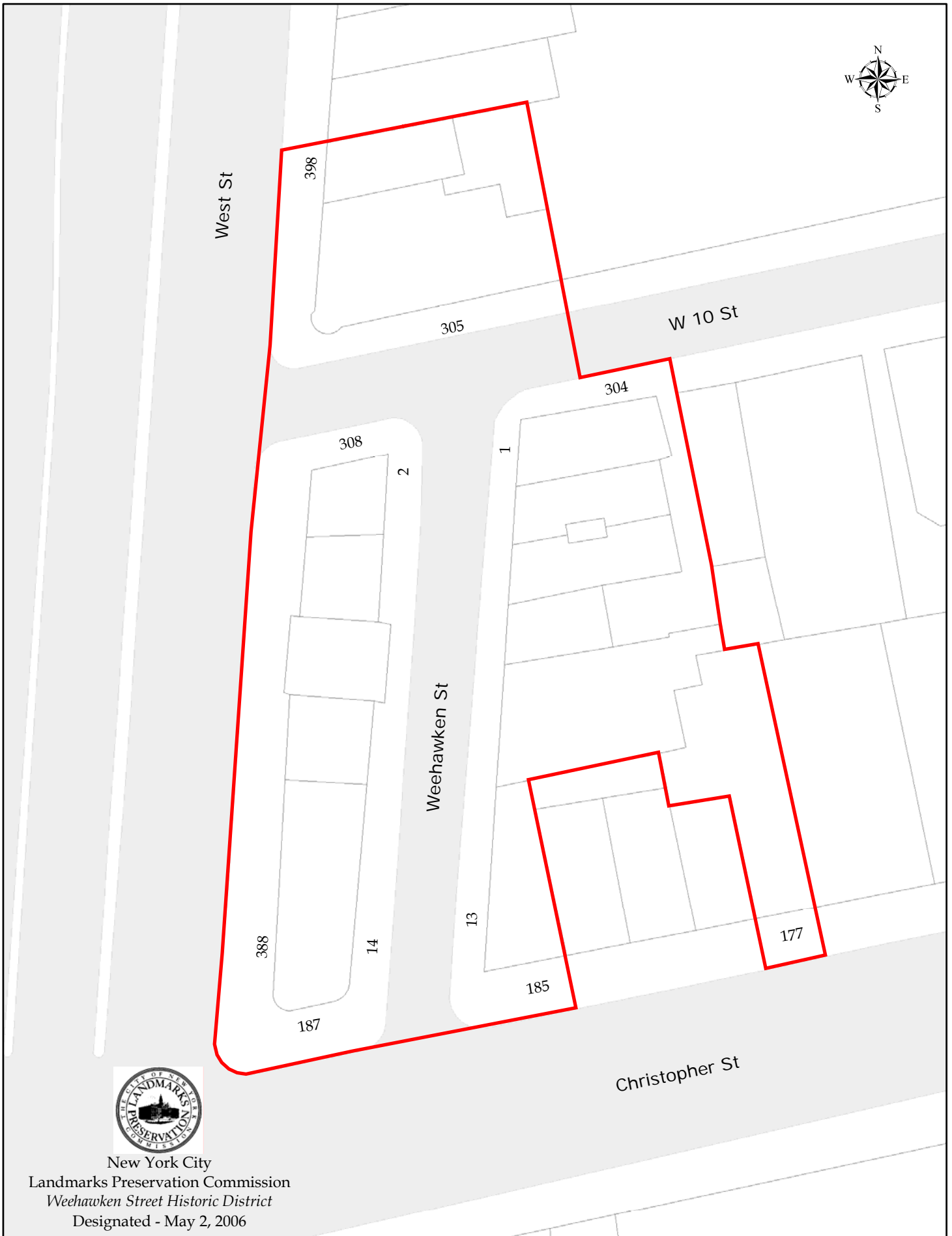
The research by Regina M. Kellerman, executive director of the Greenwich Village Society for Historic Preservation, which culminated in the publication *The Architecture of the Greenwich Village Waterfront* (1989), formed a basis for the initial construction history of the building entries. The staff wishes to thank Helen Tangires for reviewing the documentation for 392-393 West Street, and for visiting the structure.

TABLE OF CONTENTS

Weehawken Street Historic District Map

Boundaries	7
Testimony at the Public Hearing	7
Summary	9
History and Development of the Weehawken Street Historic District	11
Appendices	
Partial Listing of Businesses	24
Architect's Appendix	27
Building Entries and Photographs	
Introduction	29
177 and 185 Christopher Street	30
187 Christopher Street	36
1-13 Weehawken Street	36
2-14 Weehawken Street	44
388-395 West Street	45
396-397 West Street	58
304-308 West 10 th Street	63
Findings and Designation	66
Bibliography	69

Weehawken Street Historic District



New York City
Landmarks Preservation Commission
Weehawken Street Historic District
Designated - May 2, 2006

WEEHAWKEN STREET HISTORIC DISTRICT, Manhattan.

Boundary Description

The Weehawken Street Historic District consists of the property bounded by a line beginning at the northeast corner of West Street and Christopher Street, extending northerly along the eastern curbline of West Street to a point on a line extending westerly from the northern property line of 398 West Street, easterly along said line and the northern property line of 398 West Street, southerly along the eastern property lines of 398 West Street and 396-397 West Street (aka 305 West 10th Street), southerly across West 10th Street, easterly along the southern curbline of West 10th Street to a point on a line extending northerly from the eastern property line of 304 West 10th Street (aka 1 Weehawken Street), southerly along said line and the eastern property lines of 304 West 10th Street (aka 1 Weehawken Street) through 7 Weehawken Street and part of the eastern property line of 9-11 Weehawken Street, easterly along part of the northern property line of 177 Christopher Street, southerly along the eastern property line of 177 Christopher Street to the northern curbline of Christopher Street, westerly along the northern curbline of Christopher Street to a point on a line extending southerly from the western property line of 177 Christopher Street, northerly along said line and part of the western property line of 177 Christopher Street, westerly along the northern property line of 179 Christopher Street, northerly along part of the eastern property line of 181 Christopher Street, westerly along part of the southern property line of 9-11 Weehawken Street, southerly along the eastern property line of 185 Christopher Street (aka 13 Weehawken Street) to the northern curbline of Christopher Street, and westerly along the northern curbline of Christopher Street, to the point of beginning, Borough of Manhattan.

Testimony at the Public Hearing

On October 18, 2005, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Weehawken Street Historic District (Item No. 3). The hearing was continued to December 13, 2005 (Item No. 1). Both hearings had been duly advertised in accordance with the provisions of law. Thirty-six people spoke in favor of designation, including State Assemblymember Deborah J. Glick and representatives of State Senator Thomas Duane, State Assemblyman/ Manhattan Borough President-Elect Scott Stringer, City Councilmember Christine Quinn, Municipal Art Society of New York, Historic Districts Council, New York Landmarks Conservancy, Society for the Architecture of the City of New York, Metropolitan Chapter of the Victorian Society in America, Greenwich Village Society for Historic Preservation, Manhattan Community Board 2, Greenwich Village Community Task Force, Place Matters Project, Federation to Preserve the Greenwich Village Waterfront and Great Port, Westbeth Artists Residents Council, Hell's Kitchen Neighborhood Association, St. Luke's Place Block Association, West 13th Street 100 Block Association, and Perry Street Block Association. A representative of an owner of a building in the proposed historic district testified against

designation. In addition, the Commission received numerous communications in support of designation, including that of the Bedford Barrow Commerce Block Association.

Summary

The picturesque enclave of fourteen buildings and the street plan that together comprise the Weehawken Street Historic District represents several phases of construction spanning a century of development along Greenwich Village's Hudson River waterfront, from 1830 to 1938. The architecture illustrates the area's long history as a place of dwelling, industry, and commerce, much of it maritime-related, and is a rare surviving example of this once typical development pattern on Manhattan's west side waterfront. Many of the properties in the historic district were associated with the families of prominent long-term owners, such as former Mayor Stephen Allen, Cornelius V.S. Roosevelt, lawyer Edmund R. Terry, brewer-distiller Patrick Skelly, and linen merchant James Dean. In addition, several significant maritime-related industries were located within the historic district for a century, between 1884 and 1984.

The land within the historic district was once part of the site of the Newgate State Prison (1796-97), until it was closed and the City of New York plotted and sold the land in 1829. The City at that time planned to build a public market here, and reserved the block bounded by West Street, Christopher Street, Amos (later West 10th) Street, and the newly created block-long Weehawken Street. The Greenwich (unofficially "Weehawken") Market house, not built until 1834, was a wooden open shed structure with wide overhanging eaves, a building type that was the most common for markets in the United States in the 19th century. Never successful, the market was abandoned in 1844 and the property, including separate sections of the market house, was disposed of by the City in 1848. No. 392-393 West Street, almost certainly a surviving portion of that market house, was purchased by boatbuilder George M. Munson and adapted and enclosed for his business. It was, as well, the location until 1867 of the earliest documented liquors/ saloon business in the historic district, a dominant commercial activity here.

Five other buildings survive from the 1830s-40s, the earliest period of construction in connection with the Weehawken Market and its removal. No. 398 West Street (1830-31) is a grand 3-1/2-story, Federal style rowhouse built for flour merchant Isaac Amerman. No. 7 Weehawken Street (c. 1830-31) is a 3-story, brick-clad rowhouse and stable, initially owned by carpenter Jacob P. Roome, the City's Superintendent of Repairs. No. 185 Christopher Street (c. 1837) was built as a brick-clad warehouse for former New York City Mayor Stephen Allen. Nos. 394 and 395 West Street (c. 1848), brick-clad multiple dwellings that replaced a section of the market house, have housed a variety of ground-story commercial uses.

The opening of a pier at the end of Christopher Street (1828), re-instituting ferry service to Hoboken here (1841), the adaptation of part of the old prison for use as a brewery by Nash, Beadleston & Co. (c. 1845), and the construction of the Hudson River Railroad (incorporated 1846) along West Street, helped to spur commercial activity in this vicinity. After the Civil War, as New York flourished as the commercial and financial center of the country, four tenement buildings and one factory were built in the historic district. No. 185 Christopher Street was enlarged in 1871 (William E. Waring, architect) and converted from a warehouse into a 3-story tenement building. No. 304 West 10th Street (1873, Waring) is a 5-story, Italianate style tenement building constructed for local brick manufacturer Charles Shultz. Nos. 3 and 5 Weehawken Street (1876-77, Mortimer C. Merritt) are 5-story, Italianate style (altered) tenement buildings owned by William H. and Alfred N. Beadleston, of the neighboring brewery. No. 177 Christopher Street (1883-84, William J. Fryer, Jr.) is a 4-story, neo-Grec style factory constructed for the lessee, H.C. & J.H. Calkin, marine coppersmiths and plumbers, a firm owned by former Congressman Hervey Chittenden Calkin and his brother that remained here until 1905.

At the turn of the century, as the Hudson River surpassed the East River as the primary artery for maritime commerce, and the Gansevoort and Chelsea Piers (1894-1910) were constructed, West Street north of Christopher Street became the busiest section of New York's commercial waterfront. Three buildings in the historic district date from this period. No. 391 West Street (1902, Richard Rohl) is a 5-story, neo-Renaissance style tenement building, in which owner Solomon Lent and his family ran a ground-story men's furnishings business until 1922. The 3-story, neo-Renaissance style Holland Hotel (1903-04, Charles Stegmayer), 396-397 West Street, was commissioned by restaurateur/ saloon operator Albert A. Adler and is a rare surviving Hudson River waterfront hotel. No. 9-11 Weehawken Street (1908-09, George M. McCabe) is a 3-story, neo-Romanesque style stables building with upper-story residence, that was converted into a garage in 1922. After the completion of the elevated Miller Highway (1929-31) above West Street, No. 388-390 West Street (1937-38, William Shary), a one-story commercial structure, was the last building constructed in the historic district.

Aside from H.C. & J.H. Calkin, the significant maritime-related businesses located within the historic district were: William J. Olvany, Inc., heating, piping, and air conditioning (1905-18); Meier & Oelhaf Co., marine repair (1920-84); and Ray Electric Co., marine electrical contractors (c. 1927-60). As early as 1893, artists, writers, and photographers documented and described Weehawken Street, with its four then-surviving sections of the 1834 market house, as being a picturesque urban enclave. The desirability of this far western section of Greenwich Village as a residential community by the late 1920s is exemplified by the conversion of buildings to middle-class apartments. Nos. 3 and 5 Weehawken Street, former tenements, were converted in 1928, attracting "literary and artistic folk who chose to live somewhat off the beaten path," according to *The Villager*.

HISTORY AND DEVELOPMENT OF THE WEEHAWKEN STREET HISTORIC DISTRICT

Newgate State Prison¹

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

The area of today’s Greenwich Village was, during the 18th century, the location of the small rural hamlet of Greenwich, as well as the country seats and summer homes of wealthy downtown aristocrats, merchants, and capitalists. A number of cholera and yellow fever epidemics in lower Manhattan between 1799 and 1822 led to an influx of settlers in the Greenwich area, with the population quadrupling between 1825 and 1840.⁷ Previously undeveloped tracts of land were speculatively subdivided for the construction of town houses and rowhouses. Whereas in the early 19th century many of the wealthiest New Yorkers lived in the vicinity of Broadway and the side streets adjacent to City Hall Park between Barclay and Chambers Streets, by the 1820s and 30s, as commercial development and congestion increasingly disrupted and displaced them, the elite moved northward into Greenwich Village, particularly the area east of Sixth Avenue. The far western section of Greenwich Village developed with mixed uses, including industry and maritime-related commerce.

The land within the Weehawken Street Historic District was once part of the site of the 4-acre “State Prison at Greenwich,” or Newgate State Prison, constructed in 1796-97 to the design of architect Joseph-Francois Mangin. He was later the architect of City Hall (1802-11, with John McComb, Jr.) and (old) St. Patrick’s Cathedral (1809-15) on Mott Street.⁸ New York State’s first prison, Newgate’s massive buildings were surrounded by high stone walls, with the grounds extending between today’s Christopher and Perry Streets and Washington Street and the North (Hudson) River shoreline. Prisoners were transferred here from the old Bridewell Prison in City Hall Park. “A more pleasant, airy, and salubrious spot could not have been selected in the vicinity of New York,”^m stated an observer in 1801, and the prison, as one of the area’s most imposing structures, became one of Greenwich’s first tourist attractions. Ferry service was established from the prison’s dock to Hoboken in 1799.¹⁰ The Greenwich Hotel, opened in 1809 near the prison, became a popular summer hostelry and daily stage service was begun from the hotel to lower Manhattan in 1811.

Street improvements were made in the vicinity. Amos (later West 10th) Street was surveyed in 1796 and, extending westerly only to the prison grounds, deeded to the City in 1809 by Richard Amos.¹¹ Christopher Street had been the northern boundary of the Trinity Church Farm, granted to the church by the Crown of England in 1708; it was laid out prior to 1799,¹² opened as a street in 1817, and paved in 1825. South of the prison, landfill extended the shoreline westward, and West Street was laid out by 1824. In 1828, a pier was opened at the end of Christopher Street that became a transfer depot for lumber and building materials.

Despite the state prison's reform reputation, a number of insurrections occurred that were accompanied by attempts to burn the buildings. Many of the Newgate prisoners were West Indian blacks who had a history of opposition to white authority.¹³ Stephen Allen, recently the Mayor of New York City (1821-24), was appointed as commissioner to recommend changes in the state prison system in 1824. Among his recommendations was the closing of Newgate in favor of constructing a new prison farther north along the Hudson River at Sing Sing (later Ossining), New York. The City of New York acquired the Newgate State Prison from the State in 1826, and prisoners were moved to Sing Sing in 1828-29. The Newgate land was plotted and sold by the City in 1829, however, it reserved the blockfront along West Street between Christopher and Amos Streets for a public market. Jacob Lorillard purchased the prison buildings, which he converted into a sanatorium spa in 1831. Around the same time, the former farms located along Christopher Street were plotted and readied for development.

Greenwich (Weehawken) Market¹⁴

A public Greenwich Market had existed since 1813 on the south side of Christopher Street between Greenwich and Washington Streets, on land formerly owned by Trinity Church.¹⁵ The market house was enlarged in 1819 and 1828, and the streetbed of Christopher Street was widened west of Greenwich Street to accommodate the market business and wagon traffic. Business here was negatively affected by the 1833 opening of the Jefferson Market at Greenwich Lane (later Avenue) and Sixth Avenue, and the Greenwich Market was closed in 1835.

In March 1829, New York's Common Council had passed the following resolution to create a new Greenwich Market (just northwest of the existing market) as well as the adjacent block-long Weehawken Street:

that the front ground on West street between Christopher street and Amos street to the depth of Thirty feet be and the same is hereby reserved for the purpose of erecting a Public Market House thereon. ... that a Street be and the same is hereby directed to be opened and established in the rear of the said Market ground to be fifty feet wide and to extend from Christopher street to Amos street running parallel with West street Thirty feet from the same, and the said street be called Wehawken [sic] street.¹⁶

This plot and street plan for the market resulted in what would later be called "the unique distinction of having the narrowest depth of any regulation block frontage in the city."¹⁷ Former Mayor Allen, the wealthy merchant Abraham Van Nest, Jacob P. Roome, a carpenter and the City's Superintendent of Repairs, and others purchased lots along the east side of the planned Weehawken Street in 1829, in anticipation of the public market here. Amos (West 10th) Street was extended to West Street, through the former prison grounds.¹⁸ In April 1830, the Common Council received a petition from Roome and others requesting that Weehawken Street be "regulated and paved," and the Street Committee passed such a resolution in May.¹⁹ A

communication from Stephen Allen and another petition from property owners were received by the Council requesting that the market be built.²⁰ The paving of Weehawken Street was completed by November 1830.²¹ No action, however, was taken on the market at this time, as the Jefferson Market was also under consideration by the City.

Two buildings in the historic district survive from this period. No. 398 West Street (1830-31) is a Federal style rowhouse, grand in size at 3-1/2 stories and a width of over 22 feet, built for flour merchant Isaac Amerman, and owned in 1832-39 by William and Gerardus Post, paint dealers who were among the wealthiest men of the day in New York. No. 7 Weehawken Street (c. 1830-31), a 3-story, brick-clad rowhouse and stable built for Jacob P. Roome, is today an early surviving stable building. It is unclear whether any African-Americans lived or worked in the historic district; however, the pre-Civil War ninth ward, of which this district was a small part, had large numbers of African-Americans. The 1819 New York City census lists 4,413 white male inhabitants, 3,937 white female inhabitants, 349 alien male inhabitants, 322 alien female inhabitants, 519 free male colored persons, 406 free female colored persons, 14 male slaves and 14 female slaves.²² African-American culture, at times, conflicted with the customs of the majority of the ward's inhabitants. In 1819 a complaint was submitted to the Common Council from:

sundry Inhabitants of Greenwich Village of being much annoyed by certain persons of color practising as Musician with Drums and other instruments through the Village.²³

Another petition to construct the market house was received by the Common Council in November 1833. The Council finally appropriated \$3,475 in March 1834 for construction of a market house, which was completed by November. The market was officially the (new) Greenwich Market, but was unofficially known as the "Weehawken Market" to differentiate it from the market of the same name one block away on Christopher Street. Photographs and other evidence, including the cost, rapidity of construction, and 1830s ground plans of the market, indicate that the Greenwich (Weehawken) Market house was a long wooden open shed structure with wide overhanging eaves.

