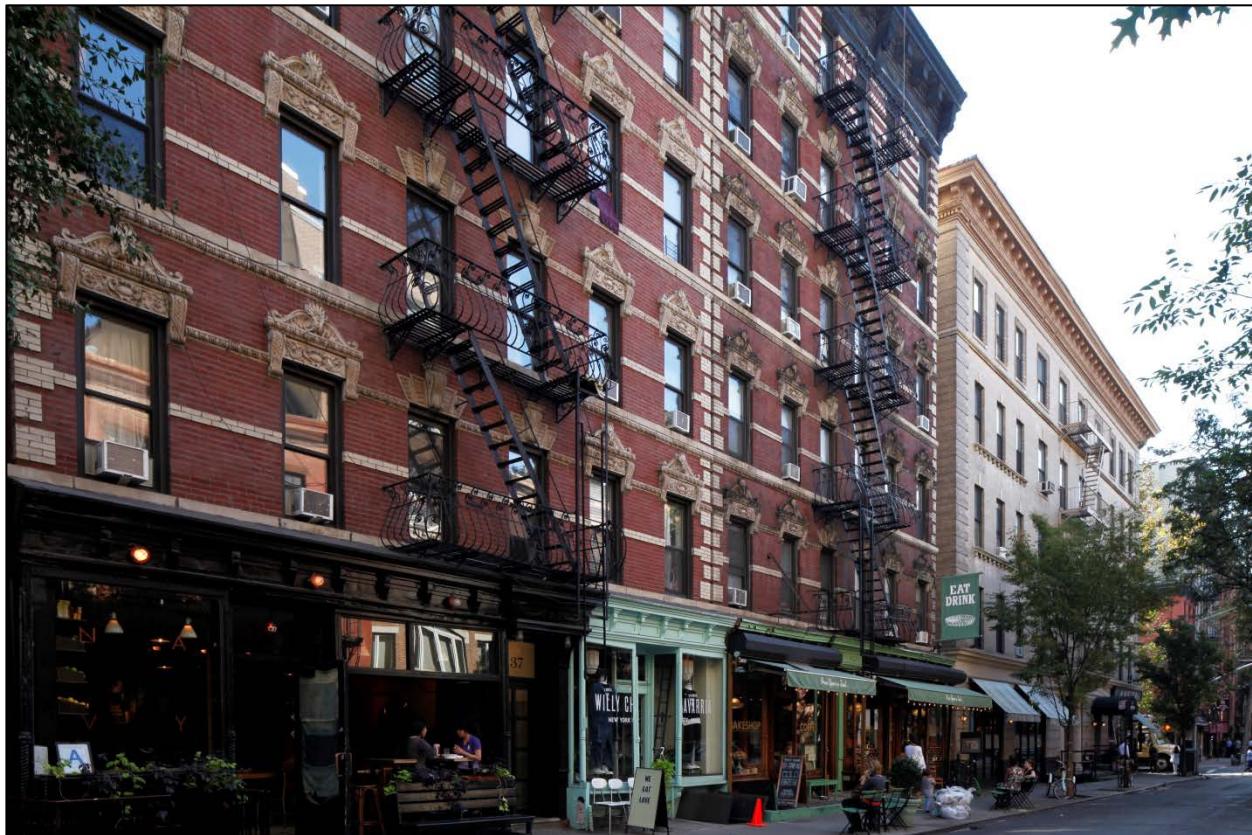


Sullivan-Thompson Historic District

Designation Report

December 13, 2016



Cover Photograph:

131-133 Thompson Street, built 1899, 135-137 Thompson Street built 1875 and 139 Thompson Street built 1875

Photo: Sarah Moses, 2016

Sullivan-Thompson Historic District

Designation Report

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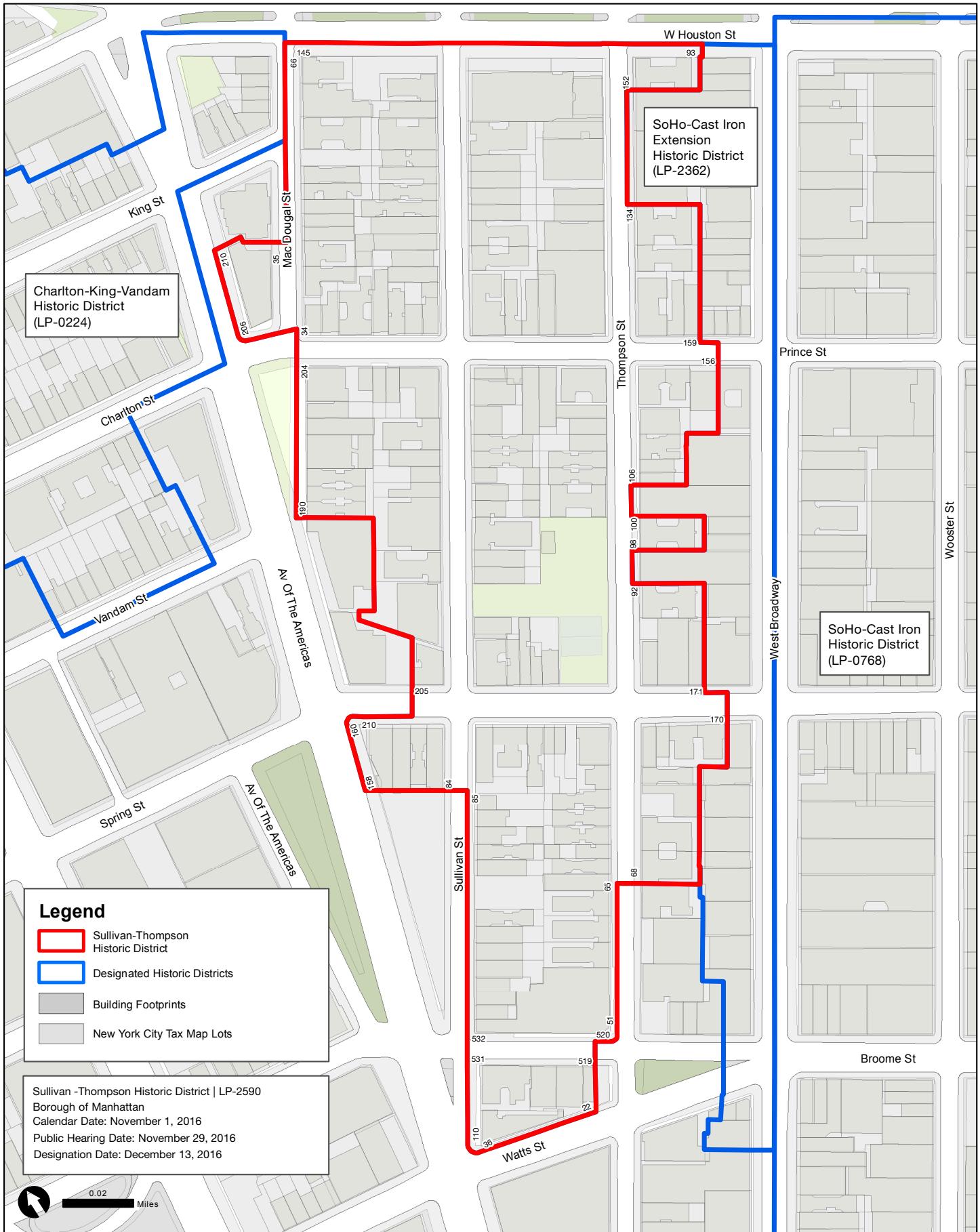
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Sullivan-Thompson Historic District I LP-2590

NYC Landmarks Preservation Commission



Landmarks Preservation Commission
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LP-2590

TESTIMONY AT THE PUBLIC HEARING

On November 29, 2016, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Sullivan-Thompson Historic District (Item No. 1). The hearing had been duly advertised in accordance with the provisions of law. Twenty-eight spoke in favor of designation, including Council Member Corey Johnson, a representative of Borough President Gale Brewer, and New York State Assemblymember Deborah J. Glick, as well as representatives of Community Board 2, Greenwich Village Society for Historic Preservation, Historic Districts Council, New York Landmarks Conservancy, Society for the Architecture of the City, Charles Street Block Association, Victorian Society of New York, eight property owners with buildings in the district, and local residents. Four testified in opposition to designation including a representative of the Archdiocese of New York and Diocese of Brooklyn, a property owner, and three additional property owners. Two additional speakers testified that select properties should be non-contributing. The Commission also received 414 letters in favor of designation, including one from Council Member Margaret Chin, and one letter in opposition from the Real Estate Board of New York.

SULLIVAN-THOMPSON HISTORIC DISTRICT BOUNDARY DESCRIPTION

The Sullivan-Thompson Historic District consists of the property bounded by a line beginning on the southern curbline of West Houston Street at a point on a line extending northerly from a portion of the eastern property line of 152-154 Thompson Street, then extending southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street, southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from the northern property line of 132-136 Thompson Street, easterly along the northern property line of 132-136 Thompson Street, southerly along the eastern property lines of 128-136 Thompson Street and 159 Prince Street to the northern curbline of Prince Street, easterly along the northern curbline of Prince Street to a point formed by its intersection with a line extending northerly from the eastern property line of 156-158 Prince Street, southerly across Prince Street and along the eastern property line of 156-158 Prince Street, westerly along the southern property line of 156-158 Prince Street and a portion of the southern property line of 114-116 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street, westerly along a portion of the southern property line of 110-112 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street and the eastern property line of 106-108 Thompson Street, westerly along the southern property line of 106 Thompson Street to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from the northern property line of 98-100 Thompson Street, easterly along the northern property line of 98-100 Thompson Street, southerly along the eastern property line of 98-100 Thompson Street, westerly along the southern property line of 98-100 Thompson Street to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from a part of the northern property line of 90-92 Thompson Street, easterly along the northern property line of 90-92 Thompson Street, southerly along the eastern property line of 90-92 Thompson Street and 171 Spring Street to the northern curbline of Spring Street, easterly along the northern curbline of Spring Street to a point formed by its intersection with a line extending northerly from the eastern property line of 170-176

Spring Street, southerly across Spring Street and along the eastern property line of 170-176 Spring Street, westerly along a portion of the southern property line of 170-176 Spring Street, southerly along the eastern property line of 72-80 Thompson Street and a portion of the eastern property line of 68-70 Thompson Street, easterly along a portion of the northern property line of 68-70 Thompson Street, southerly along a portion of the eastern property line of 68-70 Thompson Street, westerly along the southern portion of the property line of 68-70 Thompson Street to the western curbline of Thompson Street, southerly along the western curbline of Thompson Street to a point formed by its intersection with the northern curbline of Broome Street, westerly along the northern curbline of Broome Street to a point formed by its intersection with a line extending northerly from the eastern property line of 519 Broome Street, southerly across Broome Street and along the eastern property line of 519 Broome Street to the northern curbline of Watts Street, westerly along the northern curbline of Watts Street to a point formed by its intersection with the eastern curbline of Sullivan Street, northerly along the eastern curbline of Sullivan Street to a point formed by its intersection with a line extending easterly from the southern property line of 202 Spring Street (aka 84-90 Sullivan Street), westerly along the southern property lines of 202 Spring Street (aka 84-90 Sullivan Street), 204-210 Spring Street, and 158-160 Avenue of the Americas to the eastern curbline of Avenue of the Americas, northerly along the eastern curbline of Avenue of the Americas to a point formed by its intersection with the southern curbline of Spring Street, easterly along the southern curbline of Spring Street to a point formed by its intersection with a line extending southerly from the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), northerly across Spring Street and along the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), westerly along a portion of the southern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street, easterly along a portion of the northern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street and the western property line of 104-108 Sullivan Street and a portion of the western property line of 112 Sullivan Street to a point formed by its intersection with the southern property line of 188-192 Avenue of the Americas, westerly along the southern property line of 188-192 Avenue of the Americas to a point formed by its intersection with a line running southerly from the curbline of the northeastern corner of the intersection of MacDougal Street and Prince Street, northerly along said line and across Prince Street and along the eastern curbline of MacDougal Street to a point formed by its intersection with a line extending easterly along the northern curbline of Prince Street, westerly across MacDougal Street and along the northern curbline of Prince Street to the eastern curbline of Avenue of the Americas, northerly along the eastern curbline of Avenue of the Americas to a point formed by its intersection with a line extending westerly from a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), southerly along a portion of the eastern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street) to the centerline of MacDougal Street, northerly along the centerline of MacDougal Street to a point formed by its intersection with a line running westerly from the southern curbline of West Houston Street, easterly along the southern curbline of West Houston Street to the point of the beginning.

SUMMARY

SULLIVAN-THOMPSON HISTORIC DISTRICT BOROUGH OF MANHATTAN

The Sullivan-Thompson Historic District consists of approximately 157 buildings, including row houses, tenements, commercial structures, and institutions, with streetscapes that illustrate the growth of the neighborhood from its origins as a residential row house neighborhood in the early 19th century to a vibrant Italian-American neighborhood in the early 20th century.

The Sullivan-Thompson Historic District's early development occurred in concert with the surrounding areas as the result of unprecedented growth in Manhattan, which pushed the limits of the city northward. The district's earliest houses are characteristic of the distinctive residential architecture of the Federal period, while a few later row houses reflect the increasing popularity of the Greek Revival style.

Large numbers of immigrants began to settle in the Sullivan-Thompson Historic District during the mid-19th century. The majority were Irish and German, although there were sizable populations from France, England, and other Western European countries. In addition to European immigrants, the blocks that comprise the Sullivan-Thompson Historic District were home to a sizable African American population. By the 1890s, the immigrant residents of the Sullivan-Thompson Historic District were overwhelmingly Italian in origin, making the area one of the most densely-populated Italian communities in New York's history. The Church of St. Anthony of Padua, which was completed in 1888, was the first parish church building constructed on behalf of Italian immigrants in the United States.

From the mid-19th century to the early 20th century, alterations to the district's built fabric reflected the successive waves of immigration. Beginning, in the mid-19th century, a severe shortage of available space for the newly arrived immigrants led to conversion of single-family row houses to multiple-family dwellings. Common alterations included altering attic stories to full height, adding whole floors, constructing rear extensions, and incorporating storefronts.

In addition to the conversion of existing housing stock, purpose-built tenements began to be constructed in the historic district in the 1850s, and in increasing numbers by the 1870s, to house the area's growing working-class and immigrant population. The district contains roughly 92 purpose-built tenement buildings designed in a variety of styles, including the Italianate, Neo-Grec, Queen Anne, and Renaissance Revival styles. Two major attempts to address crowded and unsanitary living conditions within tenement districts were made with the Tenement House Acts of 1879 and 1901. Known respectively as the "old law" and "new law," these laws were significant milestones in New York City housing reform and are represented in the district's tenement buildings.

The period after World War I saw a Village-wide trend in the rehabilitation and modernization of row houses and tenements. Within the Sullivan-Thompson Historic District, storefronts continued to be added to residential buildings during the 20th century's first decades. Many of these changes were made by the district's Italian-American businesses.

World War I also marked a turning point for immigration to the United States, bringing nativist sentiment to the fore and prompting restrictive immigration legislation. The Immigration Act of 1924 instituted national origin quotas, resulting in a steep reduction in Italian immigration. In the Sullivan-Thompson Historic District, the Italian-American population declined as many residents moved to more modern apartment houses in other parts of the city or to the suburbs.

The extension of Avenue of the Americas and the almost simultaneous widening of Houston Street in the late 1920s and early 1930s led to the demolition of buildings and separated the neighborhood

from the portions of the South Village to the north and west. The economic conditions of the Great Depression and discriminatory housing policies halted development in the district during the 1930s and distinguish the district's early 20th-century development from that of the mid-20th century.

Although the Sullivan-Thompson Historic District is no longer an immigrant community, this heritage continues to be reflected in its row houses, tenements, and commercial and institutional buildings that were constructed from the early 19th century to the end of the 1920s. Nestled between a number of major thoroughfares and designated historic districts, the Sullivan-Thompson Historic District is a distinctive enclave that retains its unique sense of place.

THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE SULLIVAN-THOMPSON HISTORIC DISTRICT

Early History and Development¹

Prior to the arrival of European fur traders and the Dutch West India Company, Manhattan and much of the surrounding area were populated by bands of Native Americans of the Lenape tribe. The Lenape traveled from one encampment to another with the seasons, occupying fishing camps in the summer and inland camps, where they hunted and harvested crops, during the fall and winter. Their main trail ran the length of Manhattan, from the Battery to Inwood, following the course of Broadway adjacent to City Hall Park before veering eastward toward the area of Foley Square. It then ran north, with major branches leading to the habitations of Sapokanican, in what is now Greenwich Village, and a place called Rechtauck or Naghotack on the Lower East Side in the vicinity of Corlears Hook.

Dutch colonists first arrived in Manhattan in 1625, founding the settlement that would come to be known as New Amsterdam. One year later, Peter Minuit of the Dutch West India Company “purchased” the island from the Lenape for 60 guilders’ worth of trade goods.² West Africans who were enslaved and brought to the settlement in its earliest days played a major role in the construction of wharves, farms, mills, and streets, and in the building of Fort Amsterdam and the clearing of Governors Island. Seeking to create a buffer between the Dutch and the Lenape, company director Willem Kieft granted farms north of the settlement to several black soldiers in 1643. At that time, the Council of New Amsterdam also manumitted 11 enslaved men who had petitioned for their freedom, extending lifelong freedom to their wives—but not their children—and granting each man a small farm on the settlement’s northern outskirts.³ Cleyn (Little) Antonio, an Angolan who was among the first enslaved people brought to New

¹ Portions of this section are adapted from Christopher D. Brazee, “Early History and 19th Century Architectural Development,” in LPC, *South Village Historic District Designation Report* (LP-2546) (New York: City of New York, 2013), 5-10; LPC, *Dennison and Lydia Wood House Designation Report* (LP-2486) (New York: City of New York, 2012), prepared by Michael Caratzas; LPC, *203 Prince Street House Designation Report* (LP-0830) (New York: City of New York, 1974); LPC, *57 Sullivan Street House Designation Report* (LP-2344) (New York: City of New York, 2016), prepared by Gale Harris; LPC, *83 Sullivan Street House Designation Report* (LP-0643) (New York: City of New York, 1973); LPC, *85 Sullivan Street House Designation Report* (LP-0644) (New York: City of New York, 1973); LPC, *116 Sullivan Street House Designation Report* (LP-0645) (New York: City of New York, 1973); and LPC, *SoHo-Cast Iron Historic District Extension Designation Report* (LP-2362) (New York: City of New York, 2010), prepared by Donald G. Presa. Other sources include Andrew S. Dolkart, *The South Village: A Proposal for Historic District Designation* (New York: Greenwich Village Society for Historic Preservation, 2006); Charles Lockwood, *Manhattan Moves Uptown: An Illustrated History* (Boston: Houghton Mifflin, 1976), 49-71; and Christopher Moore, “A World of Possibilities: Slavery and Freedom in Dutch New Amsterdam,” in Ira Berlin and Leslie M. Harris, *Slavery in New York* (New York: The New Press, 2005), 29-56.

² The Native American “system of land tenure was that of occupancy for the needs of a group” and those sales that the Europeans deemed outright transfers of property were, to Native Americans, closer to leases or joint tenancy contracts allowing them continuing rights to the property. Reginald Pelham Bolton, *New York City in Indian Possession, Second Edition* (New York: Museum of the American Indian, Heye Foundation, 1920; reprint 1975), 7.

³ Slavery was not clearly defined under the law, and enslaved people had many of the same rights as white colonists, including the rights to own property, marry in the Dutch Reformed Church, and bring suits and testify in court. Moore notes that some historians describe the status of these former slaves as “half-free,” which Milton C. Sernett describes as “a category ... allow[ing] some individuals to be rewarded for long and faithful service with the equivalent of personal liberty” in exchange for annual payments of produce or other farm goods. Milton C. Sernett, *North Star Country: Upstate New York and the Crusade for African American Freedom* (Syracuse, New York: Syracuse University Press, 2002), 4.

Amsterdam, received six acres; most of the Sullivan-Thompson Historic District's northern portion—including most of the land north of Prince Street, as well as about half of the block bounded by Prince, Spring, MacDougal, and Sullivan Streets—was part of his farm. A small portion of the district's northwestern corner belonged to another formerly enslaved person, Pieter San Tomé, who had been granted six acres. Most of the remaining district south and east of Cleyn Antonio's farm belonged to Gracia D'Angola and was part of his ten-acre farm.⁴

In 1664, the English captured New Amsterdam, renaming it New York. Three years later, the colonial government relegated free blacks to alien status and denied them the privileges granted to white settlers, including the right to own property. By the early 1680s, most of the land formerly owned by blacks was in the possession of wealthy white landowners, who established farms, plantations, and country retreats. The land that comprises the present-day neighborhoods of SoHo, NoHo, and the South Village, as well as most of the Sullivan-Thompson Historic District, was amassed by Nicholas Bayard and his descendants from the 1690s to the mid-1700s. A nephew of Peter Stuyvesant, Bayard (c. 1644-1707) was born in the Netherlands and brought to New Amsterdam as a child by his mother. Bayard served in several powerful municipal positions, including as Surveyor of the Province and Mayor of the City under English rule. Typical of large landholding families in colonial New York, the Bayard family owned enslaved people who worked their vast estate; Nicholas Bayard was also a merchant and participated in the slave trade.

As the 18th century continued, many of the estate holders closest to Lower Manhattan began to plan for the eventual northward growth of the city by having their lands surveyed into building lots. The Bayard estate was bisected by Great George Street—later part of Broadway—in 1775, splitting it into two large sections known as the East and West Farms. The opening of this street allowed access to the West Farm for development, and in 1788, the Bayard family commissioned Theodore Goerck to create a map of prospective streets and building lots there. Goerck's map, which included MacDougal, Sullivan, Thompson, Prince, and Houston Streets, created the blueprint for most of the historic district north of Spring Street, and for a portion of Thompson Street south of Spring.⁵ Much of Bayard's West Farm within the historic district was acquired by Aaron Burr in the 1790s.⁶ These lands adjoined Burr's Richmond Hill estate, which included a Georgian manor house just west of the district near the present-day intersection of Varick and Charlton Streets.⁷ Burr also acquired property outside the bounds of the

⁴ For a map of these properties, see I.N. Phelps Stokes, *Iconography of Manhattan Island, 1498-1909* (New York: Robert H. Dodd, 1915-1924), VI, Plate 84B-b.

⁵ John Bute Holmes' 1868 reprint of Goerck's map shows that MacDougal was originally called 7th, and later, Willow Street; Sullivan was 6th, and later, Locust Street; Thompson was 5th, and later, Prospect Street; West Broadway was 4th, and later, Concord, and Laurens Street; Spring Street was Oliver Street; Prince Street was Houston Street; and Houston Street was Hudson Street. New York Public Library Digital Collections (collections.mcny.org/Collection/Map-of-the-West-Bayard-Farm.-2F3XC5UV0OB0.html), accessed December 20, 2016.

⁶ Property on the former Bayard West farm acquired by Burr included the block west of Sullivan Street between West Houston and Prince Streets, and the two blocks west of Thompson Street between Prince and Spring. "General Statement of Early Title," Conveyance Indexes for Manhattan Blocks 503, 504, and 518, New York County, Office of the Register, Deeds and Conveyances.

⁷ The location is shown as "Mansion House Square" on the above-referenced Stokes Plate 84-B-b, as well in Andrew Coe, *James Brown House: Ear Inn Vurons* (Hong Kong: Odyssey Publications and New York: W.W. Norton & Company, 2002), 11.

Bayard Farm, around the intersection of Sullivan and Spring Streets, from Trinity Church, whose North Farm, granted in 1705, extended northward and westward from that point toward the Hudson River.⁸ Burr sold large portions of his holdings within the historic district to the prominent builder Ezra Weeks and merchant Daniel Ludlow in 1803, and in the following decade, this property began to be sold off in individual lots.⁹ Bayard's former holdings in the northeastern section of the district, which were not acquired by Burr, were developed later, starting in the 1820s.

The southernmost portion of the historic district between Sullivan and Thompson Streets was located at the northern edge of a neighborhood commonly known, throughout much of the 18th century, as Lispenard Meadows. This marshy land, connected by streams to both the Collect Pond and Hudson River, was a major impediment to northward travel on the west side of Manhattan.¹⁰ In the 1730s, Anthony Rutgers petitioned the city government for a grant of the Collect Pond and surrounding marsh, which adjoined his farm, in exchange for a promise to drain the land. After Rutgers' death in 1746, his daughter Alice and her husband Leonard Lispenard acquired the Rutgers farm, and following Leonard's death in 1790, it passed to his son Anthony, a slaveholder, who had it mapped into lots in 1795. Despite repeated attempts to drain the Collect Pond, it still remained at the end of the 18th century; in 1808, a decision was made to convert Lispenard Meadows' drainage ditch into an eight-foot-wide canal running into the Hudson. Located two blocks south of the historic district, the canal was covered over in 1819 with a roadway fittingly named Canal Street. In the meantime, the city had begun leveling and opening streets in the area north of the canal, and in 1811, the heirs of Anthony Lispenard entered into an agreement that enabled them to begin selling individual lots to developers.

The opening of streets throughout the historic district during the 19th century's first decade anticipated a period of unprecedented growth that pushed the limits of the settled city northward and filled the Sullivan-Thompson Historic District with new houses and residents. This expansion was largely fueled by the 1825 opening of the Erie Canal, which established New York as the nation's leading commercial center. With the economy roaring, blocks at the lower tip of Manhattan were increasingly given over to business uses, creating the city's first exclusively commercial district.¹¹ The city's population was also booming, increasing from 125,000 residents in 1820 to more than half a million by 1850. As Lower Manhattan was given over to business and the population grew, new residential neighborhoods for middle-class and wealthy New Yorkers were created at the city's northern edges.

The Sullivan-Thompson Historic District's early development in the 1810s and 1820s occurred in concert with that of its surrounding areas. To the east, in what is now the SoHo-Cast Iron Historic

⁸ Deeds and Conveyances, Liber 67, 195 (July 16, 1804) for Lots 18 and 21 on Block 490 states that these lots were "part or parcel of the ground lately conveyed by the Corporation of Trinity Church to Aaron Burr Esquire...." The full extent of Trinity's North Farm is shown on E. Robinson, *Robinson's Atlas of the City of New York* (New York: E. Robinson, 1885).

⁹ Ezra Weeks is frequently credited with constructing Gracie Mansion (1799-1804, a designated New York City Landmark). See Ellen Stern, *Grace Mansion: A Celebration of New York City's Mayoral Residence* (New York: Rizzoli, 2005), 18.

¹⁰ Collect Pond was located near present-day Foley Square, just north of City Hall in the vicinity of Centre Street, according to Carol Groneman, "Collect," in Kenneth T. Jackson, Ed., *Encyclopedia of New York City* (New Haven, Connecticut: Yale University Press, 2010), 277.

¹¹ As one wealthy citizen quipped, "Almost everybody [living] down-town is in the same predicament, for all the dwelling houses are to be converted into stores.... We are tempted with prices so exorbitantly high that none can resist." Philip Hone, *The Diary of Philip Hone, 1828-1851* (New York: Dodd, Mead and Company, 1889), I, 203.

District, row house construction took off following the conclusion of the War of 1812; to the north, fashionable row house development edged westward from the vicinity of Broadway and Bond Street into Greenwich Village, drawn in part by the conversion of the former Washington Military Parade Ground into a fine new public park in 1828. To the west, between the historic district and the Hudson River, modest new houses, including the 326 Spring Street House (also known as the James Brown House, c. 1817) and the Dennison and Lydia Wood House (c. 1818-19), both designated New York City Landmarks, were constructed following the opening of a boat basin on the Hudson River at the western end of Canal Street, which would become a major commercial street in the 1820s. Between 1810 and 1840, the Eighth Ward, which contained the Sullivan-Thompson Historic District, more than tripled in population, from fewer than 10,000 residents to nearly 30,000.¹²

The district's earliest houses are characteristic of the distinctive residential architecture of the Federal period, which extended from around 1790 into the 1830s. In form and detail, Federal style row houses continued the Georgian style of Great Britain. Generally, they were as wide as their lots—about 20 to 25 feet—and 35 to 40 feet deep. This allowed for a stoop, generally of brownstone, and a small front yard or areaway, as well as a fairly spacious rear yard, which usually contained a privy and a buried cistern for collecting rainwater. The houses were of load-bearing masonry or modified timber-frame construction with brick-clad facades, and were sometimes constructed in groups sharing party walls, chimneys, and roof timbering. Each usually had a three-bay facade faced with Flemish-bond brick and was two-and-a-half stories high with a peaked roof.¹³ Predating machine-pressed brick, this brick was fabricated in individual molds, adding to the houses' hand-crafted appearance. Doorway and window lintels, commonly of brownstone, were executed in a variety of designs, including flat, splayed, paneled, and molded.

The oldest-known building in the Sullivan-Thompson Historic District is the Federal style row house at 57 Sullivan Street (Figure 1, a designated New York City Landmark). Constructed in 1816-17 as a speculative venture by carter Frederick Youmans, it is a fine example of the style, with a Flemish-bond front facade, incised entry arch with keystone and impost blocks, and low stoop. The paneled window lintels at the first and second stories are thought to be among the earliest surviving examples of their kind in Manhattan. This was followed by the houses at 83 and 85 Sullivan Street (Figure 2, both designated New York City Landmarks). Originally completed in 1819 and rebuilt by owners David Mulford and Drake Crane—both of whom were carpenters—following an 1825 fire that destroyed most of the block, they retain their historic doorways containing leaded-glass transoms with oval motifs, a characteristic Federal style feature.¹⁴ No. 83 is also notable for its passageway, or “horse walk,” next to the main entrance, which provided access to the rear of the lot. The house at 134 Sullivan Street, completed in 1826-27 (Figure 3), was built by grocer George S. Mills and carpenter John A. Ryerson. Originally containing two full stories and a half-story attic, it was described early in its history as being “finished in a good substantial manner, with a good basement, folding doors, marble mantels, grates, &c.”¹⁵ It retains

¹² Joseph Shannon, *Manual of the Corporation of the City of New York* (New York: E. Jones & Co., 1868), 216.

¹³ The Flemish-bond brick pattern alternates a header (the end face of the brick) with a stretcher (the long face of the brick) in each row.

¹⁴ This fire is described in “Great Fire!,” *New York Commercial Advertiser*, December 15, 1825, 2.

¹⁵ “Public Sales,” *New York Commercial Advertiser*, October 5, 1835, 3.

its finely detailed door enframement with Ionic columns and sidelights and incised, paneled door and window lintels.¹⁶

In the 1820s, developers began constructing harmonious groups of row houses, often called “terraces,” in the new neighborhoods at the city’s northern edge. The Sullivan-Thompson Historic District contains the remnants of one such terrace in the houses at 114 and 116 Sullivan Street (Figure 4), which were completed in 1832. These were originally the two northernmost houses of a group of seven constructed by a wealthy bookbinder, Charles Starr, who occupied the central house (since demolished) in the row. No. 116 Sullivan Street (a designated New York City Landmark) is especially notable for its elaborate, richly carved entrance enframement, which contains a round-arched transom with paneled soffit, delicate Ionic columns, and finely detailed sidelights, each composed of three oval panes surrounded by carvings simulating a curtain drawn through a series of rings. Two years later, John P. Haff, who was variously described as a shoemaker or leather inspector, completed the house at 203 Prince Street (Figure 5, a designated New York City Landmark). Although its entrance with semi-elliptical fanlight and paneled keystone is primarily Federal in style, its cap-molded lintels reflect the increasing popularity of the Greek Revival style, which first appeared in New York City in the 1820s. The house retains its original Flemish-bond face brick at its first two stories.

Tenementization of Row Houses in the 19th Century¹⁷

By the middle of the 19th century, enormous numbers of immigrants were settling in New York. The earliest to arrive in the Sullivan-Thompson Historic District were predominantly Irish and German, although others from France, England, and other Western European countries settled in the neighborhood during this period as well. The mass-starvation and disease brought by the Great Famine in Ireland, from 1845 to 1852, caused one-million deaths and the emigration of approximately one-million Irish, about 650,000 of whom came to New York. Within the historic district, Irish immigrants undertook a spectrum of work, with the 1870 census listing a number of Irish-born milliners, blacksmiths, carpenters, and servants, as well as at least one cooper, clerk, driver, shoemaker, telegraph operator, seaman, and carriage maker.¹⁸ By the late 1840s, tens of thousands of immigrants from the German states of Central Europe, fleeing the failed Revolutions of 1848, began arriving in New York. In 1860, more than 200,000 German-Americans lived the city, and by 1880, that number had increased to 400,000, or about a third of the city’s

¹⁶ The facade of this house, which had been changed to stretcher bond by the late 1930s, has been restored to Flemish bond. New York City, Department of Taxes Photograph (c. 1939-41), Municipal Archives.