Helen Tangires, in *Public Markets and Civic Culture in Nineteenth-Century America* (2003), described the prototype for this kind of market house:

The simple, freestanding shed was the most prolific type of market house, lending itself well to a street location. It had been a standard form in colonial America... Open or closed, it consisted of arches of stout timber or brick pillars supporting a low-pitched gable roof. Builders occasionally added wide projecting eaves to increase the space for marketing. Sheds provided minimal protection from the elements for the least cost, did not require an architect, and were quick to build... In addition, the shed's multiple entrances made the market attractive and accessible to patrons coming from any direction; its openness promoted air circulation and helped in unloading goods; and it was easy to wash down at the end of a market day.²⁴

Stephen Allen, owner of five lots at Nos. 171, 173, and 175 Christopher Street (the addresses during this period) and 9 and 11 Weehawken Street, also developed his properties. No.

185 Christopher Street (originally No. 175 until 1885) was built c. 1837 as a brick warehouse. An early tenant related to the market was [Edward A.] Roome & [Benjamin F.] Curtis, feed and flour (1844-47). Two properties in the historic district were acquired by wealthy and prominent owners, whose estates held them for long periods. No. 398 West Street was owned from 1839 to 1956 by wealthy linen merchant James Dean, his wife Elizabeth, and the Dean estate (it frequently housed ground-story liquors/ saloon businesses and restaurants). No. 7 Weehawken Street was acquired in 1845 by Cornelius Van Schaack Roosevelt, father of future-President Theodore Roosevelt, and retained by his estate until 1920. Two activities just outside of the historic district helped to spur commercial activity in the vicinity. Ferry service to Hoboken was re-instituted by 1841, now at the foot of Christopher Street,²⁵ and around 1845, part of the old Newgate prison was adapted for use as a brewery by Nash, Beadleston & Co. (later Beadleston & Woerz).

The Weehawken Market was never wholly successful, and the structure was only used until 1844 as a market for meat, fish, fruit and vegetables, then was abandoned. In January 1846, owners of property on Weehawken Street facing the market site, including Stephen Allen and Abraham Van Nest, petitioned the City to remove the market, and the Commissioners of the Sinking Fund approved a resolution to sell at public auction “the Market House and Ground occupied by the Greenwich Market.”²⁶ The property was not disposed of until April 1848, as divided into seven separate lots to four individual owners.²⁷

Lot 5 (No. 392-393 West Street) was sold for \$1,550 to George M. Munson, a boatbuilder whose business address was 388 West Street and who lived at 178 Christopher Street. No. 392-393 today is almost certainly the sole surviving part of the Weehawken Market house, making it extraordinary as a very rare surviving American market shed structure of that era. This is based, foremost, on the contemporary knowledge of Thomas F. De Voe, a longtime butcher who later served as the New York City Superintendent of Markets. De Voe wrote in *The Market Book: A History of the Public Markets of the City of New York* (1862) that

about half of the old [Weehawken] market building is yet (1857) standing, occupied with a depot for the Hudson River Railroad Company, small stores, and “dram-shops,” and the other half with other buildings for other purposes.²⁸

Four wood-framed sections of the market house on Weehawken/ West Streets survived into the 20th century. To the south of No. 392-393, a row of three identical sections remained until No. 391 was replaced in 1902 and Nos. 389 and 390 were demolished in 1937. Photographs taken in 1937 of the demolition of the latter two sections provide evidence of the framing and roof structure. When the City sold the Weehawken Market house shed in 1848, these four sections were enclosed by the individual owners. No. 392-393 was probably raised by Munson to a full second story, with an exterior staircase on the Weehawken Street facade. (The building has this appearance in the earliest known depiction of this facade in 1893).

Interestingly, in three newspaper accounts, two in the 1920s and one in the 1930s, writers realized that these buildings were, or might have been, constructed as part of the 1834 market, despite prevailing myths about their age. Henry B. Curry, in the *New York Evening Post* in 1920, referenced the un-named De Voe's book and wrote:

Houses Remnants of a Market... the secret, then, is unshrouded. Those ‘early George III’ houses are eighty-six years old. Mysterious Nos. 389, 390 and 392 West Street are just two [sic] severed fragments of that Dutch style Yankee market house.²⁹

An unknown writer for the *New York Times* speculated in 1928:

there are two [sic] wooden or frame front shacks of one and one-half or two stories. It has occasionally been stated that some of these buildings antedated the Revolution, but, as the city appropriated \$3,475 to erect market structures, a casual survey of the two oldest places there tends to the belief that they may be survivors of the early Weehawken market days.³⁰

And F.W. Crane, also in the *Times*, in 1936 wrote:

The oldest date, therefore, which can consistently be given to the houses is 1834, when the original market edifice was erected. Portions of the old walls [sic] may have been retained in the new arrangement when individual owners took over the parcels.³¹

In 1963, Jane Jacobs, a Greenwich Village community activist and author of *The Death and Life of Great American Cities* (1961), also acknowledged the historic significance of No. 392-393 West Street:

The “quaintest” building in the general popular view, the old wooden building at 8 Weehawken St. (or 392 West St.) is not the oldest. This is apparently the remnant of the City market, erected in 1834...³²

Helen Tangires, who was shown this research evidence on No. 392-393 and the other similar sections on Weehawken Street, and who visited the structure, concurred that the original Greenwich (Weehawken) Market house was an open shed, and that No. 392-393 is almost certainly a surviving portion of that market house.

George M. Munson’s boatbuilding business was located in No. 393 from about 1850 to 1855, while he resided at No. 7 Weehawken Street (also in the historic district). The Munson family owned No. 392-393 until 1864. From 1849 to 1867, this was also the commercial address and residence, presumably on the second story, of Robert and Rosanna Little, variously listed over the years as in the clothing, porterhouse (serving stout and malt liquors), liquors, fruit, and candy businesses. This is the earliest documented liquors/ saloon business in a building in the historic district, a commercial activity that would be predominant throughout the district’s history and that was a significant aspect of the social life of the working men of waterfront neighborhoods.

Two new buildings were constructed to replace a section of the Weehawken Market house. Nos. 394 and 395 West Street (c. 1848) are 3-story, brick-clad multiple dwellings with stores, built for William Forsyth, an oyster dealer at Washington Market who paid \$3,800 for the property. These structures early on housed a variety of ground-story commercial uses, including S[amuel]. J. Seely & Co., lime dealers (1850-54), grocers Charles Augustus (1850-52) and Christian Cramer (1852-53), Martin, Deake & Co., manufacturers of Eureka Lubricating Oil (1856), and a clothing store (1857).

The Historic District from the 1850s to World War I

In 1846, the Hudson River Railroad was incorporated, and was constructed along West Street, terminating in a station at Chambers Street in 1851 (this was replaced by the St. John’s Park Terminal for freight in 1868). As reported by De Voe, there was a depot within the historic district in the 1850s. Another property in the district was transferred to a prominent owner whose

family held it for a long period. No. 392-393 West Street was acquired through foreclosure from the Munson family in 1864 by Edmund Terry, a Wall Street lawyer who lived in Brooklyn; the Terry family's interest in the property (for 79 years until 1943) was later controlled by his son, Wyllys Terry, a Wall Street insurance broker.

New York City had developed as the largest port in the United States by the early nineteenth century, and in the early twentieth century emerged as one of the busiest ports in the world. In Manhattan, South Street along the East River had been the primary artery for maritime commerce, but West Street became a competitor in the 1870s and supplanted the former by about 1890. After the Civil War, New York also flourished as the commercial and financial center of the country. Beginning in the early 1870s, owners made improvements within the historic district, including four tenement buildings and one factory. No. 185 Christopher Street was enlarged in 1871 (William E. Waring, architect) and converted from a warehouse into a 3-story tenement building by owner James Lee, a prosperous commission merchant. Its ground story mostly housed liquors/ saloon businesses until Prohibition. No. 304 West 10th Street (1873), a 5-story, Italianate style tenement building also designed by Waring, was constructed for Charles Shultz, a brick manufacturer on West 11th Street. The building was owned from 1898 to 1948 by the family of wealthy brewer-distiller Patrick Skelly (it long housed a ground-story saloon). Nos. 3 and 5 Weehawken Street (1876-77, Mortimer C. Merritt), 5-story, Italianate style (now altered) tenement buildings, were commissioned by William H. and Alfred N. Beadleston, owners of the neighboring Beadleston & Woerz brewery. No. 177 Christopher Street (1883-84, William J. Fryer, Jr.), a 4-story, neo-Grec style factory building, was constructed for the lessee, H.C. & J.H. Calkin, "coppersmiths and plumbers, steam & gasfitters, sheet iron & brassworkers, ship furnishing, galley stoves, patent metallic life rafts," as described in a city directory at their previous address at 256 West Street.³³ Owned by former Congressman Hervey Chittenden Calkin and his brother, the firm remained here until 1905.

Three long-term commercial tenants with liquors/ saloon businesses established in the early 1880s were John Tietjen and family (1880-99), 394-395 West Street; Patrick D. O'Halloran (1881-92), 185 Christopher Street; and John, Bridget, and James A. Mulqueen (1883-1907), 392-393 West Street, also with a pool hall.

As early as 1893, artists, writers, and photographers documented and described Weehawken Street, with its four then-surviving remnants of the Weehawken Market house, as being a picturesque urban enclave, and it became the subject of numerous etchings, drawings, photographs, paintings, and articles over the years. The lingering myths of the age, provenance, and uses of No. 392-393 West Street appear to date from that time. The earliest such reference may be that of Thomas A. Janvier, in his article "Greenwich Village" in *Harper's New Monthly Magazine* in 1893. Janvier asserted that "these houses were standing, certainly, as far back as 1796 - as is shown on the Commissioner's map... probably they are the houses indicated on the Ratzen Map as standing at this point one hundred and twenty-six years ago"[1767].³⁴

At the turn of the century, the *New York Times* and the New York Police Department considered the section of the waterfront adjacent to the historic district particularly unsavory. A 1902 newspaper article referred to the section of piers between Houston and West 14th Streets as "The Farm," stating that

for years, especially in fine weather, it has at night been the resort of outcasts, drunkards, dissolute people, and a dangerous class of depredators and petty highwaymen. ... Protection from these evildoers has been chiefly asked by

seafaring people whose craft are moored to the docks along the North River front, and ... by the officers and men of the ships of the White Star, Cunard, Leyland, and Transatlantic Lines, and also by dock watchmen and patrons of the ferry lines.³⁵

A major public undertaking that had a profound impact on this section of the Hudson River waterfront was the construction, by the New York City Department of Docks, of the Gansevoort Piers (1894-1902) and Chelsea Piers (1902-10, with Warren & Wetmore), between West 11th and West 23rd Streets. These long docks accommodated the enormous trans-Atlantic steamships of the “United States, Grace, Cunard White Star, Panama Pacific, and American Merchant” lines.³⁶ This area was described in 1914 as “in the heart of the busiest section of the port, adjacent to the transatlantic liners, coast and gulf vessels, between Christopher and 23rd Streets, surrounded by 5,000 seamen of all nationalities” of the half a million seamen that came into the harbor each year.³⁷

Three buildings in the historic district date from the turn of the century. No. 391 West Street (1902, Richard Rohl), a 5-story, neo-Renaissance style tenement building, was owned by Solomon Lent; he and his family ran a men’s furnishings business on the ground story until 1922. The 3-story, neo-Renaissance style Holland Hotel (1903-04, Charles Stegmayer), 396-397 West Street, today a rare surviving Hudson River waterfront hotel, was commissioned by restaurateur/ saloon operator Albert A. Adler. No. 9-11 Weehawken Street (1908-09, George M. McCabe), a 3-story, neo-Romanesque style stables building with upper-story residence, remained in its original use until 1922.

After H.C. & J.H. Calkin, the next industrial tenant of No. 177 Christopher Street, from 1905 to 1918, was William J. Olvany, Inc., heating, piping, and air conditioning contractors. William J. Olvany, Sr., was the secretary-treasurer of the Master Steam & Hot Water Fitters Association (1916), and later served as president of the Heating, Piping and Air-Conditioning Contractors National Association. Charles and William McQuade operated a liquors/ saloon business and restaurant (c. 1907-25), 398 West Street, and after 1909, William F. (Billy) Gillespie ran a saloon and, apparently with the advent of Prohibition in 1920, the popular Billie’s Original Clam Broth House (until c. 1925), 392-393 West Street.

The Residential Component of the Historic District After World War I

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

As early as 1914 a committee of Village property owners, merchants, social workers, and realtors had embarked on a campaign to combat the scruffy image the local bohemian populace had created for the community. ... Under the banner of the Greenwich Village Improvement Society and the Greenwich Village Rebuilding Corporation, this alliance of residents and businesses also rallied to arrest the district’s physical deterioration... their ultimate purpose was to reinstate higher-income-level families and young professionals in the Village to stimulate its economy. Shrewd realtors began to amass their holdings of dilapidated housing.³⁸

These various factors and the increased desirability of the Village led to a real estate boom—“rents increased during the 1920s by 140 percent and in some cases by as much as 300 percent”.³⁹ For example, according to Luther Harris,

From the 1920s through the 1940s, the population of the Washington Square district changed dramatically. Although a group of New York’s elite remained until the 1930s, and some even later, most of their single-family homes were subdivided into flats, and most of the new apartment houses were designed with much smaller one- and two-bedroom units. New residents were mainly upper-middle-class, professional people, including many young married couples. They enjoyed the convenient location and Village atmosphere with its informality, its cultural heritage, and, for some, its bohemian associations.⁴⁰

In 1920, the *New York Evening Post* had referred to Weehawken Street, “a Street of Hotels,” as

that odd and now superfluous one block thoroughfare... Not wider than an alley, but with every metropolitan street improvement, it connects the Hotel Christopher on the south side of Christopher Street with the Clyde Hotel on the north side of West Tenth Street, affording hospitality withal in O’Neil’s Hotel at the northeast angle of Christopher and to a nameless three-storied hostel [394-395 West Street] at the southwest corner of Tenth.⁴¹

The Clyde Hotel, 396-397 West Street, formerly the Holland Hotel, was later known as the New Holland Hotel (c. 1935-93). George S. O’Neil and his daughter, Lillian E. O’Neil Cowenhoven, owned No. 185 Christopher Street from 1912 to 1955, and operated a saloon and hotel here (1912-20); it became a boarding house by 1927.

The desirability of this far western section of Greenwich Village as a residential community by the late 1920s is exemplified by the conversion of buildings to middle-class apartments in the historic district. Nos. 3 and 5 Weehawken Street, former tenements, were combined and altered in 1928, which included the removal of the cornice and the ground-story storefronts, the latter altered in a Colonial Revival style. An August 1929 advertisement for the building listed: “A few apartments, 1-2-3 rooms, kitchenette and bath; \$50 to \$75; lease; all modern improvements; roof garden with Hudson River panorama.”⁴² An article in *The Villager* in 1934, regarding Weehawken Street as “an almost forgotten thoroughfare” but “still picturesque,” referred to No. 3-5 Weehawken as “the last outpost of the Greenwich Village artists. The remodeled studio apartments at Numbers 3 and 5 are the homes of the literary and artistic folk who chose to live somewhat off the beaten path.”⁴³ The *New York Times* carried a number of articles in 1939-42 listing (among other buildings) the new tenants who rented here.

There is other evidence of middle-class residents living in the historic district from the 1920s on. During the 1920s, a clerk at the U.S. Customhouse resided at 304 West 10th Street, and by 1929 a deputy district attorney was living at 391 West Street. The Lynch and Cline families, owners of the garage buildings at 9-11 and 7 Weehawken Street, lived there in the 1930s. George W. Hunt remodeled and apparently lived in No. 392-393 West Street in 1943-45. Two former tenement buildings were converted to apartments in 1961: No. 304 West 10th Street (which also included remodeling the ground-story facades in 1966), and No. 185 Christopher Street. A noted editor and playwright became residents of No. 398 West Street in the 1960s.

Jane Jacobs, on behalf of the West Village Committee, wrote to the newly formed New York City Landmarks Preservation Commission in 1963 (prior to the passage of the Landmarks Law in 1965 which enabled designations), urging that any consideration of a Greenwich Village historic district include the far western section of the Village to West Street, particularly the area that is today the Weehawken Street Historic District.⁴⁴

Commerce and Industry in the Historic District After World War I

The increased reliance on the automobile as a primary form of transportation after World War I was displayed in the historic district by the conversion of its two stables buildings into garages. No. 7 Weehawken Street was acquired in 1920 by George and Mary V. Cline, altered as a garage and auto repair shop in 1921, and remained a garage until at least 1932. The neighboring No. 9-11 Weehawken Street was converted into Lynch's Garage in 1922 by the family that had constructed it as a stable. After the structure was foreclosed in 1939, it was operated as the Weehawken Garage by Ralph Kantor until 1943.

Two maritime-related industries, located in several buildings, remained in the historic district for decades. The German-born Carl Frank Oelhaf and his wife, nee Mary Ruf, established the Meier & Oelhaf Co., marine plumbing supplies, in a building on Christopher Street just outside the historic district around 1910. After 1920, the Oelhaf family acquired and sold a number of properties in the district, and the firm, which turned to marine repair, was variously located in Nos. 177 and 185 Christopher Street and Nos. 7 and 9-11 Weehawken Street until 1984. The Ray Electric Co., marine electrical contractors, was established in 1919 by George Frick and Joseph Buehler, Jr., and located sequentially, from 1927 until about 1960, in No. 185 Christopher Street, No. 9-11 Weehawken Street, and No. 177 Christopher Street.

The completion of the Holland Tunnel (1919-27) and, especially, the elevated Miller Highway (1929-31) above West Street, while providing easier access between the Hudson River waterfront and the metropolitan region, had a number of effects on real estate values within the historic district and on the uses of the buildings, particularly along West Street. The last building constructed in the historic district was a one-story commercial structure, No. 388-390 West Street (1937-38, William Shary), for Benjamin Gottfried, president of the Gottfried Baking Co. Just after its completion, the Federal Writers' Project's *New York City Guide* (1939) described this stretch of the waterfront along West Street, the "most lucrative water-front property in the world" as follows:

Although the western rim of Manhattan is but a small section of New York's far-flung port, along it is concentrated the largest aggregate of marine enterprises in the world. Glaciers of freight and cargo move across this strip of ... water front. It is the domain of the super-liner, but it is shared by the freighter, the river boat, the ferry, and the soot-faced tug... Ships and shipping are not visible along much of West Street. South of Twenty-third Street, the river is walled by an almost unbroken line of bulkhead sheds and dock structures... Opposite the piers, along the entire length of the highway, nearly every block houses its quota of cheap lunchrooms, tawdry saloons and waterfront haberdasheries catering to the thousands of polyglot seamen who haunt the "front." Men "on the beach" (out of employment) usually make their headquarters in barrooms, which are frequented mainly by employees of lines leasing piers in their vicinity.⁴⁵

Irish-American longshoreman dominated work on the piers through World War I, however, by 1930 they only dominated the transatlantic piers, and work at the piers across the street from the Weehawken Historic District was predominantly undertaken by recent immigrants and African-Americans. It is unclear what impact this had on the businesses of the historic district.⁴⁶ After the repeal of Prohibition in 1933, there was a resurgence of bar and grills and restaurants within the historic district, including Weehawken Bar & Grill (c. 1935-60), 304 West 10th Street; Raymond Thompson's West Shore Grill (c. 1935-45), 398 West Street; LTA Food Shop/ J&B Food Shop (c. 1945-65), 396-397 West Street; Charles Chabal's bar & grill (c. 1950-60), 394-395 West Street; and the Sea Shell restaurant (c. 1960-80), 394-395 West Street. Men's haberdasheries included Juan Gonzalez's men's furnishings (c. 1929-45), 396-397 West Street; Harry [Feldman]'s Men's Shop, seamen's supplies (c. 1939-65), 388-390 West Street; and Louis Oguinick's uniforms (c. 1950-70), 396-397 West Street.

No. 392-393 West Street, by then the sole remaining portion of the Weehawken Market house, was purchased in 1943 by George W. Hunt, a retired mariner from Maine who was attracted to the old building. A profile in *The Villager* in 1945 quoted Hunt saying that he "bought it cheap... but I fixed it all up inside, reinforced it and everything," and depicted him apparently living there and selling "work clothes, canvas gloves, tobacco, and a strange assortment of odds and ends desired by seafarers and dockwallopers, who constitute his friends and customers... 'since the war, business has been pretty good here.'" ⁴⁷ Hunt also made modifications to both facades of the building, which he owned only until 1946.

Three long-term automotive and construction firms located in the historic district after the 1940s were Remark Building Service Co., renovations, repairs and cleaning (c. 1942-80), 396-397 West Street; Alexander Zeitlin's truck covers (c. 1955-65), 398 West Street; and R. Anderson & Son Corp., general contractors (c. 1961-70s), 185 Christopher Street.

After 1960, with the introduction of containerized shipping and the accompanying need for large facilities (space for which could be accommodated in Brooklyn and New Jersey), the Manhattan waterfront rapidly declined as the center of New York's maritime commerce. In addition, airplanes replaced ocean liners carrying passengers overseas. Most of the piers and many of the buildings associated with Manhattan's Hudson River maritime history have been demolished.

1970s to the Present

By the early 1970s, the western end of Christopher Street and adjacent blocks along West Street, long established with waterfront taverns, had become a nucleus for bars catering to a gay clientele. The June 1969 rebellion by patrons of the Stonewall Bar, 55 Christopher Street, against police harassment, helped to launch a renewed national gay rights movement and make Christopher Street the social and cultural center of New York's lesbian and gay community. Six of the 14 buildings within the historic district have housed gay bars from the early 1970s to the present. These have included West Beach Bar & Grill (c. 1970-80), 388-390 West Street; Choo Choo's Pier (c. 1972), 392-393 West Street; Peter Rabbit (c. 1972-88), 396-397 West Street; Ramrod (c. 1976-80), 394-395 West Street; Sneakers (c. late 1970s-99), 392-393 West Street; Badlands (c. 1983-91), 388-390 West Street; and Dugout (c. 1985-2006), 185 Christopher Street.

In 1974, the Miller Elevated Highway was closed, and it was subsequently demolished in the 1980s. The buildings along West Street, formerly in the permanent shadow of the highway, were exposed again. William Gottlieb, a major real estate investor in Greenwich Village, acquired six of the historic district's buildings: Nos. 394 and 395 West Street (1972); Nos. 7 and

9-11 Weehawken Street and No. 177 Christopher Street (1984); and No. 396-397 West Street (1985). A *New York Times* writer in 1986 still disparaged the character of the stretch of West Street in the vicinity of the historic district as “a gritty mixture of auto garages, shuttered sex clubs, truckers’ coffee shops and a flurry of construction.”⁴⁸ Buildings along West Street had begun to be redeveloped and demolished. As early as 1968-69, the Bell Telephone Laboratories, at West and Bank-Bethune Streets, had been converted into Westbeth, a residential complex for artists. Farther north, the Manhattan Refrigerating Co. complex, West Street and Horatio-Gansevoort Streets, was renovated and converted as the West Coast Apartments and opened in the 1980s (the complex today is located within the Gansevoort Market Historic District). By 1999, the *Times* observed the Far West Village’s “developers’ gold rush” to convert structures and construct new high rises along the West Street corridor.⁴⁹

Today, the picturesque enclave of fourteen buildings and the street plan that together comprise the Weehawken Street Historic District, with its long history as a place of dwelling, industry, and commerce, much of it maritime-related, represents a rare surviving example of this once-typical mixed-use development pattern along Manhattan’s west side waterfront. The architecture illustrates a century of development, from 1830 to 1938, that is a distinctive part of the history and character of Greenwich Village and its far western Hudson River waterfront section. The City of New York reserved the block of West Street between Christopher and West 10th Streets as the site of the Greenwich (Weehawken) Market house after the sale of the Newgate State Prison grounds in 1829. The historic legacy of the narrowness (30 feet) of the depth of this block, and the accompanying small size and one-block length of the newly-created Weehawken Street, have apparently acted historically as deterrents to large-scale redevelopment, led to the buildings’ survival, and added to the special character and sense of place of the Weehawken Street Historic District.

NOTES

1. I.N. Phelps Stokes, *The Iconography of Manhattan Island* (N.Y.: Robert H. Dodd, 1926); Christine Boyer, edit., "Straight Down Christopher Street," in Rick Beard and Leslie C. Berlowitz, edit., *Greenwich Village: Culture and Counterculture* (New Brunswick: Rutgers Univ. Pr., 1993), 36-53; Jeffrey P. Zaleski, *The Greenwich Village Waterfront: An Historical Study Prepared by The Greenwich Village Society for Historic Preservation* (N.Y.: GVSHP, 1986).
2. Jan Seidler Ramirez, "Greenwich Village," in Kenneth T. Jackson, ed. *The Encyclopedia Of New York City* (New Haven: Yale Univ. Press, 1995), 506; Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York and Oxford: Oxford University Press, 1999) 6.
3. Ramirez; Burrows and Wallace, 29.
4. Ramirez; Burrows and Wallace, 33, 480; Christopher Moore, "A World of Possibilities: Slavery and Freedom in Dutch New Amsterdam," in Ira Berlin and Leslie M. Harris, eds. *Slavery in New York* (New York and London: The New-York Historical Society and The New Press, 2005) 42-44.
5. Julian Gwyn, "Warren, Sir Peter" www.biographi.ca.
6. Jill Lepore, *New York Burning: Liberty, Slavery, and Conspiracy in Eighteenth-Century Manhattan* (New York: Knopf, 2005) fn 4, 302.
7. Jan S. Ramirez, "Greenwich Village," in Kenneth T. Jackson, edit., *The Encyclopedia of New York City* (New Haven: Yale Univ. Pr., 1995), 506.
8. Both buildings are designated New York City Landmarks.
9. Cited in Edmund T. Delaney, *New York's Greenwich Village* (Barre, Mass.: Barre Publr., 1968), 19.
10. Stokes, vol. 3, 943.
11. Ibid., 588.
12. Ibid., 592.
13. Burrows and Wallace, 367.
14. Thomas F. De Voe, *The Market Book: A History of the Public Markets of the City of New York* (N.Y.: Augustus M. Kelley, 1970), reprint of 1862 edition, 576-580, and NYC Markets Collection notes, New-York Historical Society.
15. Stokes, vol. 3, 960.
16. New York City, *Common Council Minutes*, Mar. 23, 1829, 750.
17. F.W. Crane, "Christopher Street Houses Linked to History," *New York Times (NYT)*, Mar. 29, 1936, RE1.
18. Stokes, vol. 3, 588.
19. NYC, *Common Council Minutes*, Apr. 19, 1830, 666, and May 3, 1830, 16.
20. NYC, *Common Council Minutes*, Sept. 6, 1830, 219.
21. NYC, *Common Council Minutes*, Nov. 15, 1830, 362.
22. New York City, *Minutes of the Common Council (MCC)*, 10 (1819) 622.
23. NYC, *MCC*, 10 (1819) 501.
24. Helen Tangires, *Public Markets and Civic Culture in Nineteenth-Century America* (Baltimore: Johns Hopkins Univ. Pr., 2003), 35.
25. Stokes, vol. 3, 942.
26. De Voe, NYC Markets Collection notes.
27. New York City, Commissioners of the Sinking Fund, *Proceedings 1844-1886*, Apr. 17, 1848, 121.
28. De Voe, *The Market Book*, 580.
29. Henry B. Curry, "'Manhattan's Oldest Houses' Turn Out to Be Fairly New," *New York Evening Post*, June 15, 1920, 6.
30. "Famous Prison in Greenwich Village," *NYT*, Aug. 19, 1928, 152.
31. Crane.
32. Jane Jacobs, letter to N.Y.C. Landmarks Preservation Commission, Oct. 31, 1963, cited in Community Board 2, letter to N.Y.C. Landmarks Preservation Commission, Sept. 23, 1991, LPC Far West Greenwich Village research files.
33. New York City Directory (1883-84).
34. Thomas A. Janvier, "Greenwich Village," *Harper's New Monthly Magazine* (Aug. 1893), 351.
35. "Police Raid the Lower West Side Waterfront," *NYT*, July 6, 1902, 20.
36. Federal Writers' Project, "West Street and North (Hudson) River Water Front," *New York City Guide* (N.Y.: Octagon Bks., 1970), reprinted of 1939 edit., 72.

37. Douglas C. McMurtrie, *Seamen's Institute of the American Seaman's Friend Society* (N.Y.: ASFS, 1914), 3.
38. Jan S. Ramirez, "The Tourist Trade Takes Hold," in Rick Beard and Leslie Cohen Berlowitz, *Greenwich Village: Culture and Counterculture* (New Brunswick, N.J.: Rutgers Univ. Press, 1993), 388.
39. Ramirez, in Jackson, 508.
40. Luther Harris, *Around Washington Square: An Illustrated History of Greenwich Village* (Baltimore: Johns Hopkins Univ. Pr., 2003), 210.
41. Curry.
42. "Apartments Unfurnished -- Manhattan," *NYT*, Aug. 11, 1929, W10.
43. "A Village Street Not on the Map," *The Villager*, Mar. 8, 1934, 1 and 3.
44. Jacobs letter to LPC dated Oct. 31, 1963.
45. Federal Writers', 68-69.
46. Caroline F. Ware, *Greenwich Village, 1920-1930* (Berkeley, Los Angeles, London: University of California Press, 1963) 51.
47. J. Owen Grundy, "Watches Centuries on Weehawken Street," *The Villager*, June 28, 1945.
48. Andrew L. Yarrow, "The Hidden Charms of the Far West Village," *NYT*, Apr. 18, 1986, C24.
49. David W. Dunlap, "In West Village, a Developers' Gold Rush," *NYT*, Aug. 29, 1999, RE1 and 6.

Partial Listing of Businesses in the Weehawken Street Historic District

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

Maritime-Related Businesses

George M. Munson, boat builder (1850-55), 392-393 West Street

H.C. & J.H. Calkin, coppersmiths and plumbers (1884-1905), 177 Christopher Street

William J. Olvany, Inc., heating, piping, air conditioning contractors (1905-18), 177 Christopher Street

Meier & Oelhaf Co., marine plumbing supplies (1920-50), 177 Christopher Street; marine repair (1947-84), 9-11 Weehawken Street; (1956-84), 7 Weehawken Street; (1958-61), 185 Christopher Street; (1965-84), 177 Christopher Street

Ray Electric Co. (George Frick, Joseph Buehler, Jr.), marine electrical contractors (1927-44), 185 Christopher Street; (1944-47), 9-11 Weehawken Street; (1955-60), 177 Christopher Street

City Docks, Inc. (1950), 398 West Street

Transportation-Related Businesses

Hector Van Buren, wheelwright (1851), 185 Christopher Street
stable (1909-22), 9-11 Weehawken Street

Lynch's Garage (1922-39), 9-11 Weehawken Street

garage/ auto repair shop (George Cline)(1922-32), 7 Weehawken Street

Sunset Motor Lines (1935), 396-397 West Street

B&S Trucking Co. (1940), 396-397 West Street

Weehawken Garage (Ralph Kantor)(1940-43), 9-11 Weehawken Street

G&S Trucking Co. (1955), 394-395 West Street

George Sayegh Trucking Co. (1955), 394-395 West Street

Alexander Zeitlin, truck covers (1955-65), 398 West Street

Men's Clothing and Supplies

Solomon and Milton Lent, men's furnishings (1902-22), 391 West Street

Juan Gonzalez, men's furnishings (1929-45), 396-397 West Street

Harry's Men's Shop (Harry Feldman), seamen's supplies (1939-65), 388-390 West Street

George W. Hunt, tobacco and mariners' supplies (1943-45), 392-393 West Street

L. Uliano, seamen's supplies (1950), 394-395 West Street

Louis Oguinick, uniforms (1950-70), 396-397 West Street

Misc. Industries

oil store (1907), 3 Weehawken Street

Peter Mapelli, packing cases (1940-45), 7 Weehawken Street

Remark Building Service Co., renovations, repairs and cleaning (1942-80), 396-397 West Street

Kelsey-Risden Co., glue and paper (1950), 185 Christopher Street

Sinclair Paper Co. (1952); machine shop (1956), 185 Christopher Street

R. Anderson & Son Corp., general contractors (1961-75/8), 185 Christopher Street

Saloons (Liquors) Businesses and Restaurants

Robert and Rosanna Little, porterhouse/ liquors (1849-67), 392-393 West Street
 Nicholas Martens, liquors (1853-55), 394-395 West Street
 George Roahr, liquors (1865-67), 398 West Street
 J.A. Wilson, liquors (1870), 398 West Street
 Henry Tewes, restaurant (1870), 394-395 West Street
 Frederick Grafelmann, liquors (1870-73), 394-395 West Street
 Henry Engelking, liquors (1873-78), 185 Christopher Street
 John Tietjen/ Tietjen family, liquors (1880-1899), 394-395 West Street
 Patrick D. O'Halloran, liquors (1881-92), 185 Christopher Street
 John and Bridget Mulqueen/ James A. Mulqueen, liquors/ saloon, pool hall (1883-1907), 392-393 West Street
 "The Plug Hat," saloon (1896), 304 West 10th Street
 Henry C. Radloff, liquors/ beer (1899-1905), 394-395 West Street
 Herman Klatzko, liquors (1903-04), 398 West Street
 Albert A. Adler, liquors/ saloon (1904-07), 396-397 West Street
 John H. Tiedemann, liquors (1905-10), 394-395 West Street
 Charles/ William McQuade, liquors/ saloon/ restaurant (1907-25), 398 West Street
 Jeremiah W. Cummings, liquors/ saloon (1907-08), 392-393 West Street
 William F. (Billy) Gillespie, liquors/saloon/ Billie's Original Clam Broth House (1909-25), 392-393 West Street
 Max G. Siegel, liquors (1909-10), 185 Christopher Street
 George S. O'Neil, liquors/ hotel (1912-20), 185 Christopher Street
 M. Coffas, lunch (1929), 394-395 West Street
 pool hall (1934-39), 392-393 West Street
 Weehawken Bar & Grill (1935-60), 304 West 10th Street
 West Shore Grill (Raymond Thompson), restaurant (1935-45), 398 West Street
 Pan-American Bar & Grill (1939-45), 394-395 West Street
 bar (1939), 388-390 West Street
 International Coffee Shop (1939), 396-397 West Street
 Glasgow Bar & Grill (1939), 391 West Street
 restaurant (1940-60), 388-390 West Street
 LTA Food Shop/ J&B Food Shop (1945-65), 396-397 West Street
 Charles Chabal, bar & grill (1950-60), 394-395 West Street
 Ann Rosenhaft, bar & grill (1955-60), 391 West Street
 Sea Shell, restaurant (1960-80), 394-395 West Street
 Focsle Bar (1965), 388-390 West Street
 K.L. Danny's Food Shop (1967-70), 398 West Street
 West Beach Bar & Grill, primarily gay bar (1970-80), 388-390 West Street
 Choo Choo's Pier, gay bar (1972), 392-393 West Street
 Peter Rabbit, gay bar and grill (1972-88), 396-397 West Street
 Hi-Way Bar Grill (1974), 396-397 West Street
 Ramrod, gay bar (1976-80), 394-395 West Street
 Sneakers, gay bar ([late] 1970s-99), 392-393 West Street
 Badlands, gay bar (1983-91), 388-390 West Street
 Dugout, gay bar (1985-99), 185 Christopher Street
 Menelon Foods, Inc. (1986), 398 West Street

398 West Street Deli (1988), 398 West Street
West Coast Coffee Shop (1993-2004), 398 West Street
Flying Fish, restaurant (1993), 394-395 West Street
Sung Hai, restaurant (1993), 396-397 West Street
Uguale, restaurant (2004), 396-397 West Street
Antica Venezia Ristorante (2005), 396-397 West Street

ARCHITECTS APPENDIX

Fryer, William John, Jr. (1842-1907)
177 Christopher Street (1883-84)

William J. Fryer, Jr., born in Albany, was trained in architecture and engineering in the firm of Willis & Ogden in that city. Fryer moved to New York City in 1865 and worked for a firm that manufactured structural and ornamental ironwork. He established a consulting architectural and engineering practice in New York that lasted from 1877 until 1903. Fryer authored *Architectural Ironwork* (1876) and wrote and edited a number of articles on skeleton construction and New York building laws. He served as Superintendent of Construction of Federal Buildings in New York (c. 1888-90); chairman of the New York State Building Law Commission (1892), which wrote the code establishing the Buildings Department as a separate municipal agency; secretary of the New York Building and Land Appraisalment Co. (1896-99); and chairman of the New York City Board of Examiners.

Francis; Ward; "The Pressure Was Too Great: Superintendent of Federal Buildings Fryer Resigns," *NYT*, Jan. 12, 1890, 11; Fryer obit., *NYT*, June 5, 1907, 7.

McCabe, George Mallon (c. 1871-1933)
9-11 Weehawken Street (1908-09)

George M. McCabe was head draftsman in the office of architect Danforth Nathaniel Barney Sturgis, then had his own architectural practice from 1897 until 1929. He specialized in the design of stables and garage buildings, including 17 and 19 Ninth Avenue (1905 and 1908) located within the Gansevoort Market Historic District, as well as utilitarian structures and store-and-loft buildings. McCabe was the architect for the Hamilton Fish Estate, for which he altered the Fish mansion (1909) at Irving Place and Gramercy Park. He designed the Washington Heights Courthouse (1928; demolished), 447-455 West 151st Street. At the time of his death, McCabe lived at 70 Grove Street in Greenwich Village.

Francis; Ward; NYC, Dept. of Buildings; LPC, *Gansevoort Market Historic District Designation Report* (LP-2132) (N.Y.: City of New York, 2003), prepared by Jay Shockley, 47, 198-199; "To Remodel Fish Mansion," *NYT*, Mar. 19, 1909, 13; McCabe obit., *NYT*, Dec. 22, 1933, 22.

Merritt, Mortimer C. (c. 1840-1931)
3-5 Weehawken Street (1876-77)

Mortimer C. Merritt, born in New York City, graduated from the College of the City of New York (1859) and established an independent architectural practice by 1868. He designed mostly commercial buildings, notably the cast-iron-fronted [Hugh] O'Neill & Co. Department Store (1887-95), 655-671 Sixth Avenue, located within the Ladies' Mile Historic District. Merritt also designed the Washington Apartments (1883-84), 2034-2040 Adam Clayton Powell, Jr., Boulevard, one of the city's earliest middle-class apartment houses and today a designated New York City Landmark. He practiced until at least 1911.

Francis; Ward; NYC, Dept. of Buildings; Merritt obit., *NYT*, Dec. 5, 1931, 17.

Rohl, Richard [O.L.] (dates undetermined)

391 West Street (aka 8 Weehawken Street) (1902)

Little is known of the life and career of Richard Rohl. Apparently an immigrant from Prussia, Rohl was a partner in the architectural firm of [William] Kurtzer & Rohl from about 1888 until 1901. The firm specialized in tenements and flats buildings, including No. 95 Bedford Street (1894) and No. 285 West 4th Street (1900), located within the Greenwich Village Historic District, and No. 121 East 10th Street (1899), located within the St. Mark's Historic District. Rohl maintained an independent practice from 1902 until around 1919. No. 391 West Street was Rohl's first independent commission. He also designed the double tenements buildings at Nos. 35-39 Christopher Street (1907), located within the Greenwich Village Historic District.

Francis; Ward; NYC, Dept. of Buildings; "Richard O.L. Rohl," www.familysearch.org website.