¹⁷ Portions of this section are adapted from Brazee, “Early History and 19th Century Architectural Development”; Brazee, “The Historical and Architectural Development of the East Village/Lower East Side Historic District,” in LPC, *East Village/Lower East Side Historic District Designation Report* (LP-2491) (New York: City of New York, 2012), 15-33; Andrew S. Dolkart, *Biography of a Tenement House in New York City: An Architectural History of 97 Orchard Street* (Santa Fe, New Mexico: The Center for American Places, 2006); Dolkart, *The South Village: A Proposal for Historic District Designation* (New York: Greenwich Village Society for Historic Preservation, 2006); Olivia Klose, “History and Development of the Greenwich Village Historic District Extension II,” in LPC, *Greenwich Village Historic District Extension II Designation Report* (LP-2366) (New York: City of New York, 2010), 5-23; LPC, *Germania Fire Insurance Company Bowery Building Designation Report* (LP-2354) (New York: City of New York, 2010), prepared by Michael Caratzas; Richard Plunz, *A History of Housing in New York City* (New York: Columbia University Press, 1990); and Jacob Riis, *How the Other Half Lives: Studies Among the Tenements of New York* (New York: Charles Scribner’s Sons, 1890).

¹⁸ United States Census (New York, New York County, New York, 1870).

population. German immigrants in the Sullivan-Thompson Historic District were working in a number of professions by 1870, including the fabrication of cabinets, carriages, and pianos, and the sale of confections and decorative wares. Several German-born doctors and lawyers also lived in the district.¹⁹ German-born and first-generation German-American architects, including August H. Blankenstein, Herman Horenburger, William Jose, Charles Rentz, Jr., and John Philip Voelker, played a major role in shaping the physical fabric of the historic district in the late 19th century.

This flood of new residents put severe pressure on the city's already-taxed housing stock. The economic depression following the Panic of 1837 had slowed construction throughout the city, adding to a severe shortage of available space for newly arrived immigrants. One common solution to the crisis was to subdivide existing row houses initially intended for single families into a number of smaller apartments or boardinghouses. A small two-and-a-half- or three-story residence, like those then found throughout the historic district, could be made to accommodate at least eight separate families, with two households occupying every floor including the basement and attic. At first, the conversion of single-family residences into multiple dwellings entailed little change to the exteriors of these buildings—with alterations generally limited to the construction of inexpensive interior partitions and possibly a rear extension—but by the 1840s, many owners within the district had begun to enlarge their buildings. One example of this trend was 57 Sullivan Street, which was home to its owner, David Bogert, as well as saddler Philetus Buskirk and mason George Crane by 1827. It housed various tenants through the 1830s, and following Bogert's death it was sold to Irish immigrant Thomas Bray, who added its third story in the early 1840s. Bray's brother John and four other tenants occupied the house by 1842.²⁰

Common changes implemented in the conversion of row houses into multiple dwellings included raising attic stories to full height, adding whole floors, constructing rear extensions, and incorporating storefronts. Architectural elements were often updated at the same time in accordance with the latest styles, with window sills and lintels frequently replaced or covered over with metal versions, and new cornices installed above enlarged upper stories. When upper stories were added to buildings, the new windows sometimes matched the configurations of older windows on the lower floors; in other cases, new windows were installed throughout, in the two-over-two or one-over-one configurations widely used from the mid-19th century into the 1900s. The building at 198 Prince Street (Figure 6) exemplifies these changes. It appears to have been constructed as a two-story row house with a peaked roof in 1831-1832, possibly in the transitional Federal/Greek Revival style. It remained in use as a single-family house in 1870, when it was occupied by a police superintendent.²¹ In 1876, owner Henry Pull hired architect Frederick Graul to raise the building two stories to its present height, and the building was given a flat roof and galvanized iron cornice. The new design accommodated a store in the basement and first story and one family on each of the upper floors. It is likely that the building's Neo-Grec cornice and metal window sills and lintels date to that alteration, and that its windows were changed to a two-over-two

¹⁹ U. S. Census (1870).

²⁰ LPC, *57 Sullivan Street House Designation Report*.

²¹ U. S. Census (1870).

configuration at that time.²² The 1876-1877 Trow's directory lists multiple residents and tenants at 198 Prince Street including a steward, a tailor, and a seaman.²³

Construction of Purpose-Built Tenements²⁴

Starting in the 1850s, and increasingly by the 1870s, purpose-built tenements were constructed to house the area's growing working-class and immigrant population. A "tenement" was initially defined as a dwelling for three or more families, living and cooking separately.²⁵ These multiple-family "tenant houses," or tenements as they came to be called, soon became a common feature in immigrant neighborhoods throughout the city. Approximately 100 tenements were constructed between 1852 and 1914 within the historic district, making it the district's dominant building type.

Building construction in New York City during the mid-19th century was only minimally regulated under the law and initially governed little more than the material of a building's construction.²⁶ The earliest tenements within the Sullivan-Thompson Historic District were built before the passage of the Tenement House Act of 1879 and are therefore of a type commonly referred to as "pre-law" tenements. These buildings were typically five stories high and occupied the same 20-to-25-foot-wide row-house lots that were the standard unit of Manhattan real estate; they also occupied about the same footprint as the row houses of the previous decades, extending only about 50 feet deep on their lots.²⁷ The pre-law tenements in the historic district would likely have housed 10 to 20 families, with four apartments on each of the upper floors and two rear apartments on the ground floor. Each apartment had two or three rooms, only one of which was lit by natural light. The remaining interior rooms had no direct access to natural light and no ventilation. Sanitary facilities were located in the rear yard, sharing space with the building's water source.

Stylistically, the earliest pre-law tenements of the Sullivan-Thompson Historic District were designed in a simplified version of the Italianate style that was the dominant mode of architecture in New York City by the 1850s. These buildings typically had planar facades of brick laid in running bond, and their window openings were arranged in regular horizontal rows, typically with four bays per story and featuring molded brownstone lintels and projecting sills. The primary residential entrance was usually centered on the ground floor and fitted with paired wood doors in a molded wood frame, usually with a glazed transom. Many buildings had storefronts composed of wood and glass, often flanked by cast-iron

²² These features are visible in the c. 1939-41 New York City Department of Taxes "tax photo." The windows have since been changed to a different configuration.

²³ Occupants at that time included tailor Peter Collins, steward Samuel G. Koch, and seaman Henry Prull. *Trow's New York City Directory for the Year Ending May 1, 1877* (New York: Trow City Directory Company, 1876), 252, 751, 1109.

²⁴ Portions of this section are adapted from Brazee, "Early History and 19th Century Architectural Development"; Brazee, "The Historical and Architectural Development of the East Village/Lower East Side Historic District"; and Klose. Other sources include Dolkart, *The South Village*; Plunz; and Riis.

²⁵ Plunz, 22.

²⁶ It was not until the 1860s that a number of reforms were passed, notably the creation of a municipal Department of Buildings in 1862, the establishment of state-wide standards for building construction in 1866, and the passage of the first law specifically aimed at improving tenement house design in 1867—which, even then, was severely limited in scope and effectiveness.

²⁷ Lot coverage for tenement houses would steadily increase in subsequent years, reducing the amount of light and ventilation for interior rooms. See Plunz, 13.

piers and set below a projecting cornice. The building's most-detailed architectural element was typically its pressed-metal cornice, with its acanthus-leaf brackets, modillions, frieze decorated with rosettes and moldings.

One of the two earliest extant purpose-built tenements in the district is 178 Spring Street (Figure 7). This five-story pre-law tenement was built around 1854 for shoemaker Casper Eckhard, a German immigrant from the Hesse-Kassel state. A five-story Italianate style building, it retains its simple paneled and modillioned wood cornice. Another apparent early purpose-built tenement is the building at 132 Sullivan Street (Figure 8). Tax assessments indicate that the building was constructed in 1862-1863 by John J. Borger at the rear of a larger corner lot fronting on both Prince and Sullivan Streets. The building may have been constructed to match the adjacent Federal style row house at 191 Prince Street (Figure 9), which was raised and altered at the same time. Both buildings feature unusual cornice brackets composed of corbelled bricks, and the circa-1940 "tax photograph" of 191 Prince Street suggests that the buildings may have featured molded brownstone lintels typical of the Italianate style.²⁸

The design of pre-law tenements erected during the 1870s frequently reflected the growing influence of the Neo-Grec style of architecture. Typified by classically inspired, stylized motifs executed in stone and pressed metal, the Neo-Grec style is most readily identified by its strong geometric qualities and incised ornament. Like their earlier Italianate style counterparts, these buildings also had planar brick facades primarily enlivened by projecting cornices and window lintels and sills. Within the Sullivan-Thompson Historic District, the Prussian-born architect William Jose designed three Neo-Grec style tenements. Two of the buildings, 103 and 105 Sullivan Street (Figure 10), were built for Dr. P. Spies in 1874. The construction of these buildings, which replaced earlier row houses and were designed to house four families per floor, reflects the increasing densification of the neighborhood. Their Neo-Grec detailing includes iron lintels with incised brackets, paneling, and rosettes as well as a pressed-metal cornice featuring geometric modillions, a large dentil molding, and a paneled frieze. The third building at 159 Prince Street (Figure 11) is an even more elaborate version of the style. This building features metal sills and lintels that are identical to those of 103 and 105 Sullivan Street, as well as quoining and an exuberant pressed-metal cornice with large scrolled brackets, festooned frieze panels, lion's-head medallions, and a central acroterion.

By the 1860s and 1870s, much of this ornamental detail was being mass-produced in factories and foundries and was purchased ready-made from building yards. Many of the district's tenements are evidence of this, including the five-story pre-law tenement at 147 Sullivan Street (Figure 12) designed by August H. Blankenstein in 1875. Its iron lintels and sills are identical to those of Jose's at 103 and 105 Sullivan Street and 159 Prince Street, and its sills, lintels, and cornices match those of 137 and 139 Thompson Street, built in 1875 by George Holzeit. The similarities among these buildings and the use of mass-produced ornament suggest that market forces, conventions regarding the plans and overall scheme of tenements, and the booming production and sale of ready-made architectural ornament played a major role in these buildings' designs.

Old-Law Tenements

As the city's population grew, tenement construction became a popular and lucrative venture. By the mid-1860s, over half of the city's population lived in tenements, frequently in deplorable conditions,

²⁸ New York City, Department of Taxes Photograph (c. 1939-41), Municipal Archives.

making clear the need for comprehensive regulation of multiple dwellings.²⁹ The city's first serious attempt to address the social dimensions of housing construction was the Tenement House Act of 1867, which required fire escapes for all non-fireproof tenements and one water closet for every 20 tenants, but fell short of regulating the actual physical form of these buildings. A second major attempt to address tenements' crowded and unsanitary living conditions was made with the Tenement House Act of 1879, which would later become known as the "old law" following passage of the Tenement House Act of 1901. This legislation banned interior rooms lacking access to light and air; all rooms were required to have windows opening onto the street, a rear yard, or an air shaft. The air shaft proved to be the most important design feature required by the 1879 law, effectively shrinking and reconfiguring the tenement's footprint on the traditional 25-by-100-foot lot. The resulting form, with full-width front and rear facades and a middle cinched by two airshafts, resembled a dumbbell weight, giving rise to the term "dumbbell tenement."³⁰

The typical dumbbell tenement continued the basic floor plan of the pre-law tenement, with two to four apartments per floor, each with two to three rooms. Apartments in tenements with only two units per floor often had a linear layout, becoming known as "railroad" apartments. Like their earlier counterparts, many old-law tenements contained commercial spaces either in a raised basement or on the ground floor flanking the central entrance. The composition of the storefronts themselves was also similar to pre-law tenements, with wood-framed show windows and cast-iron piers set below a projecting cornice.

While the plans of tenements responded to the exigencies of New York City's real estate market and the strictures of housing legislation, their architectural styles responded to changing fashions, the availability of building materials and manufactured architectural components, and the preferences of their owners and architects. The Neo-Grec style remained popular through the 1880s, although tenement architects also began using elements of the related Queen Anne style during this decade. The former tended toward simpler, planar facades with regular arrangements of window openings, as seen at 200 Spring Street designed by William Jose in 1880 (Figure 13), while the latter used more complex compositions and a wider range of architectural ornament, particularly terra-cotta spandrels and belt courses, as well as brickwork laid in sawtooth, corbelled, and rusticated patterning.

By the 1890s, tenement design had reached its pinnacle of flamboyance as architects continued to employ an increasingly wide variety of building materials and ornamentation. The Queen Anne style remained popular throughout the decade, while the Romanesque Revival and Renaissance Revival were also widely used during this period. The basic composition of tenement facades in any of the three styles was in fact notably similar. Most featured richly ornamented facades, often employing molded terra-cotta detailing, textured brickwork, densely layered belt courses, projecting piers with foliated capitals and brackets, and boldly massed cornices. Nearly all had one or two stories of arcaded windows, either with round-arched openings or similar blind tympana. Rounded balcony sills were frequently added to give the facade additional depth.

The primary difference between these styles of tenement house architecture lay in the handling of the applied ornament and use of polychromy. The Queen Anne was particularly exuberant and tended to mix materials, textures, and colors in a highly expressive manner. Fanciful decorations such as grotesques, griffins, and putti were common, and sunflower and sunburst motifs were particularly

²⁹ In 1865, 480,368 out of 700,000 New Yorkers lived in a total of 15,309 tenements. See Plunz, 22.

³⁰ Dolkart, *The South Village*, 28.

representative of the style. Architects used brick and terra cotta in a range of colors, including deep reds and oranges, dark grays and browns, and lighter buff. Toward the middle of the 1890s, the Renaissance Revival began to eclipse both the Queen Anne and Romanesque Revival as the preferred style for tenement house design in New York City. The Renaissance Revival style shared many of the same basic architectural elements as the Queen Anne style—including arcaded windows, multiple belt courses, projecting brick piers, and expressive terra-cotta decoration—but employed more restrained applied ornament derived from classical and Renaissance sources, including cartouches, swags, garlands, anthemia, and other foliate motifs. The color palette of the Renaissance Revival was also more restrained and building facades were typically composed of buff or gray brick with limestone or light-hued terra-cotta details.

Following broader trends in tenement design, the Queen Anne style was the dominant style used by architects within the historic district during the first half of the 1880s. The tenements at 111 Sullivan Street, designed by Robert Hankinson in 1893 (Figure 14) and 192 Spring Street, designed by Kurtzer & Rohl in 1891 (Figure 15), are the most dynamic and well-preserved examples of the Queen Anne style. Both buildings feature highly textured facades achieved through the inventive combination of brick, terra cotta, and stone. Other significant, characteristic Queen Anne style features include corbelled brickwork and prominent sunbursts at 111 Sullivan Street and grotesques at 192 Spring Street.

By 1897, architects practicing within the Sullivan-Thompson Historic District were almost exclusively designing buildings in the Renaissance Revival style. The building at 183 Prince Street (Stephenson & Greene, 1897, Figure 16) is a stately example. It features a rusticated base, quoining, and a residential entrance flanked by white stone Ionic columns supporting a bracketed balcony. Other old-law tenements designed in the Renaissance Revival style include the white brick building at 204 Spring Street (A. G. Rechlin, 1901, Figure 17), which is a particularly ornate example of the style. The building features elaborate terra-cotta panels below the windows, decorative molded window surrounds, and a pressed-metal cornice with garlands. From 1900 to 1901, two architectural firms emerged as the leading designers of old-law tenements within the historic district. Sass & Smallheiser designed 110 Thompson Street (1900, Figure 18) and 73 and 75 Thompson Street (1901, Figure 19), and Michael Bernstein designed seven tenements, including the three buildings at 188 to 192 Avenue of the Americas (1900, Figure 20).

Ultimately, dumbbell tenements failed to solve the problem of insufficient light and air because the interior air shafts—kept to the minimal size required by law by landlords seeking to maximize their rental income—were generally too narrow for light to penetrate below the top story. Air shafts also became convenient receptacles for garbage and proved to be serious fire hazards because of the way they allowed air, and thus flames, to circulate between floors. Even with these flaws, the dumbbell became the most widely used design for tenements until the turn of the 20th century.

New-Law Tenements

A new level of housing reform was achieved at the turn of the century with the Tenement House Act of 1901—known as the “new law”—which resulted from increased advocacy by housing reform groups and greater public awareness of the substandard conditions persisting in the city’s tenements.³¹ The 1901 law proved to be the most comprehensive legislation to date; in addition to effectively banning the dumbbell tenement by increasing light and air requirements to the point where construction on the

³¹ Dolkart, *The South Village*, 34.

traditional 25-foot-wide lot was economically infeasible, the law required one toilet facility per apartment and provided for stricter enforcement of the lot-coverage provision of the 1879 law.³² Adherence to these new regulations resulted in much larger tenement buildings designed around one or more light courts. They typically occupied lots of 35 feet wide or greater, and were often six or seven stories tall, sometimes above a raised basement.

Within the Sullivan-Thompson Historic District, approximately 40 tenements survive that were built following the passage of the Tenement Housing Act of 1901. These new-law tenements were built between 1901 and 1914. Many of these buildings were constructed on land that previously held two row houses, resulting in buildings with approximately 50 feet of street frontage. The new-law tenements within the historic district were typically six stories in height with commercial space at the ground story. To meet the new requirements, the footprints of these buildings took various forms. Many were constructed in roughly the shape of a T or an H with large air shafts hidden along the side and rear lot lines. Storefronts were a common feature of these buildings, and many historic storefronts survive within the district, including those at 135 and 137 Sullivan Street which feature spiral columns and projecting shop windows resting on scrolled brackets (Charles M. Straub, 1904, Figure 21).

Architect Michael Bernstein continued to be one of the most prolific designers of tenements in the district. He was now practicing with his brother Mitchell under the name of Bernstein & Bernstein, and their buildings included 195 Spring Street (1902, Figure 22) and 64 MacDougal Street (1904, Figure 23). The Bernsteins' parents were Jewish immigrants from Eastern Europe who came to the United States following Michael's birth; Mitchell, who was 11 years younger than Michael, was born in New York.³³ Another significant firm within the district was Horenburger & Straub. Herman Horenburger and Charles M. Straub practiced together from 1892 to 1906, primarily designing lofts and tenement buildings, including the tenements at 34 Watts Street (1903, Figure 24) and 146 Sullivan Street (1905, Figure 25).

The majority of the new-law tenements were designed in the Renaissance Revival Style, the most popular style of the time. Those designed in the years immediately after the passage of the Tenement House Act of 1901 were more ornate and include buildings such as 56-58 MacDougal Street, designed by George Pelham in 1903 (Figure 26) and 40 MacDougal Street, designed by Sass & Smallheiser in 1904 (Figure 27). Many of these buildings incorporated vast amounts of projecting terra-cotta ornament and frequently featured a variety of window lintels and elaborate window surrounds. The district's three Beaux-Arts style tenement buildings were also designed during the first half of the decade. They include 68 and 72 Thompson Street (Figure 28), designed by John Hauser and built as a pair in 1904, which feature particularly elaborate window lintels with ornamental swags, egg-and-dart moldings, and scrolled keystones with acanthus leaves. As the decade continued, the Renaissance Revival style continued to be the predominant style employed for tenements; however, many of the designs became more subdued, reflecting broader architectural trends towards simplification. Examples include 199 Prince Street, designed by John Voelker in 1906 (Figure 29) and 529 Broome Street, which was designed by Charles M. Straub in 1907 (Figure 30).

One of the district's most unusual new-law tenements is the building at 97 Sullivan Street, designed by George Butz and built in 1908 (Figure 31). The building features angled brick soldier courses and segmental-arched lintels that combine red-orange brick with rough-faced gray stone. George Butz

³² Plunz, 47.

³³ United States Census (New York, New York County, New York), 1880 and 1910.

was primarily an architect of industrial buildings, and the corbelling and contrasting color and textures of 97 Sullivan Street are reminiscent of German-American breweries.

The last seven tenements built in the historic district were constructed between 1911 and 1914. Five of the seven, at 150 Sullivan Street and 90, 101, 132-134, and 152-154 Thompson Street (Figure 32), were designed by Louis Sheinart. While the other two, at 170-172 and 174-176 Spring Street, were designed with matching facades by Horenburger & Bardes (Figure 33). All seven buildings stand out from the district's other tenements for their facing material of glazed white brick, which had previously been used for such prominent projects as Ernest Flagg's Mills House No. 1 (1896-97, within the South Village Historic District), a prototype for future model tenements. Glazed brick was imported to the United States by the 1870s and began to be used in mainstream architecture in the 1890s, and it projected an image of hygiene and cleanliness.³⁴ At 170-172 and 174-176 Spring Street, this brick provides a harmonious backdrop to the facade's classical terra-cotta ornament, while on Sheinart's buildings it emphasizes the simplicity of his designs. The five Sullivan and Thompson Street tenements were constructed by the Citizens Investing Company headed by Dominick Abbate, an Italian immigrant who began working as a newsboy at the age of nine. After attending evening school, he started his own real estate business and developed several apartment houses in the surrounding area as well.³⁵ Abbate's work in the district symbolizes the ascension of its Italian-American community, which, by the early 1900s, comprised the Sullivan-Thompson Historic District's predominant ethnic group.

African-American Residents of the District³⁶

Between 1799 and 1827, during the period of gradual emancipation in New York, newly freed blacks began to move from the homes of their former masters at the southern tip of Manhattan to new, less expensive areas at the developing edges of the city, including Lispenard Meadows and Greenwich Village. By 1863, when the New York City Draft Riots targeted a number of locations in the South Village, the area was home to almost a quarter of the city's African-American population.

The blocks that comprise the Sullivan-Thompson Historic District were inhabited by a mix of black and white residents by the end of the 1850s. Black residents often lived in the oldest buildings and in rear tenements accessible through alleys, and generally occupied manual labor and service positions.³⁷ After the Civil War, the migration of black Villagers to newer wards uptown was offset by the influx of black migrants from the American South and immigrants from the Caribbean. The Sullivan-Thompson Historic District was frequently referred to as part of "Little Africa" by the mid-1800s. While Thompson

³⁴ Russell Holt Newbold, "Historic Enameled and Glazed Brick: Its Significance, History, and Conservation," (Master's Thesis in Historic Preservation, Columbia University, 1998); Joseph Gwilt, *An Encyclopedia of Architecture: Historical, Theoretical, & Practical* (London: Spottiswoode and Co., 1888), 526.

³⁵ "Dominick Abbate, 70, A Realty Man, Dies," *New York Times*, December 31, 1939, 22.

³⁶ Portions of this section are adapted from LPC, *57 Sullivan Street House Designation Report*. Other sources include Gerald W. McFarland, *Inside Greenwich Village: A New York City Neighborhood, 1898-1918* (Amherst, Massachusetts: University of Massachusetts Press, 2001), 11-24; Theresa C. Noonan, "Little Africa," in LPC, *South Village Historic District Designation Report*, 23-27; and United States Census (New York, New York County, New York, 1870, 1880, 1900, 1910).

³⁷ In the 1859-60 Trow's *New York City Directory* (New York: John F. Trow, 1859), the abbreviation "col'd." was used to identify African-American residents. Professions listed for African-Americans living within the bounds of the district at that time included whitewasher, cook, porter, waiter, clerk, sweep, and several laborers. Residents included Margaret Clegg, a teacher at Colored School No. 5 on Hudson Street, who was listed as black, and her husband James Clegg, a cook, who was not.

Street between Canal and West Fourth Streets was considered the center of Little Africa, the two sides of Sullivan Street between Broome and Spring Streets had 21 buildings with African-American tenants in 1870. In that year, the former row house at 114 Sullivan Street was home to nine African-American residents, including John Dickerson, who worked as a saloon waiter, his wife Susan, and their baby son Edward. Other professions listed for black residents of the district included physician, notary public, engineer, cooper, baker, mariner, and blacksmith.³⁸

With blacks and whites living in closely packed quarters, saloons became important communal gathering places. On Thompson Street, most were “black-and-tan” saloons catering to a multi-racial, rather than segregated, clientele. By 1874-1875, the basement of 57 Sullivan Street had been altered and was housing the Knickerbocker, a black-and-tan saloon with an African-American proprietor and bartender. Denunciations of black-and-tan saloons by novelist Stephen Crane and social reformer Jacob Riis—who condemned the “moral turpitude” of Thompson Street—were based in the pervasively negative views of “race mixing” at the time.³⁹ Because of these societal attitudes, the integrated residential areas of Little Africa were a rare place where interracial families could settle. Although the Federal Census listed numerous African-American families in the district between 1880 and 1910, black residents of the district had begun to be displaced by Italian immigrants as early as the late 1870s.

Sullivan-Thompson's Italian-American Community⁴⁰

By the 1890s, the immigrants settling in the Sullivan-Thompson Historic District were overwhelmingly Italian in origin, making the area one of the most densely populated Italian communities in New York’s history. Though the earliest Italian immigrants to the United States typically came from northern provinces, the 1861-1870 unification of Italy prompted a shift in immigration. The unified government, led primarily by wealthier northern citizens, developed policies that were detrimental to the southern Italian economy. The declining quality of life, including a scarcity of agricultural opportunities and other means of employment, caused southern Italian immigration to increase, first to the cities of northern Europe and North Africa, and, by the 1870s, to the United States. Italian immigration to the United States steadily rose in succeeding years, peaking in the first decade of the 20th century. By 1905, Italian immigrants and their families had become the predominant ethnic group in the South Village; by 1910, the buildings of the Sullivan Thompson Historic District were almost uniformly occupied by Italian immigrants and their children. Among them was 113 Thompson Street (Figure 34), which housed the Rinaldi and Dambra families in that year.⁴¹ Alexander Rinaldi, a rag dealer, and his wife Rosa, both immigrants, lived with their son and six daughters, all of whom had been born in New York; John Dambra, a laborer in a packing house, and his wife Mary had one baby daughter and lived with Mary’s mother and three brothers. No. 113 Thompson is reflective of multiple phases in the district’s history,

³⁸ “Thompson Street Then and Now,” *New York Sun*, October 10, 1886, 6; U.S. Census (1870).

³⁹ Riis, 156.

⁴⁰ Portions of this section are adapted from Klose and from Jay Shockley, “History and Development of the Greenwich Village Historic District Extension,” in LPC, *Greenwich Village Historic District Extension Designation Report* (LP-2184) (New York: City of New York, 2006), 10-20. Other sources include Mary Elizabeth Brown, *The Italians of the South Village* (New York: Greenwich Village Society for Historic Preservation, 2007); Dolkart, *The South Village*, 44-49; and Donald Tricarico, *The Italians of Greenwich Village: the Social Structure and Transformation of an Ethnic Community* (New York: Center for Migration Studies of New York, Inc., 1984).

⁴¹ U. S. Census (1910).

having been completed as a “neat three story brick house” in 1843 before serving as a tenement with many African-American residents by the 1870s.⁴² Its present facade appears to date from a 1903 renovation.

Since its completion in 1888, the Shrine Church of St. Anthony of Padua at 155 Sullivan Street (Figure 35) has served as a spiritual, social, and cultural anchor of the area’s Italian-American community. When Italian immigrants began arriving in New York, the particulars of Roman Catholic doctrine and liturgy made integration into established parishes—which were then predominantly Irish Catholic—difficult, and the St. Anthony of Padua Parish was established in 1859 to serve them. Italian-language services were initially held in the basement of the former Sullivan Street Methodist Episcopal Church, with English-language services for Irish Catholic parishioners held in the main sanctuary above. By 1865, concern over the plight of Italian immigrants in Manhattan prompted Cardinal John McCloskey, Archbishop of New York, to urge the Italian Franciscans to establish an Italian parish, and the Shrine Church of St. Anthony of Padua Parish was established as both a territorial and Italian national parish in 1866. The parish itself holds the distinctions of being the first Italian parish in New York State, the second Italian parish founded in the United States, and the oldest extant Italian parish in the United States.

Congregants acquired the parcel for the church in 1882, when a blizzard prevented any bidders except for Father Anacletus DeAngelis from attending its auction, an event that has been called “The Miracle of St. Anthony’s.” Construction on the church, which was designed by Arthur Crooks, began in 1886. Dedicated in June of 1888, the new Shrine Church of St. Anthony of Padua was praised by the *New York Times* for its “boldness of outline and perfection of proportion.”⁴³ Despite its relatively small lot, the church’s monumentality reflects its national significance to the burgeoning Italian-American community; faced in rough-cut granite, its robust Romanesque Revival style design expresses the origins of its parishioners. Its elegantly modeled main facade is fronted by a tripartite porch mixing Romanesque and classical elements and incorporating a statue of St. Anthony below the church’s crowning glory, its enormous and intricately carved rose window. Romanesque arches fill the facade’s surmounting central pediment, and octagonal towers, crowned by crosses, anchor its end pavilions. At its completion, St. Anthony’s was the first parish church building constructed on behalf of Italian immigrants in the United States.

To the rear of the church, facing Thompson Street, is the St. Anthony of Padua Friary (Figure 36), built to serve as the rectory and headquarters for the Franciscan Province of the Immaculate Conception. Also designed by Crooks and completed in 1888, it is similarly faced with rough-cut granite complemented by smooth-faced stone surrounding its round-arched, segmental, and square-headed window openings. Its classical entrance is capped by an angular pediment echoed by the pediments of six dormer windows set into the friary’s slate mansard roof. Crowning the central portion of this well-preserved building is a tower with convex slate roof, oculus dormers, and small copper belvedere.⁴⁴ St. Anthony’s School at 60 MacDougal Street (Figure 37) was designed in 1909 by Nicholas Serracino, an

⁴² “To Let,” *New York Sun*, November 14, 1843.

⁴³ “St. Anthony of Padua: Dedication of a Beautiful Church Structure on Sullivan Street,” *New York Times*, June 11, 1888, 2.

⁴⁴ In 1938, a fire at the friary killed three people, among them Father Richard Fagan, a young priest, who had escaped the fire but returned to the burning building twice to save Father Louis Vitale and Father Bonaventure Pons. He is memorialized in the name of Father Fagan Park, located at Prince Street and Avenue of the Americas just outside the historic district. “Father Fagan Park,” NYC Parks website (www.nycgovparks.org/parks/father-fagan-park/history), accessed November 5, 2016.

Italian immigrant who had established a general architectural practice in New York about five years earlier. It provided a bright new home for an institution that had formerly been located in a converted factory building nearby. Faced in light-colored brick with terra-cotta trim, it is a fine, though modest, institutional building executed in the Renaissance Revival style.

With multiple generations of working-class families packed into small tenement flats, often with children working to earn additional income, Italian immigrants became the subjects of tenement-life exposés and reform efforts by the 1890s. In 1892, the tenement buildings at 141, 143, and 145 Sullivan Street were the focus of a “Report on Small-Pox in New York,” which noted several cases of the disease in the district and its surrounding area.⁴⁵ Two decades later, National Child Labor Committee photographer Lewis Hine documented conditions in a number of tenements in the district, including 59 Thompson Street, 137 Thompson Street, 71 Sullivan Street, and the former row house at 134 Sullivan Street. These photographs depicted children sewing artificial flowers and other wares in tenement flats. In one typical Sullivan Street family photographed by Hine, Mr. Leveroni worked outside the home but Mrs. Leveroni and four children, aged six to ten, worked “on Saturdays, on afternoons after 3 o’clock, and evenings until 8 or 9,” earning “4 cents a gross making violets.”⁴⁶ Hine and other reformers provided much of the impetus behind tenement-reform legislation and laws setting age and work-hour restrictions. In the decades following their work, dozens of tenements in the Sullivan-Thompson Historic District were altered to reduce the number of rooms per apartment and number of apartments per floor; prior to conversion, these flats could have contained as many as 14 small rooms.

During the heaviest years of Italian immigration to the Sullivan-Thompson Historic District, businesses in the neighborhood were typically operated by, and mostly catered to, local Italian-American clientele. Many Italian businesses were family-run, particularly smaller-scale operations like butcheries and bakeries, where specialized skills were taught to successive generations.⁴⁷ Numerous Italian restaurants, bars, and cafes became enduring fixtures of the Sullivan-Thompson Historic District even after Italian immigration to the area had diminished; Italian mutual-benefit societies, as well as social, athletic, and political clubs, were active in the area.⁴⁸

World War I marked a turning point for immigration to the United States, bringing nativist sentiment to the fore and prompting restrictive immigration legislation. The Immigration Act of 1924 instituted national origin quotas, resulting in a reduction in Italian immigration between 1921 and 1930 to

⁴⁵ Charles F. Roberts, “Report on Small-Pox in New York in 1892,” in *The City Record: Official Journal* (February 1, 1894), 26-30.

⁴⁶ Lewis Hine, “122 Sullivan St. Second Floor Rear” (photograph), National Child Labor Committee Collection, Library of Congress (www.loc.gov/pictures/item/nc12004000002/PP/), accessed December 8, 2016.

⁴⁷ Notable Italian-American businesses in the district have included the Vesuvio Bakery at 160 Prince Street, opened in 1920 by Neapolitan immigrants Nunzio and Jennie Dapolito; Joe’s Dairy at 156 Sullivan Street, opened by Giuseppe “Joe” Aiello in 1953; and Pino’s Prime Meat Market at 149 Sullivan Street, which has been an Italian-owned butcher shop for over a century.