Shary, William (1891-1952)

388-390 West Street (aka 10-14 Weehawken Street/ 187 Christopher Street) (1937-38)

William Shary attended Columbia University and was a steel inspector for the New York City Department of Housing and Buildings, prior to establishing an architectural practice around 1922. He specialized in garages, gas stations, diners, and utilitarian structures. In 1948, the firm became William Shary & Son, then William S. Shary after 1952. No. 388-390 West Street was one of numerous commissions Shary executed for Benjamin Gottfried, owner of the Gottfried Baking Co.

Ward; NYC, Dept. of Buildings; Shary obit., *NYT*, July 27, 1952, 57.

Stegmayer, Charles (dates undetermined)

Holland Hotel, 396-397 West Street (aka 305 West 10th Street) (1903-05)

Little is known of the life and career of Charles Stegmayer. He had an architectural practice in New York, from about 1890 to 1916, which encompassed mostly tenements, stables, factories, and warehouses.

Francis; Ward; NYC, Dept. of Buildings.

Waring, William E. (died 1882)

185 Christopher Street (aka 13 Weehawken Street) (1871 alteration)

304 West 10th Street (aka 1 Weehawken Street) (1873)

William E. Waring began his career in his father's architectural firm, E[dmund]. Waring & Son, from about 1859 to 1867. His independent practice lasted until his death in 1882. Among the multiple dwellings designed by Waring are No. 122 Greene Street (1866-68), included within the SoHo-Cast Iron Historic District, and No. 46 Laight Street (1874), included within the Tribeca North Historic District. His widow, Frederica, was left with an estate of a half million dollars.

Francis; LPC, architects files; "The Money Value of a Husband," *NYT*, Aug. 4, 1884, 8.

BUILDING ENTRIES

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

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

177 and 185 CHRISTOPHER STREET, NORTH SIDE, BETWEEN WEEHAWKEN STREET AND WASHINGTON STREET

177 CHRISTOPHER STREET [previously 167 Christopher Street to 1885]

Tax Map Block 636, Lot 8 in part [formerly lot 36]

Date: 1883-84 (NB 1047-1883)

Architect: William J. Fryer, Jr.

Builder: Richard Shapter

Original Owner: John Alden Spooner; Hervey Chittenden Calkin and Judson Hall Calkin (lessees)

Type: Factory

Style: neo-Grec

Stories: 4

Facade Materials: brick (partially painted), stone lintels and sills, ground-story cast-iron piers, metal cornice

Ownership History

1853 Spooner Family (John Alden, Alban, Catherine, Susanna, Essie W.)/ John H. and Mary M. Sinex

1920 Carl Frank and Mary Ruf Oelhaf in agreement with John H. and Margaret G. Koch/ Community Trust Co. of Bloomfield (N.J.)

1942 Oelhaf Family (Mary Ruf, Dorothy Hill, Carl Frank, Jr., Alida, Robert C.)

1984 William Gottlieb

Commercial Tenants

H.C. & J.H. Calkin, coppersmiths and plumbers (1884-1905); William J. Olvany, Inc., heating, piping, air conditioning contractors (1905-18); Meier & Oelhaf Co., marine plumbing supplies/ marine repair (1920-50/ 1965-84); Ray Electric Co., marine electrical contractors (1955-60)

History

No. 177 Christopher Street (which was originally No. 167 until 1885) is a 4-story factory building that for a century was associated with four firms involved in marine plumbing, heating, cooling, electrical, and repair contracting. Designed in the neo-Grec style by architect William J. Fryer, Jr., the building was constructed in 1883-84 by builder Richard Shapter, listed in an 1883-84 city directory as a mason living in Brooklyn. The property was owned by John Alden Spooner, and the building was leased to H.C. & J.H. Calkin, "coppersmiths and plumbers, steam & gasfitters, sheet iron & brassworkers, ship furnishing, galley stoves, patent metallic life rafts," as described in a city directory at their previous address at 256 West Street. This was the first of the significant late-19th century maritime-related businesses to be located in the historic district, near to the Hudson River waterfront with its ship piers.

Hervey C. Calkin (1828-1913), born in Malden, N.Y., moved to New York City in 1847 and worked for the Morgan Iron Works, becoming a dealer in metals in 1852. He was elected a U.S. Congressman in 1869-71. He established the business of H. C. & J. H. Calkin with his brother, Judson Hall Calkin. H. C. Calkin retired from the firm in 1904, and the lease here ended the following year.

The next tenant of No. 177, from 1905 to 1918, was William J. Olvany, Inc., heating, piping, and air conditioning contractors. William J. Olvany, Sr., was the secretary-treasurer of the Master Steam & Hot Water Fitters Association (1916), and later served as president of the Heating, Piping and Air-Conditioning Contractors National Association.

In 1920, the property was sold to Carl F. and Mary R. Oelhaf, in agreement with John H. and

Margaret G. Koch. Carl Frank Oelhaf (c. 1873-1940) was born in Wurtemberg, Germany, and emigrated in 1880, while his wife, nee Mary Ruf (c. 1874-1961), was born in New York of German descent. In 1910, the Oelhaf family had purchased the property next door, No. 179 Christopher Street (lot 37), for the Meier & Oelhaf Co., its marine plumbing supplies business. Meier & Oelhaf was listed at that address in the 1918 and 1925 city directories, with Carl F. Oelhaf, president, and Mary, secretary-treasurer. John H. Koch was president of the Community Trust Co. of Bloomfield (N.J.) and a partner in the accounting firm of John H. Koch & Co. in New York City. Meier & Oelhaf Co. was listed at No. 177 in city address directories from 1929 until the early 1950s, as a marine repair firm. Carl Oelhaf died in 1940, and No. 177 was transferred to the Oelhaf family in 1942. The family acquired and sold three other properties in the historic district, Nos. 7 and 9-11 Weehawken Street and No. 185 Christopher Street [See], as well as No. 179 Christopher Street, outside the historic district, until shortly after Mary Oelhaf's death in 1961.

Ray Electric Co., marine electrical contractors, was the tenant here c. 1955-60 [See also No. 185 Christopher Street and No. 9-11 Weehawken Street, the firm's locations in 1927-44 and 1944-47]. Meier & Oelhaf then continued to be listed at No. 177 Christopher Street in city directories; Carl F. Oelhaf, Jr., was president of the firm. In 1971-72, lots 8, 10, 36, and part of 37 (9-11 and 7 Weehawken Street, 177 Christopher Street, and the rear portion of the lot of 179 Christopher Street) were combined into an enlarged lot 8. After the death of Carl F. Oelhaf, Jr., in 1983, this entire property was sold to William Gottlieb, a major real estate investor in the Greenwich Village area, the following year.

Built during the second significant phase of the historic district's development, when it continued to be improved with residential and industrial structures in the late-19th century, this neo-Grec style factory building, in use for a century by marine plumbing, heating, cooling, electrical, and repair contractors, contributes to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

The brick-clad structure (now partially painted) has stone lintels and sills and a neo-Grec style metal cornice. The fire escapes date from 1916 (Alt. 3167-1916). The ground story has (from west to east): a metal door; two central wooden doors with window panels surmounted by a transom with port-hole windows, flanked by cast-iron piers; and a steel-framed window (post-1939). A bracketed sign survives from the Meier & Oelhaf Co. The areaway has a metal cover.

Alterations

wrought-iron areaway fence and gates and garbage enclosure (post-1988); ground-story lighting fixtures; four-over-four double-hung wood sash replaced by metal windows (c. 2004); rooftop addition and roof railing (post-1988)

References

Kellerman; NY County, Office of the Registrar; NYC, Buildings Dept.; NYC Directories (1883-1921); "Hervey Chittenden Calkin," www.bioguide.congress.gov website; Calkin Family, www.familysearch.org website and U.S. Census (1880); *Manhattan Address Directories* (1929-93); E. Robinson, *Atlas of the City of New York and Part of the Bronx* (1885); Oelhaf family, U.S. Census, New Jersey (1920); "Auction Sales for the Week," *NYT*, Apr. 30, 1893, 6; "In the Real Estate Field," *NYT*, May 5, 1893, 7; "Real Estate Transfers," *NYT*, June 13, 1893, 7; "Recorded Mortgages," *NYT*, Jan. 5, 1899, 10 and June 13, 1914, 16; "Real Estate Transfers," *NYT*, Feb. 4, 1920, 29; "Ex-Alderman Shot Thwarting Hold-up," *NYT*, July 18, 1925, 6; "Thug's Bullet Costs Ex-Alderman His Life," *NYT*, July 19, 1925, E2; Carl F. Oelhaf obit. Listing, *NYT*, Nov. 14, 1940, 23; "Manhattan Transfers," *NYT*, Jan. 9, 1942, 38 and Sept. 16, 1944, 25; W.J. Olvany obit., *NYT*, Dec. 14, 1948, 29; J. Koch obit., *NYT*, Nov. 5, 1961, 89; Mary Oelhaf obit. Listing, *NYT*, Dec. 6, 1961, 47; "Carl F. Oelhaf [Jr.]," *Standards & Poor's*

Register of Corporation, Directors and Executives 2 (N.Y.: *Standard & Poor's*, 1975), 1051; Carl F. Oelhaf, Jr., obit listing, *NYT*, July 19, 1983, B6.

Photographs: NYC, Dept. of Taxes (c.1939); LPC, John Barrington Bayley (1964); LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1988, 2004).



177 Christopher Street

185 CHRISTOPHER STREET (aka 13 WEEHAWKEN STREET)

[previously 175 Christopher Street to 1885]

Tax Map Block 636, Lot 40

Date: c. 1837, 1871

Architect: William E. Waring (1871)

Original Owner: Stephen Allen (1837); James Lee (1871)

Type: Warehouse/ Tenement with store

Style: vernacular Italianate

Stories: 3

Facade Materials: brick (painted), cast-iron lintels and sills

Ownership History

1829 Stephen Allen/ Allen Estate

1871 Lee Family (James, Mary, Sarah, James S.)

1893 William Burns

1912 George S. O'Neil/ Lillian E. O'Neil Cowenhoven

1955 Marsam Realties, Inc. (Samuel Silverman)

1957 Realty Control Corp.

1958 Carl Frank Oelhaf, Jr.

1961 William R. and Edith F. Anderson/ Anderson Estate

1978 185 Christopher Street Corp.

1995 Todd Fisher Properties Corp.

Commercial Tenants

[Edward A.] Roome & [Benjamin F.] Curtis, feed and flour (1844-47); Hector Van Buren, wheelwright (1851); Henry Engelking, liquors (1873-78); Patrick D. O'Halloran, liquors (1881-92); Max G. Siegel, liquors (1909-10); George S. O'Neil, liquors/ hotel (1912-20); boarding house (1927); Ray Electric Co., marine electrical contractors (1927-44); Kelsey-Risden Co., glue and paper (1950); Sinclair Paper Co. (1952); machine shop (1956); Meier & Oelhaf, marine repair (1958-61); R. Anderson & Son Corp., general contractors (1961-75[8]); Dugout, gay bar (c. 1985-2005)

History

The lot at No. 185 Christopher Street (originally No. 175 until 1885) was acquired in 1829 by Stephen Allen, a former Mayor of New York, who also owned the adjacent properties at Nos. 171 and 173 Christopher and 9 and 11 Weehawken Street. Allen (1767-1852), born in New York City, was apprenticed at the age of 12 as a sailmaker during the Revolution, and later went to work for and into partnership with (1787) sailmaker Thomas Wilson. Allen ventured on his own in 1791, and eventually owned one of the largest sail lofts in the city, on Liberty Street. He became quite wealthy through his many commercial activities, that also included banking and insurance. Allen served as a director of the Mechanics Bank, president of the New York Life Insurance and Trust Co., a member of the common council (1817-18), Mayor of New York City (1821-24), commissioner to recommend changes in the state prison system (1824), state assemblyman (1826), state senator (1829), and commissioner and chairman of the Croton Water Works (1833-40). Allen had a major influence on development within the historic district in at least four regards: his recommendation to close the Newgate State Prison in favor a new prison at Ossining (Sing Sing); his purchase of lots along Weehawken Street in anticipation of a city market house here; his request that the City follow through and actually construct the market in 1834; and his petition in 1846 that the City dispose of the market property after its abandonment in 1844. Allen constructed a warehouse on this lot around 1837. Known early tenants were [Edward A.]

Roome & [Benjamin F.] Curtis, feed and flour (1844-47), and Hector Van Buren, wheelwright (1851).

Stephen Allen drowned in the 1852 steamboat *Henry Clay* disaster. His heirs retained the property until it was auctioned in 1871 and purchased by James Lee for \$8500. Though period directories list several men of that name, this was probably the Col. James Lee (1795-1874), of Scottish descent, who was a prosperous New York commission merchant specializing in Scottish trade in the firm of James Lee & Co. (established 1826). Lee was active in the New York Society Library and other institutions, and was instrumental in having the statue of George Washington (1853-55, Henry Kirke Brown) erected in Union Square. This former warehouse building was altered and extended at the rear (Alt. 597-1871) by architect William E. Waring, and received a uniform bracketed cornice, cast-iron molded lintels and corbeled sills, and a projecting storefront that partially wrapped around the corner. It was converted into a tenement for six families with a ground-story store. Commercial tenants for the next 50 years, until Prohibition, were liquors/ saloon businesses, beginning with Henry Engelking (1873-78), Patrick D. O'Halloran (1881-92), who was sometimes also listed as residing here, and Max G. Siegel (1909-10). The property was purchased in 1893 by a William Burns, most likely the liquor dealer/ saloon owner whose business was located across the street at No. 154 Christopher Street, and who lived at No. 648 Washington Street.

The building was next owned, after 1912, by George S. O'Neil and his daughter, Lillian O'Neil Cowenhoven. They also operated a liquors/ saloon business until 1920. The building was referred to as O'Neil's Hotel in a 1920 newspaper article, and as a boarding house in a 1927 Buildings Department application. It was altered in 1927 (Alt. 1839-1927) for a repair shop, office and storage for Ray Electric Co., marine electrical contractors, who remained here until 1944. Founded in 1919 by Joseph Buehler, Jr. (died 1938) and George Frick (died 1946), and located at No. 181 Christopher in 1920 and No. 179 Christopher in 1925, Ray Electric Co. was later located at No. 9-11 Weehawken (1944-47) and No. 177 Christopher (c. 1955-60) in the historic district [See].

From 1955 to 1958, the building was held by two realty entities. In 1956, the cornice was removed and the ground story altered (Alt. 1752-1956). The property was acquired in 1958 by Carl Frank Oelhaf, Jr., and may have been used by the Meier & Oelhaf Co., marine repair [See No. 177 Christopher Street]. In 1961, the building was purchased by William R. and Edith F. Anderson, who converted (Alt. 400-1961) the lower two stories for the use of R. Anderson & Son Corp., general contractors; two apartments were located on the third story. The property passed in 1978 to 185 Christopher Street Corp., which converted it in 1980 into a restaurant/ bar with upstairs apartments (Alt. 681-1980), and was conveyed in 1995 to Todd Fisher Properties Corp. This is the location of the historic district's sole remaining gay bar, the Dugout (c. 1985-2005).

Built during the first phase of the historic district's development, when structures related to the Greenwich (Weehawken) Market were constructed, and altered and extended in the second significant phase of development in the late-19th century, this vernacular Italianate style building contributes to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

The current form of this brick-clad building, which is four bays wide on Christopher Street, and five bays on Weehawken Street, resulted from two periods of construction: c. 1837 when it was built as a warehouse, and in 1871 when it was extended at the rear and converted to a tenement. The surviving cast-iron molded lintels and corbeled sills date from the latter period.

Alterations

cornice removed, ground story clad in brick (with a vehicle entrance on Christopher Street) (1956); some of Weehawken Street facade windows enlarged (and lintels and sills removed) (c. 1956-61); through-the-wall air conditioning units (pre-1964); ground-story rolldown gates and metal window grilles, replacement door on Christopher Street, and wrought-iron areaway fence with gates (1980s);

northernmost Weehawken Street ground-story opening filled in; one-over-one double-hung wood sash windows replaced; banner poles on the Christopher Street facade (post-1988)

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1843-1925); *Manhattan Address Directories* (1929-93); "Stephen Allen," *Encyclopedia of New York City*, 14, *National Cyclopaedia of American Biography* 4 (N.Y.: James T. White & Co., 1897), 256, and Henry W. Lanier, *A Century of Banking in New York, 1822-1922* (N.Y.: Gilliss Pr., 1922), 93; Thomas F. De Voe, *The Market Book: A History of the Public Markets of the City of New York* (N.Y.: Augustus M. Kelley, 1970), reprint of 1862 edition, 577; "Real Estate Transactions," *NYT*, Mar. 27, 1871, 6, and Mar. 31, 1871, 6; "Exchange Sales," *NYT*, Mar. 31, 1871, 6; J. Lee obit., *NYT*, June 18, 1874, 5; "James Lee," *Appleton's Cyclopaedia of American Biography* 3 (N.Y.: D. Appleton & Co., 1888), 662; "Auction Sales This Week," *NYT*, Mar. 28, 1909, 14; "In the Real Estate Field," *NYT*, Apr. 2, 1909, 14; "Real Estate Transfers," *NYT*, June 9, 1912, XX3 "Mechanics Liens," *NYT*, Jan. 18, 1913, 19; "'Manhattan's Oldest Houses' Turn Out to Be Fairly New," *New York Evening Post*, June 15, 1920, 6; J. Buehler, Jr., obit., *NYT*, June 7, 1938, 23; "2,000 on Ship Work Vote on Halt Here," *NYT*, Aug. 15, 1944, 15; G. Frick obit., *NYT*, Apr. 25, 1946, 21; "Business Notes," *NYT*, Mar. 20, 1952, 49; "West Side Realty Sold by Operator," *NYT*, Feb. 8, 1955, 44; "Manhattan Transfers," *NYT*, June 7, 1955, 54, Aug. 3, 1955, 36, Dec. 22, 1955, 41, and May 27, 1957, 56; "Long Working Day is Builder's Lot," *NYT*, Dec. 11, 1960, R1.

Photographs: New York Public Library, P.L. Sperr (1900, 1930, 1932, 1937, 1938); NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1988, 2004).



185 Christopher Street

187 CHRISTOPHER STREET, NORTH SIDE, BETWEEN WEEHAWKEN STREET AND WEST STREET

187 CHRISTOPHER STREET (aka 388-390 WEST STREET and 10-14 WEEHAWKEN STREET)

Tax Map Block 636, Lot 1 [formerly lots 1-3]

See 388-390 West Street

1-13 WEEHAWKEN STREET, EAST SIDE, BETWEEN WEST 10TH STREET AND CHRISTOPHER STREET

1 WEEHAWKEN STREET (aka 304 WEST 10TH STREET)

Tax Map Block 636, Lot 13

See 304 West 10th Street

3-5 WEEHAWKEN STREET

Tax Map Block 636, Lot 11 [formerly lots 11, 12]

Date: 1876-77 (NB 585-1876)

Architect: Mortimer C. Merritt

Original Owner: William Henry and Alfred Nash Beadleston

Type: Tenements (2) with stores

Style: Italianate (altered)

Stories: 5

Facade Materials: red brick, cast-iron lintels and sills

Ownership History

1865-66 William Henry and Alfred Nash Beadleston/ Francis N. Shepard/ William L. Skidmore/ Helen

Skidmore Harrison/ Mary Nash Skidmore

1909 Frederick and Sarah Lane Kanning

1927 Frances P. Spencer

1928 Edgar H. Bogert and Harold L. Bailey/ 3-5 Weehawken Co., Inc.

1936 Guardian Union Corp. (foreclosure)

1937 R.S. Improvement Corp. (Morris J. Hellman, pres.)

1938 Julia Booth Hubbell/ William Booth Chichester Hubbell

1960 Sea Coast Realty, Inc. (John W. Seder, pres.)

1962 Marion Norton Grudin and Naomi F. Blum

1979 Weehawken Assocs.

1980 Weehawken Equities

1982 Louis J. DeVito/ Weehawken Street Assocs.

Commercial Tenants

No. 3: oil store (1907)

History

These two buildings, constructed in 1876-77 as tenements (with stores) to the design of architect Mortimer C. Merritt, were commissioned by William Henry and Alfred Nash Beadleston, owners of a neighboring brewery, either for speculation or as housing for brewery workers. The Beadlestons had acquired the lots in 1865-66. Their father, Ebenezer Beadleston (1803-1889), born in Queensbury, N.Y., worked in the tanning industry upstate until he moved to New York City in 1837. He established a business selling the ales of A[braham]. Nash & Co. of Troy, N.Y., which became Nash, Beadleston & Co. in 1840. The firm purchased part of the old Newgate State Prison property on the block bounded by West, Washington, Charles, and Amos (later West 10th) Streets, around 1845, and the brewery incorporated part of the prison building. Nash retired in 1860 and Ebenezer Beadleston in 1865. The business continued under the latter's sons, William Henry Beadleston (1840-1895) and Alfred Nash Beadleston (- 1917), with Walter W. Price as Beadleston & Price until 1877, when it became Beadleston & [Ernest G.W.] Woerz. A new brewery plant was built here in 1879. The Beadleston & Woerz Co. was incorporated in 1889; it ceased in 1920 due to Prohibition and the brewery was demolished in 1937.

Each building at Nos. 3 and 5 Weehawken Street originally housed eight families above a store. By 1907, the ground story of No. 5 was residential, while No. 3 housed an oil store. The descendants of the Beadleston-Nash families sold the properties in 1909 to Frederick and Sarah Lane Kanning. They were purchased in 1927 by real estate broker Frances P. Spencer, who transferred them to Edgar H. Bogert and Harold L. Bailey (3-5 Weehawken Co., Inc.). Bogert applied as architect for the alteration of the (combined) building in 1928 (Alt. 912-1928), which included the removal of the cornice (replaced by a brick parapet) and installation of decorative iron fire escape balconies. The ground-story storefronts were removed for apartments, and the facade was altered in a Colonial Revival style: faux-brick facing, retaining and repositioning some of the original cast-iron pilasters, and installing casement windows and inset entrance doors with round-arched fanlights. Bailey lived here until at least 1935. An August 1929 advertisement for No. 3-5 Weehawken Street listed: "A few apartments, 1-2-3 rooms, kitchenette and bath; \$50 to \$75; lease; all modern improvements; roof garden with Hudson River panorama." An article in *The Villager* in 1934 referred to the building as "the last outpost of the Greenwich Village artists. The remodeled studio apartments at Numbers 3 and 5 are the homes of the literary and artistic folk who chose to live somewhat off the beaten path." A few of these were: Helen Winner (c. 1935), an inspector for the Dept. of Public Welfare, employee of the W.P.A. Writers Project, and feature editor of the Communist *The Daily Worker*; Frederick S. Benedict, Jr. (c. 1937-60), son of architect Frederick Staples Benedict (1861-1936) and an ornamental ironworker at 137 Barrow Street; and Joseph McCord, Jr. (c. 1939), theater set designer. The *New York Times* carried a number of articles in 1939-42 listing (among other buildings) the new tenants who rented here.

The building was foreclosed and sold at auction in 1936, acquired by the Guardian Union Corp., purchased in 1937 by the R.S. Improvement Corp. (Morris J. Hellman, pres.), and sold in 1938 to Julia Booth Hubbell (died 1947), of East Providence, R.I. Julia B. Hubbell's son, William Booth Chichester Hubbell, owned the property after her death and resided here (c. 1945-55). When he sold the building in 1960, it housed 20 apartments.

Built during the second significant phase of the historic district's development, when it continued to be improved with residential and industrial structures in the late-19th century, these Italianate style tenement and store buildings, altered and converted into apartments in the late- 1920s when this section of Greenwich Village was attracting young residential tenants, contribute to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

The building's current appearance represents the two major phases of its history: the initial construction as two 1870s tenements with stores, evidenced by the brick walls, molded cast-iron lintels and corbeled sills, and elements of the cast-iron storefronts; and the 1928 combination and conversion of the structures into apartments, which included the removal of the cornice (replaced by a brick parapet), installation of decorative iron fire escape balconies, and the Colonial Revival style remodeling of the ground story, with faux-brick facing, casement windows and inset entrance doors with round-arched fanlights, and stone steps.

Alterations

terminating parapet parged (pre-1964); entrance doors, windows (originally two-over-two double-hung wood sash) replaced, wrought-iron areaway fence with gates (post-1988)

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1933-34); *Manhattan Address Directories* (1929-93); "Close to a Million," *NYT*, Jan. 6, 1889, 6; E. Beadleston obit., *NYT*, Nov. 13, 1889, 5; W.H. Beadleston obit., *NYT*, Oct. 25, 1895, 5; W.J. Price obit., *NYT*, June 7, 1898, 7; A.N. Beadleston obit., *NYT*, Aug. 10, 1917, 9; "Real Estate Transfers," *NYT*, May 18, 1909, 14, and June 2, 1909, 13; "In the Real Estate Field," *NYT*, June 3, 1909, 15; "Greenwich Village Sales," *NYT*, Oct. 7, 1927, 48; [Frances P. Spencer], *NYT*, Dec. 6, 1927, 53; "Business Records," *NYT*, Nov. 14, 1928, 53; "Apartments Unfurnished -- Manhattan," *NYT*, Aug. 11, 1929, W10; [Frederick S. Benedict, Jr.], *NYT*, July 6, 1933, 40; "A Village Street Not on the Map," *The Villager*, Mar. 8, 1934, 3; Sarah L. Kanning obit. listing, *NYT*, June 7, 1934, 23; [Joseph McCord, Jr.], *NYT*, July 14, 1936, 22; "To Sell East Side Apartment," *NYT*, Nov. 15, 1936, RE5; "Five Parcels Auctioned," *NYT*, Nov. 17, 1936, 51; "City Will Honor Cleveland Today," *NYT*, Mar. 18, 1937, 27; "Building on Site of Early Prison," *NYT*, Aug. 22, 1937, RE1; "Manhattan Transfers," *NYT*, Sept. 17, 1937, 46, and Jan. 8, 1938, 28; "Manhattan Mortgages," *NYT*, Jan. 8, 1938, 28; "Renting is Active on the West Side," *NYT*, Aug. 31, 1939, 38; "Notables Engage Apartments Here," *NYT*, Oct. 26, 1939, 46; "Leasing of Suites Covers Wide Area," *NYT*, Nov. 7, 1939, 50; [Sarah F. Wells], *NYT*, Aug. 6, 1940, 19; "Village Attracts Many New Tenants," *NYT*, Sept. 26, 1940, 47; "Apartment Taking Well Distributed," *NYT*, Oct. 31, 1940, 43; "Leasing of Suites Continues Brisk," *NYT*, Aug. 29, 1942, 26; "Renewals Reported for Many Suites in the Greenwich Village Neighborhood," *NYT*, Aug. 30, 1942, RE2; J. Owen Grundy, "Watches Centuries on Weehawken Street," *The Villager*, June 28, 1945; Julia B. Hubbell obit. listing, *NYT*, Mar. 31, 1947, 23; [Alice S. Hubbell], *NYT*, Aug. 25, 1947, 28; "Manhattan Transfers," *NYT*, Dec. 8, 1947, 45; [Helen Winner], *NYT*, Dec. 11, 1950, 18; "'Village' Houses Sold," *NYT*, Oct. 13, 1960, 60.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1988, 1989, 2004).



3-5 Weehawken Street

7 WEEHAWKEN STREET

Tax Map Block 636, Lot 8 in part [formerly lot 10]

Date: c. 1830-31

Original Owner: Jacob P. Roome

Type: Rowhouse and stable

Style: vernacular Greek Revival/ Italianate

Stories: 3

Facade Materials: red brick, stone lintels, pressed metal cornice (c. 1871?)

Ownership History

1829 Jacob P. Roome/ Roome Estate

1845 Cornelius Van Schaack Roosevelt/ Roosevelt Estate

1920 George and Mary V. Cline

1956 Oelhaf Family (Carl Frank, Mary Ruf, Dorothy Hill, Carl Frank, Jr., Alida, Robert C.)

1984 William Gottlieb

Commercial Tenants

garage/ auto repair shop (George Cline)(1922-32); Peter Mapelli, packing cases (1940-45); J. Maser & Son (1950); Meier & Oelhaf Co., marine repair (1956-84); TSI (1993)

History

This 3-story rowhouse with ground-story stable was built c. 1830-31 for Jacob P. Roome, a carpenter who served as New York City Superintendent of Repairs (1807-31). It was purchased in 1845 by Cornelius Van Schaack Roosevelt (1794-1871), father of future-President Theodore Roosevelt, and was retained by the Roosevelt Estate until 1920. Known early residents included Laurence Reilly and J. de Hondt, carpenters (1851); George M. Munson, boatbuilder and owner of No. 392-393 West Street (c. 1851-54) [See]; Joseph [Francis] Wimmer, shoe/bootmaker (1859-72); and Charles Evers, cigars (1870). A partition of Roosevelt properties after Cornelius's death in 1871 may have resulted in the current pressed metal cornice.

The building was acquired in 1920 by George and Mary V. Cline, and the stable was altered as a garage and auto repair shop in 1921 (Alt. 1145-1921). The Clines apparently lived here until the mid-1930s, and again in the early 1950s. It was obtained by the Oelhaf family in 1956 for use by the Meier & Oelhaf Co., marine repair [See 177 Christopher Street], and was one of the lots that were combined in 1971-72, along with 9-11 Weehawken Street and 177 Christopher Street, to form an enlarged lot 8. This entire property was sold in 1984 to William Gottlieb, a major real estate investor in the Greenwich Village area.

Built during the first phase of the historic district's development, when structures related to the Greenwich (Weehawken) Market were constructed, this vernacular Greek Revival style building, one of the two oldest in the historic district, with a later Italianate style cornice, contributes to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

The red brick-clad building has a residential entrance, window, and stable (later garage) opening on the ground story; three windows on the upper two stories, all with simple stone lintels and sills; and a molded and modillioned pressed metal cornice (c. 1871).

Alterations

rolldown gate over stable (garage) opening (post-1988); non-historic entrance door and filled-in transom (post-1965); four-over-four double-hung wood sash replaced by one-over-one metal windows

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1829-1934); *New York State Business Directory and Gazetteer* (1870), 309, 617; *Manhattan Address Directories* (1929-93); "Jacob P. Roome," New York City, *Common Council Minutes* (1807-31); "Manhattan Transfers," *NYT*, Dec. 19, 1956, 64.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1988, 2004).



7 Weehawken Street

9-11 WEEHAWKEN STREET

Tax Map Block 636, Lot 8 in part [formerly lots 8 and 9 and part of 37]

Date: 1908-09 (NB 152-1908)

Architect: George M. McCabe

Original Owner: Thomas and Ellen L. Lynch

Type: Stable and single-family dwelling

Style: neo-Romanesque

Stories: 3

Facade Materials: red brick, rockfaced stone trim

Ownership History

1908 Thomas and Ellen L. Lynch/ Thomas Lynch Garage, Inc./ Thomas F. Lynch

1939 Havens Relief Fund Society (foreclosure)

1941 Rose and Ralph Kantor

1943 Oelhaf Family (Joseph, Anna C., Dorothy Hill)

1944 Weehawken Realty Co. (Rose Weber Frick, pres.)

1947 Oelhaf Family (Dorothy Hill, Carl Frank, Jr., Alida, Robert C.)

1984 William Gottlieb

Commercial Tenants

stable (1909-22); Lynch's Garage (1922-39); Weehawken Garage (Ralph Kantor)(1940-43); Ray Electric Co. (George Frick, Joseph Buehler, Jr.), marine electrical contractors/ Weehawken Realty Co. (Rose

Weber Frick, pres.)(1944-47); Meier & Oelhaf Co., marine repair (1947-84); GLC Productions, audio (2005)

History

This site was previously occupied by two 3- and 4-story brick tenements owned by William Henry Beadleston, an owner of the nearby Beadleston & Woerz Brewery [See No. 3-5 Weehawken Street] and retained by the Beadleston family until 1905. In 1908, then-owner Thomas Lynch constructed a stables building with an upper-story single-family dwelling to the design of George M. McCabe, a specialist in stables buildings. In 1922, the building was converted into Lynch's Garage, still with a single-family apartment on the third story (Alt. 2732-1922). Thomas Lynch's family resided here at least in 1933-35. After Lynch's death in 1935, the building was transferred to his son, Thomas F. Lynch, but was foreclosed by the Havens Relief Fund Society in 1939. It was purchased in 1941 by Rose and Ralph Kantor, who operated the Weehawken Garage here. From 1944 to 1947, the structure was owned by the Weehawken Realty Co. (Rose Weber Frick, president) and occupied by the Ray Electric Co., marine electrical contractors, founded in 1919 by Joseph Buehler, Jr. (died 1938) and George Frick (died 1946). Ray Electric had previously been located at 185 Christopher Street (1927-44) [See] and was later at 177 Christopher Street [1955-60] [See]. From 1947 until 1984, No. 9-11 Weehawken Street was owned by the Oelhaf family and used by the Meier & Oelhaf Co., the marine repair firm [See 177 Christopher Street]. Joseph Oelhaf lived here c. 1959-63. In 1971-72, this building was combined with lots 10 and 36 (7 Weehawken Street and 177 Christopher Street) and part of lot 37, also owned by the Oelhaf family, to form an enlarged lot 8. This entire property was acquired in 1984 by William Gottlieb, a major real estate investor in the Greenwich Village area.

Built during the third significant phase of the historic district's development, when it continued to be improved with residential, industrial, and commercial structures after the turn of the 20th century, this handsome 3-story, neo-Romanesque style stables building contributes to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

This building, framed with steel, cast iron, and wood, and clad in red brick with rockfaced stone trim, has a rusticated ground story with two large central molded round arches flanked by smaller rectangular entrances with transoms, upper stories with molded segmental-arched fenestration, and a terminating corbeled cornice with a central pediment.

Alterations

upper-story windows (one-over-one double-hung wood sash) replaced (pre-1965); metal rolldown gates over central ground-story arches and ground-story entrance doors (post-1989)

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1925-34); *Manhattan Address Directories* (1929-93); "Absolute Sale Without Reserve," *NYT*, Mar. 26, 1899, 10; "In the Real Estate Field," *NYT*, Mar. 28, 1905, 15, and Apr. 18, 1905, 17; "Automobile Exchange," *NYT*, Dec. 22, 1933, 26; "Wills for Probate," *NYT*, Dec. 24, 1935, 32; J. Buehler, Jr., obit., *NYT*, June 8, 1938, 23; "Manhattan Transfers," *NYT*, Dec. 20, 1938, 48; [Manhattan Auctions], *NYT*, Oct. 11, 1939, 54; [Rose Kantor], *NYT*, Nov. 28, 1940, 43; "Manhattan Transfers," *NYT*, Jan. 16, 1941, 38, May 28, 1943, 36, and July 24, 1943, 22; [Ray Electric Co.], *NYT*, Aug. 3, 1944, 28; G. Frick obit., *NYT*, Apr. 25, 1946, 21; "Manhattan Transfers," *NYT*, Dec. 12, 1947, 50.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1988, 1989, 2004).



9-11 Weehawken Street

13 WEEHAWKEN STREET (aka 185 CHRISTOPHER STREET)

Tax Map Block 636, Lot 40
See 185 Christopher Street

2-14 WEEHAWKEN STREET, WEST SIDE, BETWEEN WEST 10TH STREET AND CHRISTOPHER STREET

2 WEEHAWKEN STREET (aka 394-395 WEST STREET AND 308 WEST 10TH STREET)

Tax Map Block 636, Lot 7 [formerly lots 6 and 7]
See 394-395 West Street

6 WEEHAWKEN STREET (aka 392-393 WEST STREET)

Tax Map Block 636, Lot 5
See 392-393 West Street

8 WEEHAWKEN STREET (aka 391 WEST STREET)

Tax Map Block 636, Lot 4
See 391 West Street

10-14 WEEHAWKEN STREET (aka 388-390 WEST STREET and 187 CHRISTOPHER STREET)

Tax Map Block 636, Lot 1 [formerly lots 1-3]
See 388-390 West Street

388-395 WEST STREET, EAST SIDE, BETWEEN WEST 10TH STREET AND CHRISTOPHER STREET

**388-390 WEST STREET (aka 10-14 WEEHAWKEN STREET/
187 CHRISTOPHER STREET)**

Tax Map Block 636, Lot 1 [formerly lots 1-3]

Date: 1938 (NB 244-1937)

Architect: William Shary

Original Owner: Silver Dollar Properties, Inc. (Benjamin Gottfried, pres.); Phebe Annin Ames Palmer

Type: Stores

Style: Utilitarian

Stories: 1

Facade Materials: red clinker brick

Ownership History

No. 388-389 (former lots 1-2)

1937 Silver Dollar Properties, Inc. (Benjamin Gottfried, pres.)

1940 388 West Street, Inc.

1980 388 West Street Realty Group

No. 390 (former lot 3)

1850 Annin Family (Alexander, Louis Ames, John, Benjamin F., Phebe Annin Ames Palmer, Annin Real Estate Co., Louis Annin Ames)

1953 Montclair Trust Co. (trustee of Ames Estate) and successors/ Chemical Bank

1996 388 West Street Realty Group

Commercial Tenants

bar (1939); Harry's Men's Shop (Harry Feldman), seamen's supplies (1939-65); E. Maxwell, restaurant (1940); Patrick De Stefano, restaurant (1945-60); Focsle Bar (c. 1965); West Beach Bar & Grill, primarily gay bar (1970-80); Underground & Erotic Emporium/ Underground Leathers (1980-86); Badlands, gay bar (1983-91); North Pole Meat Market (1993); Badlands and Gotham City Adult Videos (2002-06)

History

Prior to 1937, this property (then 3 separate lots) at the northeast corner of West and Christopher Streets held three buildings: No. 388 West Street, a 3-story brick commercial building (1886, Michael Carr, architect) commissioned by Joseph B. Ireland, a prosperous lawyer who had extensive real estate holdings in Greenwich Village; and Nos. 389 and 390 West Street, wood-framed structures that were two of the three then-surviving sections of the 1834 Greenwich (Weehawken) Market house. The latter building (lot 3) had been in the ownership of the Annin family since 1850. Alexander Annin was listed in an 1851 directory as a ship chandler here. The 1937 owner, Phebe Annin Ames Palmer, was the wife of perfume manufacturer Solon Palmer.

In 1936, Nos. 388 and 389 were foreclosed by the Metropolitan Savings Bank. Benjamin Winter acquired them from the bank for the construction of a gas station, but sold them in 1937 to Silver Dollar Properties, Inc., a real estate entity of Benjamin Gottfried, president of the Gottfried Baking Co. (founded 1892) at 715 Eleventh Avenue. Gottfried also intended to erect a gas station here, and in 1937 leased the Annin family lot. Instead in December 1937, architect William Shary, who executed numerous commissions for Gottfried, filed for the construction of a one-story commercial building to replace the three existing buildings. The new structure was completed in three months. The Annin family contin-

ued to own their lot until 1953, when it was transferred to the Montclair Trust Co. Ownership of this building and the entire site did not come together under a single entity until 1996.