⁴⁸ These groups included Carlo Cafiero, a “socialist-anarchist-revolutionary group” based at 108 Thompson Street by 1885. In 1888, the group began publishing *L’Anarchico*, which historian Marcella Bencivenni describes as “the first of nearly 200 radical Italian-language newspapers produced in the United States from the late 19th century through the World War I period.” Bencivenni, *Italian Immigrant Radical Culture* (New York: New York University Press, 2011), 67. No. 108 Thompson Street is heavily altered and is a non-contributing building.

a quarter of what it had been between 1901 and 1910.⁴⁹ As was typical of immigrant neighborhoods, families generally moved to newer, more modern apartment houses in other areas of the city, or to the suburbs, as they established themselves financially and became more prosperous. A decline in the Italian culture of the Sullivan-Thompson Historic District accelerated after 1950, when the Italian-American population of the area decreased more rapidly than the overall neighborhood population.⁵⁰

Commercial and Industrial Buildings

West Broadway served as a general dividing line between the residential areas to its west and the factories and lofts of SoHo to its east. Although the Sullivan-Thompson Historic District is primarily residential in character, it does contain a handful of lofts and industrial buildings. Designed by Louis Heinecke in 1891 for Ernest H. Friedrichs, a German immigrant who manufactured artists' materials, 140 Sullivan Street (Figure 38) features nearly full-width window openings divided by elegant classical mullions, as well as round-arched top-story openings flanked by pilasters and crowned by curved egg-and-dart moldings.⁵¹ The district also contains the remnants of a commercial bakery that was once one of the city's largest. The New York Pie Baking Company began in 1872 as a consolidation of several pie makers, and at its height in the early 20th century, it was producing 25,000 pies a day. The five-story brick-and-stone factory building at 206 Spring Street (Figure 39) is a relic of a larger complex, much of which was destroyed by the extension of Sixth Avenue southward along the district's western edge.⁵² Designed by Charles E. Hadden, whose office was located close by on West Broadway, the building has simple, incised stone lintels, continuous stone courses, large windows to provide ample light and air, and a parapet with corbelled brackets.

One building with a particularly strong connection to the district's Italian-American heritage is 210 Spring Street (Figure 40). Designed by Bernstein & Bernstein in 1902, it was constructed to house the stables of Charles Bacigalupo, Manhattan's leading Italian-American funeral director. Bacigalupo, an immigrant, began work as a bootblack before entering the funeral trade, ultimately opening a large chapel on Mulberry Street. As the *New York Times* reported following Bacigalupo's 1908 death, "It is a matter of the colony's history that he allowed no Italian to miss a proper burial because of poverty, and it has been known for a long time that Bacigalupo kept a half acre in Greenwood Cemetery and another big plot in Calvary for those who died poor and without friends."⁵³ Faced primarily in brick, with splayed lintels, dogtoothed brick panels, and round-arched openings with molded archivolts enlivening its facade, the size and ornamentation of 210 Spring Street reflect Bacigalupo's prosperity and prominence within the Italian-American community.

⁴⁹ Under the Immigration Act of 1924, the number of immigration visas was limited, for each nationality, to 2% of the number of people of that nationality in the United States in 1890. Basing the number on the 1890 Census was part of an effort to limit immigration from Southern and Eastern Europe, which had skyrocketed since that time.

⁵⁰ The Italian population of Greenwich Village fell nearly 40% between 1950 and 1960, compared with a population decline for the entire neighborhood of 12.5%, according to Tricarico, 73.

⁵¹ "Killed by Fumes of Nitric Acid," *New York Times*, August 3, 1894, 9.

⁵² *History and Commerce of New York, Second Edition* (New York: American Publishing and Engraving Company, 1891), 155; "The Alumni," *Princeton Alumni Weekly* (September 30, 1914), 220; "William Thompson Dead," *New York Times*, June 8, 1903, 7.

⁵³ "Little Italy Mourns Il Gran' Baciagalup," *New York Times*, December 1, 1908, 16.

The former substation at 175 Spring Street is unique within the district. Designed by George Pegram in the Romanesque Revival style, it was built in 1901 by the Manhattan Railway Company as the firm converted its elevated lines from steam power to electric traction. Within this building, alternating current from the company's powerhouse at 74th Street and the East River was transformed into the direct current powering the trains on its Sixth and Ninth Avenue lines. Pegram, an engineer, designed several other substations for the Manhattan Railway Company.⁵⁴ Although its facade has been painted and upper-story windows covered, the building, with its ground story composed of massive rough-faced stone blocks, large round-arched openings, flat upper-story gauged-brick window arches, and denticulated cornice molding, remains a robust presence in the neighborhood.

Post-World-War-I Building Construction and Alterations

The period after World War I saw a Village-wide trend in the rehabilitation and modernization of row houses and tenements.⁵⁵ Common changes, such as the removal of row house stoops, which had come to be seen as unfashionable, are evident within the Sullivan-Thompson Historic District.⁵⁶ No. 198 Avenue of the Americas, for example, was built in 1831-32, and its first story and basement were altered between 1926 and 1932.⁵⁷ This alteration included the removal of its stoop, relocation of the primary entrance to the basement level, and construction of a new entrance surround in the Art Deco style.⁵⁸ The adjacent row house at No. 200 was built in 1832-33, and its basement and first story were altered in 1929. Architect Robert A. Fash removed the high stoop at that time and created a basement entrance with pedimented door hood; the house's first-story window openings appear to have been reduced in size as part of these alterations.

Within the Sullivan-Thompson Historic District, storefronts continued to be added to residential buildings during the 20th century's first few decades. Many of these changes were made by the district's notable Italian-American businesses. Between 1914 and 1922, architect Frank E. Vitolo was hired to alter the former row houses at 44, 46, and 48 MacDougal Street to accommodate the P. Nervo Balbani & Company bakery. The facades of all three buildings were redesigned for commercial use below the second floor. These three buildings were jointly owned by Peter Nervo, Joseph Balbani, and Angelo Cerutti, all of whom were Italian immigrants who were residing in these houses, above their commercial space, in 1930.⁵⁹ The bakery's storefront cornice, cast-iron piers, and multi-light windows at 46 MacDougal Street have been restored.

⁵⁴ "New of the Railroads, Elevated's Electrical Equipment: Plans Filed for Three Power House Sub-Stations for Two Lines," *New York Times*, July 31, 1901, 2; "Old, Massive, Illustrious, and Somehow Overlooked," *New York Times*, May 20, 2012, RE8.

⁵⁵ Klose, 21.

⁵⁶ On the stoop removal trend, see Andrew Dolkart, *The Row House Reborn: Architecture and Neighborhoods in New York City, 1908-1929* (Baltimore: Johns Hopkins University Press, 2009), 16-17.

⁵⁷ The approximate date of this alteration is established by two photographs taken in 1926 and 1932 by P. L. Sperr: "Manhattan: MacDougal Street-Prince Street" and "Manhattan: 6th Avenue-Prince Street," New York Public Library Digital Collections (digitalcollections.nypl.org/items/510d47dd-45e0-a3d9-e040-e00a18064a99 and digitalcollections.nypl.org/items/510d47dc-e8ff-a3d9-e040-e00a18064a99), accessed December 8, 2016.

⁵⁸ The first-story window openings were also reduced in size at that time and, it appears that in updating the building, one-over-one windows were installed that did not match the existing six-over-six windows at the top two stories.

⁵⁹ U. S. Census (New York, New York County, New York, 1930).

An unusually large number of historic storefronts survive in the Sullivan-Thompson Historic District today, many of them altered and updated during the early decades of the 20th century. Other common alterations at this time included window replacements, particularly on the district's older tenement buildings. While most of the building's pre-law tenements would have originally had two-over-two or four-over-four sash windows, many were replaced with one-over-one double-hung sashes by the early 1940s.⁶⁰

The last building, and only apartment building, to be built prior to the start of the Great Depression is located at 210 Avenue of the Americas (John B. Peterkin, 1928, Figure 41). Although it combines Art Deco, Art Moderne, and European Modernist influences, the building's scale and materials make it a harmonious presence along the west side of MacDougal Street north of Prince Street.

Later History

Although the district's significant architectural development ended in the late 1920s, physical changes continued to occur there. Beginning in 1925, Sixth Avenue (renamed Avenue of the Americas in 1945) was extended southward from its terminus at Carmine Street for the purpose of creating a right of way for the newly approved, municipally operated IND (Independent) subway line.⁶¹ Construction of the long-planned Sixth Avenue extension was completed in 1930, and the new IND subway line under Sixth Avenue was completed by 1940.⁶² The near-simultaneous widening of Houston Street in the early 1930s resulted in the demolition of buildings along its south side, creating irregular lots and exposing the secondary elevations of existing buildings along the newly widened thoroughfare. This work, which followed the 1903-04 extension of Watts Street from Sullivan Street to West Broadway, separated the Sullivan-Thompson Historic District from the portions of the South Village to its north and west.

Influenced by social reformers who expressed concern about the inadequacy of recreation facilities for children in urban areas, acreage for playgrounds and parks was increased citywide in the early 20th century.⁶³ This impulse led to the creation of Vesuvio Park, which first consisted of three mid-

⁶⁰ A significant percentage of the district's extant purpose-built pre-law tenement buildings had one-over-one double-hung windows by 1940. These include 61 Sullivan Street, which was built in the Italianate style in 1869, and 178 Spring Street, which was built in the Italianate style circa 1854.

⁶¹ The IND was the city's first municipally owned and operated subway line. Peter Derrick, "Subways," in *The Encyclopedia of New York City Second Edition*, 1260.

⁶² Due to the experiences of the Seventh Avenue extension, when property owners brought suit against the city for the condemnation of partial lots which resulted in the creation of haphazard parcels and partially demolished buildings, the city chose to only condemn and demolish full lots along the Avenue of the Americas extension. The resulting irregular parcels were reserved for the creation of city-owned parks (including Father Fagan Park). Proposals to extend both Sixth and Seventh Avenues had been floated since the mid-1800s; in the case of Sixth Avenue, the extension was strongly supported by merchants in the area who believed that the extension would result in increased real estate values and commercial potential. "Plans for Sixth Avenue," *New York Times*, March 13, 1899, 8; "Sixth Avenue Extension: Proposition to Extend Avenue Southward Into Varick Street," *New York Times*, April 12, 1914, XX2; "Sixth Avenue Extension," *New York Times*, March 27, 1914, 10; "6th Av. Extension Campaign Started," *New York Times*, March 4, 1923, E1.

⁶³ The belief that city government had a role in creating parks and recreational areas was accepted in New York City as early as 1897, when Jacob Riis was appointed secretary for the Small Parks Advisory Committee under Mayor William L. Strong. The role of reformers Lillian D. Wald and Charles B. Stover continued to advance this movement with the creation of the Outdoor Recreation League and the first municipally built park (Seward Park) in 1903. Parks Commissioner Robert Moses actively expanded the city's parks and recreation areas, and doubled the acreage of city playgrounds by 1934. "History of Playgrounds in Parks," NYC Parks website

block lots on Thompson Street, in 1934. Originally a “tot lot” for young children, the park was expanded in 1958 to become an all-ages park and playground.⁶⁴ Two of the buildings acquired and razed for the park’s 1958 expansion were associated with the district’s early cultural and religious history and included Spring Street Hall, which provided facilities to three different mission societies, and the Second Methodist Protestant Church, which was constructed in 1824 and remained a church until 1867 (99-101 Sullivan Street).⁶⁵

National housing policies may have been a factor in restraining development in the area during and following the Great Depression. The Home Owners’ Loan Corporation (HOLC), a New Deal agency, was founded in 1933, and it soon began issuing maps, color-coded on a scale from A to D, that determined which areas of New York and other cities were “desirable” places for investments.⁶⁶ The portion of the Sullivan-Thompson Historic District north of Spring Street, along with areas included in the South Village Historic District, Greenwich Village Historic District Extension II, and Charlton-King-Vandam Historic District, were classified as “Grade D” or “hazardous” for investment on the 1938 HOLC map, severely limiting loan availability within the district.⁶⁷ “D” ratings were generally given to areas that were trending towards industrial development and had older building stock, and reflected a bias against districts with large populations of immigrants or African-Americans.

During this period, a cloud of uncertainty hung over the district. Following passage of Title I of the U.S. Housing Act of 1949, Robert Moses and the Mayor’s Committee on Slum Clearance selected a number of neighborhoods to receive federal funding for urban renewal projects intended to alleviate “slum conditions.” Much of the South Village above Houston Street was included in the Washington Square South proposal, while the majority of the Sullivan-Thompson Historic District was proposed for demolition under the South Village proposal.⁶⁸ In the South Village proposal, only a few properties, including religious buildings and the 1928 apartment house at 210 Avenue of the Americas, were chosen to remain, while all other buildings between Houston and Spring Streets and the Avenue of the Americas and West Broadway were to be razed and replaced with seven residential high-rises set within landscaped green space.⁶⁹ Community backlash and the organization of Italian shop owners in the district resulted in

(www.nycgovparks.org/about/history/playgrounds), accessed December 8, 2016; “60 New Play Areas to be Opened Soon,” *New York Times*, April 8, 1934, N1.

⁶⁴ “Vesuvio Playground/Thompson Playground,” NYC Parks website (www.nycgovparks.org/parks/vesuvio-playground/highlights/7742), accessed December 8, 2016.

⁶⁵ In 1867, the building became a stable, and later a garage, before being razed in 1958. Johnathan Greenleaf, *A History of the Churches of all Denominations in the City of New York* (New York: E. French, 1846), 219-20, 305-8; David W. Dunlap, *From Abyssinian to Zion: A Guide to Manhattan’s Houses of Worship* (New York: Columbia University Press, 2012), 256.

⁶⁶ Brian Purnell, *Fighting Jim Crow in the County of Kings: The Congress of Racial Equality in Brooklyn* (Lexington, Kentucky: the University Press of Kentucky, 2013), 14.

⁶⁷ Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., “Mapping Inequality: Redlining in New Deal America,” American Panorama website (dsl.richmond.edu/panorama/redlining/#loc=15/40.7278/-74.0024&opacity=0.8&sort=203&city=manhattan-ny&area=D4), accessed December 8, 2016.

⁶⁸ Hilary Ballon and Kenneth T. Jackson, Eds., *Robert Moses and the Modern City: The Transformation of New York* (New York: W.W. Norton & Company, 2007), 103.

⁶⁹ Robert A.M. Stern, *New York 1960* (New York: The Monacelli Press, Inc., 1995), 225-6; Joel Schwartz, *The New York Approach: Robert Moses, Urban Liberals, and the Redevelopment of the Inner City* (Columbus, Ohio: Ohio State University Press, 1993), 179-183.

the postponement and cancelling of the required public hearings, and the proposal was ultimately abandoned. In addition, the southern blocks of the Sullivan-Thompson Historic District between Broome and Spring Streets were slated for demolition as part of the controversial Lower Manhattan Expressway, which was proposed in 1941 and was not finally dropped until 1969.⁷⁰ The proposed one-and-a-half-mile elevated highway would have connected the Holland Tunnel to the Williamsburg Bridge through a route just north of Broome Street and would have resulted in the demolition of more than 400 buildings.

Despite the district's shrinking Italian-American population, a sizeable Italian cultural influence remained throughout the 20th century. Many properties remained Italian-owned, and new Italian-influenced businesses continued to open throughout the 20th century. Other immigrant groups also established themselves in the district in the mid-20th century, including a sizeable Portuguese population.⁷¹ As in Manhattan's other former tenement districts, rising real-estate prices throughout New York City has led to substantial gentrification in recent years. In "Growing Up Italian in New York's South Village," Louisa Ermelino, an Italian-American novelist and longtime resident of the Sullivan-Thompson Historic District, recalls an era of tenement life in which "everyone in the neighborhood lived close together, three generations in one-bedroom apartments."⁷² Although the Sullivan-Thompson Historic District is no longer an immigrant community, this heritage, along with its earliest development and history as a home for people from diverse backgrounds, including African-Americans and German and Irish immigrants, continues to be reflected in its row houses, tenements, and commercial and institutional structures constructed from the early 19th century through the end of the 1920s. Nestled between a number of major thoroughfares and designated historic districts, it continues to be a distinctive enclave that retains its unique sense of place.

⁷⁰ Luther S. Harris, *Around Washington Square*, (Baltimore, Maryland: Johns Hopkins University Press, 2003), 287-9; Ballon and Jackson, 213-5.

⁷¹ Tricarico, 117-118.

⁷² Louisa Ermelino, "Growing Up Italian in New York's South Village" (September 5, 2014), Saveur website (www.saveur.com/article/kitchen/growing-up-italian-in-new-yorks-south-village), accessed December 8, 2016.

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 Sullivan-Thompson Historic District contains buildings and other improvements which have a special character and a special historic and aesthetic interest and value and which represent one or more eras of the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city.

The Commission further finds that among its important qualities, the Sullivan-Thompson Historic District contains approximately 157 buildings that create some of Manhattan's most distinctive 19th- and early 20th-century streetscapes, including row houses, tenements, commercial structures, and institutions; that these streetscapes illustrate the growth of the neighborhood from its origins as a residential row house neighborhood in the early 19th century to a vibrant Italian-American neighborhood in the early 20th century; that the district's earliest houses are characteristic of the distinctive residential architecture of the Federal period, while later row houses reflect the increasing popularity of the Greek Revival style; that large numbers of immigrants began to settle in the district during the mid-19th century; that in addition to European immigrants, the district was home to a sizable African American population; that by the 1890s, the immigrant residents of the district were overwhelmingly Italian in origin, making the area one of the most densely populated Italian communities in New York's history; that the Church of St. Anthony of Padua, completed in 1888, was the first parish church building constructed on behalf of Italian immigrants in the United States; that from the mid-19th century to early 20th century, alterations to the district's built fabric reflected the successive waves of immigration; that shortages of available space for newly arrived immigrants led to the conversion of single-family row houses to multiple-family dwellings, including altering attic stories to full height, adding whole floors, constructing rear extensions, and incorporating storefronts; that in addition to the conversion of existing housing stock, purpose-built tenements began to be constructed in the district in the 1850s through the 1870s, to house the area's growing working-class and immigrant population; that the district contains roughly 92 purpose-built tenement buildings designed in a variety of styles, including the Italianate, Neo-Grec, Queen Anne, and Renaissance Revival styles; that although the district is no longer an immigrant community, its diverse heritage continues to be reflected in its row houses, tenements, and commercial and institutional buildings that were constructed from the early 19th century to the end of the 1920s; that the extension of Avenue of the Americas and the widening of Houston Street in the late 1920s and early 1930s led to the separation of the neighborhood from portions of the South Village to the north and west; and that the district's location between a number of major thoroughfares and designated historic districts, makes the district a distinctive enclave that retains its unique sense of place.

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 Sullivan-Thompson Historic District, consisting of the properties bounded by a line beginning on the southern curbline of West Houston Street at a point on a line extending northerly from a portion of the eastern property line of 152-154 Thompson Street, then extending southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street, southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly

from the northern property line of 132-136 Thompson Street, easterly along the northern property line of 132-136 Thompson Street, southerly along the eastern property lines of 128-136 Thompson Street and 159 Prince Street to the northern curbline of Prince Street, easterly along the northern curbline of Prince Street to a point formed by its intersection with a line extending northerly from the eastern property line of 156-158 Prince Street, southerly across Prince Street and along the eastern property line of 156-158 Prince Street, westerly along the southern property line of 156-158 Prince Street and a portion of the southern property line of 114-116 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street, westerly along a portion of the southern property line of 110-112 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street and the eastern property line of 106-108 Thompson Street, westerly along the southern property line of 106 Thompson Street to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from the northern property line of 98-100 Thompson Street, easterly along the northern property line of 98-100 Thompson Street, southerly along the eastern property line of 98-100 Thompson Street, westerly along the southern property line of 98-100 Thompson Street to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from a part of the northern property line of 90-92 Thompson Street, easterly along the northern property line of 90-92 Thompson Street, southerly along the eastern property line of 90-92 Thompson Street and 171 Spring Street to the northern curbline of Spring Street, easterly along the northern curbline of Spring Street to a point formed by its intersection with a line extending northerly from the eastern property line of 170-176 Spring Street, southerly across Spring Street and along the eastern property line of 170-176 Spring Street, westerly along a portion of the southern property line of 170-176 Spring Street, southerly along the eastern property line of 72-80 Thompson Street and a portion of the eastern property line of 68-70 Thompson Street, easterly along a portion of the northern property line of 68-70 Thompson Street, southerly along a portion of the eastern property line of 68-70 Thompson Street, westerly along the southern portion of the property line of 68-70 Thompson Street to the western curbline of Thompson Street, southerly along the western curbline of Thompson Street to a point formed by its intersection with the northern curbline of Broome Street, westerly along the northern curbline of Broome Street to a point formed by its intersection with a line extending northerly from the eastern property line of 519 Broome Street, southerly across Broome Street and along the eastern property line of 519 Broome Street to the northern curbline of Watts Street, westerly along the northern curbline of Watts Street to a point formed by its intersection with the eastern curbline of Sullivan Street, northerly along the eastern curbline of Sullivan Street to a point formed by its intersection with a line extending easterly from the southern property line of 202 Spring Street (aka 84-90 Sullivan Street), westerly along the southern property lines of 202 Spring Street (aka 84-90 Sullivan Street), 204-210 Spring Street, and 158-160 Avenue of the Americas to the eastern curbline of Avenue of the Americas, northerly along the eastern curbline of Avenue of the Americas to a point formed by its intersection with the southern curbline of Spring Street, easterly along the southern curbline of Spring Street to a point formed by its intersection with a line extending southerly from the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), northerly across Spring Street and along the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), westerly along a portion of the southern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street, easterly along a portion of the northern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street and the western property line of 104-108 Sullivan Street and a portion of

the western property line of 112 Sullivan Street to a point formed by its intersection with the southern property line of 188-192 Avenue of the Americas, westerly along the southern property line of 188-192 Avenue of the Americas to a point formed by its intersection with a line running southerly from the curbline of the northeastern corner of the intersection of MacDougal Street and Prince Street, northerly along said line and across Prince Street and along the eastern curbline of MacDougal Street to a point formed by its intersection with a line extending easterly along the northern curbline of Prince Street, westerly across MacDougal Street and along the northern curbline of Prince Street to the eastern curbline of Avenue of the Americas, northerly along the eastern curbline of Avenue of the Americas to a point formed by its intersection with a line extending westerly from a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), southerly along a portion of the eastern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street) to the centerline of MacDougal Street, northerly along the centerline of MacDougal Street to a point formed by its intersection with a line running westerly from the southern curbline of West Houston Street, easterly along the southern curbline of West Houston Street to the point of the beginning.

Meenakshi Srinivasan, Chair
Frederick Bland, Diana Chapin, Wellington Chen,
Michael Devonshire, Michael Goldblum, John Gustafsson,
Jeanne Lutfy, Adi Shamir-Baron, Kim Vauss, Commissioners

PURPOSE OF DESIGNATION & STATEMENT OF REGULATORY INTENT

PURPOSE OF DESIGNATION

The Sullivan-Thompson Historic District is significant for its important cultural history and its variegated streetscapes that reflect the waves of immigration (and migration) that transformed this neighborhood, and New York City, in the years before the Great Depression. The distinct sense of place is derived from the historic street grid and the variegated streetscapes of 19th-20th century buildings that vary in type, scale and materials. The period of significance in this historic district is the early 19th century to the Great Depression, when most of the development within the district occurred. The buildings from this period that contribute to the streetscape include:

1. Row houses from the neighborhood's early 19th-century origins;
2. Row houses that were later expanded and altered to accommodate an increasing population and commercial uses;
3. Tenement buildings and some early apartment buildings;
4. Institutional and commercial buildings that relate to the immigrant history.

Buildings that were developed after this period do not convey the history of immigration in this district, as expressed through the earlier residential, institutional, and commercial architecture of the historic district. Therefore, the buildings that were constructed, reconstructed, or heavily altered after the 1930s, and vacant lots and lots on which new buildings are being constructed are non-contributing to the historic district. In some cases, these buildings have been given a style in the designation report; however, the style field does not attribute significance to the building within the historic district.

STATEMENT OF REGULATORY INTENT

1. The Commission intends to preserve and maintain the varied character of the streetscapes, by preserving those contributing features that are present in the array of 19th- and early 20th-century building typologies, such as building scale, massing, facade materials and commercial first floors.
2. Alterations to the row houses and tenements that occurred during the period of significance may be significant alterations that tell the story of residential and immigration patterns in this district. The Commission's staff will allow facades and features to be restored to their original appearance or to their appearance at any time during the period of significance.
3. The Commission will allow demolition of non-contributing buildings provided a replacement has been approved. The Commission will also allow changes to the facades of non-contributing buildings, regardless of their style, if such changes are harmonious with, and do not detract from the scale and character of the historic district.
4. The Commission recognizes that earlier tenements often do not meet current requirements under the Building Code or the Multiple Dwelling Law. The evolutionary history of the buildings built during the period of significance reflects changes in the housing laws and the historic patterns of upgrading housing stock. The Commission's intent is to allow buildings to continue to be upgraded and to accommodate current day requirements, such as quality housing, building and energy codes, barrier-free access, and the Multiple Dwelling Law.

BUILDING PROFILES

EXPLANATORY NOTE

Many of the buildings in the Sullivan-Thompson Historic District are characterized by a complex history of alterations. Many of these alterations occurred during the district's period of significance as the neighborhood's population increased. These changes reflect the cultural and architectural history of the neighborhood and New York City and would be considered significant alterations for purposes of how a building is regulated. The following is a guide on how to read the building entries.

History and Significance: This field provides basic information about a building and documents a building's significant architectural and cultural history, including significant alterations.

Alterations: This field notes any alterations that occurred to the building after the period of significance. Unless otherwise stated, alterations occurring after the period of significance are not significant for purposes of how the building is regulated by the Commission.

Status: Buildings within the Sullivan-Thompson Historic District are listed as either contributing or non-contributing.

Contributing-Any building or resource that existed during the period of significance from the early 19th century to the end of the 1920s and contributes to the historic district's sense of place.

Non-Contributing- Any building or resource that was built, reconstructed, or highly altered since 1930 and does not contribute to the historic district's sense of place as well as any vacant lot or lot on which a new building was under construction at the time of designation.

Building Date: This field lists major dates, when available, associated with the building's facade. The original construction date is listed first, unless a building was altered beyond recognition, in which case the date of the alteration is listed first. Other dates may be associated with one of the following terms:

Altered- When available, the date of major alterations to a building are listed. An altered building may be contributing.

Redesigned- When available, the date at which a building was highly altered to produce a facade that only minimally resembles the historic structure. A redesigned building may be contributing.

Stripped- When available, the date at which numerous significant elements were removed and/or simplified. A stripped building is not considered contributing.

Style: A building's style is typically listed in this field in one of three ways. In most cases, only the predominant architectural style of the building at the time of designation is listed. In some cases, a building's style may be listed "with alterations," such as 79 Thompson Street, which has had its cornice removed and is listed as "Renaissance Revival with alterations." This phrase acknowledges that historic features of a building, which are identified with the building's predominant style, have been altered or removed. In some cases, a building's style is prefaced with the word "altered," such as 193 Prince Street, which is listed as "Altered Federal" and only retains its scale, cornice, and historic window openings. The

use of this word acknowledges that the building has undergone major alterations. In these cases, the style is frequently a reference to the building's historic style and acknowledges that few identifiable elements remain.

Architect: This field lists the architect associated with the original construction date, or, if the building was altered beyond recognition, this field refers to the architect associated with the alteration.

Original Owner: This field lists the owner associated with the original construction date, or, if a building was altered beyond recognition, this field refers to the owner associated with the alteration.

AVENUE OF THE AMERICAS (EVEN)

110-114 Avenue of the Americas (aka 24-36 Watts Street)

Borough of Manhattan Tax Map Block 476, Lot 15

See: 34 Watts Street

116-120 Avenue of the Americas (aka 529-531 Broome Street)

Borough of Manhattan Tax Map Block 476, Lot 19

See: 529 Broome Street

160 Avenue of the Americas (aka 210 Spring Street)

Borough of Manhattan Tax Map Block 490, Lot 21

See: 210 Spring Street

188 Avenue of the Americas

Borough of Manhattan Tax Map Block 504, Lot 11

Date(s): 1900 (NB 633-1900)

Architect(s): Michael Bernstein

Owner / Developer: Samuel Ginsburg

Type: Tenement

Style(s): Renaissance Revival

Stories: 6 and basement

Material(s): Brick; stone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story old-law tenement with storefronts is one of three identical buildings on the same lot (188-192 Avenue of the Americas) designed by Michael Bernstein and built for Samuel Ginsburg in 1900. The building is an inventive example of the Renaissance Revival style. The building is primarily constructed of brick with ornamental stone, terra cotta, and decorative brickwork. Significant features of the building include the metal cornice, a bracketed entablature over the residential entrance, and oversized segmental arches at the first story, which feature voussoirs and projecting keystones. The building also features a variety of windows lintels, which include elements such as acanthus leaves, egg-and-dart molding, and wreaths. The building features a historic fire escape and historic two-over-two segmental-arched windows at the first story. With the exception of the storefronts, this building remains largely intact.

Alterations

Main Facade (West, facing Avenue of the Americas): Painted; non-historic windows with the exception of the first story; muntin is missing on one of the lower sashes of the first story windows; non-historic doors; storefronts altered, but may retain some historic material; stoop refaced with concrete and granite and includes non-historic metal railing; light fixtures at entrances; awnings; water meter transmitter and electrical outlet on the side of the stoop; electrical outlet, conduit and light fixture at basement; security cameras; wires

Site

Concrete steps to basement and non-historic metal railing; basement areaway filled in

Sidewalk / Curb Materials

Concrete

References

Real Estate Record and Builders' Guide

190 Avenue of the Americas

Borough of Manhattan Tax Map Block 504, Lot 11

Date(s): 1900 (NB 633-1900)

Architect(s): Michael Bernstein

Owner / Developer: Samuel Ginsburg

Type: Tenement

Style(s): Renaissance Revival

Stories: 6 and basement

Material(s): Brick; stone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story old-law tenement with storefronts is one of three identical buildings on the same lot (188-192 Avenue of the Americas) designed by Michael Bernstein and built for Samuel Ginsburg in 1900. The building is an inventive example of the Renaissance Revival style. The building is primarily constructed of brick with ornamental stone, terra-cotta, and decorative brickwork. Significant features of the building include the metal cornice, a bracketed entablature over the residential entrance, and oversized segmental arches at the first story, which feature voussoirs and projecting keystones. The building also features a variety of windows lintels, which include elements such as acanthus leaves, egg-and-dart molding, and wreaths. The building's fire escape is historic and the multi-pane window at the northern storefront appears to be historic. This building remains largely intact.

Alterations

Main Facade (West, facing Avenue of the Americas): Painted; non-historic windows and doors; stoop refaced with concrete and granite and includes non-historic metal railing; light fixtures at entrances; awnings; water meter transmitter at side of stoop; security cameras; wires; metal security grilles over northern basement window; roll-down security gate at southern storefront

Site

Basement areaway filled in; concrete steps to basement; bluestone around northern storefront; historic post on northern property line

Sidewalk / Curb Materials

Concrete

References

Real Estate Record and Builders' Guide

192 Avenue of the Americas

Borough of Manhattan Tax Map Block 504, Lot 11

Date(s): 1900 (NB 633-1900)

Architect(s): Michael Bernstein

Owner / Developer: Samuel Ginsburg

Type: Tenement

Style(s): Renaissance Revival

Stories: 6 and basement

Material(s): Brick; stone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story old-law tenement with storefronts is one of three identical buildings on the same lot (188-192 Avenue of the Americas) designed by Michael Bernstein and built for Samuel Ginsburg in 1900. The building is an inventive example of the Renaissance Revival style. The building is primarily constructed of brick with ornamental stone, terra-cotta, and decorative brickwork. Significant features of the building include the metal cornice, a bracketed entablature over the residential entrance, and oversized segmental arches at the first story, which feature voussoirs and projecting keystones. The building also features a variety of windows lintels, which include elements such as acanthus leaves, egg-and-dart molding, and wreaths. The building's fire escape is historic. With the exception of the basement, this building remains largely intact.

Alterations

Main Facade (West, facing Avenue of the Americas): Painted; non-historic windows and doors; stoop refaced with concrete and granite and includes non-historic metal railing; residential infill at basement; light fixtures at entrances; awnings; water meter transmitter and intercom at basement entrance; electrical box at basement; security cameras; wires

South Facade: Painted

Site

Concrete steps to basement and non-historic metal railing; basement areaway filled in

Sidewalk / Curb Materials

Concrete

References

Real Estate Record and Builders' Guide

196 Avenue of the Americas (aka 194-196 Avenue of the Americas)

Borough of Manhattan Tax Map Block 504, Lot 14

Date(s): 1893; redesigned 1987

Architect(s): Nathaniel Bush (1893); Terrance R. Williams (1987)

Owner / Developer: City of New York (1893)

Type: Former Police Station; Apartment Building

Style(s): Postmodern

Stories: 8 with basement

Material(s): Brick; stone; concrete

Status: Non-Contributing

History

This building was originally built as a four-story police station in 1893. It was designed by the architect Nathaniel Bush and was used by the 10th Precinct. Alteration records state that prior to 1919, the rear of the building was used for a time as a prison. In 1987, Terrance R. Williams was hired to redesign the building. With the exception of the first story, basement, and stoop, the original building was demolished and rebuilt to eight stories.