The utilitarian building at No. 388-390 West Street, which was the last structure built in the historic district, has housed a number of bars and restaurants over the years, as well as Harry's Men's Shop for seamen's supplies, from the 1930s to the 1960s. The West Beach Bar & Grill (c. 1970-80) was a waterfront bar with a primarily gay clientele. In the 1980s, it was widely known in Greenwich Village as the popular gay bar Badlands, whose crowds on the weekends would spill out onto all of the surrounding streets.

Architectural Features

The building is clad in red clinker brick with pilaster buttresses and is terminated with concrete coping. The Christopher Street facade follows the diagonal of the street, with angled corners, including an entrance at West and Christopher Streets. The West Street and Weehawken Street facades originally had rectangular fenestration, a storefront is placed at the northern end of the West Street facade, there is another store entrance near the south end of the West Street facade, and the Christopher Street facade has show windows (originally subdivided by a vertical band of glass blocks).

Alterations

windows (originally multi-pane) on the West Street and Weehawken Street facades covered (c. 1980s); entrance doors, West Street storefront, signage, lighting fixtures, rooftop billboard

References

Kellerman; NY County, Office of the Register; *Manhattan Address Directories* (1851, 1938-93); Bonner, 819; "Buildings Projected," *Real Estate Record & Builders Guide*, May 29, 1886, 731; J. Annin obit., *NYT*, May 4, 1909, 9; "Estates Appraised," *NYT*, Oct. 23, 1912, 20; "Manhattan Transfers," *NYT*, Mar. 6, 1936, 40; "Downtown Corner Sold," *NYT*, Mar. 24, 1936, 41; "Christopher Street Houses Linked to History," *NYT*, Mar. 29, 1936, RE1; "Manhattan Transfers," *NYT*, Jul. 10, 1936, 36; "Two Old Buildings Sold," *NYT*, Jan. 21, 1937, 41; "Manhattan Transfers," *NYT*, Feb. 16, 1937, 43; "Two Parcels Sold in Times Sq. Area," *NYT*, Feb. 17, 1937, 39; [Mrs. Phoebe Palmer], *NYT*, May 13, 1937, 47; "Manhattan Transfers," *NYT*, May 14, 1937, 43; "Building Plans Filed," *NYT*, Dec. 2, 1937, 47; "Manhattan Transfers," *NYT*, Sept. 13, 1939, 50; P. Palmer obit., *NYT*, Dec. 17, 1939, 49; "Manhattan Transfers," *NYT*, July 26, 1940, 32; B. Gottfried obit., *NYT*, Jan. 22, 1951, 17; L. Ames obit., *NYT*, Nov. 29, 1952, 13; "Manhattan Transfers," *NYT*, Jan. 17, 1953, 27; John Francis Hunter, *The Gay Insider U.S.A.* (N.Y.: Stonehill Publg., 1972), 523; Spartacus, *The American Bicentennial Gay Guide* (1976), 259.

Photographs: NYC, Dept. of Taxes (c. 1939); David McLane, *New York Sunday News*, Aug. 21, 1955; LPC, John Barrington Bayley (1964); LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1988, 1989, 2004).



388-390 West Street

391 WEST STREET (aka 8 WEEHAWKEN STREET)

Tax Map Block 636, Lot 4

Date: 1902 (NB 247-1902)

Architect: Richard Rohl

Original Owner: Solomon and Augusta Solomon Lent

Type: Tenement with store

Style: neo-Renaissance

Stories: 5

Facade Materials: red brick, red terra cotta, pressed metal cornice

Ownership History

1902 Lent Family (Solomon, Augusta, Benjamin, Milton, Morton, Robert S.)/ Joseph Friedman

1967 Jack Van Bibber/ Christopher West Realty Ltd.

1996 Eight Weehawken LLC

Commercial Tenants

Solomon and Milton Lent, men's furnishings (1902-22); Glasgow Bar & Grill (1939); Ann Rosenhaft, bar & grill (1955-60); Rosal Mfg. Co. (1970); Harosh Shimone, Inc. (1993)

History

No. 391 West Street, a 5-story, neo-Renaissance style tenement building with store, replaced one of the four then-surviving contiguous sections of the wood-framed Greenwich (Weehawken) Market house (1834). It was built in 1902 to the design of Prussian emigre architect Richard Rohl for Solomon and Augusta Solomon Lent, Polish immigrants. Until the 1920s, Solomon Lent and his son, Milton, operated a men's furnishings (clothing and accessories) business on the ground story. Milton Lent also became the proprietor of the Hotel Christopher, 386 West Street, by the early 1920s. The Lent family re-

tained the property until 1967. A bar and grill was located here for years.

Two prominent tenants of No. 391 were Frederick A. Sperling (c. 1929-34), a deputy assistant district attorney, and Alger Hiss (1960), a lawyer and former State Department official who was convicted in 1950 of passing confidential government documents to the Russians and imprisoned in 1950-54. In 1967, the building was purchased by John (“Jack”) Van Bibber, a literary agent and cookbook author who had resided here since the late 1940s. He had been active with Jane Jacobs in 1963-64 in opposing the Lower Manhattan Crosstown Expressway. *New York Times* food critic Craig Claiborne profiled Van Bibber in his third- and top-story apartment here in 1967. Eight Weehawken LLC became the third owner of the property in 1996.

Built during the third significant phase of the historic district’s development, when it continued to be improved with residential and industrial structures, this neo-Renaissance style tenement and store building contributes to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

Executed in red brick with red terra-cotta ornamentation, the building’s major facade on West Street features a rusticated second story, hoods over the second-story windows, bandcourses above the second and fourth stories, keystones above the third- through fifth-story windows, a cartouche on the fourth story, and molded round-arched windows on the fifth story. The pressed metal cornice is ornamented with swags, rosettes, and modillions. The original design of the ground story had the residential entrance on the north end, and the storefront entrance, to the south, flanked by show windows; the storefront was capped by a decorative pressed metal cornice. The unadorned rear facade (partially painted) has stone lintels, a denticulated brick cornice, and a fire escape. The northern and southern walls, visible above the adjacent buildings, are unadorned (now painted).

Alterations

West Street: ground story and rolldown gate (Alt. 428-1987); ground-story cornice band (post-1989); windows (one-over-one double-hung wood sash) replaced, through-the-wall air conditioning units on third and fourth stories (pre-1988). Weehawken Street: entrance and one ground-story window filled in; iron areaway fence. North wall: metal platform for billboard (post-1988). South wall: rooftop lighting fixtures. Roof: deck

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1902-34); *Manhattan Address Directories* (1929-93); Lent family, www.familysearch.org website; “Real Estate Transfers,” *NYT*, Feb. 5, 1902, 14; “Recorded Mortgages,” *NYT*, July 12, 1908, C5; “The Real Estate Field,” *NYT*, July 7, 1914, 18; “Crain Shakes Up Staff,” *NYT*, Jan. 1, 1931, 2; “Manhattan Transfers,” *NYT*, July 20, 1937, 41, Dec. 26, 1938, 38, Apr. 10, 1939, 35, and May 12, 1944, 29; “Hiss’ Home Ransacked,” *NYT*, May 14, 1960, 9; “Wagner Opposes Moses and Barnes Over Expressway,” *NYT*, Apr. 12, 1963, 1, 56; “Revival Plan Stirs Foes of Expressway,” *NYT*, Jan. 31, 1964, 56; “New Drive Begun for Expressway,” *NYT*, Mar. 1, 1964, 64; Craig Claiborne, “West Side Story: Elegant Entertaining in a Tenement,” *NYT*, Jan. 12, 1967, 44.

Photographs: A.N. Hosking, May 5, 1920, in *New York Sunday News*, Aug. 21, 1955; New York Public Library, P.L. Sperr (1927, 1929, 1937); NYC, Dept. of Taxes (c. 1939); David McLane, *New York Sunday News*, Aug. 21, 1955; LPC, John Barrington Bayley (1964); LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1988, 1989, 2004).



391 West Street

392-393 WEST STREET (aka 6 WEEHAWKEN STREET)

Tax Map Block 636, Lot 5

Date: 1834; altered c. 1848

Original Owner: City of New York (1834); George M. and Eliza Jane Munson (1848)

Type: Market House (1834); Rowhouse with store

Style: Vernacular

Stories: 2

Facade Materials: cedar shake shingles (partially painted on West Street facade)

Ownership History

1829 City of New York

1848 Munson Family (George M., Eliza Jane, George W.)/ Jane Wilson

1864 Terry Family (Edmund R[oderick], Anna Prentice, [Edmund R.], John P., James T., George D., Olive W., Wyllys, Marie B., Marion J.) (foreclosure)

1943 George W. Hunt

1946 Witlo[r] Realty Corp. (Michael B. Eisenstein, sec.-treas.)

1948 392-3 West Street Corp. (Michael B. Eisenstein, pres.)

1950 Ray L. Cohen

1953 392-3 West Street Corp.

1960 Carmine Leo Calarco/ Peter P. Calarco

1980 David Levine

Commercial Tenants

Greenwich (Weehawken) Market (1834-44); Robert and Rosanna Little, clothing/ porterhouse/ liquors/ fruit/ candy (1849-67); George M. Munson, boat builder (1850-55); Philip Riley, cigars (1870-75); John and Bridget Mulqueen/ James A. Mulqueen, liquors/ saloon, pool hall (1883-1907); Jeremiah W. Cummings, liquors/ saloon (1907-08); William F. (Billy) Gillespie, liquors/ saloon/ Billie's Original Clam Broth House (1909-25); pool hall (1934-39); George W. Hunt, tobacco and mariners' supplies (1943-45); George Sayegh Trucking Co. (1950); Joe's Tire Service (1960); J.T. Trucking Co. (1960); Don Davis, photographer (1970); Choo Choo's Pier, gay bar (1972); The Upstairs (1976); Sneakers, gay bar ([late] 1970s-99); adult video store (2004-05)

History

No. 392-393 West Street is almost certainly the sole surviving portion of the market house of the Greenwich Market (known unofficially as the "Weehawken Market") that was constructed by the City in 1834 for \$3475 on part of the land that was formerly the site of the Newgate State Prison. The Weehawken Market was never wholly successful, and the structure was only used until 1844 as a market for meat, fish, fruit and vegetables, then was abandoned. In January 1846, owners of property on Weehawken Street facing the market site petitioned the City to remove the market, and the Commissioners of the Sinking Fund approved a resolution to sell "the Market House and Ground occupied by the Greenwich Market." The property was not disposed of until April 1848, as divided into seven separate lots. Lot 5 (No. 392-393 West Street) was sold for \$1550 to George M. Munson, a boatbuilder whose business address was 388 West Street and who lived at 178 Christopher Street. That No. 392-393 is almost certainly part of the market house is based, foremost, on the contemporary knowledge of Thomas F. De Voe, a longtime butcher who later served as the New York City Superintendent of Markets. De Voe wrote in *The Market Book: A History of the Public Markets of the City of New York* (1862) that "about half of the old market building is yet (1857) standing, occupied with a depot for the Hudson River Railroad Company, small stores, and 'dram-shops,' and the other half with other buildings for other pur-

poses.” Four wood-framed structures on Weehawken/ West Streets survived into the 20th century. To the south of No. 392-393, a row of three identical structures remained until No. 391 was replaced in 1902 and Nos. 389 and 390 were demolished in 1937. Historic photographs (especially 1937 demolition photographs) and other evidence, including 1830s ground plans of the market, indicate that the Greenwich (Weehawken) Market house was a long open shed structure with wide overhanging eaves. When the City sold this market house shed in sections in 1848, the four of these sections were enclosed by the individual owners. No. 392-393 was probably raised by Munson to a full second story, with an exterior staircase on the Weehawken Street facade. (The building has this appearance in the earliest known depiction of this facade in 1893).

Helen Tangires, in *Public Markets and Civic Culture in Nineteenth-Century America* (2003), described the prototype for this kind of market house:

The simple, freestanding shed was the most prolific type of market house, lending itself well to a street location. It had been a standard form in colonial America... Open or closed, it consisted of arches of stout timber or brick pillars supporting a low-pitched gable roof. Builders occasionally added wide projecting eaves to increase the space for marketing. Sheds provided minimal protection from the elements for the least cost, did not require an architect, and were quick to build.... In addition, the shed's multiple entrances made the market attractive and accessible to patrons coming from any direction; its openness promoted air circulation and helped in unloading goods; and it was easy to wash down at the end of a market day.

Interestingly, three writers in the 1920s-30s, and Jane Jacobs in 1963, speculated that this was part of the 1834 market shed. Ms. Tangires, who reviewed the research on this structure and the other similar buildings on Weehawken Street, and who also visited this building concurred that the original Greenwich (Weehawken) Market house was an open shed, and that No. 392-393 is almost certainly a surviving portion of that market house.

George M. Munson's boatbuilding business was located in No. 393 from about 1850 to 1854, while he resided at No. 7 Weehawken Street [See]. The Munson family owned No. 392-393 until 1864. From 1849 to 1867, this was also the commercial address and residence, presumably on the second story, of Robert and Rosanna Little, variously listed over the years as in the clothing, porterhouse, liquors, fruit, and candy businesses. The building was acquired through foreclosure in 1864 by Edmund Terry, a Wall Street lawyer who lived in Brooklyn and was active in the New-York Law Institute. After his death, the Terry family's interest in the property (for 79 years until 1943) was controlled by his son, Wyllys Terry (1864-1949), head of Terry & Co., Wall Street insurance brokers. Philip Riley, cigars, was a commercial tenant and resident c. 1870-75. Long-term commercial tenants, from 1883 to 1907, operating a saloon and, later, a pool hall, were John Mulqueen (died c. 1904) and his wife, Bridget. James A. Mulqueen, presumably a son, was arrested in 1906 for allegedly running an illegal "gambling house" here. Jeremiah W. Cummings briefly had a liquors/ saloon business here in 1907-08.

By 1893, artists, writers, and photographers noticed the picturesque quality of Weehawken Street, with its four then-surviving sections of the 1834 market house, and it became the subject of numerous etchings, drawings, photographs, and articles over the years [See References listing below]. The lingering myths of the age, provenance, and uses of the No. 392-393 building appears to date from that time. The earliest such reference may be that of Thomas A. Janvier, in his article "Greenwich Village" in *Harper's New Monthly Magazine* in 1893. Janvier asserted that "these houses were standing, certainly, as far back as 1796 – as is shown on the Commissioner's map... probably they are the houses indicated on the Ratzen Map as standing at this point one hundred and twenty-six years ago" [1767]. Others have claimed many other dates, even the 17th century, as well as a variety of alleged uses of the structure.

Among the long-term commercial tenants of No. 392-393 West Street was William F. (Billy) Gillespie, who operated a liquors/ saloon business starting in 1909. Probably after the implementation of Prohibition, this became known as Billie's Original Clam Broth House, which lasted until 1925. The

earliest known photograph of the West Street facade of the building (1920) shows the ground story having two projecting storefront bays and the upper portion with four windows and a steeply sloping roof with a wide overhang, mostly obscured by signage. According to the *Times* in 1936, it “was well known in the neighborhood” and Gillespie “became famous all along the dock section by giving customers all the broth they cared to drink.” It became a pool hall again c. 1934-39.

The property was purchased in 1943 by George W. Hunt, a retired mariner from Maine who was attracted to the old building, and the *Times* reported that “it was bought for cash and will be used by the purchaser as a marine equipment building.” A profile in *The Villager* in 1945 quotes Hunt saying that he “bought it cheap... but I fixed it all up inside, reinforced it and everything,” and was apparently living there. Although Hunt was listed in directories operating a cigar business, this article states that he sold “work clothes, canvas gloves, tobacco, and a strange assortment of odds and ends desired by seafarers and dockwallopers, who constitute his friends and customers... ‘since the war, business has been pretty good here.’ ” Around 1943, Hunt replaced the projecting storefront bays on West Street with two flush show windows, and also extended and enclosed the Weehawken Street facade stairway wall on the second story.

Within a decade, however, the building changed hands four times: Witlo[r] Realty Corp. in 1946; 392-3 West Street Corp. in 1948; Ray L. Cohen in 1950; and 392-3 West Street Corp. again in 1953. Commercial tenants included trucking and tire service businesses. The building was acquired in 1960 by Carmine Leo Calarco, an attorney active in Greenwich Village Democratic politics, who represented two men in 1966 seeking to block the Landmarks Preservation Commission from designating the Greenwich Village Historic District. Calarco was responsible c. 1961 for cladding this building in cedar-shake shingles. He moved to MacDougal Alley in 1973, desiring, according to the *Times*, “a quieter street than the one he was living on, and... a neighborhood he considered safe” in Greenwich Village, along with “the added satisfaction of being in a landmark district.” By 1972, this was Choo Choo’s Pier, a gay bar with a leather/ denim clientele. In the late 1970s-90s, it was the gay bar Sneakers.

Built during the first phase of the historic district’s development, when structures for and related to the Greenwich (Weehawken) Market were constructed, this vernacular wood-framed building, one of the oldest in the historic district, contributes to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features and Alterations

No. 393-393 West Street is almost certainly a surviving section of the wood-framed Greenwich (Weehawken) Market house building of 1834, making it extraordinary as a very rare surviving American market shed structure of that era. In addition, it is one of the relatively rare surviving wood-framed buildings of lower Manhattan. Although wooden buildings were constructed in Manhattan into the 19th century, because they were so vulnerable to fire, laws were enacted that forbade them in certain sections of the city. They were banned in most of Greenwich Village in 1834, but this restriction excluded the area west of Washington Street. Wooden buildings were later banned anywhere south of 32nd Street in 1849. The Greenwich Village-Chelsea area has the largest concentration of wood-framed structures in Manhattan, dating from the first half of the 19th century, but the majority of these are rowhouses in the Federal and Greek Revival styles which have front facades that are faced in brick. The finest example of an intact clapboard house is the vernacular Greek Revival-Italianate style No. 17 Grove Street (1822, 1870).

West Street facade: The earliest known photograph of this facade (1920) shows the ground story having two projecting storefront bays and the upper portion with four windows; the steeply sloping roof with a wide overhang was mostly obscured by signage. By the late 1930s, the roof overhang had been cut back and the upper story displayed brick cladding. Around 1943, the projecting storefront bays were replaced by two flush show windows (with iron railings) flanking two central entrances; the facade was covered in [asbestos] siding. The facade was re-clad in cedar shake shingles c. 1961 (now partially painted). The central neo-Georgian style entrance surround and two large roof skylights probably date

from the late-1970s. Metal grilles were placed on the ground-story windows (1980s), a metal gate was placed on the entrance door (post-1988), the windows have been replaced, there is a through-the-wall air conditioning unit to the north of the entrance, an air conditioning unit at the roof, and the roof is covered in tar paper.

Weehawken Street facade: This facade has remained remarkably intact over the years, with minor changes, since its earliest known depiction in an 1893 drawing. The earliest known photograph (1900) shows flush wood siding, an exterior wooden stairway enclosed by a wall with a window and small entrance, a ground-story entrance at the north end, and an entrance and three windows on the second story, with a steeply sloping roof with a wide overhang. Around 1943, the stairway wall was extended and enclosed on the second story, with two second-story windows, and the small entrance on this wall was eliminated. The facade was clad in cedar shake shingles c. 1961. The ground-story window on the stairway wall was eliminated (c. 1965-76), the second from the northernmost second-story window was extended (post-1964), wrought-iron gates were placed on the entrance doors of both stories, as well as a gate at the bottom of the stairway (post-1965), and lighting fixtures were placed on the walls.