Alterations

Main Facade (West, facing Avenue of the Americas): Building is new above the first story; basement and first story stuccoed; non-historic windows at basement and first story; metal security grilles on basement windows; fire hose connector and vent at base; non-historic door; light fixtures; water meter transmitter

Site

Non-historic wood planters on stoop; historic granite curb around basement areaway; non-historic metal fence around areaway with mechanical box attached; non-historic metal stairs and metal railing to basement

Sidewalk / Curb Materials

Concrete

References

Department of Buildings, Alteration applications (Alt. 1822-1919); *AIA Guide to New York City*

198 Avenue of the Americas

Borough of Manhattan Tax Map Block 504, Lot 16

Date(s): c. 1831; altered c. 1925-1932

Architect(s): Not determined

Owner / Developer: Richard Wight

Type: Row house

Style(s): Federal with alterations

Stories: 3 with basement

Material(s): Brick; metal

Status: Contributing

History, Significance and Notable Characteristics

This row house was one of three row houses on this block (only 198 and 200 Avenue of the Americas are extant) constructed by the carpenter and builder Richard Wight. This house was built in 1831-1832 and sold to Mordecai Palache. The building, which was originally constructed of brick laid in Flemish bond, was likely two stories with a basement and peaked roof. The building was raised to three stories at a later date. Other alterations that reflect the

period of significance, and likely occurred between 1925 and 1932, include the removal of the stoop, the relocation of the primary entrance to the basement level, the addition of an Art Deco entrance surround, and the replacement of windows and resizing of the first-story window openings. Other significant alterations to the building appear to date to the 19th century and include the addition of a cornice with block modillions and Neo-Grec style metal sills and lintels. There are historic six-over-six wood windows at the third story and historic one-over-one windows at the first story. The building also features a historic wood-and-glass door with egg-and-dart molding at the residential entrance.

Alterations

Main Facade (West, facing Avenue of the Americas): Bird spikes on window sills of second story; water meter transmitter; signage; light fixtures; decorative window grilles at the basement were added after c. 1940; through-wall air conditioner with decorative grillwork at first story; non-historic windows at the basement and second story

Site

Concrete steps down to the entrance; vent pipe; hatch

Sidewalk / Curb Materials

Concrete

References

New York County, Office of the Register, Deeds and Conveyances, [Robert Robinson to Lambert Suydam] Liber 271, p 524 (1831); New York County, Office of the Register, Deeds and Conveyances, [Lambert Suydam to Richard Wight] Liber 273, p 64 (1831); New York County, Office of the Register, Deeds and Conveyances, [Richard Wight to Mordecai Palache] Liber 285, p 257 (1832); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840

200 Avenue of the Americas

Borough of Manhattan Tax Map Block 504, Lot 17

Date(s): c. 1832; altered 1882, 1929

Architect(s): Not determined

Owner / Developer: Richard Wight

Type: Row house

Style(s): Federal with alterations

Stories: 3 and basement

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This row house was one of three row houses on this block (only 198 and 200 Avenue of the Americas are extant) constructed by the carpenter and builder Richard Wight. This house was built from 1832 to 1833 and sold to Theodore E. Bliss in 1836. The building, which was constructed of brick laid in Flemish bond and was originally two stories with a basement and peaked roof. In 1882, the building was raised to three stories and its peaked roof was replaced with a flat roof. In 1929, under the ownership of Domick Pavese, the architect Robert A. Fash removed the existing high stoop and created a basement entrance with a pedimented door hood. The first-story windows openings were likely reduced in size at this time. The bracketed metal cornice with paneled frieze is a later addition to the building and may have been added in 1882 when the building was raised. The building also features projecting metal sills (with the exception of the first story) and projecting metal lintels with raking molding.

Alterations

Main Facade (West, facing Avenue of the Americas): Painted; non-historic windows; wood-and-glass double-leaf door is not original but may date to the 1929 alteration; mosaic at basement entrance and marble door sill may also

date to 1929 alteration; light fixture, mailbox key box, and intercom at entrance; non-historic metal security grilles at basement; signage; pedimented door hood removed after c. 1980

North Facade: Parged brick

South Facade: Parged brick; non-historic windows; light fixture and conduit

Site

Basement areaway dug out between c. 1940 and c. 1980; concrete curb and metal fence likely date to this alteration; non-historic gate to alley

Sidewalk / Curb Materials

Concrete

References

Department of Buildings, Alteration applications (Alt 602-1882, Alt 1649-1929); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; New York County, Office of the Register, Deeds and Conveyances, [Robert Robinson to Silas E. Burrows] Liber 270, p 194 (1831); New York County, Office of the Register, Deeds and Conveyances, [Silas E. Burrows to Richard Wight] Liber 279, p 434 (1832); New York County, Office of the Register, Deeds and Conveyances, [Richard Wight to Theodore E. Bliss] Liber 346, p 553 (1836)

202 Avenue of the Americas (aka 202-204 Avenue of the Americas)

Borough of Manhattan Tax Map Block 504, Lot 19

Date(s): c. 1960 (Alt 414-1960)

Architect(s): David Kraus

Owner / Developer: Ansam Holding Corp.

Type: Apartment building

Style(s): Modern with alterations

Stories: 6

Material(s): Brick

Status: Non-Contributing

History

This building is one of two buildings on lot 19. This building was originally two row houses. In the early 1960s, the row houses were substantially altered to create a six-story apartment building with doctors' offices at the ground floor. As part of this alteration, the buildings were combined, their footprints changed, additional floors added, and new exterior walls built.

Alterations

Main Facade (West, facing Avenue of the Americas): Awning; replacement windows; brick parapet altered; first-story window openings changed and storefront entrances added; illuminated and non-illuminated signage; conduit; light fixtures; replacement brick above windows; door at residential entrance replaced; entrance surround altered; water meter transmitter; security camera; conduit; electrical outlets; signage

Secondary Facade (North, facing Prince Street): Awning; replacement windows; brick parapet altered; first-story window openings changed and storefront entrances added; replacement brick above windows; first-story window openings covered by plywood

East Facade (rear): Painted; non-historic windows; awning; conduit

South Facade: Partially parged

Site

Metal grate; rear of site used as flower shop and features awning and metal fence

Sidewalk / Curb Materials

Concrete along Avenue of the Americas; concrete with stone curb on Prince Street

References

Board of Standards and Appeals Application for Extension of Period to Complete Construction (Cal. No. 33-63-BZX). Department of Buildings, New Building and Alteration applications (Alt. 414-1960)

210 Avenue of the Americas (aka 206-210 Avenue of the Americas, 31-35 MacDougal Street)

Borough of Manhattan Tax Map Block 519, Lot 44

Date(s): 1928 (NB 579-1928)

Architect(s): John B. Peterkin

Owner / Developer: Nathaniel Rosenberg, 81 MacDougal Corporation

Type: Apartment building

Style(s): Art Deco/Art Moderne

Stories: 6

Material(s): Brick; stone or cast stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story apartment building was built in 1928 by the architect John B. Peterkin for the 81 MacDougal Corporation, of which Nathaniel Rosenberg was president. Built on an irregular lot, the building has three designed facades: a primary facade along Avenue of the Americas featuring the main residential entrance, a narrow facade along Prince Street with a ground-floor commercial space, and a long facade along MacDougal Street that largely repeats the design of the primary facade. The building is defined by its restrained but extensive use of contrasting brick, in beige, orange, and brown, to detail what would otherwise be a flat building envelope. The Avenue of the Americas facade is defined by a trompe l'oeil effect that creates visual depth despite the nearly flat facade. This is achieved through the use of a slightly raised stone border and a polychrome brick panel that outlines the main plane of the facade. This use of flat surfaces to create the perception of depth, and the generally horizontal focus of this west facade, is an influence of the Art Moderne. However, the geometric patterning of the polychrome brickwork can be attributed to the influence of the Art Deco style. Additionally, on the Prince Street facade, the projecting panel of orange brick features vertical banding and extends above the roofline, emphasizing the Art Deco elements of Peterkin's design.

Alterations

Main Facade (West, facing Avenue of the Americas): Brick replacement; windows replaced; through-wall air conditioners installed; infill of a second original storefront on ground story; awning added over residential entrance; octagonal stone feature over residential entrance has been replaced (feature is same color as surrounding stone or cast stone course in both c. 1940 tax photo and c. 1980 UCRA survey photo)

South Facade (facing Prince Street): Brick replacement; window replacement; through-wall air conditioners installed; removal of detailed brick work under roofline; top stone or cast stone course has been replaced and profile changed (see c. 1940 tax photo); storefront modernized

East Facade (facing MacDougal Street): Brick replacement; windows replaced; through-wall air conditioners installed; storefront modernized

North Facade (Rear): Plain red brick, partially visible from MacDougal Street and the Avenue of the Americas; brick replacement along top of building; windows replaced; stone sills possibly replaced (brick replacement below sills)

Site

Entry ramp to storefront at the corner of Avenue of the Americas and Prince Street; cast-stone steps to the residential entrance along Avenue of the Americas; gated areaway to rear yard from MacDougal Street along northern lot line

Sidewalk / Curb Materials

Concrete with stone curb along Avenue of the Americas and Prince Street; Concrete with concrete curb and steel cap along MacDougal Street

References

Real Estate Record and Builders' Guide; Department of Buildings, New Building and Alteration applications (NB 579-1928)

BROOME STREET (ODD)

519 Broome Street

Borough of Manhattan Tax Map Block 476, Lot 25

Date(s): c. 1889

Architect(s): Not determined

Owner / Developer: S. Hassell

Type: Loft

Style(s): Vernacular

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This building has seen several owners and alterations related to its use, following its construction as a five-story brick factory building for S. Hassell, who sold the property later that year. The original architect remains unknown but, Louis A. Sheinart and William Totten were among the architects that worked on alterations to the building. No. 519 Broome Street also survived the extension of Watts Street, which bisected this block around 1903. The irregularity of the southeastern edge of the lot was created by the street extension. Most alterations to the building were minimal, and the corbelled and scalloped brick cornice, reminiscent of the American Round Arch style, remains, as do flanking cast-iron piers with abstracted details.

Alterations

Main Facade (North, facing Broome Street): Fifth story added (1889); storefront modernized; security gate installed at storefront; windows replaced; first-floor opening altered (1914); missing lintels on third, fourth and fifth floors; residential entry door installed; electric lights installed at the residential entry

East Facade (facing Thompson Street): Windows replaced; brick painted

South Facade (Rear): Windows replaced; brick painted; HVAC vent installed

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

New York City Department of Buildings, New Building and Alteration applications; *Real Estate Record and Builders' Guide*

521 Broome Street (aka 521-523 Broome Street)

Borough of Manhattan Tax Map Block 476, Lot 23

Date(s): 1910 (NB 220-1910)

Architect(s): Gronenberg & Leuchtag

Owner / Developer: Greenwich Investing Company

Type: Loft

Style(s): Vernacular

Stories: 7

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This Vernacular loft building was designed by Gronenberg & Leuchtag and was built in 1910. It features slightly projecting bricks creating a continuous belt course with soldier brick lintels at the sixth floor. The sills of the third floor align with projecting bricks to create a band course, and raised U-shape panels emphasize the simplicity of the building and its utilitarian use. The wrought-iron fire escape was installed at construction. Greenwich Investing Company president Hyman Kantor built several buildings throughout the Greenwich Village area during the early 20th century, also designed by Gronenberg & Leuchtag.

Alterations

Main Facade (North, facing Broome Street): Cornice removed; first floor facade resurfaced; windows replaced; through-wall louvered vents installed below windows at fourth and fifth floor; security cameras installed at first floor; security gates installed at windows of first floor

South Facade (Rear): Western window bay bricked in; windows replaced; ADA ramp installed; security cameras installed; entry door and transom replaced; security gate at window installed; door buzzer installed at entry; electric light installed at door

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

New York City Department of Buildings, New Building and Alteration applications (NB 220-1910); *Real Estate Record and Builders' Guide*

525 Broome Street (aka 525-527 Broome Street)

Borough of Manhattan Tax Map Block 476, Lot 7501

Date(s): 1897 (NB 525-1897)

Architect(s): George Keister

Owner / Developer: Harry S. Meyer

Type: Loft

Style(s): Romanesque Revival/Renaissance Revival with alterations

Stories: 6

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This loft building, designed by George Keister and built for Harry S. Meyer in 1897, features soldier brick lintels and corbelled cornice courses along the first and fifth floors. The architect, George Keister, designed several buildings north of this area around the same time in a variety of styles. The simplicity of details and lack of ornamentation reflect its utilitarian use.

Alterations

Main Facade (North): Windows replaced; storefront converted to sash doors (1914); storefront restored post-c. 1940 tax photo; through-wall air conditioners installed; cornice removed; sixth-floor round-arched windows removed from middle bays and replaced with larger windows (c. 1990); basement skylight added

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

New York City Department of Buildings, New Building and Alteration applications (NB 525-1897, Alt 371-1914); *Real Estate Record and Builders' Guide*

529 Broome Street (aka 116-120 Avenue of the Americas, 529-531 Broome Street)

Borough of Manhattan Tax Map Block 476, Lot 19

Date(s): 1907 (NB 171-1907)

Architect(s): Charles Straub

Owner / Developer: Rosehill Realty Corporation

Type: Tenement

Style(s): Colonial Revival

Stories: 6

Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Colonial Revival new-law tenement was built in 1907 and designed by Charles Straub. It features simple molded lintels, a fluted column flanked entrance with swags and an ornate frieze consistent with the Colonial Revival style. The molded lintels, band sills and the use of a black and red brick Flemish bond pattern are also typical of the style. The decorative scroll fire escapes were installed at time of construction.

Alterations

Main Facade (North, facing Broome Street): Storefront modernized; storefront cornice removed; western most windows bricked in; residential entry door and sidelights replaced; awning installed at residential entry; window installed west of entry at first floor

West Facade (facing Sullivan Street and Avenue of the Americas): Storefront modernized; second and fifth floors, fourth bay windows sills raised

Site

Slate steps to residential entry with iron and brick wall railing

Sidewalk / Curb Materials

Concrete with stone curb along Avenue of the Americas; concrete with concrete curb and steel cap along Broome Street

References

New York City Department of Buildings, New Building applications (NB 171-1907); *Real Estate Record and Builders' Guide*

BROOME STREET (EVEN)

520-532 Broome Street (aka 51-55 Thompson Street, 55 Sullivan Street)

Borough of Manhattan Tax Map Block 489, Lot 7502

See: 55 Sullivan Street

MACDOUGAL STREET (ODD)

31-35 MacDougal Street (aka 206-210 Avenue of the Americas)

Borough of Manhattan Tax Map Block 519, Lot 44

See: 210 Avenue of the Americas

MACDOUGAL STREET (EVEN)

34-36 MacDougal Street (aka 205 Prince Street)

Borough of Manhattan Tax Map Block 518, Lot 50

See: 205 Prince Street

38 MacDougal Street

Borough of Manhattan Tax Map Block 518, Lot 1

Date(s): 1888 (NB 887-1888)

Architect(s): M. L. Ungrich

Owner / Developer: John Heller

Type: Tenement

Style(s): Late 19th-Century Vernacular

Stories: 5

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This five-story old-law tenement building with storefronts was designed by M. L. Ungrich for John Heller and built in 1888. The building was built of Roman brick with stone lintels and band courses. Significant features of the building include the second-story round-arched windows, dog-tooth brick ornament, and the Neo-Grec cornice. The building's historic cast-iron storefront piers were produced by the Abraham Ayres foundry. The building features a historic fire escape. With the exception of the storefront, this building remains largely intact.

Alterations

Main Facade (West, facing MacDougal Street): Portions of brick facade are painted; non-historic windows; storefront replaced with the exception of the eight cast-iron piers and cornice; light fixtures above cornice and at the residential entrance; intercom and mailbox at residential entrance; fire hose connection; fire alarm and conduit; signage; boxes for displaying menus; flower boxes; water meter transmitter; doorbell

South Facade: Non-historic windows with awnings; large exhaust pipe fixed to facade; brackets

Site

Hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

40 MacDougal Street

Borough of Manhattan Tax Map Block 518, Lot 2

Date(s): 1904 (NB 623-1904)

Architect(s): Sass & Smallheiser

Owner / Developer: John Brown

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement with projecting bays was designed by Sass & Smallheiser for John Brown and built in 1904. The building was constructed of brick with bold, three-dimensional terra-cotta ornament. Characteristic features of the Renaissance Revival style include the elaborate scrolled keystones, which feature female busts and garlands, and the pilasters with stylized capitals at the fourth story. The pressed-metal bracketed cornice, which features acanthus leaves and floral pendants, and the extensive use of egg-and-dart molding, which can be seen in the cornice and the terra-cotta belt courses and window surrounds, are also typical of the style. The building features a decorative historic fire escape. With the exception of the ground story, the building remains mostly intact.

Alterations

Main Facade (West, facing MacDougal Street): Painted; band course between fifth and sixth story removed; residential infill at first story resulting in no historic material; intercom, light fixtures, and conduit at residential entrance; non-historic windows; metal-and-glass door at residential entrance; non-historic metal door at basement entrance; wires; water meter transmitter

South Facade: Parged brick

North Facade: Parged brick

Site

Stone curb at top of steps leading to basement; concrete and metal steps to basement; non-historic metal railings at basement and residential entrance

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

44 MacDougal Street

Borough of Manhattan Tax Map Block 518, Lot 4

Date(s): c. 1826; altered 1875; altered 1922; altered 1985

Architect(s): Not determined

Owner / Developer: Lewis P. Perego

Type: Row house

Style(s): Federal with alterations

Stories: 3

Material(s): Brick; metal

Status: Contributing

History, Significance and Notable Characteristics

This row house was constructed in 1826-1827 by the mason Lewis P. Perego and sold to Charlotte Selby. The building, which was constructed of brick laid in Flemish bond, appears to have originally been two stories with a basement and attic. In 1875, under the ownership of Thomas Norton, the building was raised a half story, its peaked roof was replaced with a flat roof, and a metal cornice was added. In 1920, the building was altered to accommodate a bakery. In 1922, the architect Frank E. Vitolo redesigned the facade below the second floor. The basement was lowered 3 feet in order for the first floor to be level with the street. In 1985, the first story was altered to accommodate a garage and fine art studio. Significant features of the buildings include metal sills and lintels, a storefront cornice with modillions, and a bracketed cornice with a paneled frieze. The third-story windows feature tripartite lintels with incised detail.

Alterations

Main Facade (West, facing MacDougal Street): Painted; non-historic windows; extensive alterations to the first story including the addition of a garage, non-historic doors, light fixtures, address number, water meter transmitter, intercom, and conduit; electrical box on second story

Site

Hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (Alt 960-1875, Alt 2159-1920, Alt 220-1922, Alt 315-1985). Certificate of Occupancy (11/22/1988); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1878; New York County, Office of the Register, Deeds and Conveyances

46 MacDougal Street

Borough of Manhattan Tax Map Block 518, Lot 5

Date(s): c. 1826; altered 1875, 1914, 1969

Architect(s): Not determined

Owner / Developer: Not determined

Type: Row house

Style(s): Federal with alterations

Stories: 3

Material(s): Brick; metal

Status: Contributing

History, Significance and Notable Characteristics

This building, built c. 1826, was constructed of brick laid in Flemish bond, appears to have originally been two stories with a basement and attic. In 1875, under the ownership of George Clipp, the building was raised a half story, its peaked roof was replaced with a flat roof, and a metal cornice was added. In 1914, the Nervo & Balbiani Co. hired the architect Frank E. Vitolo to alter 46 and 48 MacDougal Street in order to accommodate a bakery with stores at the first story. The existing first floor was removed and a new fireproof floor was built. In 1969, the building was altered to be used as a commercial art gallery and single-family dwelling. The building features metal sills and lintels, a storefront cornice with modillions, and a bracketed cornice with a paneled frieze. The building's first floor has mostly been restored to its appearance in the c. 1940 tax photo. Historic cast-iron piers at the first story remain.

Alterations

Main Facade (West, facing MacDougal Street): Painted; non-historic windows, doors, and transoms at first story, but they largely match the historic configuration; camera, light fixture, electrical boxes, faucet, address number, and vent at first story; upper-story windows replaced

Site

Hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (Alt 1091-1875, Alt 3268-1914, Alt 788-1969)

48 MacDougal Street

Borough of Manhattan Tax Map Block 518, Lot 6

Date(s): c. 1826; altered 1876, 1914

Architect(s): Not determined

Owner / Developer: Seth Wicks

Type: Row house

Style(s): Altered Federal

Stories: 3

Material(s): Permastone; concrete

Status: Contributing

History, Significance and Notable Characteristics

This row house was constructed in 1826-1827 by the carpenter Seth Wicks and sold to Luther Whitmore. The building, which was constructed of brick laid in Flemish bond, appears to have originally been two stories with a basement and attic. In 1876, under the ownership of J. Drummond, the building was raised a half story, its peak roof was replaced with a flat roof, and a metal cornice was added. In 1914, the Nervo & Balbiani Co. hired the architect Frank E. Vitolo to alter 46 and 48 MacDougal Street to accommodate a bakery with stores at the first story. The existing first floor was removed and a new fireproof floor was built. Subsequent alterations to the facade appear to have occurred after c. 1980. The building retains its historic cornice, which features brackets and a paneled frieze. A historic cast-iron pier remains on the south side of the first story.

Alterations

Main Facade (West, facing MacDougal Street): Permastone Facade; lower portion of cornice removed; first story is non-historic and has been reduced in height; non-historic storefront; three small window openings added above storefront; second-story windows elongated and third-story windows shortened; non-historic windows and concrete window enframements; awning with recessed lights; address numbers, metal bracket, and water meter transmission unit at first story; intercom and mailbox key box at door jamb; non-historic doors and entrance enframements

Site

Hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (Alt 830-1876, Alt 3268-1914)

50 MacDougal Street

Borough of Manhattan Tax Map Block 518, Lot 7

Date(s): 1903 (NB 266-1903)

Architect(s): George Pelham

Owner / Developer: Charles J. Weinstein

Type: Tenement

Style(s): Renaissance Revival with alterations

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement with a store was designed by George Pelham for Charles J. Weinstein and built in 1903. The building was constructed of brick with contrasting white terra-cotta detail. It features a variety of elaborate terra-cotta lintels, which are characteristic of the style. These include segmental and triangular pedimented lintels on the outer bays of the second through fourth story. The building's sixth story features round-arched windows with decorative terra-cotta panels in the spandrels. The arches are framed with egg-and-dart molding and feature keystones with female busts. Other significant features include a storefront cornice with modillions and a denticulated cornice between the fifth and sixth story. The first floor features a historic residential entrance enframement with cast-iron piers that include acanthus leaves. The building has a historic fire escape and significant portions of the building's storefront appear to be historic. With the exception of the cornice, the building appears to be mostly intact.

Alterations

Main Facade (West, facing MacDougal Street): Cornice removed; quoins painted; light fixtures attached to storefront cornice; intercom, light fixture, and non-historic door at residential entrance; wires; replacement windows; mailbox key box; mounted vitrine for displaying menus

South Facade: Parged; vent in rear

Site

Historic cast-iron posts and railing set on bluestone located either side of residential entrance and between 48 and 50 MacDougal Street; raised metal vault covering; hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

52 MacDougal Street

Borough of Manhattan Tax Map Block 518, Lot 8

Date(s): 1884 (NB 1649-1884)

Architect(s): John P. Schweikert

Owner / Developer: John P. Schweikert

Type: Tenement

Style(s): Neo-Grec with Renaissance Revival details

Stories: 5

Material(s): Brick; brownstone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This five-story old-law tenement was built by John P. Schweikert in 1884. The building was designed in the Neo-Grec style with Renaissance Revival style details. The building features a rusticated brownstone base with incised detail in the spandrels below the first-story windows. The upper stories were built of brick and feature brownstone stills and lintels. Renaissance Revival style details include the terra-cotta stringcourses with chain molding and Greek frets. The elaborate bracketed cornice is a significant feature of the building and includes dentils, rosettes, acanthus leaves, and coquillage. The building's residential entrance features pilasters with flowers and an entablature with Native American iconography. The building remains mostly intact.

Alterations

Main Facade (West, facing MacDougal Street): Brownstone resurfaced; light fixtures, intercom, conduit, address number, and non-historic door at residential entrance; replacement windows; water meter transmitter; vent

North Facade: Painted

East Facade (Rear): Non-historic windows

Site

Historic cast-iron posts and fence; non-historic metal stairs and railing to basement; metal gate under stoop; bluestone curb around areaway; metal cover over the left side of the basement areaway

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

54 MacDougal Street

Borough of Manhattan Tax Map Block 518, Lot 9

Date(s): 2016

Architect(s): Not determined

Owner / Developer: Not determined

Status: Non-Contributing

History

Currently under construction at time of designation.

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

N/A

56-58 MacDougal Street

Borough of Manhattan Tax Map Block 518, Lot 10

Date(s): 1903 (NB 176-1903)

Architect(s): George Pelham

Owner / Developer: Charles J. Weinstein

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement with stores was designed by the architect George Pelham and built for Charles J. Weinstein in 1903. The building was constructed of red brick with contrasting white terra-cotta ornament. It features a variety of elaborate terra-cotta lintels, which are characteristic of the style. They feature elements such as scrolled keystones, acanthus leaves, and egg-and-dart molding. The building is topped by a bracketed pressed-metal cornice with modillions, dentils, and an ornamented paneled frieze. The upper stories of the building also feature glazed brick quoining and banding. The building features historic fire escapes and decorative cast-iron piers at the residential entrance. With the exception of the ground story and some resurfacing, the building remains mostly intact.

Alterations

Main Facade (West, facing MacDougal Street): Non-historic storefronts with awning; storefront cornice consists of asphalt shingles; non-historic doors; intercom; light fixtures; wires; water meter transmitter; terra-cotta coated, resulting in minor loss of detail

East Facade (Rear): Parged; non-historic windows

Site

Hatches; metal vault cover; historic bluestone step at residential entrance with non-historic railing; historic stone steps leading to basement with non-historic metal railing; metal vault cover at southern storefront; non-historic stone in front of northern storefront

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

60 MacDougal Street (aka 60-62 MacDougal Street) (St. Anthony's School)

Borough of Manhattan Tax Map Block 518, Lot 12

Date(s): 1909 (NB 284-1909)

Architect(s): Nicholas Serracino

Owner / Developer: Saint Anthony of Padua Roman Catholic Church

Type: Institutional

Style(s): Renaissance Revival with alterations

Stories: 5

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This building was designed by Nicholas Serracino in the Renaissance Revival style and built in 1909. The building is built of buff brick and features white terra-cotta trim. The first story features separate boys' and girls' entrances. Characteristic features of the style include the entrance surrounds, which feature scrolled brackets supporting pediments that incorporate a cross. The building's splayed lintels with keystones at the first story and molded terra-cotta window surrounds on the second through fourth stories are also typical of the style. The building features a pressed-metal cornice with a modillion course between fourth and fifth story and round-arched window openings at the sixth story. With the exception of the cornice, the building remains mostly intact.

Alterations

Main Facade (West, facing MacDougal Street): Cornice removed; windows and doors replaced; non-historic metal security grilles at first-story windows; security-cameras, conduit, fire alarm, and signage at first story; flag pole; bracket signs; water meter transmitter; fire hose connector; wires; electrical boxes; first-story window has been altered to accommodate wheelchair access

North Facade: Repointing; paint; windows replaced; pipes; conduit; brick replacement; wires; metal security grilles on some windows

East Facade (Rear): Fire escape; windows replaced; conduit

Site

Main Facade (West, facing MacDougal Street): Historic iron fence; historic granite steps at entrances; wheelchair lift

North Facade: Metal cover over areaway between property line wall and the building

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

64 MacDougal Street (aka 64-66 MacDougal Street, 145 West Houston Street)

Borough of Manhattan Tax Map Block 518, Lot 14

Date(s): 1904 (NB 708-1904)

Architect(s): Bernstein & Bernstein

Owner / Developer: Dominick Abbate and Peitro Alvino

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement with stores was built in 1904 and designed by the architects Bernstein & Bernstein in the Renaissance Revival style for Dominick Abbate and Peitro Alvino. Elements which are characteristic of this style include piers with stylized capitals at the sixth story, triangular and segmental pedimented lintels, brick quoining around the window openings at the third and fourth story, and an ornate pressed-metal bracketed cornice, which features modillions, dentils, garlands, and egg-and-dart molding. The building features a decorative historic fire escape and decorative cast-iron piers at the residential entrance. With the exception of the ground story, the building remains mostly intact.

Alterations

Main Facade (West, facing MacDougal Street): Non-historic storefront and residential infill at the first story; storefront cornice removed; some rosettes missing from cornice; non-historic windows and doors; intercom, security camera, and light fixture at the residential entrance; antennas on roof

North Facade (facing Houston Street): Parged and tarred brick; pipes; light fixtures; security cameras; conduit; signage; non-historic doors and windows; antennas on roof; wires

East Facade (Rear): Parged brick; non-historic windows and doors; security cameras; antennas on roof; wires

Site

Main Facade (West, facing MacDougal Street): Historic posts and fence at entrance to hatch; non-historic brick flower bed; non-historic brick step and coated stone step at residential entrance with non-historic metal railing

North Facade (facing Houston Street): Concrete wall and metal chain link fence

East Facade (Rear): The back of the site includes a non-historic deck; chain link and wood fences

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap on MacDougal Street; concrete with granite curb on Houston Street

References

Real Estate Record and Builders' Guide

PRINCE STREET (ODD)

159 Prince Street

Borough of Manhattan Tax Map Block 516, Lot 42

Date(s): 1873 (NB 575-1873)

Architect(s): William Jose

Owner / Developer: Bieling Frey

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This five-story pre-law tenement was designed by William Jose for Bieling Frey in 1873. The building was constructed of red brick with cast-iron details. Significant features of the building include metal lintels with incised brackets, paneling, and rosettes – on the second story, these lintels have an additional triangular pediment and incised central floral detail; pressed metal sills with citrus-shaped incised details; metal quoins from the second through fifth stories; and an elaborate pressed-metal cornice that features lamb's tongue raking cornices, a central acroterion, lion's head medallions, bead-and-reel designs on larger brackets, and festooned frieze panels. Although less ornate than most others in the district, the building's fire escape has been in place since at least c. 1940. Original cast-iron piers flank the building's non-historic storefront.

Alterations

Main Facade (South): Storefront cornice removed; storefront modernized, most recently after October 2014; ornamental railing at roofline partially removed; satellite dish; non-historic windows; vents; light fixture; signage

Site

Raised concrete seating area

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Taxation, Property-Card. Block 516, Lot 42; Department of Buildings, New Building and Alteration applications (NB 575-1973); *Real Estate Record and Builders' Guide*

161 Prince Street

Borough of Manhattan Tax Map Block 516, Lot 43

Date(s): 1908 (NB 34-1908)

Architect(s): Charles M. Straub

Owner / Developer: Pasquale Lauria

Type: Tenement

Style(s): Renaissance Revival with alterations

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement was designed by Charles M. Straub for Pasquale Lauria in 1908. The building is constructed of brick with cast-iron details. Renaissance Revival style features of the building include the use of stepped keystone lintels and projecting scrolled keystones, horizontal banding along the top story, and a metal cornice with block modillions, scalloped console brackets, egg-and-dart molding, diamante bolection-molded panels, and a central panel stamped with the construction date, 1908. The historic bracketed cast-iron residential entrance surrounds and decorative ironwork handrails remain intact. A bakery was operated from the cellar when the building was constructed in 1908.

Alterations

Main Facade (South): Fire escape removed after October 2014; storefront cornice removed; facade painted; concrete stoop stair; non-historic windows; vents and vent hoods; electrical equipment on rooftop; second bay of water closet windows bricked in; fifth bay of windows bricked in; flower boxes

Site

Stone partitions with metal railings at residential entrance; stone and concrete stoop; raised concrete retail seating area

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Taxation, Property-Card. Block 516, Lot 43; Department of Buildings, New Building and Alteration applications (NB 34-1908); *Real Estate Record and Builders' Guide*

163-165 Prince Street (aka 124-126 Thompson Street)

Borough of Manhattan Tax Map Block 516, Lot 1

See: 124-126 Thompson Street

171 Prince Street (aka 121-129 Thompson Street)

Borough of Manhattan Tax Map Block 517, Lot 37

See: 125 Thompson Street

177 Prince Street

Borough of Manhattan Tax Map Block 517, Lot 7502

Date(s): 1873 (NB 576-1873)

Architect(s): Charles Mettam

Owner / Developer: William Westerfield

Type: Loft

Style(s): Utilitarian with Neo-Grec elements

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story loft was designed by Charles Mettam for William Westerfield in 1873. The building was constructed of red brick in running bond with stone lintels and projecting stone sills; a metal cornice featuring ogival brackets, bolection molded panels, and pyramidal details is a rare Neo-Grec feature on an otherwise utilitarian facade. By 1902, the building was used for light manufacturing; it was converted into a store and warehouse c. 1925. The cornice was cut and altered to accommodate the metal fire escape prior to c. 1940. Cast-iron piers flanking the residential entrance are extant. At the time of designation the storefront was under construction.