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1843-1934); *Manhattan Address Directories* (1929-93); Helen Tangires, "The Market House," *Public Markets and Civic Culture in Nineteenth-Century America* (Baltimore: Johns Hopkins Univ. Pr., 2003), 26-47, and site visit and research consultation (Jan. 2006); NYC, Market Committee, "The Ground Plan of the Fourteen Markets of the City of New-York" (1835 and 1838); NYC, Commissioners of the Sinking Fund, *Proceedings 1844-1886*, Mar. 4, 1848, 115, and Apr. 17, 1848, 121; Thomas F. De Voe, *The Market Book: A History of the Public Markets of the City of New York* (N.Y.: Augustus M. Kelley, 1970), reprint of 1862 edition, 576-580, and NYC Markets Collection, New-York Historical Society; Terry Family, U.S. Census (1880) and www.familysearch.org website; *New York State Business Directory and Gazetteer* (1870), 271, 520, 579; "Small Fines for Liquor Dealers," *NYT*, Dec. 13, 1883, 2; Thomas A. Janvier, "Greenwich Village," *Harper's New Monthly Magazine* (Aug. 1893), 351; Rufus Rockwell Wilson, *New York Old and New: Its Story, Streets, and Landmarks* (Philadelphia: Lippincott, 1903), 208; "A Policeman Caught in a Poolroom Raid," *NYT*, Dec. 18, 1906, 3; "H.F. Terry Tries Suicide," *NYT*, Jan. 4, 1907, 2; Henry B. Curry, "'Manhattan's Oldest Houses' Turn Out to Be Fairly New," *New York Evening Post*, June 15, 1920, 6; Ben J. Lubschez, *Manhattan, the Magical Island* (N.Y.: American Inst. of Architects, 1927), 16; "Famous Prison in Greenwich Village," *NYT*, Aug. 19, 1928, 152; "A Village Street Not on the Map," *The Villager*, Mar. 8, 1934, 3; "Christopher Street Houses Linked to History," *NYT*, Mar. 29, 1936, RE1; "Building on Site of Early Prison," *NYT*, Aug. 22, 1937, RE1; "Loft Buildings Feature Trading," *NYT*, Dec. 3, 1943, 37; "Plea for an Old House," *NYT*, Feb. 16, 1945, 22; J. Owen Grundy, "Watches Centuries on Weehawken Street," *The Villager*, June 28, 1945; "Manhattan Transfers," *NYT*, Jan. 7, 1949, 37; W. Terry obit., *NYT*, Apr. 22, 1949, 24; "Manhattan Transfers," *NYT*, June 21, 1950, 47; "Weehawken St. Wood House is Older Than United States," *World-Telegram* (c. 1960s); "'Village' Club Ends Backing for One De Sapio Opponent," *NYT*, July 20, 1963, 47; "Rare Frame Dwellings Remind Manhattan of Its Past," *NYT*, Dec. 13, 1964, R1; "Two 'Village' Men Fight Landmark Designation," *NYT*, Nov. 19, 1966, 35; [C. Leo Calarco] "Macdougall Alley Passes a Milestone," *NYT*, Aug. 19, 1973, 315; Spartacus, *The American Bicentennial Gay Guide* (1976), 259; "The Hidden Charms of the Far West Village," *NYT*, Apr. 18, 1986, C1.

Photographs and Drawings: W.A. Rogers, "Weehawken Street" drawing, in "Greenwich Village," *Harper's New Monthly Magazine* (Aug. 1893), 355; "Houses in Weehawken Street" photograph, in *New York Old and New: Its Story, Streets, and Landmarks* (1903); Charles Mielatz, "Little Weehawken Street" etching (1907); A.N. Hosking, West Street photograph (May 5, 1920), in *New York Sunday News*, Aug. 21, 1955; New York Public Library, Weehawken Street photograph (c.1925); "Weehawken Street" photograph, in *Manhattan, the Magical Island* (1927); P.L. Sperr, New York Public Library, Weehawken and West Streets photographs (1927, 1929, 1933, c. 1936, c.1937);

“Weehawken Street” drawing, in Henry Collins Brown, *In the Golden Nineties* (Hastings-on-Hudson, N.Y.: Valentine’s Manual, 1928), 199; No. 6 Weehawken Street photograph, Charles G. Shaw, *New York – Oddly Enough* (N.Y.: Farrar & Rinehart, Inc., 1938); Alexander Alland, New York Public Library, No. 6 Weehawken Street photograph (c. 1939); NYC, Dept. of Taxes, No. 392-393 West Street photograph (c. 1939); No. 6 Weehawken Street photograph (post-1943), in Kenneth Dunshee, *As You Pass By* (N.Y.: Hastings House, 1952); Edward C. Caswell, No. 6 Weehawken Street drawing, in J. Owen Grundy, “Watches Centuries on Weehawken Street,” *The Villager*, June 28, 1945; David McLane, West Street photograph, *New York Sunday News*, Aug. 21, 1955; LPC, John Barrington Bayley, photographs (1964); Weehawken Street photograph, in Edmund T. Delaney and Charles Lockwood, *Greenwich Village: A Photographic Guide* (N.Y.: Dover Publics., Inc., 1976), 52; LPC, photographs (c. 1983, 2005); Greenwich Village Society for Historic Preservation, photographs (1988, 1989, 2004).



392-393 West Street



392-393 West Street, Weehawken Street Facade

394-395 WEST STREET (aka 2 WEEHAWKEN STREET/ 308 WEST 10TH STREET)

Tax Map Block 636, Lot 7 [formerly lots 6 and 7]

Date: c. 1848

Original Owner: William and Catherine E. Forsyth

Type: Multiple dwellings (2) with stores

Style: vernacular Greek Revival

Stories: 3

Facade Materials: brick (painted), stone lintels and sills, ground-story cast-iron storefront piers (Alt. 345-1880)

Ownership History

1848 William and Catherine E. Forsyth

1880 John and Margaret C. Tietjen/ Tietjen Estate

1936 Concourse Service Station, Inc.

1939 Beth Realty Corp. (Etta Newman, Sylvia Nehmer, Bess Heller, Eleanor Kletz)

1972 William Gottlieb

Commercial Tenants

No. 394: S[amuel]. J. Seely & Co., lime dealers (1850-54); Martin, Deake & Co., manufacturers of Eureka Lubricating Oil (1856); Henry Tewes, restaurant (1870)

No. 395: Charles Augustus, grocer (1850-52); Christian Cramer, grocer (1852-53); Nicholas Martens, liquors (1853-55); clothing store (1857); Frederick Grafelmann, liquors (1870-73)

John Tietjen/ Tietjen family, liquors (1880-1899); Henry C. Radloff, liquors/beer (1899-1905); John H. Tiedemann, liquors (1905-10); hotel (1920); barbershop (1920); M. Coffas, lunch (1929); B. Fuchsberg, cigars (1929); Ben Yawitz, cigars/ stationery (1933-45); Pan-American Bar & Grill (1939-45); Charles Chabal, bar & grill (1950-60); L. Uliano, seamen's supplies (1950); G&S Trucking Co. (1955); George Sayegh Trucking Co. (1955); Sea Shell, restaurant (1960-80); Lois Bientsky, ceramic studio (1965-80); Mullin & Donathan, contractors (1965); Ramrod, gay bar (1976-80); Flying Fish, restaurant (1993)

History

Nos. 394 and 395 West Street, 3-story, brick-clad multiple dwellings with stores, were constructed c. 1848 for William Forsyth, an oyster dealer at Washington Market who paid \$3800 for the property. The two buildings were first listed in the tax assessment records for 1849, the block indicated as "formerly a market." They replaced part of the open-shed Greenwich (Weehawken) Market house (1834). The earliest commercial tenants were S[amuel]. J. Seely & Co., lime dealers (1850-54) at No. 394, and Charles Augustus, a grocer (1850-52) who also resided at No. 395. Later tenants at No. 394 included [J.W.] Martin, Deake & Co., manufacturers of Eureka Lubricating Oil for machinery (1856) and Henry Tewes' restaurant (1870), while tenants at No. 395 included Christian Cramer, grocer (1852-53), Nicholas Martens, liquors (1853-55), a clothing store (1857), and Frederick Grafelmann, liquors (1870-73). No. 395 was also listed as the residence of Cramer, Martens, and Grafelmann, as well as George Graff, tailor (1870).

After Forsyth's death, the two properties were auctioned in 1880 and purchased by John Tietjen (c. 1847-1899). Tietjen combined the buildings and altered the ground story with cast-iron storefront piers (Alt. 345-1880). He and his family operated a liquors/ saloon business here (1880-99), which was their residence for a time, and owned the building until 1936. Two other liquors businesses were those of

Henry C. Radloff (1899-1905) and John H. Tiedemann (1905-10). A 1920 newspaper article mentioned that this was then a hotel.

It was briefly owned by Concourse Service Station, Inc., and was purchased in 1939 by the Beth Realty Corp., which renovated the upper stories as apartments. Later commercial tenants included a cigars/ stationery store (c. 1933-45); Pan-American Bar & Grill (c. 1939-45); Charles Chabal's bar & grill (c. 1950-60); Seashell restaurant (c. 1960-80); and Lois Bientsky's ceramic studio (1965-80). The property was acquired in 1972 by William Gottlieb, a major real estate investor in the Greenwich Village area. From c. 1976 to 1980, the building housed the Ramrod, a popular gay denim/ leather bar. This was the site of one of the Village's homophobic crimes in 1980, when a former transit officer fired into the bar, killing two men and wounding six others.

Built during the earliest phase of the historic district's development of the 1830-40s, when structures related to the Greenwich (Weehawken) Market and its replacement were constructed, these brick-clad, vernacular Greek Revival style buildings contribute to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

The buildings are clad in brick (painted) with stone lintels and sills and a molded and denticulated brick cornice on the West Street facade. The ground-story cast-iron storefront piers on both West and Weehawken Streets date from the 1880 alteration. There is a fire escape on the Weehawken Street facade.

Alterations

metal storefronts and roll down gates on West and Weehawken Streets; ground-story lighting fixtures; West Street entrance door and transom; most ground-story openings on Weehawken Street filled in; center bay upper-story West 10th Street windows filled in; windows (originally two-over-two double-hung wood sash) replaced by one-over-one metal sash (pre-1988); through-the-wall air conditioning units on the second and third stories (post-1988); metal grilles on Weehawken Street windows; roof railing

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1849-1934); *Manhattan Address Directories* (1929-93); *New York State Business Directory and Gazetteer* (1870), 339, 579; NYC, Commissioners of the Sinking Fund, *Proceedings 1844-1886*, Apr. 17, 1848, 121; "A Great Thing for Machinery – The Eureka Lubricating Oil," *NYT*, Dec. 27, 1856, 8; "A Policeman Murdered by Burglars," *NYT*, Apr. 16, 1857, 1; "Executrix's Sale of Valuable Property," *NYT*, Feb. 15, 1880, 11; "The Real Estate Market," *NYT*, Feb. 16, 1880, 7, and Feb. 20, 1880, 6; "Recorded Mortgages," *NYT*, May 12, 1894, 12; J. Tietjen obit. listing, *NYT*, Jan. 27, 1899, 7; "'Manhattan's Oldest Houses' Turn Out to Be Fairly New," *New York Evening Post*, June 15, 1920, 6; "Manhattan Transfers," *NYT*, Oct. 3, 1936, 32, and June 12, 1939, 35; Spartacus, *The American Bicentennial Gay Guide* (1976), 259; "Gunman Kills One and Wound 7 in Village," *NYT*, Nov. 20, 1980, B1; "Former Transit Officer held As Slayer of Two in Village," *NYT*, Nov. 21, 1980, B2.

Photographs: A.N. Hosking, May 5, 1920, in *New York Sunday News*, Aug. 21, 1955; New York Public Library, P.L. Sperr (1929); NYC, Dept. of Taxes (c. 1939); David McLane, *New York Sunday News*, Aug. 21, 1955; LPC, John Barrington Bayley (1964); Edmund T. Delaney and Charles Lockwood, *Greenwich Village: A Photographic Guide* (N.Y.: Dover Publics., Inc., 1976), 52; LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1988, 1989, 2004).



394-395 West Street

396-398 WEST STREET, EAST SIDE, BETWEEN WEST 10TH STREET AND CHARLES STREET

396-397 WEST STREET (aka 305 WEST 10TH STREET) HOLLAND HOTEL

Tax Map Block 636, Lot 41 [formerly lots 41, 42]

Date: 1903-04 (NB 162-1903)

Architect: Charles Stegmayer

Original Owner: Albert A. and Rosa Goebel Adler

Type: Hotel

Style: neo-Renaissance

Stories: 3

Facade Materials: buff brick (painted), terra cotta, pressed metal cornice

Ownership History

1903 Albert A. and Rosa Goebel Adler

1911 Crescent-Star Realty Co. (foreclosure)

1926 Denwood Realty Co.

1930 Benenson Realty Co.

1934 Crescent-Star Realty Co. (foreclosure)

1949 Rofel Realty Corp.

1950 Arthur E. Buchwald

1953 Melvin Kaplan, Ernest Ohmer

1955 Carine Realty Corp.

1960 396 West Street Corp. (foreclosure)

1978 Scott Lau Hotel Corp.

1985 William Gottlieb

Commercial Tenants

Holland Hotel (1904 on); Albert A. Adler, liquors/ saloon (1904-07); Clyde Hotel (1920-21); Juan Gonzalez, men's furnishings (1929-45); Otto Charles, barber (1929-45); New Holland Hotel (1935-93); Sunset Motor Lines (1935); International Coffee Shop (1939); B&S Trucking Co. (1940); Remark Building Service Co., renovations, repairs and cleaning (1942-80); LTA Food Shop/ J&B Food Shop (1945-65); Louis Oguinick, uniforms (1950-70); Hi-Way Bar Grill (1974); Peter Rabbit, gay bar and grill (1972-88); Sung Hai, restaurant (1993); Uguale, restaurant (2004); Antica Venezia Ristorante (2005)

History

In January 1903, this property, as well as a mortgage, were obtained by Albert A. Adler from Catherine A.Q. Trowbridge. Adler, an immigrant from Saxony, was a restaurateur who had married Rosa Goebel in 1881. Architect Charles Stegmayer filed in March for construction of a 3-story neo-Renaissance style hotel, expected to cost \$20,000. The Holland Hotel was completed in February 1904. Adler was listed in directories operating a liquors/ saloon business here. In 1910, however, the property was foreclosed and advertised for sale in September. It was taken over by the Crescent-Star Realty Co., an entity associated with the Jacob Hoffman Brewing Co., which had extended mortgages on the property (Philip Hoffman was vice president of both Hoffman Brewing and Crescent-Star). Sometime before 1920, it became known as the Clyde Hotel. The hotel was acquired by the Denwood Realty Co. in 1926, which leased it the following year for 21 years to Charles E. Bacon and associates. At that time, it was announced that "extensive alterations" were to be made. A men's furnishings business and barbershop

were located here until at least 1945. The Benenson Realty Co. was the owner from 1930 until foreclosure in 1934, when it reverted to the Crescent-Star Realty Co., under William J. Hoffman, and became the New Holland Hotel. Several long-term tenants were the Remark Building Service Co., “building renovations, masonry repairs, steam cleaning, water-proofing, painting” (c. 1942-80); LTA Food Shop/J&B Food Shop (c. 1945-65); and Louis Oguinick’s uniforms store (c. 1950-70). The New Holland Hotel, with 36 rooms plus stores, was purchased as a personal investment in 1950 by Arthur E. Buchwald (vice president of Sterling Investment Corp.). The property passed to Melvin Kaplan and Ernest Ohmer in 1953; Carine Realty Corp. in 1955; 396 West Street Corp. through foreclosure in 1960; Scott Lau Hotel Corp. in 1978; and in 1985 to William Gottlieb, a major investor in properties in the West Village. By 1972, Peter Rabbit, a gay bar and grill, was a commercial tenant, which remained until at least 1988.

Built during the third significant phase of the historic district’s development, when it continued to be improved with residential, industrial, and commercial structures after the turn of the 20th century, this handsome 3-story, neo-Renaissance hotel, one of the last surviving hotels located along the Hudson River waterfront, contributes to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

The Holland Hotel is substantially unaltered on its upper two stories, aside from its buff brick and terra cotta being covered by a coat of red paint. The design, with 6 bays along West Street and 10 bays along West 10th Street, features a round corner oriel, monumental pilasters with bossed capitals, patterned spandrel panels, second-story rectangular windows with lintels ornamented with cartouches, third-story round arches with keystones, and a projecting metal cornice ornamented with swags, dentils, and modillions. The ground story has been altered several times, but the corner cast-iron column that supports the oriel survives. The fire escape on the West Street facade was installed in the 1920s.

Alterations

modillions and dentils removed from the central portion of the cornice on West 10th Street (c. 1939-61); West Street storefront (1988); West 10th Street ground-story openings and rolldown gates (post-1988); ground-story lighting fixtures (post-1988)

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1904-07); *Manhattan Address Directories* (1929-93); “Albert A. Adler,” www.familysearch.org website and U.S. Census (1880); “Real Estate Transfers,” *NYT*, Jan. 6, 1903, 14; “The Building Department,” *NYT*, Mar. 14, 1903, 14; “Projected Buildings,” *Real Estate Record & Builders Guide*, Mar. 14, 1903, 520; “Special Sales Day,” *NYT*, Sept. 4, 1910, 12; Philip Hoffman obit., *NYT*, Mar. 22, 1915, 9; “‘Manhattan’s Oldest Houses’ Turn Out to Be Fairly New,” *New York Evening Post*, June 15, 1920, 6; “West Street Hotel Leased With Option,” *NYT*, Oct. 11, 1927, 50; Remark Building Service Co. advertisement, *NYT*, Jan. 2, 1942, 66; “New Holland Hotel Sold on West Street,” *NYT*, Aug. 4, 1949, 37; [Sterling Investing Corp.], *NYT*, May 1, 1950, 35; “Real Estate Notes,” *NYT*, May 6, 1950, 23; John Francis Hunter, *The Gay Insider U.S.A.* (N.Y.: Stonehill Publ., 1972), 517; Spartacus, *The American Bicentennial Gay Guide* (1976), 259.

Photographs: Museum of the City of New York (1920); NYC, Dept. of Taxes (c. 1939); David McLane, *New York Sunday News*, Aug. 21, 1955; LPC, John Barrington Bayley (1964); LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1986, 1988, 1989, 2004).



396-397 West Street

398 WEST STREET [formerly 293 West Street to 1845]
Tax Map Block 636, Lot 43

Date: 1830-31

Original Owner: Isaac and Jane Maria Amerman

Type: Rowhouse with store

Style: Federal

Stories: 3-1/2

Facade Materials: Flemish bond brick (painted), stone lintels and sills

Ownership History

1829 Isaac and Jane Maria Amerman/ Peter Amerman, John Vanboskerck (foreclosure)

1832 William and Gerardus Post/ Jehiel Jaggar Post

1839 James and Elizabeth Dean/ Dean Estate

1956 Exploration Realty, Inc. (Robinson Callen)/ Florence Callen/ Charlotte Callen Cooper/ Casper R. Callen Trust

Commercial Tenants

Isaac Amerman, flour (1831-32); George Roahr, liquors (1865-67); J.A. Wilson, liquors (1870); Herman Klatzko, liquors (1903-04); Charles/ William McQuade, liquors/ saloon/ restaurant (1907-25); West Shore Grill (Raymond Thompson), restaurant (1935-45); City Docks, Inc. (1950); Alexander Zeitlin, truck covers (1955-65); K.L. Danny's Food Shop (1967-70); Menelon Foods, Inc. (1986); 398 West Street Deli (1988); West Coast Coffee Shop (1993-2004)

History

The 3-1/2-story Federal style rowhouse at 398 West Street, one of the two oldest buildings in the historic district (along with No.7 Weehawken Street), has had only four owners since its construction in 1830-31. Its initial address (to 1845) was No. 293 West Street. The first owner was Isaac Amerman, a flour merchant who resided at 426 Hudson Street. Amerman's business was located here in 1831-32, but the building was transferred through foreclosure to Peter Amerman, a sexton at 39 Liberty Street, and John Vanboskerck, a cabinetmaker at 405 Hudson Street. They sold the house in 1832 to William and Gerardus Post, paint dealers at 160 Water Street, who were among New York's wealthiest men of the day. The building was next purchased in 1840 by James Dean (died c. 1847), a linen merchant who made a fortune in New York and London, and his English-born wife, Elizabeth. James and Elizabeth Dean constructed four multiple dwellings at Nos. 643-649 Hudson Street (now located within the Gansevoort Market Historic District) in 1840 on land they had purchased in 1837. Tenants of No. 398 West Street in 1851 were Michael Fanning, shoemaker, and carpenters Robert Tai and John Aikin. George Roahr (1838-1881), a well-known boatbuilder in the firm of Roahr & McGrady and a member of the Atalanta Boat Club, operated a saloon here in 1865-67 and was listed in directories residing here in 1868-70. Herman Klatzko, a Russian-born liquors dealer whose business was located here in 1903-04, was convicted in 1910 of the murder of a Yiddish theater actress with whom he was smitten, and a fellow actor of whom he was jealous. Charles and William McQuade ran a liquors/ saloon business and, later, a restaurant here from 1907 to at least 1925. The West Shore Grill was a tenant in the 1930s-40s, as was Alexander Zeitlin's truck covers business in the 1950s-60s.