Alterations

Main Facade (South): non-historic large show window on ground floor; metal parapet enclosing rooftop garden; cornice cut to accommodate prior to c. 1940; non-historic windows; storefront cornice removed and brick parged beneath; piers flanking residential entrance painted; double-leaf entrance door and transom light replaced; intercom system; light fixtures; metal fencing along roofline

East Facade: Brick parged; through-wall air conditioner installed; window openings at fifth and sixth stories; metal fencing along roofline

Site

Hatch; standpipe; concrete ramp to storefront entrance

Sidewalk / Curb Materials

Bluestone sidewalk with some concrete infill

References

Department of Taxation, Property-Card. Block 517, Lot 126; Department of Buildings, New Building and Alteration applications (NB 576-1873, Alt 1387-1902, Alt 2019-1925); *Real Estate Record and Builders' Guide*

179 Prince Street

Borough of Manhattan Tax Map Block 517, Lot 41

Date(s): 1908 (NB 393-1908)

Architect(s): Bernstein & Bernstein

Owner / Developer: B.F. Golden

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement and store was designed in 1908 by Bernstein & Bernstein for B. F. Golden. The running-bond buff ironspot brick facade is identical to that of the neighboring 181 Prince Street with the exception of the narrower easternmost bay of windows on 179 Prince Street. Renaissance Revival style features include limestone sills, sill courses and flared lintels, a fretwork-patterned belt course, second-story crossette corner window surrounds, a pressed-metal band course with egg-and-dart molding and a running foliate pattern under the top story, and a pressed-metal cornice with block modillions, egg-and-dart molding, and a running foliate-patterned panel. The building's metal fire escape features scrolled details and console brackets. Although the first-story storefront has been modernized, egg-and-dart-molded, paneled wooden surrounds flanking the residential entrance remain intact and other historic material might be covered.

Alterations

Main Facade (South): Non-historic windows; non-historic residential entrance door, sidelight, and transom light; signage; light fixtures; storefront modernized; storefront cornice removed and brick beneath parged; awning; curved metal window grilles removed except at third bay of second story; fire escape replaced except for original console brackets

Site

Hatches; entrance ramp

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Taxation, Property-Card. Block 517, Lot 41; Department of Buildings, New Building and Alteration applications (NB 393-1908); *Real Estate Record and Builders' Guide*

181 Prince Street

Borough of Manhattan Tax Map Block 517, Lot 42

Date(s): 1908 (NB 309-1908)

Architect(s): Bernstein & Bernstein

Owner / Developer: B.F. Golden

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement and store was designed in 1908 by Bernstein & Bernstein for B. F. Golden. The running-bond buff ironspot brick facade is identical to that of the neighboring 181 Prince Street with the exception of the narrower easternmost bay of windows on 179 Prince Street. Renaissance Revival style features include limestone sills, sill courses and flared lintels, a fretwork patterned belt course, second-story crossette corner window surrounds, a pressed-metal band course with egg-and-dart molding and a running foliate pattern under the top story, and a metal cornice with a running foliate-patterned panel and egg-and-dart molding. The building's metal fire escape features scrolled details and console brackets. Although the storefront has been modernized, some material flanking the residential entrance, including one patterned cast-iron pier, remains intact.

Alterations

Main Facade (South): Block modillions on cornice removed; non-historic windows; non-historic residential entrance door, sidelight, and transom light; light fixtures; storefront modernized; storefront cornice removed and brick beneath parged; awning; curved metal window grilles removed except at fourth bay of third story

Site

Hatch; standpipe

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Taxation, Property-Card. Block 517, Lot 42; Department of Buildings, New Building and Alteration applications (NB 309-1908); *Real Estate Record and Builders' Guide*

183 Prince Street (aka 183-185 Prince Street, aka 131-133 Sullivan Street)

Borough of Manhattan Tax Map Block 517, Lot 43

Date(s): 1897 (NB 547-1897)

Architect(s): Stephenson & Greene

Owner / Developer: Mary E. Gregory

Type: Tenement

Style(s): Renaissance Revival

Stories: 5

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This five-story buff brick old-law tenement was designed by Stephenson & Greene for Mary E. Gregory in 1897. Renaissance Revival characteristics of the building include quoining in contrasting gray brick, horizontal banding along the ground floor, flat stone keystones within buff brick flat-arched lintels, projecting stone belt courses, and decorative gray brick window surrounds around the fifth-story windows. The building is crowned with a bracketed pressed-metal cornice with egg-and-dart and dentil molding. The residential entrance on the Thompson Street elevation is flanked by white stone Ionic columns and surmounted by a bracketed balcony with a cast-iron railing above the entrance. With the exception of a restaurant entrance adjacent to the residential entrance on Thompson Street, the original pattern of openings on the first story remains, though these openings have been infilled with non-historic storefront windows and doors. A red brick north elevation with flat stone sills and projecting stone lintels is visible from the areaway north of the building.

Alterations

Main Facade (South): Light fixtures; brownstone water table painted; brick partially painted on first story; non-historic windows; metal coping; awnings; commercial infill in historic openings; signage

Main Facade (West): Light fixtures; brownstone water table painted; brick partially painted on first story; railing on stairs to cellar; bars on cellar windows; non-historic windows; metal coping; awnings; window opening converted to single-leaf doorway with non-historic stairs and railings at seventh bay of west elevation; commercial infill in historic openings; signage; accessible ramp and railing; concrete and metal platform

North Facade: Mechanical equipment

Site

Raised platform with concrete ramp and metal cap and railings at west elevation

Sidewalk / Curb Materials

Concrete with stone curb on south elevation; concrete with concrete curb and steel cap on west elevation; metal fence to areaway north of building;

References

Department of Taxation, Property-Card. Block 517, Lot 43; Department of Buildings, New Building and Alteration applications (NB 547-1897); *Real Estate Record and Builders' Guide*

191 Prince Street

Borough of Manhattan Tax Map Block 518, Lot 43

Date(s): c. 1826; altered 1863, 1906

Architect(s): Not determined

Owner / Developer: George S. Mills and John A. Ryerson

Type: Row house

Style(s): Federal with alterations

Stories: 4

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

George S. Mills and John A. Ryerson purchased undeveloped land at the northwest corner of Prince and Sullivan Streets on July 10, 1826. The deed describes Mills as a grocer and Ryerson as a carpenter. It appears that Mills and Ryerson built four houses on this land between 1826 and 1827. Three of the four buildings are still extant (191 and 193 Prince Street and 134 Sullivan Street). According to tax assessments, the building at 191 Prince Street was two stories until 1863, when it was raised to four stories. The presence of Flemish bond at the second and third story suggests that the existing building was physically raised and the basement was eliminated at this time, creating a full-height floor at ground level. A storefront may have been added at this time. In 1906, the Sullivan Street facade was altered when new window openings were cut into the wall. In 1908, the building's rear extension was replaced with a brick extension. A significant feature of the building are the corbelled bricks below the roofline, which function as brackets and are an integral part of the cornice. The c. 1940 tax photo shows that the building had molded lintels that were typical of the Italianate style and were likely added when the building was altered in 1862-63. It appears that the 1862-63 alterations to the building may have matched the adjacent structure at 132 1/2 Sullivan Street, which was constructed under the same ownership and at the same time. The building features a historic fire escape.

Alterations

Main Facade (South, facing Prince Street): Lintels were shaved and resurfaced between c. 1940 and c. 1980; non-historic storefront; non-historic entrance and door; non-historic windows; light fixture; replacement brickwork in spandrels; drain pipe

East Facade: Lintels were shaved and resurfaced between c. 1940 and c. 1980; chimneys removed; non-historic windows; non-historic storefront; residential infill at the first story; light fixtures and signage at storefront; water meter transmitter; satellite dish on roof; wires; coping; fire alarm; replacement brickwork

Site

Hatch; pipe

Sidewalk / Curb Materials

Concrete tiles with concrete and metal curb

References

New York County, Office of the Register, Deeds and Conveyances, [John & Elizabeth Sayre to George Mills & Jon Ryerson] Liber 208, p 248 (1826); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1840-1869; Department of Buildings, Alteration applications (Alt 1084-1890, Alt 271-1908); *Real Estate Record and Builders' Guide*

193 Prince Street

Borough of Manhattan Tax Map Block 518, Lot 44

Date(s): c. 1826; redesigned c. 1940-c. 1980

Architect(s): Not determined

Owner / Developer: George S. Mills and John A. Ryerson

Type: Row house

Style(s): Altered Federal

Stories: 4 and basement

Material(s): Brick; permastone

Status: Non-Contributing

History

George S. Mills and John A. Ryerson purchased undeveloped land at the northwest corner of Prince and Sullivan Streets on July 10, 1826. The deed describes Mills as a grocer and Ryerson as a carpenter. It appears that Mills and Ryerson built four houses on this land between 1826 and 1827. Three of the four buildings are extant (193 Prince Street and 132-134 Sullivan Street). The building at 193 Prince Street was likely originally two stories with a peaked roof. Prior to 1859, the building was raised to four stories and a commercial ground floor was added by 1907. Between c. 1940 and c. 1980, the building was altered to its present appearance.

Alterations

Main Facade (South, facing Prince Street): Stoop removed, replaced with non-historic basement clad in permastone; light fixture and electrical box above residential entrance; non-historic windows; stone sills and lintels removed; cornice removed; brick infill at location of historic residential entrance; basement areaway eliminated; non-historic storefront; water meter transmitter; non-historic door; intercom; roll-down security gate; sign band

Site

Concrete stairs to basement and non-historic metal railing

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; New York County, Office of the Register, Deeds and Conveyances, [John & Elizabeth Sayre to George Mills & Jon Ryerson] Liber 208, p 248 (1826); c. 1940 tax photo

195 Prince Street

Borough of Manhattan Tax Map Block 518, Lot 7504

Date(s): 1879 (NB 135-1879)

Architect(s): John B. Snook

Owner / Developer: G. Rauchfuss

Type: Tenement

Style(s): Neo-Grec

Stories: 5 and basement

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This five-story old-law tenement was designed by John B. Snook in the Neo-Grec style and built for G. Rauchfuss in 1879. This building is faced with brick and decorated with stone trim. The building's first-story window lintels, entrance surround, and cornice, which feature angular forms, incised ornament, rosettes, and channeling, are characteristic of the Neo-Grec style. The building's entrance features stylized pilasters and engaged columns that support a pedimented entablature. This building features a historic fire escape and historic windows at the basement. The building remains mostly intact.

Alterations

Main Facade (South, facing Prince Street): Painted; non-historic windows at the first through fifth stories; light fixtures at residential entrance; door predates c. 1940 tax photo; water meter transmitter; pipe; antennas on roof; wires

Site

Historic bluestone curb surrounding basement areaway; stoop features historic bluestone steps; metal fence predates c. 1940 tax photo

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

197 Prince Street

Borough of Manhattan Tax Map Block 518, Lot 7501

Date(s): 1986 (NB 75-1986)

Architect(s): Robert E. Lawless

Owner / Developer: First SoHo Tenants Corp.

Type: Apartment building

Stories: 6

Material(s): Brick; concrete

Status: Non-Contributing

History

This building was designed by Robert E. Lawless and built for the First SoHo Tenants Corporation in 1986.

Alterations

Main Facade (South, facing Prince Street): Water meter transmitter, light fixtures, intercom, signage, and mailbox key box at the residential entrance; dryer vents

Site

Metal grate

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building application (NB 75-1986)

199 Prince Street (aka 199-201 Prince Street)

Borough of Manhattan Tax Map Block 518, Lot 7502

Date(s): 1906 (NB 745-06)

Architect(s): John Voelker

Owner / Developer: Charles Darrow

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement was designed by John Voelker and built for Charles Darrow in 1906. The building was built with off-white brick and features white terra-cotta ornament. Characteristic features of the Renaissance-Revival style include the molded terra-cotta window surrounds, flat-arches with projecting keystones, and a pressed-metal bracketed cornice featuring garlands and egg-and-dart molding. The building's projecting entrance features brackets with lions' heads supporting an entablature with egg-and-dart molding. Other important features include the decorative fire escape, the storefront cornice, and the historic configuration of the western storefront.

Alterations

Main Facade (South, facing Prince Street): Non-historic windows and doors; non-historic railing and salvaged post at stairs to basement entrance; steps to residential entrance coated or replaced with concrete; non-historic eastern storefront; signage; awnings; wires

West Facade: Parged; non-historic windows; wires

Site

Hatch; raised non-historic concrete and metal areaway at storefronts

Sidewalk / Curb Materials

Concrete with stone curb

References

Real Estate Record and Builders' Guide

203 Prince Street

Borough of Manhattan Tax Map Block 518, Lot 49

Date(s): c. 1833; altered 1888

Architect(s): Not determined

Owner / Developer: John P. Haff

Type: Row house

Style(s): Transitional Federal/Greek Revival with alterations

Stories: 3 and basement

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This row house is one of two row houses built by John P. Haff in 1833-34 (203-205 Prince Street). The house was purchased by Eliza Scudder in 1834. The building was originally two-and-a-half stories with a peaked roof and dormer windows. The building was built in the transitional Federal/Greek Revival style. Federal-style features include the building's impressive entrance, which features a semi-elliptical arched doorway with a molded brownstone surround and incised impost blocks and keystone. The door is flanked by two sets of Ionic columns, which enframe the three-paned side-lights. Within the arch is a fanlight surrounded by egg-and-dart molding. Other Federal features include the wrought-iron handrail, which features openwork cage newels with pineapple finials. Other features of the building are typical of the Greek Revival style. These include six-over-six double-hung windows and molded lintels. In 1888, a third story was added to the building and a metal modillioned roof cornice supported by foliate brackets was added. The building was designated as an individual New York City landmark in 1973.

Alterations

Main Facade (South, facing Prince Street): Painted; window grilles; brownstone resurfaced

Site

Hatch; historic wrought-iron area railings; concrete areaway

Sidewalk / Curb Materials

Concrete with stone curb

References

Landmarks Preservation Commission, *203 Prince Street House* (LP-0830) (New York: City of New York, 1974); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840

205 Prince Street (aka 34-36 MacDougal Street)

Borough of Manhattan Tax Map Block 518, Lot 50

Date(s): c. 1833; altered 1875

Architect(s): Not determined

Owner / Developer: John P. Haff

Type: Row house

Style(s): Transitional Federal/Greek Revival

Stories: 2 and attic

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This row house is one of two row houses built by John P. Haff in 1833-34 (203-205 Prince Street). The building is two full stories with a mansard roof and was constructed of brick laid in Flemish bond. The building's basement was altered in 1875 at which point it appears that a store was added. At the time of the alteration the building was occupied by multiple families. The building features a slate mansard roof, pedimented dormers with rosettes, projecting sills and lintels, and historic cast-iron columns at the ground story. The mansard roof was added prior to c. 1940. It is likely that, like its neighbor, the building was originally built in the transitional Federal/Greek Revival style.

Alterations

Main Facade (South, facing Prince Street): Painted; non-historic windows; non-historic infill between cast-iron posts; non-historic door; light fixtures and doorbell at entrance; non-historic cornices; non-historic shutters

Secondary Facade (West, facing MacDougal Street): Painted; non-historic windows; c. 1940 tax photo suggests that window sills and lintel have probably been replaced; vent; non-historic fence on roof of extension; door in c. 1940 tax photo replaced with window; non-historic door; non-historic shutters; bird spikes on lintels at second story; water meter transmitter; security camera; light fixture at door

North Facade (Rear): Painted; gutter and pipe; replacement windows; non-historic door, metal security grilles on windows; conduit; pipes on roof

Site

Metal grates

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; New York County, Office of the Register, Deeds and Conveyances, [Ezra Weeks to John P. Haff] Liber 94, p 248 (1811); Department of Buildings, Alteration applications (Alt. 959-1875).

PRINCE STREET (EVEN)

156 Prince Street (aka 156-158 Thompson Street)

Borough of Manhattan Tax Map Block 502, Lot 20

Date(s): c. 1961 (Alt 1651-1958)

Architect(s): David Kraus

Owner / Developer: Northern Realty Inc.

Type: Apartment building

Style(s): Modern

Stories: 6

Material(s): Brick

Status: Non-Contributing

History

This six-story apartment building was originally built as two Federal row houses before 1844. The c. 1940 tax photo shows these buildings as differentially raised, altered, and tenementized structures with projecting pressed metal cornices. Under Alt 1651-1958, which was approved in 1961 and completed by architect David Kraus for Northern Realty Inc., the units at 156 and 158 Prince Street were joined internally and given a uniform painted brick facade. In addition to raising the three-story 158 Prince Street to match 156 Prince Street's six-story height, the alteration removed all original material from the facade, reconfigured the original pattern of openings, and replaced all first-story storefronts.

Alterations

N/A

Site

Hatch

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Taxation, Property-Card. Block 502, Lot 20; New York County, Office of the Register, Deeds and Conveyances, [Jane Adams to John Adams] Liber 453, p. 450 (1844); Department of Buildings, Alteration applications (Alt 1651-1958)

160-162 Prince Street

Borough of Manhattan Tax Map Block 502, Lot 16

Date(s): 1904 (NB 55-1904)

Architect(s): Bernstein & Bernstein

Owner / Developer: Nathan Silverson

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

No. 160-162 Prince Street is one of two six-story new-law tenements (with 120 Thompson Street) with projecting bays designed by Bernstein & Bernstein for Nathan Silverson on one lot in 1904. The buildings are constructed of red brick with terra-cotta and beige brick details. The Renaissance Revival style of the building is expressed through a variety of decorative features and patterns including decorative sill courses, guilloche patterning, scrolled keystones with festoon details, scallop patterns, and lion's head ornaments. Windows on projecting bays feature red brick quoined surrounds, decorative lintel friezes with floriform designs, beige brick dogtooth panels, fretwork sills, and pedimented lintels with fructiform tympana resting on fluted stone brackets with bellflower drops. The building is crowned with a pressed-metal modillion cornice with foliate brackets, egg-and-dart molding, a swag-patterned frieze band, and floriform details. The building's metal fire escapes feature scrolled metal details and console brackets. At the first story, the easternmost bracketed wooden storefront, the longtime home of Vesuvio Bakery, remains intact, as do the residential entryway surrounds with decorative cast-iron piers and pressed metal coquillage lintels.

Alterations

Main Facade (North): Non-historic windows; residential infill west of entrance stairs; storefront cornice covered or removed; light fixtures; brick replacement below sills and at corners adjacent to projecting bays

South Facade (Rear): Brick replacement at roofline; coping replaced; unornamented fire escape

Site

Hatches; raised stone retail entrance pavers on west elevation

Sidewalk / Curb Materials

Concrete with concrete and stone curb and steel cap

References

Department of Taxation, Property-Card. Block 502, Lot 16; Department of Buildings, New Building applications (NB 55-1904); *Real Estate Record and Builders' Guide*

164-166 Prince Street (aka 118-120 Thompson Street)

Borough of Manhattan Tax Map Block 502, Lot 16

See: 120 Thompson Street

172 Prince Street (aka 115-117 Thompson Street, 170-174 Prince Street)

Borough of Manhattan Tax Map Block 503, Lot 21

Date(s): 1903 (NB 562-1903)

Architect(s): Bernstein & Bernstein

Owner / Developer: Charles Friedman

Type: Tenement

Style(s): Renaissance Revival with alterations

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This corner lot new-law tenement, with its main facade oriented to the north along Prince Street, was constructed for Charles Friedman in 1903 and designed by Bernstein & Bernstein. Prior to 1903, the site contained a church, built in 1833, which was home to the Second Associate Presbyterian Church, then the Church of the Annunciation, and finally St. Ambrose Church. This Renaissance Revival tenement features a mixture of highly decorative pedimented lintels with decorative brackets and festooned terra-cotta entablatures. Horizontal banding in the brick of the top story, and brick patterning around windows adds additional texture to the facade. Alterations to windows include bricked-in openings, either full or partial, which date to the c. 1940 tax photo, although some original windows and cast-iron partitions between windows are extant. The storefronts retain some historic features, including portions of the original storefront cornice; however, most openings have been altered. Decorative, foliate-festooned cast-iron piers are extant around the residential entrance.

Alterations

Original cornice with a garlanded frieze was removed and parged; stringcourse between fifth and sixth story shaved and parged; addition of railing along roofline; partial-height window grilles added

Main Facade (North, facing Prince Street): Most windows replaced; fifteen window openings resized and partially bricked in; three angled sign poles on west side of second story; residential entrance features extant cast-iron piers with foliate-festooned panels, but door, transom and surround have been modernized; electric lights added around entrance; awning installed over storefront at east corner of the building

East Facade (facing Thompson Street): Most windows replaced; five window openings bricked in; one ground floor storefront bricked in and converted to residential uses with modern windows and doors; conduit and electric lighting on wall of residential infill; corner storefront has been modernized but retains historic storefront cornice beneath an added awning

West Facade (rear): Partially-visible brick facade, flat stone lintels and protruding sills; metal fire escape from second floor to roof

South Facade (rear): Partially-visible brick facade

Site

Corner storefront awning includes fabric and plastic partitions on a metal frame that enclose a portion of the sidewalk

North facade: Metal access hatch

East facade: Concrete step to ground floor apartment; modern metal railings enclose recessed stairs to basement level in southern corner

Sidewalk / Curb Materials

Concrete with stone curb along Prince Street; concrete curb and steel cap along Thompson Street

References

Real Estate Record and Builders' Guide

178 Prince Street

Borough of Manhattan Tax Map Block 503, Lot 20

Date(s): 1860

Architect(s): Not determined

Owner / Developer: William Westerfield

Type: Loft

Style(s): Italianate

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

Constructed in 1860, this five-story loft building was built for William Westerfield, a wheelwright with a business across the street at 177 Prince Street. One of the building's first commercial tenants was Charles Koch, a German immigrant and a lager brewer by trade, who later built the loft building directly to the west at 180 Prince Street. The red brick building has little ornament on the facade beyond an Italianate modillioned cornice with a paneled frieze. The easternmost bay of the facade's three bays was converted to a shaft way with the addition of a hoist way prior to 1903. The ground floor retains much of its historic material and features a simple block modillioned cornice, four cast-iron piers, and two centrally placed angled entryways. Due to the creation of the shaft way on the eastern side of the facade, the storefront arrangement was likely reconfigured at an early date, this alteration reflects the changing uses of the building and the need to facilitate the movement of goods and materials from the street to the upper stories.

Alterations

Main Facade (North): Window replacement in center and west bays with modern windows, in east bay with two-over-two wire safety glass (may date to installation of hoist way); metal fire escape; brick replacement over lintels; flat stone lintels may have been simplified and replaced; electric light added over entrance; video camera mounted next to residential entrance; intercom added; storefront door modernized and opening partially filled; storefront cornice missing bracketed ornament at each end; angled flag pole on second floor, western corner

East Facade (secondary): Plain brick with ghost sign for specialty chocolates (date unknown); windows in side wall with extant iron shutter hinges, three window openings have been bricked in

Site

Metal access hatch; two steps to entrance, one projects onto sidewalk

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1859-1869; U. S. Census records, 1870 (14th District, 8th Ward)

180 Prince Street

Borough of Manhattan Tax Map Block 503, Lot 19

Date(s): 1874 (NB 447-1874); altered 1905

Architect(s): August H. Blankenstein

Owner / Developer: Charles Koch

Type: Tenement

Style(s): Italianate

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story pre-law tenement was built in 1874 for Charles Koch, by August H. Blankenstein. The Italianate style building is remarkably intact with metal segmental-arch lintels, bracketed sills, and a galvanized iron cornice. The small central windows (now bricked in) from the second to the sixth story demonstrate the addition of water closets from a 1905 alteration. The ground floor storefront is also largely intact, featuring wooden bulkheads and window enframements, and cast-iron piers, with a symmetrical storefront and an off-center residential entrance for the apartments above. A simple metal storefront cornice is at least partially extant where not covered with modern signage.

Alterations

Main Facade (North): Painted; small central windows added in 1905, then bricked in; windows replaced (c. 1940 tax photo shows four-over-four double-hung sash); metal fire escape; conduit runs up western edge of facade and along the western side wall; brownstone band course over storefront in poor condition; awning added; roll-down metal security gate installed over storefront; air conditioning unit installed in transom of storefront; residential entrance retains historic arrangement, door is modern; electric lights and video camera installed over door; cast-iron pier at east of residential entrance missing capital

West Facade (secondary): Painted brick visible of top two stories; satellite dish on roof; conduit along roofline; vent along the side of building to the rooftop

Site

Raised concrete slab; diamond-plate metal access hatch

Sidewalk / Curb Materials

Concrete and stone with stone curb

References

Real Estate Record and Builders' Guide; Department of Buildings, New Building and Alteration applications (NB 447-1874, Alt 3167-1905)

184 Prince Street

Borough of Manhattan Tax Map Block 503, Lot 18

Date(s): c. 1830-1853; stripped post-c. 1980

Architect(s): Not determined

Owner / Developer: Not determined

Type: Row house

Style(s): No Style

Stories: 4

Material(s): Brick

Status: Non-Contributing

History

Now stripped of its detail, the heavily altered 184 Prince Street was originally constructed sometime between the 1830s and 1853. The building was raised to four stories in 1894 under the ownership of John Belsch when a Second Empire mansard roof with cresting, dormers, and molded cornices was likely added. In 1907, a wooden projecting-bay storefront was added on the ground floor; this has since been removed and the storefront has been modernized. Today, the building consists of a flat brick facade with a fifth-story setback added to the roof.

Alterations

Main Facade (North): Building raised to four stories in 1894; projecting wooden bays and show windows added to an existing storefront in 1907 (Alt 2576-1907); storefront modernized prior to 1980 and metal storefront cornice removed, no historic material remains; extant fire escapes added in 1939 (FE 1046-1939); facade stripped of lintels, sills, and dormers, mansard removed, fifth story added post-1980 (possibly Alt 187-1987); residential entrance fully modernized

Site

Metal access hatch; two raised and tiled sections in front of storefront

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Buildings, New Building and Alteration applications (Alt 2576-1907, FE 1046-1939); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1869, 1888-1896; *Real Estate Record and Builders' Guide*; New York City Department of Housing Preservation & Development (HPD), 184 Prince Street, Manhattan, I-Card Images; New York County, Office of the Register, Deeds and Conveyances, [Edward Hall to Asa Hall] Liber 122, p 509 (1817); New York County, Office of the Register, Deeds and Conveyances, [George Carpenter to Thomas Glover] Liber 559, p 78 (1850); New York County, Office of the Register, Deeds and Conveyances, [Thomas Glover to John Garrison] Liber 639, p 409 (1853)

186 Prince Street (aka 129 Sullivan Street)

Borough of Manhattan Tax Map Block 503, Lot 17

Date(s): c. 1830; altered 1866, 1869

Architect(s): Not determined

Owner / Developer: Henry Hopper

Type: Row house

Style(s): Federal with alterations

Stories: 4

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

This building was originally constructed between 1830 and 1831 as a two-and-a-half-story Federal-style row house in Flemish-bond brick for Henry Hopper (a cartman). The building had an added rear extension (along Prince Street) prior to the 1850s and was then raised to three stories in 1866 under the ownership of John C. Hashagen. Hashagen was a grocer who had his business on the ground floor and lived in an apartment above. In 1869, Hashagen raised the building to four stories. It was during one of these 1860s alterations that a metal Italianate bracketed cornice with paneled frieze was added. The Flemish-bond brickwork on the building's earliest section and the simple, incised paneled brownstone lintels are characteristic of the Federal style. The loss of the stoop and the addition of ground-floor retail was an early alteration that reflects the increasing density of the neighborhood as many row houses were converted to, or replaced with, tenements that featured first-floor commercial spaces. With the exception of the ground story, the building remains mostly intact.

Alterations

Rear addition added in running bond prior to 1853; building raised to 3 stories 1866, and 4 stories in 1869; cornice added c. 1860s

Main Facade (West, facing Sullivan Street): Painted; through-wall air conditioning units installed in front wall under windows in southern bay; modern storefront; awning added; railing installed along roofline; fire escape; windows replaced

North Facade (facing Prince Street): Painted; three windows bricked in (prior to c. 1940 tax photo); entrance to apartments at rear of property lowered and rearranged, transom removed, modern door; electric lamps frame entrance; intercom added; fire escape; windows replaced; awning added; wall-mounted banner on second floor; bulkhead visible on roof

Site

Facing Prince Street: Metal access hatch; two steps with railings to residential entrance

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap along Sullivan Street; stone curb along Prince Street

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1859-1869; New York County, Office of the Register, Deeds and Conveyances, [Henry Hopper to Jacob Romaine] Liber 332, p 27 (Apr. 29, 1835); Department of Taxation, Property-Card. Block 503, Lot 17; New York City Department of Housing Preservation & Development (HPD), 129 Sullivan Street, Manhattan, I-Card Images

190 Prince Street (aka 190-194 Prince Street, aka 124 Sullivan Street)

Borough of Manhattan Tax Map Block 504, Lot 25

Date(s): 1955 (NB 13-1955)

Architect(s): Ludwig P. Bono

Owner / Developer: St. Anthony of Padua Church

Type: Religious

Style(s): Modern

Stories: 3 and basement

Material(s): Brick; stone; concrete; stained glass; metal

Status: Non-Contributing

History

St. Anthony's Convent, an L-shaped, three-story and basement building, was designed by Ludwig P. Bono for Saint Anthony of Padua Roman Catholic Church (now the Shrine Church of St. Anthony of Padua) in 1955.

Alterations

N/A

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap; metal subway grates on north (Prince Street) elevation

References

Department of Taxation, Property-Card. Block 504, Lot 25; Department of Buildings, New Building applications (NB 13-1955); *Real Estate Record and Builders' Guide*

196 Prince Street

Borough of Manhattan Tax Map Block 504, Lot 22

Date(s): c. 1832; redesigned c. 1940-c. 1980

Architect(s): Not determined

Owner / Developer: William Argall

Type: Row house

Style(s): No Style

Stories: 3 and basement

Material(s): Brick

Status: Non-Contributing

History

This building appears to have originally been built in 1832 as a row house by builder William Argall, who retained ownership of the building until 1851. The building was tenementized and given a commercial ground floor. Photographs suggest that the building was given a new brick facade between c. 1940 and c. 1980.

Alterations

Main Facade (North): New brick facade (c. 1940 and c. 1980), and stoop removed, entrance moved to basement; window openings reduced in size; cornice removed; non-historic storefront; historic fire escape extant; awning; non-

historic windows and doors; guard rail at roof; water meter transmitter; light fixture at entrance to store; non-historic railing at residential entrance

Site

Non-historic railings at the basement storefront

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Buildings, Alteration applications (Alt 561-1951, Alt 301-1880); New York County, Office of the Register, Deeds and Conveyances, [Eli Sanford to William Argall] Liber 281, p 90 (1832); New York County, Office of the Register, Deeds and Conveyances, [William Argall to Mary Pusseddu] Liber 577, p 151 (1851); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1860

198 Prince Street

Borough of Manhattan Tax Map Block 504, Lot 21

Date(s): c. 1831; altered 1876, 1924

Architect(s): Not determined

Owner / Developer: Lorrain Freeman

Type: Row house

Style(s): Early 19th-Century Vernacular with Neo-Grec alterations

Stories: 4 and basement

Material(s): Brick; metal

Status: Contributing

History, Significance and Notable Characteristics

This building appears to have been constructed as a two-story row house with an attic and peaked roof in 1831-1832 by Lorrain Freeman, who was an iron monger. The house appears to have been originally built of brick laid in Flemish bond. In 1876, the owner Henry Pull hired the architect Frederick Graul to raise the building two stories to its present height, and the building was given a flat roof and a galvanized iron cornice. The new design accommodated a store in the basement and the first story. It is likely that the building's Neo-Grec cornice and metal window sills and lintels date to this alteration. The building's current fire escape was added in 1908. In 1924, the bay window at first floor was removed. A significant feature of the building is the intact historic storefront at the basement level. Portions of the stoop appear to date to the original house including the marble treads and elements of stoop railing. The combination of curvaceous wrought-iron forms, which are also seen on 203 Prince Street, and cast-iron Greek anthemia, suggest that the original building may have been built in the transitional Federal/Greek Revival style.

Alterations

Main Facade (North, facing Prince Street): Painted; Ionic columns, lintel, and transom evident at the residential entrance in the c. 1940 tax photo removed; portion of stoop railing appears to have been replaced; c. 1940 tax photo suggests that the current newel posts are salvaged and that stoop originally featured pedestals with iron ornament; two steps on stoop replaced with concrete; light fixture; non-historic door; storm sashes in some windows; water meter transmitter; conduit; wires

East Facade: Parged

West Facade: Parged

Site

Metal-and-wood stairs to basement; basement areaway is concrete and contains a hatch; concrete curb with non-historic fence surrounds the areaway; bluestone at right side of stoop

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Buildings, New Building and Alteration applications (Alt 40-1876, Alt 399-1908, Alt. 2225-1924); New York County, Office of the Register, Deeds and Conveyances, [Charles Clark to Lorrain Freeman] Liber 277, p 89 (1831); New York County, Office of the Register, Deeds and Conveyances, [Lorrain Freeman to Charles Whitmore Smith] Liber 351, p 49 (1836); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1878

200 Prince Street

Borough of Manhattan Tax Map Block 504, Lot 19

Date(s): not determined; redesigned c. 1960

Architect(s): Not determined

Owner / Developer: Not determined

Type: Apartment building

Style(s): No Style

Stories: 3 and basement

Material(s): Brick

Status: Non-Contributing

History

This building is one of two buildings on lot 19. This building was originally constructed as a row house. The building was tenementized, had its stoop removed, and added ground floor commercial space. The building's current facade dates to the early 1960s, when the Ansam Holding Corporation hired David Kraus to redesign this building along with the apartment building on this lot located at the southeast corner of Avenue of the Americas and Prince Street.

Alterations

Main Facade (North, facing Prince Street): Replacement windows and door; awning added; signage; wires; intercom

West Facade: Parged; light fixture added

Site

Metal railing replaced at entrance; grate

Sidewalk / Curb Materials

Concrete with stone curb

References

Certificate of Occupancy refers to Alt. 416-1960, Board of Standards and Appeals Application for Extension of Period to Complete Construction (Cal. No. 33-63-BZX); New York County, Office of the Register, Deeds and Conveyances, [Executors & Trust of William Shaw to John Torrey] Liber 270, p 110 (1831); New York County, Office of the Register, Deeds and Conveyances, [John Torrey to William Tucker] Liber 425, p 484 (1842)

SPRING STREET (ODD)

171 Spring Street

Borough of Manhattan Tax Map Block 502, Lot 41

Date(s): c. 1861; redesigned 1958-1959

Architect(s): Not determined

Owner / Developer: Not determined

Type: Not determined

Stories: 4

Material(s): Stucco

Status: Non-Contributing

History

This four-story building features a stucco facade appended to a brick building that appears to have been built in 1861, when, according to tax assessments, the building was raised from two stories to five stories. The building's five stories were consolidated into four in 1945 (Alt 1676-1945). The building was altered by architect Henry Nordheim for Leah Slapo for use as a printing, silk-screening, and metal candy mold factory in 1958-1959 (BN 3313-1958), though the building had been occupied as a factory as early as 1945.

Alterations

N/A

Site

Non-historic planter; non-historic metal entrance stairs; brick and stone pavers extending a short distance into sidewalk; hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 502, Lot 41; New York County, Office of the Register, Deeds and Conveyances, [Low to Wood] Liber 172, p 4157 (1823); Department of Buildings, New Building and Alteration applications (Alt 1676-1955, BN 3313-1958)

175 Spring Street (aka 173-175 Spring Street, aka 88 Thompson Street)

(former Substation No. 2)

Borough of Manhattan Tax Map Block 502, Lot 42

Date(s): 1901; altered 1963 (NB 1339-1901)

Architect(s): George H. Pegram

Owner / Developer: Manhattan Railway Company

Type: Utility

Style(s): Romanesque Revival with alterations

Stories: 4

Material(s): Granite; brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This four-story utility building was designed by engineer George H. Pegram for the Manhattan Railway Company in 1901. A former electrical substation for the now-defunct Sixth Avenue Line, the building was constructed of granite and buff brick. Designed in the Romanesque Revival style, significant features of the building include the massive rusticated rock-faced granite blocks that form the first story, and three dramatic semicircular-arched openings that include central and secondary entrances and a window with a projecting stone sill and decorative metal grille. The building also features a substantial projecting brick cornice. Although the openings of the facade above the first story were sealed and painted with a mural in 1963 (Alt 186-1963), outlines of the building's original flat arched lintels, projecting stone sills, sill course, and dentil course remain visible.

A portion of the building's north and west elevations are visible from Thompson Street. Both elevations feature red brick common bond facades. The west elevation is a four-story structure with a two-story addition; both are blind facades and feature metal parapets at the roofline. Two-over-two windows with stone sills and lintels are visible on the north elevation of the four-story structure.

Alterations

Main Facade (South, facing Spring Street): Openings sealed and facade painted in 1963; metal fence at western and eastern edges of roof; awning; non-historic signage; non-historic door; metal entrance gate; garage door added; light fixture; antenna on roof visible

West Facade (facing Thompson Street): two-story rear addition; metal fence at roof; metal service door at northern end

North Facade (Rear): metal fence at roof

Site

Concrete pavers at secondary entrance behind fence along western lot line

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 502, Lot 42; Department of Buildings, New Building and Alteration applications (NB 1339-1901, Alt 186-1963); *Real Estate Record and Builders' Guide*

177 Spring Street (aka 84-86 Thompson Street)

Borough of Manhattan Tax Map Block 502, Lot 44

See: 86 Thompson Street

181-185 Spring Street (aka 99-101 Sullivan Street, 85-99 Thompson Street)

Borough of Manhattan Tax Map Block 503, Lot 30

See: 85 Thompson Street (Vesuvio Playground)

187 Spring Street

Borough of Manhattan Tax Map Block 503, Lot 41

Date(s): c. 1854; altered 1944

Architect(s): Not determined

Owner / Developer: Hosea F. Clark

Type: Tenement

Style(s): No Style

Stories: 6

Material(s): Brick; stucco

Status: Non-Contributing

History

This stripped, six-story tenement was originally constructed between 1852 and 1854 for Hosea F. Clark, a merchant.

Alterations

Main Facade (South, facing Spring Street): Building stripped; ground floor storefront modernized and all material replaced; metal cornice removed (Alt 990-1944), replaced with a patterned-brick parapet, now stuccoed; molded stone lintels and sills removed (after 1944 alteration, but prior to the c. 1980 UCFS survey photo); metal fire escape; arrangement of residential entrance altered (Alt 990-1944), then fully modernized; conduit and electric lights added over entrance; intercom; antennae visible on roof; windows replaced

East Facade: Stuccoed, antenna visible from Thompson Street; windows in side wall, along very superficial shaft way; textile advertisement banner on rear of elevation

North Facade (Rear): Stuccoed and painted; two antennae visible on roof; downspout added

West Facade: Side wall of top three stories visible from Spring Street; stuccoed; antennae on roof

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1869; Department of Buildings, New Building and Alteration applications (Alt 2101-1938, Alt 990-1944); New York County, Office of the Register, Deeds and Conveyances, [Lewis E. Clark et al. to Hosea Clark] Liber 518, p 518 (1849)

189 Spring Street

Borough of Manhattan Tax Map Block 503, Lot 42

Date(s): c. 1834

Architect(s): Not determined

Owner / Developer: Israel Clark

Type: Row house

Style(s): No Style

Stories: 3

Material(s): Brick; stucco

Status: Non-Contributing

History

The building dates to between 1834 and 1835, when it was built for Israel Clark, a mason. The property was subdivided from a larger parcel owned by Thomas and Maria Ludlow, which was purchased by Israel Clark (mason), Ellison C. Scott (merchant), and John G. Hadden (builder/carpenter) in 1833. In 1834, Scott, Clark, and Hadden (now joined by his partner Silvanus Gedney, another builder), subdivided the lots into three sections which would become lots 42, 43, and 44. Israel Clark and Hadden & Gedney, built their adjacent row houses (189 and 191 Spring Street), which shared a party wall, between 1834 and 1835. No. 189 Spring Street has since been fully stripped of its molded stone lintels and simple cornice, and the facade has been stuccoed.

Alterations

Main Facade (South): Stripped; stuccoed facade; modernized storefront; window openings enlarged on third story; windows replaced; air conditioners installed through-wall on second and third floor; projecting sign pole over storefront; awning added; wrought-iron basket fire escape balconies extant

North Facade (Rear): Stuccoed; conduit to roof; mechanical equipment on roof

Site

Metal access hatch; ramp to east entrance door

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1869; New York County, Office of the Register, Deeds and Conveyances, [Gulian Ludlow to Israel Clark et al.] Liber 299, p 428 (1833); New York County, Office of the Register, Deeds and Conveyances, [Israel Clark et al.] Liber 318, p 47 (1834)

191 Spring Street

Borough of Manhattan Tax Map Block 503, Lot 43

Date(s): c. 2002 (Alt 102019003-1999)

Architect(s): Michael J. Gadaleta

Owner / Developer: Walter Gass

Type: Apartment building

Stories: 6

Material(s): Stucco

Status: Non-Contributing

History

This six-story facade, completed in 2002, is an alteration to a three-story row house that was similar in massing and design to the buildings to both the east and west of 191 Spring Street. The 2002 alteration added three stories and rearranged the interiors as a duplex, triplex, and ground floor commercial space.

Alterations

N/A

Site

Metal access hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (Alt 102019003-1999)

193 Spring Street

Borough of Manhattan Tax Map Block 503, Lot 44

Date(s): c. 1835

Architect(s): Not determined

Owner / Developer: Ellison Scott

Type: Row house

Style(s): Altered Early 19th-Century Vernacular

Stories: 3

Material(s): Brick; stucco

Status: Contributing

History, Significance and Notable Characteristics

No. 193 Spring Street was originally constructed between 1835 and 1836 as a frame row house, likely with a brick facade, for Ellison Scott. The property was subdivided from a larger parcel owned by Thomas and Maria Ludlow, which was purchased by Israel Clark (mason), Ellison C. Scott (merchant), and John G. Hadden (builder/carpenter) in 1833. In 1834, Scott, Clark, and Hadden (now joined by his partner Sylvanus Gedney, another builder), subdivided the lots into three sections which would become lots 42, 43, and 44. This row house shared a party wall with the row house built by Hadden & Gedney at 191 Spring Street, now gone. No. 193 Spring Street was resurfaced at least as early as c. 1940 and appears to be coated in stucco scored to look like ashlar. The historic fabric that remains on this altered row house includes a Neo-Grec pressed metal cornice, and stone lintels and sills. The ground floor storefront has been modernized and does not reflect the historic arrangement of a storefront entrance set between large fixed shop windows over bulkheads.

Alterations

Main Facade (South): Stuccoed and scored to mimic ashlar; windows replaced; awnings added over windows and storefront; metal fire escape; storefront modernized; projecting sign pole/flagpole on third story

Site

Metal access hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1869; New York County, Office of the Register, Deeds and Conveyances, [Gulian Ludlow to Israel Clark et al.] Liber 299, p 430 (1833); New York County, Office of the Register, Deeds and Conveyances, [Israel Clark et al.] Liber 318, p 47 (1834)

195 Spring Street (aka 195-199 Spring Street, 93-95 Sullivan Street)

Borough of Manhattan Tax Map Block 503, Lot 45

Date(s): 1902 (NB 380-1902)

Architect(s): Bernstein & Bernstein

Owner / Developer: Charles Friedman

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This Bernstein & Bernstein-designed new-law tenement at the corner of Sullivan and Spring streets was built for Charles Friedman in 1902. The Renaissance Revival style, six-story building with red and buff brick and terra-cotta trim, features a chamfered corner and projecting end bays which orient its design towards the intersection. Characteristic of the ornate Renaissance Revival style, both primary facades feature oversize scrolled keystones with decorative or incised terra-cotta panels. Buff brick is used for stringcourses, quoining, and Gibbs surrounds throughout the facade, which is capped by a modillioned cornice with a garlanded frieze. At the ground floor, two cast-iron piers and the majority of the storefront cornice remain. A new storefront on the east side of the south facade (facing Spring Street) covers the cornice. The residential entrance, centrally placed along Spring Street, retains its historic wooden egg-and-dart molding, paneling, and transom.

Alterations

Main Facade (West, facing Sullivan Street): Window replacement; changes to window openings include subdivision and partial infill; storefronts have been modernized; at storefront level three windows have terra-cotta paneled and stone keystone lintels, however, these elements do not match the decoration of the upper stories and may have been a later addition; awnings added over storefront; electric lighting installed along west side wall of lot line

Main Facade (South, facing Spring Street): Window replacement; changes to window openings include subdivision and partial infill; storefronts have been modernized; electric light and conduit added around residential entrance; residential entrance has a modern wood door, and opening partially infilled with wood framing; intercom added; projecting sign and angled projecting sign pole on second story; east storefront built out; awning added

East Facade: Stuccoed side wall of third to sixth stories visible from Spring Street; antenna on rear of roof also visible

North Facade: Partially stuccoed brick wall, visible from Sullivan Street

Site

Step to corner storefront entrance; elevated wooden platform along Spring Street elevation; two metal access hatches along Sullivan Street

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Buildings, New Building applications (NB 380-1902)

203 Spring Street (aka 201-205 Spring Street, 92-94 Sullivan Street)

Borough of Manhattan Tax Map Block 504, Lot 39

Date(s): 1903, altered c. 1985 (NB 17-1903)

Architect(s): Horenburger & Straub

Owner / Developer: Morris Fine

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

Constructed by Horenburger & Straub for Morris Fine in 1903, this Renaissance Revival features pedimented lintels, limestone enframements, and oversized keystones, as well as a beige brick top story with horizontal banding. The three-story pilasters on the building's Spring Street facade and the Neo-Grec incised lintels of the second story are unusual features on this otherwise Renaissance Revival-styled facade. A pressed-metal band course with vegetal designs sits between the second and third floors. Ground floor storefronts were stripped of historic material prior to c. 1985, although an early cast-iron column at the corner is extant. The residential entrance features original decorative doors with a curved transom, and an extant wood-paneled surround with egg-and-dart and dentil molding, and is flanked by two cast-iron piers.

Alterations

Cornice removed (since 2014); brick replacement above top story to roof line; projecting band course under top story removed and parged c. 1985 (see c. 1980 UCRA survey photos); pressed-metal band course between second and third floors has been patched and covered with flat, metal sheets where damaged; storefront cornice removed and parged

Main Facade (South, facing Spring Street): Decorative panel spanning space above the two pilasters has been removed; residential entrance intact; electric lights and conduit added over entrance; video camera over entrance; intercom added; conduit runs against wood surround on west side of entrance; step of residential entrance is not original; roll-down metal door added over west storefront; storefront modernized

East Facade (facing Sullivan Street): Decorative panel along the eastern elevation has been removed and parged, originally featured brackets and guttae; on ground floor some openings have been filled, stone lintels extant; storefronts modernized

Site

Diamond-plate metal access doors to basement adjacent to residential entrance

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

SPRING STREET (EVEN)

170-172 Spring Street

Borough of Manhattan Tax Map Block 488, Lot 17

Date(s): 1911 (NB 348-1911)

Architect(s): Horenburger & Bardes

Owner / Developer: Alessandro Delhi Paoli

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement in glazed white brick was built as a pair with 174-176 Spring Street for Alessandro Delhi Paoli in 1911, and was designed in the Renaissance Revival style by Horenburger & Bardes. The extensive use of decorative terra cotta for paired-bay, two-story window enframements featuring brackets and festooned panels, pilasters, decorative spandrels and pedimented and segmental arch lintels are classical details characteristic of the Renaissance Revival style. The modillioned and denticulated cornice also features a garlanded frieze and brackets with attached garlands. The building retains its original decorative fire escape. On the ground floor, extant cast-iron columns flank a central residential entrance and modernized glass storefronts.

Alterations

Main Facade (North, facing Spring Street): Window replacement; partial-height window grilles added on top story; storefronts modernized with no historic material remaining; awnings, protruding signage, and roll down metal doors added over storefronts; storefront cornice appears to have been removed, partial elements may survive behind modern metal panels; residential entrance has been modernized, no original material remains; electric light added over entrance; access to the rear of the property through a gated entrance from the sidewalk is of modern material

South Facade (rear): Partially visible from Thompson Street; brick wall with brick replacement over top story; replaced windows with square head windows in segmental arch openings; metal fire escape

Site

Modern metal gate over recessed steps, with a sidewalk cutout, to basement-level areaway providing access to the rear

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Taxation, Property-Card. Block 488, Lot 17; Department of Buildings, New Building applications (NB 348-1911)

174-176 Spring Street

Borough of Manhattan Tax Map Block 488, Lot 17

Date(s): 1911 (NB 348-1911)

Architect(s): Horenburger & Bardes

Owner / Developer: Alessandro Delhi Paoli

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement in glazed white brick was built as a pair with 170-172 Spring Street for Alessandro Delhi Paoli in 1911, and was designed in the Renaissance Revival style by Horenburger & Bardes. The extensive use of decorative terra cotta for paired-bay, two-story window enframements featuring brackets and festooned panels, pilasters, decorative spandrels and pedimented and segmental arch lintels are classical details characteristic of the Renaissance Revival style. The modillioned and denticulated cornice also features a garlanded frieze and brackets with attached garlands. The building retains its original decorative fire escape. On the ground floor, extant cast-iron columns flank a central residential entrance and two storefronts. The west storefront retains its historic arrangement of a central entrance with glass shop windows, fixed transom, and paneled bulkheads, while the east storefront has been fully modernized.

Alterations

Main Facade (North, facing Spring Street): Window replacement; east storefront modernized with no historic material remaining; west storefront retains historic arrangement although material may have been replaced, section of original projecting storefront cornice is extant in poor condition; covered sidewalk awning added over entrance to west storefront; east storefront modernized, no original material, has lost original arrangement; awning and roll down metal door added over east storefront; residential entrance has been modernized, no original material remains; electric light added over entrance; access to the rear of the property through a gated entrance from the sidewalk is of modern material

West Facade: Partially visible brick wall with brick replacement over top story

South Facade (rear): Partially visible from Thompson Street; brick wall with brick replacement over top story; replaced windows with square head windows in segmental arch openings; metal fire escape

Site

Metal step to westernmost storefront; modern metal gate to recessed basement-level areaway providing access to the rear

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Taxation, Property-Card. Block 488, Lot 17; Department of Buildings, New Building applications (NB 348-1911)

178 Spring Street (aka 178 1/2 Spring Street)

Borough of Manhattan Tax Map Block 488, Lot 16

Date(s): c. 1854; altered c. 1940-1964

Architect(s): Not determined

Owner / Developer: Casper Eckhard

Type: Tenement

Style(s): Italianate with alterations

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This five-story pre-law tenement was built c. 1854 for the shoemaker Casper Eckhard, an immigrant from the Hesse-Kassel state of the Holy Roman Empire. Eckhard acquired the property in 1846, which at the time contained a two-story frame dwelling built at least as early as 1825. The five-story Italianate building retains its simple paneled and modillioned wood cornice, but has had its projecting molded stone lintels shaved and parged prior to 1964. The ground-floor storefront has been converted to residential infill and original material - apart from cast-iron end piers - has been replaced with concrete and glass brick into residential infill.

Alterations

Main Facade (North, facing Spring Street): Window replacement; lintels shaved and parged between c. 1940 and 1964; end brackets on wood cornice have been missing since 1964; historic arrangement of ground-floor storefront was altered c. 1964, only one cast-iron pier remains visible, two others around westernmost entrance may be stuccoed over; storefront cornice removed and parged by 1964; no other historic material remains on ground floor; metal roll-down door installed; vent and lamps added on ground floor; conduit on ground floor over entrance to basement; fire escape removed (Alt 308-1941), some brackets extant and attachment points visible; brick replacement and repointing around lintels and sills

West Facade: Top-story stuccoed side wall partially visible from Spring Street; rear southern edge of stuccoed wall visible from Thompson Street; antenna and railings on roof visible from Thompson Street

South Facade (Rear): Stuccoed and painted; stone sills extant; metal fire escape with ladder to roof; downspout along southwest edge of building; windows replaced

Site

Concrete step along ground floor; concrete partition flanks steps to recessed basement entrance

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

New York County, Office of the Register, Deeds and Conveyances, [Estate of George Wragg] Liber 261, p 297 (1830); New York County, Office of the Register, Deeds and Conveyances, [Thomas Bays Ferris et al. to Casper Eckhard] Liber 474, p 592 (1846); New York County, Office of the Register, Deeds and Conveyances, [Casper Eckhard to Andrew Maier] Liber 898, p 610 (1864); New York, Wills and Probate Records, 1659-1999, Ancestry.com, Last Will and Testament of George Wragg, Liber 59, p. 212 [new liber page 196] (1825); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1859; Department of Taxation, Property-Card. Block 488, Lot 16.; Department of Buildings, Alteration applications (Alt 308-1941); New York City Department of Housing Preservation & Development (HPD), 178 Spring Street, Manhattan, I-Card Images

180 Spring Street (aka 82 Thompson Street)

Borough of Manhattan Tax Map Block 488, Lot 15

See: 82 Thompson Street

182-184 Spring Street (aka 83 Thompson Street)

Borough of Manhattan Tax Map Block 489, Lot 25

Date(s): 1921 (NB 159-1921)

Architect(s): Louis A. Sheinart

Owner / Developer: Angelo Frasinetti

Stories: 2

Material(s): Brick

Status: Not Determined (building under construction)

History

This two-story building, originally constructed in 1921 and designed by Louis A. Sheinart, is currently under construction and blocked by scaffolding.

Alterations

Currently under construction

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 159-1921); *Real Estate Record and Builders' Guide*

186 Spring Street

Borough of Manhattan Tax Map Block 489, Lot 23

Type: Unimproved lot

Status: Non-Contributing

History

No. 186 Spring Street is vacant and covered in scaffolding at time of designation. The row house previously on this site was demolished between 2012 and 2013.

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

N/A

188 Spring Street

Borough of Manhattan Tax Map Block 489, Lot 22

Date(s): c. 1824

Architect(s): Not determined

Owner / Developer: Nathaniel Paine

Type: Row house

Style(s): Altered Federal

Stories: 3 and attic

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This altered Federal style row house may have been built c. 1824 and features American common-bond brickwork. The building's scale, massing and proportions are typical of the Federal style. By 1901 this building featured a commercial ground floor, which by the c. 1940 tax photo contained Quong Sing, a Chinese laundry owned by Seung Gong, who lived in the building. Molded lintels, if originally present, had been removed and replaced with flat lintels by 1901.

Alterations

Main Facade (North): First-floor converted to commercial prior to c. 1940; molded window lintels removed prior to c. 1940; first-floor commercial space converted to residential likely c. 1962; wood clapboard installed on first floor; attic dormer added prior to 1964; wood molded lintels reinstalled; stained glass window installed on first floor

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; Geographic File, PR 020, [1901 photograph of Spring Street], Department of Prints, Photographs, and Architectural Collections, The New-York Historical Society; U.S. Census records, 1940

190 Spring Street

Borough of Manhattan Tax Map Block 489, Lot 21

Date(s): c. 1824; altered c. 1962

Architect(s): Not determined

Owner / Developer: Nathaniel Paine

Type: Row house

Style(s): Altered Federal

Stories: 3 and attic

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This altered Federal style row house built c. 1824, features American common-bond brickwork. The building's scale, massing and proportions are typical of the Federal style. By 1901 this building featured a commercial ground

floor, which by the c. 1940 tax photo contained a cobbler. Photographs from 1901 and c. 1940 show molded stone lintels on the upper stories, and an attic dormer (now missing) was added sometime between 1901 and c. 1940.

Alterations

Main Facade (North): First-floor converted to commercial use prior to 1901; commercial space on first-floor converted to residential use c. 1962, openings altered, molded lintels replaced; arched window installed on first floor; arched entry installed c. 1962; molded wood window lintels removed; dormers replaced and enlarged (Alt 464-1962); wood molding and entry surround installed post 1964 (carries Federal details but not original); vents installed along first floor

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; Department of Buildings, Alteration applications (Alt 464-1962); Geographic File, PR 020, [1901 photograph of Spring Street], Department of Prints, Photographs, and Architectural Collections, The New-York Historical Society

192 Spring Street

Borough of Manhattan Tax Map Block 489, Lot 20

Date(s): 1891 (NB 62-1891)

Architect(s): Kurtzer & Rohl

Owner / Developer: August Ruff

Type: Tenement

Style(s): Queen Anne

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This old-law tenement was designed by Kurtzer & Rohl and built in 1891. It features Queen Anne style ornament including a sunburst, urn, continuous belt bands and mythological horned creatures carved into the tympanum as well as a pressed metal cornice with a sunburst, floral swags and decorative brackets. The creatures and stylings of the building are of German influence. With the exception of the ground floor, the building remains largely intact.

Alterations

Main Facade (North): Storefronts modernized; electric lights installed flanking entry; windows replaced; residential entry surround and door painted; fire escape added

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 62-1891); *Real Estate Record and Builders' Guide*

196 Spring Street (aka 194-198 Spring Street)

Borough of Manhattan Tax Map Block 489, Lot 18

Date(s): 1908 (NB 89-1908)

Architect(s): Dietrich & Smith

Owner / Developer: Benjamin Winterbottom

Type: Tenement

Style(s): Arts and Crafts

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement building was designed by Dietrich & Smith and built in 1908. It features Arts and Crafts style ornament such as diaper patterned white brick, brick blind arches above the windows along the sixth story and simple stone lintels with a central residential entrance and a Renaissance Revival style cornice. Paneled cast-iron piers flank the building and the residential entrance. The historic wrought-iron fire escape is extant. With the exception of the modernized ground floor, the building remains largely intact.

Alterations

Main Facade (North): Storefronts modernized; storefront cornice removed; windows replaced

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 89-1908); *Real Estate Record and Builders' Guide*

200 Spring Street (aka 87-91 Sullivan Street)

Borough of Manhattan Tax Map Block 489, Lot 17

Date(s): 1880 (NB 240-1880)

Architect(s): William Jose

Owner / Developer: J. Mohrmann

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This five-story brick old-law tenement building designed by William Jose and built in 1880 features incised window lintels and a bracketed cornice with rosette details, all typical of the Neo-Grec style. Above the second story, an incised corner block denotes Spring and Sullivan Streets. The residential entrance is flanked by cast-iron piers with stylized floral details. The fire escape was installed at the time of construction. With the exception of the ground floor, the building remains largely intact.

Alterations

Main Facade (North, facing Spring Street): Storefront modernized; storefront cornice removed, parged, and painted; openings changed; windows replaced; residential entry door replaced; awning added on ground floor at corner; electric lights and video camera over residential entrance; cast-iron piers extant on ground floor

West Facade (facing Sullivan Street): Storefront modernized and painted; second window from corner bricked in along all upper floors; windows in sixth bay from corner infilled with smaller windows; awning added on ground floor; cast-iron piers extant on ground floor; metal roll-down gate at southern end to parking area

South Facade (Rear): brick painted and partially parged; electrical equipment over one-story rear addition

Site

Paved parking area along southern lot line

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 240-1880); *Real Estate Record and Builders' Guide*

202 Spring Street (aka 84-90 Sullivan Street)

Borough of Manhattan Tax Map Block 490, Lot 7501

Date(s): 2000

Architect(s): Peter Zeolla, engineer; Daniel Tangel, engineer

Owner / Developer: J.M. Municipal Research Corporation

Type: Apartment building

Stories: 6

Material(s): Brick

Status: Non-Contributing

History

This six-story apartment building was built by engineers Peter Zeolla and Daniel Tangel, in 2000.

Alterations

N/A

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

N/A

204 Spring Street

Borough of Manhattan Tax Map Block 490, Lot 24

Date(s): 1901 (NB 747-1901)

Architect(s): A. G. Rechlin

Owner / Developer: Marasco & Abbate

Type: Tenement

Style(s): Renaissance Revival

Stories: 7

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This white brick new-law tenement building was designed by A. G. Rechlin and built in 1901. The building features Renaissance Revival style details such as ornate terra-cotta panels below the windows, decorative molded window surrounds, a third floor cornice, and a pressed-metal cornice with swag decoration. The building was built for Marasco & Abbate, a realty company started by two Italian immigrants, Dominick Abbate and Rocco Maria Marasco.

Alterations

Main Facade (North): Storefront modernized; residential entry door and surround replaced; windows replaced

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 747-1901); *Real Estate Record and Builders' Guide*; "Dominick Abbate, 70, A Realty Man, Dies," *New York Times* (December 31, 1939), 22

206 Spring Street

Borough of Manhattan Tax Map Block 490, Lot 23

Date(s): 1890 (NB 1083-1890)

Architect(s): Charles A. Hadden

Owner / Developer: New York Pie Baking Company

Type: Loft

Style(s): Neo-Grec

Stories: 5

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

Originally built for the New York Pie Baking Company, this building features simplified Neo-Grec style details such as incised window lintels with continuous banding, and a corbeled cornice with simple dogtooth panels along the frieze. The New York Pie Baking Company had a stable around the corner at 82 Sullivan Street. The president of the New York Pie Baking Company was John F. Kohler, who invented several labor saving machines including one that enables a worker to pare, core and slice over fifteen hundred apples an hour.

Alterations

Main Facade (North): Windows replaced; building lights installed along storefront cornice; storefront modernized; part of cornice removed

Site

N/A

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Buildings, New Building applications (NB 1083-1890); *Princeton Alumni Weekly*, v. 15, n. 1, (1914); *Real Estate Record and Builders' Guide*

210 Spring Street (aka 208-210 Spring Street, 160 Avenue of the Americas)

Borough of Manhattan Tax Map Block 490, Lot 21

Date(s): 1902; altered 1946, 1949 (NB 236-1902)

Architect(s): M. Bernstein

Owner / Developer: Charles Baciagalupo

Type: Stable

Style(s): Renaissance Revival with alterations

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This red Roman brick stable building, with contrasting beige brick and terra-cotta details, was designed by either Michael or Mitchell Bernstein and built in 1902 for the undertaker Charles Baciagalupo. The building features Renaissance Revival style elements such as a corbelled cornice below the sixth floor, round-head windows with arched egg-and-dart molding, polychrome brick spandrel panels, imbricated keystones with flared lintels, and horizontal banding. The simplicity of the building's ornament reflects its original use as a stable. The building's cornice was removed prior to the c. 1940s tax photo.

Alterations

Main Facade (North, facing Spring Street): Alterations to change use from a stable to light manufacturing (1946); fire escape installed (1946); first floor modified for restaurant use (1949); cornice removed prior 1940; storefront modernized; windows replaced on second and third floors; electric lights installed at residential entry; new residential entry door

West Facade (facing Avenue of the Americas): Windows installed; through-wall air conditioner installed

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building and Alteration applications (NB 236-1902, Alt 2613-1946, Alt 218-1949); *Real Estate Record and Builders' Guide*

SULLIVAN STREET (ODD)

55 Sullivan Street (aka 51-55 Thompson Street, 520-532 Broome Street)

Borough of Manhattan Tax Map Block 489, Lot 7502

Date(s): 2011

Architect(s): Stephen B. Jacobs Group

Owner / Developer: Donald Zucker Real Estate Company

Type: Apartment building

Stories: 9

Material(s): Limestone; metal; glass

Status: Non-Contributing

History

This apartment building was designed by the Sephen B. Jacobs Group and was built in 2011.

Alterations

N/A

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

N/A

57 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 2

Date(s): 1816; altered 1842, 1875

Architect(s): Not determined

Owner / Developer: Frederick Youmans

Type: Row house

Style(s): Federal

Stories: 3 and basement

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

This three-bay, wood-framed, Federal style row house was built as a speculative development property in 1816. The style is characterized by its brick-clad front laid in Flemish bond, incised paneled stone lintels, incised entry arch with a keystone and impost blocks and low stoop. The house was originally two stories tall, undoubtedly capped by a gabled attic with dormers. The paneled window lintels at the first and second stories are thought to be among the earliest surviving examples in Manhattan. By 1875, the basement was converted to commercial use and was occupied by the Knickerbocker bar with an African-American proprietor. This property is a designated New York City Landmark.

Alterations

Main Facade (West): Third story added in 1842; areaway stoop and railing replaced; areaway brick and masonry facings and paving replaced; some replacement of brickwork at basement level; double doors and basement window replaced; wrought iron grille installed at window; sections of basement belt course above window and door removed; remaining stonework resurfaced; basement light fixtures flanking entry; stoop stuccoed; wrought iron stoop rails, gate and areaway rail; paneled entrance door and lunette transom; light fixtures flanking first-story entry; stone lintels and window sills stuccoed; shutters added; six-over-six window sash modern replacements

Site

Wrought iron fence and railing

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap, and stone curb

References

Landmarks Preservation Commission, *57 Sullivan Street House* (LP-2344) (New York: City of New York, 2016)

59 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 3

Date(s): c. 1820; altered 1876, 1903

Architect(s): Not determined

Owner / Developer: Not determined

Type: Row house

Style(s): Federal with alterations

Stories: 3 and basement

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

This three-bay brick and brownstone Federal row house, built c. 1820, features multiple brick patterns including English and Flemish bond and a denticulated cornice that are characteristic of the Federal style.

Alterations

Main Facade (West): Third story and bracketed cornice added (1876); first floor front facade removed (1903); second entry door and stoop installed; central bay window at first floor installed; brick stairwells on both stoops; iron gates at both stoops installed; entry doors and surrounding frames installed; replacement of brick work throughout facade; partially covered in scaffolding at time of designation; fire escape installed prior to c. 1940

Site

Iron gates at each stoop

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (Alt 320-1876, Alt 882-1903); *Real Estate Record and Builders' Guide*

61 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 4

Date(s): 1869

Architect(s): John McCool

Owner / Developer: A. Furmore

Type: Tenement

Style(s): Italianate

Stories: 5

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

This three-bay pre-law tenement building with commercial ground floor was built in 1869. It features a historic wood storefront with paneled cast-iron piers, and a historic wood commercial entry door that dates from a later alteration.