The Estate of Elizabeth Dean (died 1891) retained this property (as well as those on Hudson Street) continuously until 1956, at which time they were purchased by Robinson Callen, an investor-financier and real estate operator. No.398 has been owned since that time by the Callen family and the Casper R. Callen Trust. Most of the ground-story commercial tenants since the 1970s have been restaurants. There have been two residential tenants of note. Erik Wensberg, who lived at No. 398 West Street c. 1963-70, was the editor of Columbia University's *Columbia Alumni News/ Columbia University Forum* (1955-75), an opponent of the Lower Manhattan Crosstown Expressway, and a reviewer for the *New York Times*. Cuban-American Rene A. Buch, a resident since about 1965, received a master's degree in playwriting from Yale University (1952), worked as head of Spanish creative copy at the J. Walter Thompson advertising agency, and was the founder (1968) and artistic director of the Greenwich Mews Spanish Theater (later Repertorio Espanol). His many theater honors have included the Obie Award (1988-89) for sustained excellence in direction and the Drama Desk Award (1996) for sustained excellence.

Built during the first phase of the historic district's development, when structures related to the Greenwich (Weehawken) Market were constructed, this Federal style rowhouse, one of the two oldest in the historic district, contributes to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

No. 398 West Street, a very rare surviving Federal style rowhouse located along the Hudson

River waterfront, is grand in size at 3-1/2 stories and a width of over 22 feet. Despite numerous alterations over the years, it still retains its character as a Federal style house, with its Flemish bond brickwork (now painted), upper-story fenestration, high peaked roof with dormers, and north-end chimney. The fire escape was installed prior to 1939.

Alterations

windows replaced; cornice altered (pre-1964); dormers altered; storefront, entrance door and transom, signage, two lanterns, awning, asphalt shingle roof (post-1988)

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1829-1934); *Boyd's Business Directory of New York State* (1870), 879; *Manhattan Address Directories* (1929-93); Henry W. Lanier, *A Century of Banking in New York, 1822-1922* (N.Y.: Gilliss Pr., 1922), 127; "Local Intelligence: The Liquor Business," *NYT*, May 10, 1866, 2; LPC, *Gansevoort Market Historic District Designation Report* (LP-2132) (N.Y.: City of New York, 2003), prepared by Jay Shockley, 65-66; G. Roahr obit., *NYT*, Jan. 11, 1881, 2; "An Englishwoman's Gifts," *NYT*, July 18, 1891, 5; Elizabeth Dean obit., *NYT*, Dec. 9, 1891, 5; [Herman Klatzko], *NYT*, Oct. 7, 1903, 7, May 17, 1910, 18, May 24, 1910, 18, and May 26, 1910, 18; "200 Places Face Closing by Drys," *NYT*, Jan. 9, 1923, 3; [Raymond Thompson], *NYT*, Mar. 15, 1940, 42; "Corner Holding Sold Downtown," *NYT*, June 18, 1956, 38; "Manhattan Transfers," *NYT*, Jan. 23, 1958, 46; [Erik Wensberg], *NYT*, Oct. 16, 1955, 51, July 25, 1957, 48, Jan. 6, 1958, 29, May 12, 1961, 28, July 4, 1962, 16, and May 11, 1975, 37; [Rene A. Buch], *NYT*, Oct. 9, 1969, 52; "Rene Buch Brings High-Quality Hispanic Theater to U.S. Audiences" (Apr. 1999).



398 West Street

304 WEST 10TH STREET, SOUTH SIDE, BETWEEN WEEHAWKEN STREET AND WASHINGTON STREET

304 WEST 10TH STREET (aka 1 WEEHAWKEN STREET)

Tax Map Block 636, Lot 13

Date: 1873 (NB 200-1873)
Architect: William E. Waring
Original Owner: Charles Shultz

Type: Tenement with store
Style: Italianate
Stories: 5

Facade Materials: brick (painted); cast-iron lintels, sills, and West 10th Street entrance hood; pressed metal cornice

Ownership History

1872 Charles Shultz
1890 Catherine and Ellen C. Atfield/ Sweeney Family (Michael, Margaret A., John F., Mary C.)/ Mary Ann Mulane
1898 Skelly Family (Patrick, Hugh P., Genevieve C. Skelly McLochlin, Emily H. Skelly Walsh)
1948 Rose Rivers
1956 Genevieve C. S. McLochlin Estate and Emily H. S. Walsh (foreclosure)
1957 Philip and Esther Menkes
1960 Manhattan Equities Corp./ Tenth Weehawken Corp.
1961 Modres Co.
1966 Katherine S. Zellner, Riverside, Conn.
1975 Kadima Realty Enterprises
1985 304 West 10th Street Owners Corp.

Commercial Tenants

“The Plug Hat,” saloon (1896); Weehawken Bar & Grill (1935-60)

History

The site of this building had been part of the property of the wealthy merchant Abraham Van Nest, which included a 4-story house on the corner and a 2-story house nextdoor, sold in 1865 after his death. The property was acquired in 1872 by Charles Shultz, then a brick manufacturer at “the foot of” West 11th Street, who resided at 621 Greenwich Street (by 1875, Shultz was a merchant on West 30th Street). This tenement building, constructed in 1873 to the design of William E. Waring, originally housed eight families and a store. Shultz retained the building until 1890, after which it was owned by Catherine and Ellen C. Atfield and members of the Sweeney family. In 1896, the ground story contained the saloon known as “The Plug Hat,” “on account of the schooners of beer set up holding nearly as much as could be put in a tall hat,” according to the *New York Times*.

After a partition sale, the property was transferred in 1898 to Patrick Skelly, a prominent and wealthy Irish-born brewer and distiller. In 1876, Skelly and another brewer-distiller, Patrick A. Fogarty, had purchased an Astor family residence at 409-411 West 14th Street, which they altered and expanded into an ale brewery/ flats building (1876, John B. Snook). This appears on an 1879 map as [Hugh] O’Reilly, Skelly & Fogarty’s Centennial Brewery (today it is located within the Gansevoort Market Historic District). By 1899, O’Reilly, Skelly & Fogarty were in financial difficulty and their properties were

sold at public auction in 1901. Skelly was also founder of the Kips Bay Brewery, and he and his son operated a wine and liquor business at 21-25 Ninth Avenue (also within the Gansevoort Market Historic District) from 1886 until the 1910s. Skelly's estate at the time of his death (c. 1908), worth nearly \$1.8 million, consisted mostly of real estate, including many saloons. He left trusts of \$250,000 each to his daughters, Genevieve and Emily.

The Skelly family retained No. 304 West 10th Street until 1948. One tenant (c. 1922-29) was Walter G. Kauff, a clerk at the U.S. Customhouse. The Weehawken Bar & Grill was the ground-story commercial occupant from at least 1935 to 1960. Rose Rivers purchased the property in 1948, "intend [ing] to remodel the building into modern apartments," and filed plans by architect Joseph Lau. It was foreclosed in 1956 and reverted to the estate of Genevieve C. Skelly McLochlin (who died in 1956) and Emily H. Skelly Walsh. The Skelly heirs auctioned the building in 1957, at which time the "upper floors [were] closed," according to the advertisement. In 1961, the ground story was converted to two apartments and a laundry room; the building housed three apartments per floor above this. The ground-story facades were remodeled.

Built during the second significant phase of the historic district's development, when it continued to be improved with residential and industrial structures in the late-19th century, this handsome Italianate style tenement and store building, still substantially intact, contributes to the historically-mixed architectural character and varied uses – much of it maritime-related – of the Weehawken Street Historic District.

Architectural Features

The building is clad in brick (now painted), with cast-iron segmental lintels and decorative sills, a segmental cast-iron entrance hood on the West 10th Street facade, and a surviving cast-iron pilaster on the ground story at the south end of the Weehawken Street facade, and features a prominent bracketed, denticulated, and modillioned pressed metal cornice that has a bowed section on each facade with decorative panels. To the east of the east end of the West 10th Street facade, there is an entrance to the side yard, with a segmental-arched brick enframingent with cast-iron keystone and end blocks, corbeled cornice, and decorative iron gate. The visible eastern wall is pierced by windows. There are fire escapes on both major facades.

Alterations

windows of the easternmost bay of the West 10th Street facade filled in; ground-story faux-brick facing, windows with shutters and metal grilles (c. 1961); through-the-wall air conditioning units (pre-1964); two-over-two double-hung wood sash windows replaced

References

Kellerman; NY County, Office of the Register; NYC, Buildings Dept.; NYC Directories (1873-1934); *Manhattan Address Directories* (1929-93); "Executor's Sale of Valuable Property," *NYT*, Mar. 7, 1865, 3; *New York State Business Directory and Gazetteer* (1870), 552; "The Drink Carbolic Acid," *NYT*, Sept. 12, 1896, 2; "Today's Auction Sales," *NYT*, Dec. 14, 1897, 10; LPC, *Gansevoort Market Historic District Designation Report* (LP-2132) (N.Y.: City of New York, 2003), prepared by Jay Shockley, 195-196, 270-271; "Skelly Estate \$1,795,536," *NYT*, Oct. 11, 1908, 10; "Two Old Holdings in New Ownership," *NYT*, Aug. 5, 1948, 36; "Manhattan Transfers," *NYT*, Aug. 13, 1948, 29; "Building Plans Filed," *NYT*, Oct. 6, 1949, 56; G. C. S. McLochlin obit. listing, *NYT*, Mar. 1, 1956, 33; "Manhattan Transfers," *NYT*, Aug. 9, 1956, 38; "Auction!," *NYT*, June 16, 1957, R7.

Photographs: NYC, Dept. of Taxes (c. 1939); LPC, John Barrington Bayley (1964); LPC (c. 1983, 2005); Greenwich Village Society for Historic Preservation (1987, 1988, 1989, 2004).



304 West 10th Street

305 WEST 10TH STREET, NORTH SIDE, BETWEEN WASHINGTON STREET AND WEST STREET

305 WEST 10TH STREET (aka 396-397 WEST STREET)

Tax Map Block, 636, Lot 41 [formerly lots 41, 42]

See 396-397 West Street

308 WEST 10TH STREET, SOUTH SIDE, BETWEEN WEEHAWKEN STREET AND WEST STREET

308 WEST 10TH STREET (aka 394-395 WEST STREET and 2 WEEHAWKEN STREET)

Tax Map Block 636, Lot 7 [formerly lots 6, 7]

See 394-395 West Street

FINDINGS AND DESIGNATION

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

The Commission further finds that, among its special qualities, the picturesque enclave of fourteen buildings and the street plan that together comprise the Weehawken Street Historic District represents several phases of construction spanning a century of development along Greenwich Village's Hudson River waterfront, from 1830 to 1938, the architecture illustrating the area's long history as a place of dwelling, industry, and commerce, much of it maritime-related, and is a rare surviving example of this once typical development pattern on Manhattan's west side waterfront; that many of the properties in the historic district were associated with the families of prominent long-term owners, such as former Mayor Stephen Allen, Cornelius V.S. Roosevelt, lawyer Edmund R. Terry, brewer-distiller Patrick Skelly, and linen merchant James Dean, and in addition, several significant maritime-related industries were located within the historic district for a century, between 1884 and 1984; that the land within the historic district was once part of the site of the Newgate State Prison (1796-97), until it was closed and the City of New York plotted and sold the land in 1829, with the City, at that time planning to build a public market here, reserving the block bounded by West Street, Christopher Street, Amos (later West 10th) Street, and the newly-created block-long Weehawken Street; that the Greenwich (unofficially "Weehawken") Market house, not built until 1834, was a wooden open shed structure with wide overhanging eaves, a building type that was the most common for markets in the United States in the 19th century, and that, never successful, the market was abandoned in 1844 and the property, including separate sections of the market house, was disposed of by the City in 1848; that No. 392-393 West Street, almost certainly a surviving portion of that market house, was purchased by boatbuilder George M. Munson and adapted and enclosed for his business, and was, as well, the location until 1867 of the earliest documented liquors/ saloon business in the historic district, a dominant commercial activity here; that five other buildings survive from the 1830s-40s, the earliest period of construction in connection with the Weehawken Market and its removal, No. 398 West Street (1830-31), a grand 3-1/2-story, Federal style rowhouse built for flour merchant Isaac Amerman, No. 7 Weehawken Street (c. 1830-31), a 3-story, brick-clad rowhouse and stable initially owned by carpenter Jacob P. Roome, the City's Superintendent of Repairs, No. 185 Christopher Street (c. 1837), built as a brick-clad warehouse for former New York City Mayor Stephen Allen, and Nos. 394 and 395 West Street (c. 1848), brick-clad multiple dwellings that replaced a section of the market house that have housed a variety of ground-story commercial uses; that the opening of a pier at the end of Christopher Street (1828), re-instituting ferry service to Hoboken here (1841), the adaptation of part of the old prison for use as a brewery by Nash, Beadleston & Co. (c. 1845), and the construction of the Hudson River Railroad (incorporated 1846) along West Street, helped to spur commercial activity in this vicinity; that after the Civil War, as New York flourished as the commercial and financial center of the country, four tenement buildings and one factory were built in the historic district, No. 185 Christopher Street, enlarged in 1871 (William E. Waring,

architect) and converted from a warehouse into a 3-story tenement building, No. 304 West 10th Street (1873, Waring), a 5-story, Italianate style tenement building constructed for local brick manufacturer Charles Shultz, Nos. 3 and 5 Weehawken Street (1876-77, Mortimer C. Merritt), 5-story Italianate style (altered) tenement buildings owned by William H. and Alfred N. Beadleston, of the neighboring brewery, and No. 177 Christopher Street (1883-84, William J. Fryer, Jr.), a 4-story, neo-Grec style factory constructed for the lessee, H.C. & J.H. Calkin, marine coppersmiths and plumbers, a firm owned by former Congressman Hervey Chittenden Calkin and his brother that remained here until 1905; that at the turn of the century, as the Hudson River surpassed the East River as the primary artery for maritime commerce, and the Gansevoort and Chelsea Piers (1894-1910) were constructed, West Street north of Christopher Street became the busiest section of New York's commercial waterfront; that three buildings in the historic district date from this period, No. 391 West Street (1902, Richard Rohl), a 5-story, neo-Renaissance style tenement building in which owner Solomon Lent and his family ran a ground-story men's furnishings business until 1922, the 3-story, neo-Renaissance style Holland Hotel (1903-04, Charles Stegmayer) at 396-397 West Street, commissioned by restaurateur/saloon operator Albert A. Adler that is a rare surviving Hudson River waterfront hotel, No. 9-11 Weehawken Street (1908-09, George M. McCabe), a 3-story, neo-Romanesque style stables building with upper-story residence that was converted into a garage in 1922; that after the completion of the elevated Miller Highway (1929-31) above West Street, No. 388-390 West Street (1937-38, William Shary), a one-story commercial structure, was the last building constructed in the historic district; that aside from H.C. & J.H. Calkin, the significant maritime-related businesses located within the historic district were William J. Olvany, Inc., heating, piping, and air conditioning (1905-18), Meier & Oelhaf Co., marine repair (1920-84), and Ray Electric Co., marine electrical contractors (c. 1927-60); that, as early as 1893, artists, writers, and photographers documented and described Weehawken Street, with its four then-surviving sections of the 1834 market house, as being a picturesque urban enclave; and that the desirability of this far western section of Greenwich Village as a residential community by the late 1920s is exemplified by the conversion of buildings to middle-class apartments, with Nos. 3 and 5 Weehawken Street, former tenements, converted in 1928 and attracting "literary and artistic folk who chose to live somewhat off the beaten path," according to *The Villager*.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020, of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Weehawken Street Historic District, containing the property bounded by a line beginning at the northeast corner of West Street and Christopher Street, extending northerly along the eastern curblineline of West Street to a point on a line extending westerly from the northern property line of 398 West Street, easterly along said line and the northern property line of 398 West Street, southerly along the eastern property lines of 398 West Street and 396-397 West Street (aka 305 West 10th Street), southerly across West 10th Street, easterly along the southern curblineline of West 10th Street to a point on a line extending northerly from the eastern property line of 304 West 10th Street (aka 1 Weehawken Street), southerly along said line and the eastern property lines of 304 West 10th Street (aka 1 Weehawken Street) through 7 Weehawken Street and part of the eastern property line of 9-11 Weehawken Street, easterly along part of the northern property line of 177 Christopher Street, southerly along the eastern property line of 177 Christopher Street to the northern curblineline of Christopher Street, westerly along the northern curblineline of Christopher

Street to a point on a line extending southerly from the western property line of 177 Christopher Street, northerly along said line and part of the western property line of 177 Christopher Street, westerly along the northern property line of 179 Christopher Street, northerly along part of the eastern property line of 181 Christopher Street, westerly along part of the southern property line of 9-11 Weehawken Street, southerly along the eastern property line of 185 Christopher Street (aka 13 Weehawken Street) to the northern curbline of Christopher Street, and westerly along the northern curbline of Christopher Street, to the point of beginning, Borough of Manhattan.

Robert B. Tierney, Chair

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

Selected Bibliography

- Bonner, William T. *New York the World's Metropolis 1623-4 – 1923-4*. New York: R.L. Polk & Co., 1924.
- Francis, Dennis Steadman. *Architects in Practice in New York City, 1840-1900*. New York: Committee for the Preservation of Architectural Records, 1979.
- Jackson, Kenneth T., ed. *The Encyclopedia of New York City (Encycl. of NYC)*. New Haven: Yale Univ. Pr., 1995.
- Kellerman, Regina M., ed. *The Architecture of the Greenwich Village Waterfront*. New York: Greenwich Village Society for Historic Preservation/ New York Univ. Pr., 1989.
- Landmarks Preservation Commission (LPC). Architects files, designation reports.
- National Cyclopaedia of American Biography (NCAB)*. New York: James T. White & Co., 1891, 1899, 1921.
- New York City. Department of Buildings, Manhattan. Plans, permits, and docket.
- New York City Directories, 1835-1934.
- New York County, Office of the Register. Liber Deeds and Conveyances.
- New York Telephone Co., *Manhattan Address Directories* (1929-93).
- The New York Times (NYT)*.
- Real Estate Record & Builder's Guide (RERG)*.
- Ward, James. *Architects in Practice in New York City, 1900-1940*. New York: Committee for the Preservation of Architectural Records, 1989.