Alterations

Main Facade (West): Transom at commercial entry level infilled; brick painted; windows replaced; sidewalk modified; window lintels and sills painted; storefront cornice scraped and paraged; electric light installed at residential entrance; new residential entrance door; security gate installed at storefront window; air conditioning unit installed in commercial transom

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide, v. 3, n. 22, (August 14, 1869) 7

63 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 5

Date(s): 1877; altered 1964 (NB 108-1877)

Architect(s) / Builder(s): W. H. Cauvet, architect; Cockerill & Spaulding and T. J. Duffy, builders

Owner / Developer: L.M. Thorn

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This building is one of three pre-law tenements (63-67 Sullivan Street) built by Cokerill & Spaulding and T. J. Duffy, and designed by W. H. Cauvet for L. M. Thorn. The fluted cast-iron columns on the first floor and the stylized brackets of the cornice are consistent with the Neo-Grec style. The fire escapes were installed at the time of construction.

Alterations

Main Facade (West): Ground floor converted to residential use (1964); first floor combined with 65 and 67 Sullivan Street (1964)

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building and Alteration applications (NB 108-1877, Alt 877-1964); *Real Estate Record and Builders' Guide*

65 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 6

Date(s): 1877; altered 1964 (NB 108-1877)

Architect(s) / Builder(s): W. H. Cauvet, architect; Cockerill & Spaulding and T. J. Duffy, builders

Owner / Developer: L.M. Thorn

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This building is one of three pre-law tenements (63-67 Sullivan Street) built by Cokerill & Spaulding and T. J. Duffy, and designed by W. H. Cauvet for L. M. Thorn. The fluted cast-iron columns on the first floor and the stylized brackets of the cornice are consistent with the Neo-Grec style. The fire escapes were installed at the time of construction.

Alterations

Main Facade (West): Ground floor converted to residential (1964); first floor combined with 63 and 67 Sullivan Street (1964)

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building and Alteration applications (NB 108-1877, Alt 876-1964); *Real Estate Record and Builders' Guide*

67 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 7

Date(s): 1877; altered 1964 (NB 108-1877)

Architect(s) / Builder(s): W. H. Cauvet, architect; Cockerill & Spaulding and T. J. Duffy, builders

Owner / Developer: L.M. Thorn

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This building is one of three pre-law tenements (63-67 Sullivan Street) built by Cokerill & Spaulding and T. J. Duffy, and designed by W. H. Cauvet for L. M. Thorn. The fluted cast-iron columns on the first floor and the stylized brackets of the cornice are consistent with the Neo-Grec style. The fire escapes were installed at the time of construction.

Alterations

Main Facade (West): Ground floor converted to residential (1964); first floor combined with 63 and 65 Sullivan Street (1964)

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building and Alteration applications (NB 108-1877, Alt 877-1964); *Real Estate Record and Builders' Guide*

71 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 8

Date(s): 1897 (NB 923-1897)

Architect(s): Kurtzer & Rohl

Owner / Developer: Michael and Edward Lapp

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story old-law tenement with commercial first floor was designed by Kurtzer & Rohl for Michael and Edward Lapp in 1897. The building's modillioned and denticulated cornice features a rinceau style frieze and its pedimented lintels are representative of the Renaissance Revival style. Cast-iron piers flank the residential entry. The historic wood door at the residential entry remains. With the exception of the ground floor, the building remains largely intact.

Alterations

Main Facade (West): Storefronts modernized; storefront cornice removed; windows replaced; electric light and conduit over residential entrance

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (NB 923-1897); *Real Estate Record and Builders' Guide*

75 Sullivan Street (aka 73-75 Sullivan Street)

Borough of Manhattan Tax Map Block 489, Lot 9

Date(s): 2013

Architect(s): Bialosky + Partners Architects

Owner / Developer: John Zaccaro

Type: Apartment building

Stories: 8

Material(s): Metal; concrete

Status: Non-Contributing

History

This eight-story apartment building was designed by Bialosky + Partners and built in 2013.

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building and Alteration applications

77 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 11

Date(s): 1878 (NB 135-1878)

Architect(s): John M. Forster

Owner / Developer: John Henison

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

This six-story Neo-Grec, pre-law tenement building with fluted cast-iron flanking piers was designed by John M. Forster and built in 1878. The metal pedimented and non-pedimented window lintels and stylized sills feature Neo-Grec elements including stylized rosettes. Star-plated tie rods also appear along the first through fourth floors. The building remains largely intact above the ground floor.

Alterations

Main Facade (West): Brick painted; stone trim painted; storefront modernized; storefront cornice removed; residential entry transom replaced with glass block; metal roll-down security grille added; cast-iron piers and columns extant

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 135-1878); Real Estate Record and Builders' Guide

79 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 12

Date(s): 1900 (NB 1180-1900)

Architect(s): Schneider & Herter

Owner / Developer: Leopla Kaufmann

Type: Tenement

Style(s): Romanesque Revival/Renaissance Revival

Stories: 7

Material(s): Brick; stone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This seven-story old-law tenement building with decorative terra-cotta tile was designed by Schneider & Herter and built in 1900. It features Romanesque Revival style detailing, such as foliate terra-cotta tile around arched windows, as well as terra-cotta tile Renaissance Revival elements like belt courses along the fourth floor. The decorative basket balcony fire escape was installed at the time of construction.

Alterations

Main Facade (West): Storefronts modernized; residential entrance altered; storefront cornice removed; windows replaced

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 1180-1900); *Real Estate Record and Builders' Guide*

81 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 13

Date(s): c. 1835

Architect(s): Not determined

Owner / Developer: Not determined

Type: Row house

Style(s): Altered Federal

Stories: 4

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This former federal row house with Flemish-bond brickwork was built c. 1835. Maps dated from 1857 to 1862 refer to the building as a first class store, most likely a bakery. The building continued to be a bakery through the early- to mid-19th century and was converted to a tenement by 1907. The central commercial entry and southern residential entrance are at historic locations and the commercial entrance door appears to be historic. The Italianate style cornice was added in the early 20th century.

Alterations

Main Facade (West): Fire escape added (1939); storefront cornice removed; storefront modernized; brick painted; fourth story added; pressed metal cornice added at time of fourth floor; electric light installed at residential entry; commercial entry transom infilled; first floor stuccoed; vent installed below first floor window; brick painted

Site

Stoop shortened at both commercial and residential entrances; iron railing replaced both at commercial and residential entry; non-visible building is located at rear of lot along eastern lot line

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (Alt 1362-39); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840

83 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 14

Date(s): c. 1825; altered 1880

Architect(s): Not determined

Owner / Developer: David Mulford

Type: Row house

Style(s): Federal

Stories: 3 and basement

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

No. 83 Sullivan Street, and the adjacent 85 Sullivan Street, were built in 1825 after a fire destroyed an earlier 1819 building on this site. The owner of 83 Sullivan Street, David Mulford, was a carpenter. This three-story Federal row

house features a Flemish-bond brick pattern with simple stone trim and six-over-six wood windows. The leaded oval transom rests on a broken entablature over Tuscan columns flanking a six-paneled door. This house is a New York City designated Landmark.

Alterations

Main Facade (West): Third floor and cornice with foliate brackets added (1880); basement level stuccoed; iron fencing replaced

Site

Iron fence and gate

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Landmarks Preservation Commission, *83 Sullivan Street House* (LP-0643) (New York: City of New York, 1973); “Great Fire!” *New York Commercial Advertiser* (December 15, 1825), 2

85 Sullivan Street

Borough of Manhattan Tax Map Block 489, Lot 15

Date(s): c. 1825; altered 1874

Architect(s): Not determined

Owner / Developer: Drake Crane

Type: Row house

Style(s): Federal

Stories: 3 and basement

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

No. 85 Sullivan Street, and the adjacent 83 Sullivan Street, were built c. 1825 after a fire destroyed an earlier 1819 building on this site. The owner of 85 Sullivan Street, Drake Crane, was a carpenter. This three-story Federal row house features a Flemish-bond brick pattern with simple stone trim and six-over-six windows. The leaded transom over the entry door, the reeded molding, and the blocked corners of the molding surround are typical of the Federal style. This is a New York City designated Landmark.

Alterations

Main Facade (West): Third floor and cornice added (1874)

Site

Iron fence and gate

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Landmarks Preservation Commission, *85 Sullivan Street House*, (LP-0644) (New York: City of New York, 1973); “Great Fire!” *New York Commercial Advertiser* (December 15, 1825), 2

87-91 Sullivan Street (aka 200 Spring Street)

Borough of Manhattan Tax Map Block 489, Lot 17

See: 200 Spring Street

93-95 Sullivan Street (aka 195-199 Spring Street)

Borough of Manhattan Tax Map Block 503, Lot 45

See: 195 Spring Street

97 Sullivan Street

Borough of Manhattan Tax Map Block 503, Lot 1

Date(s): 1908 (NB 196-1908)

Architect(s): George Butz

Owner / Developer: H. P. Skelly

Type: Tenement

Style(s): Late 19th-Century Vernacular

Stories: 5

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

Built for H. P. Skelly in 1908 by George Butz, this new-law tenement features a buff brick facade with contrasting details in stone and a red-orange brick. George Butz was primarily an architect of industrial buildings, particularly brewery buildings, and the style used here references the corbeling and contrasting color and textures used for German-American brewery buildings. No. 97 Sullivan is characterized by angled, soldiered brick courses, and the use of a combination of red-orange brick with rough-face stone in segmental arch lintels. The small windows flanking the center three bays have been bricked in and all windows have been replaced, but the building remains largely intact and features a wrought iron fire escape with decorative brackets, and a pressed metal cornice with modillions, egg-and-dart molding and dentils, along with a frieze in a vegetal pattern. Cast-iron piers at the storefront level are original, although the storefront and storefront cornice are a post-1980 reconstruction in a historical style.

Alterations

Main Facade (West): Small windows on the second through fifth stories have been bricked in; air conditioning units installed through-wall on each floor; windows replaced (square head windows in a segmental arch opening); storefront is a modern restoration with three cast-iron piers as only extant historical material; awning added; brick replacement or discoloration where brick was originally covered by storefront cornice (see c. 1940 tax photo)

South Facade: Plain painted brick facade; bulkhead at southwest corner of building visible from the street

North Facade: Plain brick facade, now stuccoed; one-story extension with roof deck along property line

East Facade (rear): Stuccoed; metal fire escape with ladder to roof; ventilation piping to roof

Site

Metal access hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Taxation, Property-Card. Block 503, Lot 1; Office for Metropolitan History, "Manhattan NB Database 1900-1986," <http://www.MetroHistory.com>

99-101 Sullivan Street (aka 181-185 Spring Street, 85-99 Thompson Street)

Borough of Manhattan Tax Map Block 503, Lot 30

See: 85 Thompson Street (Vesuvio Playground)

103 Sullivan Street

Borough of Manhattan Tax Map Block 503, Lot 4

Date(s): 1874 (NB 115-1874)

Architect(s): William Jose

Owner / Developer: Dr. P. Spies

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This pre-law tenement is one of two buildings (103 and 105 Sullivan Street) built for Dr. P. Spies, by the prolific tenement architect William Jose. This tenement, built to house four families per floor, replaced earlier row houses and reflected the increasing density of the South Village. The pedimented and bracketed metal lintels and bracketed metal sills in Neo-Grec designs are significant features of this building. The pressed metal cornice features geometric modillions, large dentil molding, and a paneled frieze. Ground floor storefronts retain their historic arrangement, but the material of bulkheads and entrances have been replaced. Cast-iron piers flanking the residential entrance, and original stone steps to both the stores and residential entrance are extant.

Alterations

Main Facade (West): Painted brick facade; centrally placed residential entrance altered, transom and door replaced and decorative moldings removed (see 105 Sullivan Street); video camera added over door; two electric lights added over entrance; cast-iron piers are original; storefronts have added awnings and roll-down metal doors; bulkheads and glass of storefronts replaced, but retain original arrangement; windows replaced on upper stories; shell detail in center of molded and bracketed lintels is missing in all but three fourth-story lintels; metal fire escape, note how support brackets are keyed into lintels on the second floor

South Facade: Plain brick wall, now stuccoed

East Facade (Rear): Stucco over plain brick with stone lintels; dentils in brick along roofline; metal fire escape to roof; railings along roofline; vent attached with brackets to south corner, extends over roofline; windows replaced

Site

Metal access hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Taxation, Property-Card. Block 503, Lot 4

105 Sullivan Street

Borough of Manhattan Tax Map Block 503, Lot 5

Date(s): 1874 (NB 115-1874)

Architect(s): William Jose

Owner / Developer: Dr. P. Spies

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This pre-law tenement is one of two buildings (103 and 105 Sullivan Street) built for Dr. P. Spies, by the prolific tenement architect William Jose. This tenement, built to house four families per floor, replaced earlier row houses and reflected the increasing density of the South Village. The pedimented and bracketed metal lintels and bracketed metal sills are significant features of this building. The pressed metal cornice features geometric modillions, large dentil molding, and a paneled frieze. Ground floor storefronts retain their historic arrangement, but the materials of bulkheads and entrances have been replaced. Cast-iron piers flanking the residential entrance, and original stone steps to both the stores and residential entrance are extant. No. 105 Sullivan Street retains its wooden paneled residential entryway, which features rope patterned molding, and retains most of its original four-over-four double-hung sash windows.

Alterations

Main Facade (West): Painted brick facade; video camera added over door; two electric lights added over entrance; cast-iron piers are original; storefronts have added roll-down metal doors; bulkheads of storefronts replaced; air conditioners installed in storefront transoms; northern storefront has modern signage over historic cornice; windows replaced in only a couple of locations, replacements retain four-over-four style; shell detail in center of molded and bracketed lintels is missing in all locations

East Facade (Rear): Plain brick with stone lintels; dentils in brick along roofline; metal fire escape to roof; railings along roofline; vent attached with brackets to south corner, extends over roofline; windows replaced

Site

Metal access hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Taxation, Property-Card. Block 503, Lot 5

107 Sullivan Street (aka 107-109 Sullivan Street)

Borough of Manhattan Tax Map Block 503, Lot 6

Date(s): 1905 (NB 365-1905)

Architect(s): Horenburger & Straub

Owner / Developer: Michael Briganti

Type: Tenement

Style(s): Colonial Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

Built for Michael Briganti by Horenburger & Straub in 1905, this new-law tenement features an asymmetrical seven-bay facade in ironspot beige brick. Limestone details include quoining, molded lintels, scrolled keystones, and carved medallions. The storefront level is particularly decorative, with an extant storefront cornice with frieze, and intact residential entryway with cast-iron piers, wood-paneled surround, transom, and matching carved wooden double doors on both the exterior and within the vestibule. Metal elements include the ornate wrought-iron fire escapes with basket balconies, cast-iron partitions between windows, and a pressed metal cornice that includes modillions, egg-and-dart molding, dentils, and a garlanded frieze. The storefronts to the south of the residential entrance are intact with wooden shop window bays, decorative paneled and bracketed bulkheads, and attenuated colonnettes, which have been simplified in the storefronts on the northern side. Cast-iron posts on the sidewalk are still extant. Despite some alterations to storefronts, this building remains remarkably intact.

Alterations

Main Facade (West): Windows replaced; some storefront bulkheads simplified and ornament removed; storefront entrances have replaced doors and transoms; conduit and electric lights added over residential entrance; roll down doors, awnings, and door grilles added to some storefronts

South Facade: Plain brick with segmental arch brick lintels and stone sills; cement coating over the top story; metal fire escape with vertical ladder to roof

East Facade (Rear): Plain brick with segmental-arch brick lintels and stone sills; cement coating over the top two stories in the rear; metal fire escape with vertical ladder to roof

Site

Raised concrete slab; modern railings with cast-iron piers flanking three recessed stairways to basement level; northernmost entrance is gated; additional cast-iron piers and metal railings adjacent to residential entrance

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Taxation, Property-Card. Block 503, Lot 6

111 Sullivan Street

(Cella Building)

Borough of Manhattan Tax Map Block 503, Lot 8

Date(s): 1893 (NB 539-1893); altered 1960

Architect(s): Robert Hankinson

Owner / Developer: Joseph Cella

Type: Tenement

Style(s): Queen Anne

Stories: 5

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This five-story buff brick building was built for Joseph Cella in 1893 as an old-law tenement with a ground floor commercial space. The Queen-Anne styled design uses terra-cotta panels, stone band courses, and brick corbelling. Significant features include a fan shaped terra-cotta panel in a flattened arch with a scrolled keystone. This pattern is replicated in the large metal cornice that features “Cella Building” in raised lettering along with a paneled frieze, dentil molding, and oversize brackets. All windows have been replaced and are smaller than the original double-hung sash. Brown bricks that feature as sills are a later alteration that replaced portions of stone band courses. The ground floor, which was originally a commercial storefront, was converted to residential use and infilled and stuccoed with a modern door and windows in 1960.

Alterations

Main Facade (West): Window replacement; through-wall air conditioning units added on each floor, replacing original terra-cotta panels; sill replacement in dark brick; brick replacement around air conditioning units in dark brick and buff brick; ground floor entirely new material, infilled and stuccoed with modern door and windows (Alt 1325-1960)

Site

Concrete planter; non-visible building is located at rear of lot along eastern lot line

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Taxation, Property-Card. Block 503, Lot 8;
Department of Buildings, New Building and Alteration applications (NB 539-1893, Alt 1325-1960)

113 Sullivan Street

Borough of Manhattan Tax Map Block 503, Lot 9

Date(s): c. 1828; altered 1917, 1939

Architect(s): Not determined

Owner / Developer: Hadden & Gedney

Type: Row house

Style(s): No Style

Stories: 5 and basement

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

Constructed as a three-story row house with basement c. 1828 for the builders Hadden & Gedney, the building was later tenementized and raised to five stories. In the 1851 tax assessments, a note for this property claims that twenty-five families were living in this building (not including an additional three families living in the two-story building on the rear of the lot). Prior to a major alteration in 1939, when the stoop was removed and the entrance lowered to the basement, the building featured molded stone lintels and plain stone sills, a horse walk to the south of the stoop (providing access to a rear-lot tenement), and a partial storefront on the basement level. Small windows in the center of the facade on the second to fifth stories, which were added in 1917, have since been removed and bricked in. Today the building has lost its lintels and sills, and the only historic feature that remains is a pressed-metal cornice with block and acanthus modillions and a paneled frieze. Sometime between 1950 and 1965, the basement was infilled, stuccoed, and all historic material was removed.

Alterations

Main Facade (West): Painted; metal fire escape; air conditioners installed in wall on second through fifth stories; small windows (c. 1917) have been bricked in; lintels removed; sills replaced; ground floor storefront converted to residential infill and stuccoed

North Facade: Partially visible brick wall, partially painted

Site

Recessed entryway with iron railings; non-visible building is located at rear of lot along eastern lot line

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

New York County, Office of the Register, Deeds and Conveyances, [Creditors to Hadden & Gedney] Liber 226, p 179 (1827); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1859; Department of Taxation, Property-Card. Block 503, Lot 9; Department of Buildings, Alteration applications (Alt 2014-1917, Alt 1757-1939)

115 Sullivan Street

Borough of Manhattan Tax Map Block 503, Lot 10

Date(s): c. 1824; altered 1867, 1949

Architect(s): Not determined

Owner / Developer: Sarles Miller

Type: Row house

Stories: 4 and basement

Material(s): Brick

Status: Non-Contributing

History

No. 115 Sullivan Street was constructed as a two-story brick and frame row house with basement in c. 1824 for Sarles Miller, a cartman. The building was tenementized early on and was raised to three stories in 1867 under the ownership of Daniel Wilson, who also raised the rear tenement at this time. In the c. 1940 tax photo the building featured a Second Empire Mansard roof. A substantial alteration in 1949 removed both the mansard roof and stoop, bringing the entrance to the sidewalk and filling the front areaway to the west lot line. The plain brick facade seen today dates from this alteration.

Alterations

Main Facade (East): Reclad in 1949 (mansard roof and stoop removed); window openings changed; stone lintels and sills removed; metal fire escape; entrance in modern materials

South Facade: Plain brick, with windows opening on walkway along south of property line; conduit and electric lighting along the side of building

Site

Metal gate encloses alley running along south lot line of No. 115 Sullivan Street; wrought-iron railings for entrance protrude onto sidewalk

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1869; Department of Taxation, Property-Card. Block 503, Lot 10; Department of Buildings, Alteration applications (Alt 863-1949, Alt 1253-1949, Alt 2735-1949); New York City Department of Housing Preservation & Development (HPD), 115 Sullivan Street, Manhattan, I-Card Images

115 Sullivan Street (aka 115 Rear Sullivan Street)

Borough of Manhattan Tax Map Block 503, Lot 10

Date(s): Not determined

Architect(s): Not determined

Owner / Developer: Thomas Griffin

Type: Tenement

Stories: 4

Material(s): Brick

Status: Non-Contributing

History

As early as 1851 a rear tenement was built on this lot for Thomas Griffin, and by 1867, at the same time that the front building was raised to three stories, this rear tenement was raised to four stories while under the ownership of Daniel Wilson. Accessed by a paved areaway along the southern lot line, this building is only partially visible by a direct sightline from Sullivan Street.

Alterations

Main Facade (West): Painted; air conditioning units installed through-wall in southernmost bay

Site

Accessed by a gated areaway along the southern lot line

Sidewalk / Curb Materials

Concrete areaway and paved yard

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1841-1869

117 Sullivan Street

Borough of Manhattan Tax Map Block 503, Lot 11

Date(s): 1894; altered 1940 (NB 236-1894)

Architect(s): George Pelham

Owner / Developer: Joseph L. Buttenweiser

Type: Tenement

Style(s): Transitional Queen Anne/Romanesque Revival with alterations

Stories: 5 and basement

Material(s): Brick; brownstone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This 1894 old-law tenement was designed as a pair with 119 Sullivan Street by George Pelham for Joseph L. Buttenweiser, a realtor who once spoke on the value of tenements as stable investments. Designed in a transitional Queen Anne and Romanesque Revival style, the facade features beige brick with brownstone and terra-cotta details. The building has had its cornice stripped and due to the deterioration of the original brownstone, most brownstone details have been resurfaced and simplified. The upper stories feature a variety of terra-cotta details from vegetal patterned band coursing and trim to decorative spandrels and blind arches with a female bust; the design also features a mixture of round-arch and square-head windows. The first two stories of 117 Sullivan Street were altered in 1940 by architect Stephen L. Heidrich. The use of stucco and casement windows is reflective of alterations common to the larger area of Greenwich Village in the 1920s and 1930s that sought to update buildings in a Spanish Colonial style. Seen here however, the alteration dates to after that period of popularity and falls outside of the period of significance in this district.

Alterations

Main Facade (West): Cornice removed; windows replaced, including square-head windows in a round-arch opening; railing installed along roofline; stoop removed; residential infill in basement replacing original storefronts; redesign of basement and first story a 1940 alteration (Alt 2572-1940), residential entrance moved to basement, basement and first-floor stuccoed; metal fire escape; brownstone resurfaced and simplified including scrolled keystones, lintels, and band courses; air conditioner installed through-wall on southernmost bay of top story; electric light over residential entrance

Site

Wrought-iron railings project onto sidewalk

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

"Tenements Make Good Investments." *New York Times*, (January 28, 1912) xxi; Department of Taxation, Property-Card. Block 503, Lot 11; Department of Buildings, New Building and Alteration applications (NB 236-1894, Alt 2572-1940)

119 Sullivan Street

Borough of Manhattan Tax Map Block 503, Lot 12

Date(s): 1894 (NB 236-1894)

Architect(s): George Pelham

Owner / Developer: Joseph L. Buttenweiser

Type: Tenement

Style(s): Transitional Queen Anne/Romanesque Revival

Stories: 5 and basement

Material(s): Brick; brownstone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This 1894 old-law tenement was designed as a pair with 117 Sullivan Street by George Pelham for Joseph L. Buttenweiser, a realtor who once spoke on the value of tenements as stable investments. Designed in a transitional Queen Anne and Romanesque Revival style, the facade features beige brick with brownstone and terra-cotta details. The building has had its cornice stripped and due to the deterioration of the original brownstone, most brownstone details have been resurfaced and simplified. The upper stories feature a variety of terra-cotta details from vegetal patterned band coursing and trim to decorative spandrels and blind arches with a female bust. Significant features of the design include a mixture of round-arch and square-head windows, the predominant use of brownstone on the first floor, and the design of a central stoop in a one and a half-story arch. While 117 Sullivan has been altered on the bottom two stories, 119 Sullivan Street retains its original elongated residential entrance within a brownstone surround. The narrow, wood-paneled, double doors of the entrance, under a round-arched transom are a defining feature of the design. Paired bays on either side of the central entrance arch are separated with thin, wood colonnettes. Although the basement-level storefronts have been highly altered, the building retains its original arrangement of a central stoop with two projecting-bay storefronts which is significant to its design. The Japanese-influenced projecting wooden storefront bays are sensitive to the original design of the building's storefronts, however the addition of light gray stone around the storefronts clashes with the materials of the upper stories.

Alterations

Main Facade (West): Cornice removed and parged; windows replaced, including square-head windows in a round-arch opening; railing installed along roofline; brownstone elements resurfaced and simplified, including the flattening of scrolled keystones, lintels, and band courses; metal fire escape; window grilles added on second floor; steps of stoop updated with split-faced stone; electric lights added over residential entrance; planters installed in front of storefronts; storefronts of modern construction (believed to date to 1995, with the opening of Blue Ribbon Sushi at this location); storefront to below second story clad in gray stone

Site

Recessed entrances to basement-level storefronts; planters; modern railings with cast-iron posts along north and south property lines

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

"Tenements Make Good Investments." *New York Times*, (January 28, 1912) xxi; Department of Taxation, Property-Card. Block 503, Lot 12; Department of Buildings, New Building applications (NB 236-1894)

123 Sullivan Street (aka 121-123 Sullivan Street)

Borough of Manhattan Tax Map Block 503, Lot 7501

Date(s): c. 2002 (NB 102663583)

Architect(s): Ron Melamud

Owner / Developer: Izzak Namer

Type: Apartment building

Stories: 6

Material(s): Brick

Status: Non-Contributing

History

This contemporary six-story brick building was designed by Ron Melamud for Izzak Namer and completed in 2002.

Alterations

N/A

Site

Low concrete ramps to entrances

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building application (NB 102663583-2002)

125 Sullivan Street (aka 125-127 Sullivan Street)

Borough of Manhattan Tax Map Block 503, Lot 15

Date(s): 1900 (NB 594-1900)

Architect(s): M. Bernstein

Owner / Developer: Lasar Wollenstein

Type: Tenement

Style(s): Renaissance Revival

Stories: 6 and basement

Material(s): Brick; stone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

Built for Lasar Wollenstein by either Michael or Mitchell Bernstein, this six-story and basement tenement was built in 1900. The buff brick facade is notable for its inventive and playful use of detail in a predominantly Renaissance-Revival styled design that is characterized by oversized scrolled keystones in limestone, and a mixture of segmental arch, round arch, and square head windows. In the place of more decorative stone details, brick is laid to create texture through band courses, corbelling, dentils, and decorative spandrels. The round-arch windows on the fifth story are decorated with egg-and-dart molding, cartouches, and a band course in terra cotta. The pressed-metal modillioned cornice features a garlanded frieze, and egg-and-dart molding. Note the two basket balconied wrought-iron fire escapes and the wrought-iron railing detail over the residential entrance. The stone enframement of the residential entrance remains intact, although the doors and transom have been replaced with modern material. A pressed-tin panel located over the entrance is an unusual detail and it is unclear whether this is original. Ground floor storefronts have been modernized and no historic material is extant.

Alterations

Main Facade (West): Window replacement (including square head windows in round-arch and segmental-arch openings); residential entrance has modern glass-and-metal infill; electric lights added around entrance; flared lintels and scrolled keystone have been painted; terra-cotta and brick lintels over round arched windows on fifth floor have been painted; brick work on top story painted; grilles added over first-floor windows; brick replacement over residential entrance; storefronts modernized, no original material extant; awnings added

North Facade: Side wall of top three stories visible, stuccoed; windows in east half of wall along setback

Site

Low planter in front of south storefront

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 503, Lot 14; *Real Estate Record and Builders' Guide*; Department of Buildings, New Building application (NB 594-1900)

129 Sullivan Street (aka 186 Prince Street)

Borough of Manhattan Tax Map Block 503, Lot 17

See: 186 Prince Street

131-133 Sullivan Street (aka 183-185 Prince Street)

Borough of Manhattan Tax Map Block 516, Lot 43

See: 183 Prince Street

135 Sullivan Street

Borough of Manhattan Tax Map Block 517, Lot 1

Date(s): 1904 (NB 182-1904)

Architect(s): Horenburger & Straub

Owner / Developer: Isaac Grossman and Michael Charles

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement with stores was designed by architects Horenburger & Straub and built in 1904 for Isaac Grossman and Charles Michael, then president and secretary of the Peto Realty Co. The building's polychromatic red brick, white brick, terra-cotta, and stone facade is characteristic of the Renaissance Revival style with its elaborate detailing, decorated surfaces, and play of masonry colors and textures. Other Renaissance Revival features include horizontal banding in alternating red and white brick courses, buff brick quoins, alternating terra-

cotta egg-and-dart and guilloche sill and lintel courses, and projecting buff brick sash courses. The building's central two bays feature decorative, stepped arch lintels with scalloped keystones, while the two northernmost and two southernmost bays feature broken scroll pediment lintels with coquillage finials, scalloped brackets, and foliate panels. The building replaced two smaller masonry buildings that were part of a copper works complex and displays the barbell footprint typical of a new-law tenement. The building remains largely intact and displays an identical facade to the adjacent 137 Sullivan Street, with which it was built concurrently. The wooden storefront, cast-iron entryway surrounds, railings and cast-iron newel posts at the basement stairs, and pressed-metal bracketed cornice above the first story are almost entirely intact, though the cornice has been covered. The building features basket balcony fire escapes with scrolled ironwork details.

Alterations

Main Facade (West): Awning and metal storefront grate; light fixtures; signage; basement areaway fence partly replaced; surveillance cameras; non-historic windows; non-historic residential entrance door and transom light; most window grilles removed; central detail of broken scroll pediments removed

South Facade: Brick parged

Site

Raised concrete seating area; hatches; newel posts and railings at basement stairs; raised granite paver beneath newel post

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 1; Department of Buildings, New Building applications (NB 182-1904); *Real Estate Record and Builders' Guide*

137 Sullivan Street (aka 137-139 Sullivan Street)

Borough of Manhattan Tax Map Block 517, Lot 3

Date(s): 1904 (NB 182-1904)

Architect(s): Horenburger & Straub

Owner / Developer: Isaac Grossman and Michael Charles

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement with stores was designed by architects Horenburger & Straub and built in 1904 for Isaac Grossman and Charles Michael, then president and secretary of the Peto Realty Co. The building's polychromatic red brick, white brick, terra-cotta, and stone facade is characteristic of the Renaissance Revival style with its elaborate detailing, decorated surfaces, and play of masonry colors and textures. Other Renaissance Revival features include horizontal banding in alternating red and white brick courses, buff brick quoins, alternating terra-cotta egg-and-dart and guilloche sill and lintel courses, and projecting buff brick sash courses. The building's central two bays feature decorative, stepped arch lintels with scalloped keystones, while the two northernmost and two southernmost bays feature broken scroll pediment lintels with coquillage finials, scalloped brackets, and foliate panels. The building replaced two smaller masonry buildings that were part of a copper works complex and displays the barbell footprint typical of a new-law tenement. The building remains largely intact and displays an identical

facade to the adjacent 135 Sullivan Street, with which it was built concurrently. The wooden storefront, cast-iron entryway surrounds, and pressed-metal bracketed cornice above the first story are largely intact. The building features basket balcony fire escapes with scrolled ironwork details.

Alterations

Main Facade (West): Awning and metal storefront grate; light fixtures; signage; basement areaway fence partly replaced; surveillance cameras; non-historic windows; most window grilles removed; central detail of broken scroll pediments removed; non-historic retail entrance doors; non-historic retail windows; newel posts removed and railings replaced at basement entrance

Site

Hatch; concrete ramp to retail entrance; concrete block at base of storefront

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 1; Department of Buildings, New Building applications (NB 182-1904); *Real Estate Record and Builders' Guide*

141 Sullivan Street

Borough of Manhattan Tax Map Block 517, Lot 5

Date(s): 1875 (NB 157-1875)

Architect(s): William Zschwetzke

Owner / Developer: William Zschwetzke

Type: Tenement

Style(s): Neo-Grec with alterations

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

Nos. 141, 143, and 145 Sullivan Street were designed in 1875 by William Zschwetzke, who was both the owner and builder of these three five-story red brick pre-law tenements and stores. The Neo-Grec style features of 141 Sullivan Street include projecting metal sills with incised brackets and pedimented lintels above bracketed, decorative panels with incised floriform details on the second story and projecting pressed-metal sills with incised brackets and flat lintels above bracketed, decorative panels with incised floriform details on the third, fourth, and fifth stories. Although the first story was largely reconfigured to accommodate residential infill, an original fluted wooden jamb frames the residential entrance and cast-iron piers might remain in place beneath a coat of stucco.

The three buildings and their tenants were the focus of the “Report on Small-Pox in New York City in 1892”; the first patient known to have been infected with smallpox was Frank Poppa, an Italian bootblack and a resident of 141 Sullivan Street. The building was subsequently fumigated and disinfected. Nonetheless, smallpox spread throughout the area, which was then known as the “Italian district.”

Alterations

Main Facade (West): Star bolt adjacent to first bay on fifth story inserted sometime between September 2014 and August 2016; first-story storefronts replaced with residential infill sometime after c. 1940; cornice removed between September 2014 and August 2016; central details from lintels and sills removed; non-historic windows; non-historic

door and transom; light fixtures; exhaust vents; intercom system; first-story window bars; in-wall air conditioning units

Site

Hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 5; Department of Buildings, New Building applications (NB 157-1875); *Real Estate Record and Builders' Guide; The City Record*, "Report on Small-Pox in New York City in 1892," (1894), 76-80

143 Sullivan Street

Borough of Manhattan Tax Map Block 517, Lot 6

Date(s): 1875 (NB 157-1875)

Architect(s): William Zschwetzke

Owner / Developer: William Zschwetzke

Type: Tenement

Style(s): Neo-Grec with alterations

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

Nos. 141, 143, and 145 Sullivan Street were designed in 1875 by William Zschwetzke, who was both the owner and builder of these three five-story red brick pre-law tenements and stores. The Neo-Grec style features of 141 Sullivan Street include projecting metal sills with incised brackets and pedimented lintels above bracketed, decorative panels with incised floriform details on the second story and projecting pressed-metal sills with incised brackets and flat lintels above bracketed, decorative panels with incised floriform details on the third, fourth, and fifth stories. Although the first story was largely reconfigured to accommodate residential infill, cast-iron piers might remain in place beneath a coat of stucco. By 1886, Zschwetzke had leased 143 Sullivan Street to Charles Reinig on January 1 for two years at \$3,500. Zschwetzke had earlier completed a number of real estate transactions with Reinig.

The three buildings and their tenants were the focus of the "Report on Small-Pox in New York City in 1892"; as the disease spread from the adjacent 141 Sullivan Street, residents of 143 Sullivan Street were taken ill and the tenement fumigated and disinfected. Nonetheless, smallpox spread throughout the area, which was then known as the "Italian district."

Alterations

Main Facade (West): First floor storefronts replaced with residential infill sometime after c. 1940; cornice removed between September 2014 and August 2016; central details from lintels and sills removed; non-historic windows; non-historic door and transom; light fixtures; exhaust vents; intercom system; first-story window bars; in-wall air conditioning units

Site

Hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 6; Department of Buildings, New Building applications (NB 157-1875); *Real Estate Record and Builders' Guide*; *The City Record*, "Report on Small-Pox in New York City in 1892," 1894, pp. 76-80

145 Sullivan Street

Borough of Manhattan Tax Map Block 517, Lot 7

Date(s): 1875 (NB 157-1875)

Architect(s): William Zschwetzke

Owner / Developer: William Zschwetzke

Type: Tenement

Style(s): Neo-Grec with alterations

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

Nos. 141, 143, and 145 Sullivan Street were designed in 1875 by William Zschwetzke, who was both the owner and builder of these five-story red brick pre-law tenements and stores. The Neo-Grec style features of 141 Sullivan Street include projecting metal sills with incised brackets and pedimented lintels above bracketed, decorative panels with incised floriform details on the second story and projecting pressed metal sills with incised brackets and flat lintels above bracketed, decorative panels with incised floriform details on the third, fourth, and fifth stories. Although the first story was largely reconfigured to accommodate residential infill, a single cast-iron pier remains visible and other cast-iron piers might remain in place beneath a coat of stucco. By 1886, Zschwetzke had leased 143 Sullivan Street to Charles Reinig on January 1 for two years at \$3,500. Zschwetzke had earlier completed a number of real estate transactions with Reinig.

The three buildings and their tenants were the focus of the "Report on Small-Pox in New York City in 1892"; as the disease spread from 141 Sullivan Street, residents of 145 Sullivan Street were taken ill and the tenement fumigated and disinfected. Nonetheless, smallpox spread throughout the area, which was then known as the "Italian district."

Alterations

Main Facade (West): First floor storefronts were replaced with residential infill sometime after c. 1940; cornice removed between September 2014 and August 2016; central details from lintels and sills removed; non-historic windows; non-historic door and transom; light fixtures; exhaust vents; intercom system; ground story window bars; in-wall air conditioning units

Site

Hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 7; Department of Buildings, New Building applications (NB 157-1875); *Real Estate Record and Builders' Guide*; *The City Record*, "Report on Small-Pox in New York City in 1892," 1894, pp. 76-80

147 Sullivan Street

Borough of Manhattan Tax Map Block 517, Lot 8

Date(s): 1875 (NB 289-1875)

Architect(s): A. H. Blankenstein

Owner / Developer: John Rabenstein

Type: Tenement

Style(s): Neo-Grec with alterations

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This five-story, red brick pre-law tenement was designed by A. H. Blankenstein for John Rabenstein in 1875 and features metal elements identical to those at 141-145 Sullivan Street, suggesting that they were built together. Neo-Grec style features of the building include mass produced lintels and sills with incised details as well as an original ornate cornice (now gone); these metal elements can also be found at 103-105 Sullivan Street and 137-139 Thompson Street. The c. 1940 tax photo shows a florist at this location, as well as a light-colored painted facade with sills, lintels and cornice identical to the buildings at 141-145 Sullivan Street. Although the first-story storefronts were modernized, the original residential entrance enframement with wood-paneled jambs, a transom light, and decorative, cable-molded cast-iron piers remains intact.

Alterations

Main Facade (West): Cornice removed sometime after c. 1940; facade painted; fire escape replaced; storefront awnings and grilles; non-historic windows; light fixtures; intercom system; air conditioning unit above retail entrances; storefronts modernized; signage; central details from lintels and sills lost

Site

Hatches; standpipe

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 8; Department of Buildings, New Building applications (NB 289-1875); *Real Estate Record and Builders' Guide*

149-151 Sullivan Street

Borough of Manhattan Tax Map Block 517, Lot 9

Date(s): 1906 (NB 510-1906)

Architect(s): Ernest Greene

Owner / Developer: Mary E. Gregory

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story red brick new-law tenement with stone trim was designed in 1906 by Ernest Greene for Mary E. Gregory. The building's notable Renaissance Revival style features include the use of red brick laid in contrasting rectangular patterns, heavy stone band courses, stepped corners, and a recessed first-story entrance flanked by Ionic columns. The corbelled brick cornice was described as a "brick and stone" cornice in the 1906 new building application, and no metal cornice appears to have ever been installed. The building's metal fire escape features scrolled console brackets, though the balusters appear to have been replaced. With the exception of two wooden brackets, the storefront does not appear to be original, though portions of a storefront cornice might be covered. The current tenement replaced a livery stable - visible on atlases prior to 1906 - which had replaced an earlier brewery adjacent to the Greek Revival c. 1846 Free Congregational Church/First Free Will Baptist Society, which was replaced by the adjacent St. Anthony of Padua Roman Catholic Church.

Alterations

Main Facade (West): Non-historic windows except at fourth bay of second story, third bay of third, fifth, and sixth stories, and fourth bay of fifth and sixth stories; fire escape balusters replaced; light fixtures; awnings and metal storefront grilles; storefronts modernized

Site

Hatches; bluestone stairs at residential entrance

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 9; Department of Buildings, New Building applications (NB 510-1906); *Real Estate Record and Builders' Guide*

155 Sullivan Street (aka 153-159 Sullivan Street) (The Shrine Church of St. Anthony of Padua)

Borough of Manhattan Tax Map Block 517, Lot 11

Date(s): 1886-1888 (NB 832-1886)

Architect(s): Arthur Crooks

Owner / Developer: Reverend Father Anacletus De Angelis

Type: Religious

Style(s): Romanesque Revival

Stories: 1

Material(s): Granite; limestone

Status: Contributing

History, Significance and Notable Characteristics

The Shrine Church of St. Anthony of Padua was designed by Arthur Crooks and built for the Reverend Father Anacletus De Angelis from 1886-1888. The Franciscan Order founded a parish in the South Village in 1866 and sent Leone Pacilo, a Neapolitan friar, to establish an Italian congregation; Pacilo rented the former Free Congregational Church/First Free Will Baptist Society on Sullivan Street between Prince and Houston Streets as the first home of St. Anthony of Padua Church. In 1882, the congregation purchased an adjacent parcel of land on the site of a former brewery and hired Crooks, a British-American architect known for his ecclesiastical commissions for Roman Catholic clients. The church was dedicated on June 10, 1888 and holds the distinction of being the first Italian parish in New York State, the second Italian parish founded in the United States, the oldest existing Italian parish in the United States, and the first parish church building built on behalf of Italian immigrants in the United States.

The random-range quarry-faced granite facade features symmetrical corner towers, three central entry portals featuring dressed limestone surrounds with Templar cross tondi, composite capitals, a pediment with denticulated cornices, chamfered limestone lintels and corbelled sills, round-arched and square-head stained glass windows, and a niche with a white stone statue of St. Anthony of Padua. Above the entrance surround are tiled tondi and a massive stained glass rose window with wood muntins and a Templar cross. The tympanum is decorated with denticulated cornices and a series of seven engaged, blind, round-headed limestone arches on Tuscan capitals and pilasters. The apex of the roof features a gilded cross. The building features a chamfered limestone lintel course above the basement entrance surrounds, a corbelled limestone sill course below the second-story windows, and corbelled limestone cornices on all towers and pilasters. A limestone date stone is inscribed with the date 1886 flanked by Templar crosses. The four-stage corner towers terminate in domed, octagonal limestone lookout towers surmounted by crosses.

The common bond, red brick north facade features of round-arched, stained glass clerestory and aisle windows. Both the aisle section and the main mass terminate in corbelled dogtooth, header, and stretcher-coursed cornices and metal gutters. The curved, red brick exterior of an apsidal chapel with corbelled brick cornice is visible, as is an addition with paired, segmental-arched windows beneath a single rectangular window with stone sill. A six-story red brick campanile projects from the building's major apse and features a corbelled brick sill and round-arched corbelled brick lintel at the former belfry windows; an 1886 drawing of the planned church shows a much taller campanile with a round-arched stone belfry and coved dome, though the extent to which this was built is indeterminate. The apse, round-arched stained glass windows, and chimney stack are visible; four chimney pots are visible at the roof seam.

Alterations

Main Facade (West): Metal gates and railings replaced; signage; light fixtures; bird spikes

North Facade: Red brick additions at western and eastern edges; aisleside addition with limestone lintel course built prior to c. 1940; signage; visible brick replacement on apsidal chapel exterior and campanile; low brick wall addition to apsidal chapel exterior; campanile openings glazed and infilled after c. 1940

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap on west elevation; concrete with stone curb on north elevation

References

Department of Taxation, Property-Card. Block 517, Lot 11; Department of Buildings, New Building applications (NB 832-1886); *Real Estate Record and Builders' Guide*; Shrine Church of St. Anthony of Padua, "Origins and History of St. Anthony of Padua Church"

161 Sullivan Street (aka 121-123 West Houston Street)

Borough of Manhattan Tax Map Block 517, Lot 14

Type: Church Garden

Status: Non-Contributing

History

The current lot, like others along Houston Street, is a remnant of the successive clearance and widening of Houston in the early 20th century. The property appears to have been used as a semi-public park affiliated with the Shrine Church of St. Anthony of Padua since the street widenings.

Site

Stone pavers; metal fence

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Taxation, Property-Card. Block 517, Lot 14

SULLIVAN STREET (EVEN)**84-90 Sullivan Street (aka 202 Spring Street)**

Borough of Manhattan Tax Map Block 490, Lot 7501

See: 202 Spring Street

92-94 Sullivan Street (aka 201-205 Spring Street)

Borough of Manhattan Tax Map Block 504, Lot 39

See: 203 Spring Street

100 Sullivan Street (aka 96-102 Sullivan Street)

Borough of Manhattan Tax Map Block 504, Lot 36

Date(s): 1961 (Alt 2397-1961)

Architect(s): David Kraus

Owner / Developer: Sullivan Apartment Realty Corporation

Type: Apartment building

Stories: 6 and basement

Material(s): Brick; stone

Status: Non-Contributing

History

This six-story apartment building was designed by David Kraus in 1961 as an alteration that joined a 1903 stable and a 1941 one-story garage, previously on the site.

Alterations

Main Facade (East): Awning added over entrance; replacement of blue glaze bricks does not match original color blue glaze brick

Site

Concrete steps to recessed residential entrance; concrete areaway with modern metal railings; metal gate and fence around steps to basement

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (Alt 2397-1961)

104-106 Sullivan Street

Borough of Manhattan Tax Map Block 504, Lot 34

Date(s): 1903; altered 1943 (NB 450-1903)

Architect(s): Sass & Smallheiser

Owner / Developer: Mishkind and Feinberg

Type: Tenement

Style(s): Beaux Arts with alterations

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

Designed by Sass & Smallheiser in 1903 for Mishkind & Feinberg, this new-law tenement features Beaux-Arts style features including contrasting white brick quoining, horizontal coursing, and spandrel detailing, with scrolled keystones and decorative paired terra-cotta lintels with shields and foliate designs. The decorative wrought-iron fire escape is original. The original ground floor storefronts, which consisted of wooden projecting-bay shop windows, were replaced with residential infill in 1943. Only paneled cast-iron columns with acanthus capitals on the ground floor remain extant. Some of the most ornate features that were distinctive of the Beaux-Arts style have been removed, including large pedimented lintels, projecting band courses, and an ornate bracketed cornice.

Alterations

Main Facade (East): Cornice removed and replaced with decorative brickwork; ornate pedimented lintels removed and replaced with brick spandrel; projecting band course removed; storefront cornice removed and parged; residential infill on ground floor dates from 1943 (Alt 504-1943); residential entrance with wood paneling and within a flattened arch is original, however steps to entrance have been replaced; electric lights mounted on cast-iron piers around residential entrance; windows replaced; openings added on ground floor and doors added at street level at both north and south

South Facade: Partial wall, stuccoed to cornice

Site

Modern stone steps to residential entrance

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

110 Sullivan Street (aka 108-112 Sullivan Street)

Borough of Manhattan Tax Map Block 504, Lot 31

Date(s): 1959 (Alt 175-1959)

Architect(s): Louis Winter

Owner / Developer: Sullivan Apartment Realty Corporation

Type: Apartment building

Stories: 6

Material(s): Brick; stone

Status: Non-Contributing

History

The building at 110 Sullivan Street was constructed as a 1959 alteration by Louis Winter that combined three older buildings under a new white brick facade for the Sullivan Apartment Realty Corporation.

Alterations

N/A

Site

Gate and fence around steps to basement

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (Alt 175-1959)

114 Sullivan Street

Borough of Manhattan Tax Map Block 504, Lot 30

Date(s): 1832; altered 1898

Architect(s): Not determined

Owner / Developer: Charles Starr

Type: Row house

Style(s): Federal with alterations

Stories: 3 and basement

Material(s): Brick; brownstone; wood

Status: Contributing

History, Significance and Notable Characteristics

This three-story Federal row house was built in 1832 for Charles Starr, a prosperous bookbinder and real estate developer of seven houses in this former row on Sullivan Street. The building was constructed of Flemish-bond brick with brownstone trim. The building is known to have had a slate pitched roof prior to being raised from two to three stories with running bond brick in 1898 (Alt 952-1898), at which time incised sills, lintels, and entrance surrounds and a paneled cornice with imbricated roundel brackets were installed and the building enclosed with a flat roof. The building now features flat, colored concrete sills and lintels, a trabeated Tuscan entrance surround, and a paneled concrete cornice. The metal ventilation grilles on the facade are of unknown date and provenance, but appear in photographs by c. 1940. A rusticated basement story is visible from an areaway beneath the northern bays of the facade and features two windows with metal grilles and a basement door beneath the main entrance stairs.

Alterations

Main Facade (East): Brick replacement above sills and above second story, where building was raised with running bond brick in 1898; sills, lintels, and entrance surrounds replaced; non-historic door; metal entrance railings and newels posts replaced; surveillance camera; cornice removed; shutters; non-historic windows; fire escape installed, removed in 1940 (Alt 4444-1940); areaway fence and window grilles replaced; non-historic basement door

Site

Areaway enclosed with non-historic fence

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 504, Lot 30; Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; Department of Buildings, Alteration applications (Alt 952-1898, Alt 4444-1940)

116 Sullivan Street

Borough of Manhattan Tax Map Block 504, Lot 29

Date(s): 1832; altered 1872

Architect(s): Not determined

Owner / Developer: Charles Starr

Type: Row house

Style(s): Federal with Greek Revival alterations

Stories: 4 and basement

Material(s): Brick; brownstone; wood

Status: Contributing

History, Significance and Notable Characteristics

This four-story Federal row house was built in 1832 for Charles Starr, a prosperous bookbinder and real estate developer of seven houses in this former row on Sullivan Street. A designated New York City Landmark, the building displays a number of features that are typical of Federal houses in the South Village, including Flemish-bond brickwork and a six-paneled door with semicircular-arched brownstone surround flanked by Ionic colonnettes and surmounted by a fanlight. The entrance's sidelights, however, are highly unusual: each is formed by three glazed ovals with wooden frames meant to simulate a cloth curtain drawn through a series of rings. The building is known to have had a slate pitched roof prior to being raised from two to four stories with running bond brick in 1872, at which time the foliate bracketed cornice and flat roof were installed. The present brownstone lintels and bracketed sills have been painted and are known to have been covered with pressed metal when the building was designated a landmark in 1973. A rusticated basement story is visible from an areaway beneath the northern bays of the facade and features two windows with metal grilles and a basement door beneath the main entrance stairs.

Alterations

Main Facade (East): Landmarks plaque; visible repointing where mechanical vents and fire escape were removed; shutters replaced; windows replaced; entryway painted; brownstone surrounds and soffits at entrance replaced between August 2013 and June 2014; brick replacement above sills and above second story, where building was raised with running bond brick in 1872; metal entrance railings and newels posts replaced; areaway fence and window grilles replaced; non-historic basement door

Site

Areaway enclosed with non-historic fence

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 504, Lot 29; Landmarks Preservation Commission, *116 Sullivan Street House*, (LP-0645)(New York: City of New York, 1973)

118 Sullivan Street

Borough of Manhattan Tax Map Block 504, Lot 28

Date(s): 1971 (Alt 505-1971)

Architect(s): Carl B. Kaiserman

Owner / Developer: Maria Concotta Colombo

Type: Apartment building

Stories: 4 and basement

Material(s): Brick; stone

Status: Non-Contributing

History

This four-story and basement apartment building was designed by Carl Kaiserman and built in 1971 (Alt 505-1971). The building, which was originally built for Widow Moore between 1835-36 as a Federal row house, was substantially altered as a fire station for Warren Hose Company No. 33 (c. 1849-1865), a stable with wagon storage (c. 1885-c. 1924), and as a cooperage, barrel storage facility, and manufactory of wood products (c. 1951-c. 1971). The building also served as the clubhouse of the Caledonian Club from 1866 to 1879.

Alterations

N/A

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 504, Lot 28; Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; Department of Buildings, Alteration applications (Alt 1948-1949, Alt 1719-1965, Alt 505-1971)

120 Sullivan Street (aka 120-122 Sullivan Street)

Borough of Manhattan Tax Map Block 504, Lot 26

Date(s): 1916 (NB 198-1916)

Architect(s): George J. Casazza

Owner / Developer: Victor and Louis Casazza

Type: Apartment building

Style(s): Neoclassical Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story apartment building was designed by George J. Casazza for Victor and Louis Casazza, his brothers, in 1916. The building features a symmetrical four-bayed Flemish-bond brick facade with stepped edges, stone sill courses at the fourth and sixth stories, stone sills at the third and fifth stories, soldier and stretcher window surrounds with trimstone corners, and an iron fire escape with decorative patterning.

Alterations

Main Facade (East): Cornice removed; parapet installed at roofline; awnings; non-historic windows; storefronts replaced; light fixtures

North Facade: Window openings cut in after c. 1940; non-historic windows; brick parged

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 504, Lot 26; Department of Buildings, New Building applications (NB 198-1916); *Real Estate Record and Builders' Guide*

124 Sullivan Street (aka 190-194 Prince Street)

Borough of Manhattan Tax Map Block 504, Lot 25

See: 190 Prince Street

132 Sullivan Street (aka 132 1/2 Sullivan Street)

Borough of Manhattan Tax Map Block 518, Lot 43

Date(s): c. 1862

Architect(s): Not determined

Owner / Developer: John J. Borger

Type: Tenement

Style(s): Mid-19th-Century Vernacular

Stories: 4

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

This tenement appears to have been built in 1862-1863 by John J. Borger, a grocer who lived in the building at 191 Prince Street, also on this lot. No. 191 Prince Street was built by George S. Mills and John A. Ryerson between 1826 and 1827. Tax assessments show that it was the only house on the lot until 1863, when this four-story house was built. The building appears in Trow's 1862-1863 city directory as 132 1/2 Sullivan Street. Based on the 1870 Census, which lists multiple families at this address, the building was built as a pre-law tenement. It is not known if the building was built with stores on the ground story; however, a 1908 alteration shows that the building included a store at that time. The building was constructed of brick laid in running bond. A significant feature of the building is the corbelled brickwork below the roofline, which functions as a series of brackets and is an integral part of the cornice. It appears that the building may have been constructed to match the adjacent Federal row house (located on the same lot), which was raised and altered at the same time. The building features a historic fire escape.

Alterations

Main Facade (East, facing Sullivan Street): Residential infill at the ground story; sills and lintel have been resurfaced and may have also been shaved (see c. 1940 tax photo of adjacent structure for a suggestion of what they may have looked like); non-historic windows and doors; light fixtures and mailbox key box at residential entrance; metal railing at roof

Site

Hatch; metal grate

Sidewalk / Curb Materials

Concrete tiles with concrete and metal curb

References

Real Estate Record and Builders' Guide; Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; New York County, Office of the Register, Deeds and Conveyances, [John & Elizabeth Sayre to George Mills & Jon Ryerson] Liber 208, p 248 (1826); Department of Buildings, Alteration applications (Alt 272-1908)

134 Sullivan Street

Borough of Manhattan Tax Map Block 518, Lot 42

Date(s): c. 1826

Architect(s): Not determined

Owner / Developer: Mills & Ryerson

Type: Row house

Style(s): Federal

Stories: 3 and basement

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

George S. Mills and John A. Ryerson purchased undeveloped land at the northwest corner of Prince and Sullivan Streets on July 10, 1826. The deed describes Mills as a grocer and Ryerson as a carpenter. It appears that Mills and Ryerson built four houses on this land between 1826 and 1827. Three were located on Prince Street (191 and 193 are still extant) and one at 134 Sullivan Street. The house at 134 Sullivan Street was built of brick laid in Flemish bond. A storefront was added to the basement in 1890, but has since been removed. Characteristic features of the Federal style include the Flemish-bond brickwork, the tripartite paneled lintels, and the attenuated Ionic pilasters at the entrance. The building also features a wood cornice with dentils, which is characteristic of the Greek Revival style, and an early example of a historic fire escape.

Alterations

Main Facade (East, facing Sullivan Street): Residential stuccoed infill at basement, but cast-iron columns remain; window screens at first story; large glass pane in door, sidelights, and transom are not appropriate to the age and style of the house; light fixtures and security camera at entrance; window boxes; painted stoop with non-historic railing; non-historic windows; utility box, pipes, water meter transmitter, electrical outlet, and faucet at basement; vent on roof

North Facade: Parged and painted

Site

Non-historic fence; concrete basement areaway and steps

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1840; New York County, Office of the Register, Deeds and Conveyances, [John & Elizabeth Sayre to George Mills & Jon Ryerson] Liber 208, p 248 (1826); Department of Buildings, Alteration applications (Alt. 360-1890)

136 Sullivan Street

Borough of Manhattan Tax Map Block 518, Lot 7503

Date(s): 1996 (NB 100821210-01)

Architect(s): Susan Melamud

Owner / Developer: First Sullivan Street Tenants Corporation

Type: Apartment building

Stories: 7

Material(s): Brick; concrete

Status: Non-Contributing

History

This seven-story apartment building was designed by Susan Melamud and built in 1996.

Alterations

Main Facade (East, facing Sullivan Street): Security camera; applied muntins removed on some windows; fixed awning at setback

Site

Fence with signage attached

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building application (NB 100821210-01)

138 Sullivan Street

Borough of Manhattan Tax Map Block 518, Lot 38

Date(s): c.1841

Architect(s): Not determined

Owner / Developer: Charles Stewart

Type: Row house

Style(s): Greek Revival

Stories: 3 and basement

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

This Greek Revival row house appears to have replaced a previous house on this lot in 1841-1842. The building was constructed of brick laid in running bond and features projecting brownstone sills and flush lintels. The house appears to have originally included a horse walk that provided access to the rear of the lot. A significant feature of the house is the oval window at the first story. The building's metal and wood cornice appears to predate the c. 1940 tax photo, and the building features a historic fire escape.

Alterations

Main Facade (East, facing Sullivan Street): Basement painted; non-historic windows and doors; concrete stoop with non-historic metal railing; non-historic metal security grilles on basement window; repointing; signage; wires; intercom, light fixture, mailbox key box, and address at residential entrance; non-historic entrance enframement; sills and lintels resurfaced; non-historic door provides access to area below stoop; light fixture at basement

Site

Non-historic metal fence; pipe; concrete steps to basement; two non-visible buildings are located at rear of lot, which is also shared with 140 Sullivan Street

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1840-1869

140 Sullivan Street

Borough of Manhattan Tax Map Block 518, Lot 38

Date(s): 1891 (NB 273-1891)

Architect(s): Louis F. Heinecke

Owner / Developer: Ernest H. Friedrichs

Type: Loft

Style(s): Renaissance Revival with alterations

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story loft was constructed in 1891 for Ernest H. Friedrichs along with a four-story building at the back of the lot. At the time of his death in 1894, Ernest H. Friedrichs was described as a manufacturer of artists' materials.

The third floor of the building was let to the Rest Fenner Smith Company, which manufactured canes and umbrellas. The building was converted to a movie theater in 1910. The building's design, by architect Louis F. Heinecke, features imbricated wooden mullions with stylized capitals and an arcaded sixth story with ornamental terra-cotta details characteristic of the Renaissance Revival style. Historic cast-iron piers remain at either end of the first story.

Alterations

Main Facade (East, facing Sullivan Street): Significant portions of the building's fabric have been removed from the building's outer piers and spandrels; first story has been entirely replaced; non-historic windows; fire alarm; light fixture; fire hose connectors; intercom; signage

South Facade: Parged and painted; non-historic windows; window box

Site

Under construction at time of designation; two non-visible buildings are located at rear of lot, which is also shared with 138 Sullivan Street

Sidewalk / Curb Materials

Under construction at time of designation

References

Real Estate Record and Builders' Guide; "Killed by Fumes of Nitric Acid," *New York Times*, Aug 3, 1894, 9; Department of Buildings, New Building and Alteration applications (NB 273-1891, Alt 2870-1910)

142 Sullivan Street

Borough of Manhattan Tax Map Block 518, Lot 37

Date(s): 1900 (NB 1284-1900)

Architect(s): Michael Bernstein

Owner / Developer: Nieberg Brothers

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story old-law tenement with stores is one of two buildings (142-144 Sullivan Street) designed by Michael Bernstein in the Renaissance Revival style and built for the Nieberg Brothers in 1900. The building was constructed of buff brick with projecting white terra-cotta ornament. Characteristic features of the style include the building's stylized capitals at the fifth story and ornate window surrounds and lintels, which feature elements such as scrolled keystones, egg-and-dart molding, rosettes, cartouches, and acroterion. Other significant features include the building's pressed-metal cornice, which includes a modillion course and a foliate frieze. The building features a historic fire escape and decorative cast-iron piers at the residential entrance. With the exception of the first story, the building remains mostly intact.

Alterations

Main Facade (East, facing Sullivan Street): Cornice between fifth and sixth story removed; non-historic windows and doors; non-historic storefronts; light fixture, conduit, mailbox key box, and intercom at residential entrance; water meter transmitter; awning; storefront cornice removed; electrical outlet

Site

Hatches; pipe; historic marble step to residential entrance

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

144 Sullivan Street

Borough of Manhattan Tax Map Block 518, Lot 36

Date(s): 1900 (NB 1068-1900)

Architect(s): Michael Bernstein

Owner / Developer: Nieberg Brothers

Type: Tenement

Style(s): Renaissance Revival with alterations

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story old-law tenement with stores is one of two buildings (142-144 Sullivan Street) designed by Michael Bernstein in the Renaissance Revival style and built for the Nieberg Brothers in 1900. The building was constructed of buff brick with projecting white terra-cotta ornament. Characteristic features of the style include the building's stylized capitals at the fifth story and ornate window surrounds and lintels, which feature elements such as scrolled keystones, egg-and-dart molding, rosettes, cartouches, and acroterion. The building retains its historic residential entrance with decorative cast-iron piers and a wood-and-glass door featuring swags and anthemion. The building's fire escape is also historic. With the exception of the cornices and storefronts, the building remains mostly intact.

Alterations

Main Facade (East, facing Sullivan Street): Pressed-metal cornice between fifth and sixth story and above the sixth story removed; storefronts have been altered, but retain their historic configuration and possibly some historic elements; storefront cornice removed; light fixture, intercom, and mailbox key box at residential entrance; roll-down security gate at southern storefront; awning at northern store; security camera; antenna on roof

Site

Hatches; non-historic steps to residential and storefront entrances

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

146 Sullivan Street

Borough of Manhattan Tax Map Block 518, Lot 35

Date(s): 1905 (NB 1247-1905)

Architect(s): Horenburger & Straub

Owner / Developer: Silverman & Bloch

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement with stores was designed in the Renaissance Revival style by Horenburger & Straub and built in 1905 for Silverman & Bloch. The building is constructed of red brick with contrasting brick quoining and terra-cotta sills and lintels. Characteristic features of the style include the building's splayed lintels with scrolled keystones and pressed-metal cornice, which features modillions, dentils, rosettes, garlands, and egg-and-dart molding. The building features a decorative, historic fire escape and decorative cast-iron piers at the residential entrance. With the exception of the ground story, the building remains mostly intact.

Alterations

Main Facade (East, facing Sullivan Street): Non-historic storefront that retains its historic configuration; storefront cornice removed; non-historic windows; one bay of windows has been bricked in; non-historic door; residential entrance with light fixtures and intercom; water meter transmitter; roll-down metal security gate

Site

Hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

148 Sullivan Street

Borough of Manhattan Tax Map Block 518, Lot 34

Date(s): c. 1862

Architect(s): Not determined

Owner / Developer: S. P. Bueripple

Type: Tenement

Style(s): Italianate with alterations

Stories: 5

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

This five-story pre-law tenement with stores was built between 1862 and 1863. Significant features of the building include projecting sills and molded lintels and brick corbelling at the cornice. The building retains historic two-over-two double-hung windows at its fourth story and a historic fire escape.

Alterations

Main Facade (East, facing Sullivan Street): Non-historic storefront and residential infill at the first story; majority of sills and lintels capped with metal, but may have originally been brownstone; storefront cornice removed; non-historic windows at every story except the fourth story; non-historic doors; wires; light fixtures, mailbox key box, and intercom at residential entrance; water meter transmitter; roll-down security gate

Site

Hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1840-1869

150 Sullivan Street (aka 150-152 Sullivan Street)

Borough of Manhattan Tax Map Block 518, Lot 32

Date(s): 1911 (NB 539-1911)

Architect(s): Louis A. Sheinart

Owner / Developer: Citizens Investing Company

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; concrete

Status: Contributing

History, Significance and Notable Characteristics

This six-story tenement with stores was designed by Louis A. Sheinart in the Renaissance Revival style and built in 1911 for the Citizens Investing Company, and is one of five glazed white brick tenements designed by Sheinart in this district. Significant features of the building include its concrete sills and lintels and bracketed pressed-metal cornice with paneled frieze. The building's first story retains its historic cast-iron piers and storefront cornice. The building features a decorative historic fire escape. With the exception of the ground story, the building remains mostly intact.

Alterations

Main Facade (East, facing Sullivan Street): Non-historic windows and doors; storefronts have been altered, but retain their historic configuration; wires; awning and roll-down security gate at southern storefront; water meter transmitter; non-historic metal door on northern side of the facade

North Facade: Parged; non-historic windows

West Facade: Parged

Site

Hatch; pipe

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

154 Sullivan Street (St. Anthony's Rectory)

Borough of Manhattan Tax Map Block 518, Lot 31

Date(s): c. 1849; altered 1896

Architect(s): Not determined

Owner / Developer: Peter Van Dyke

Type: Row house

Style(s): Altered Greek Revival

Stories: 4

Material(s): Brick; metal

Status: Contributing

History, Significance and Notable Characteristics

This row house appears to have replaced an earlier house on this lot between 1848 and 1850. This house was originally designed in the Greek Revival style, featuring running-bond brickwork and a denticulated cornice. The house was constructed with a horse walk that provided access to the rear of the lot. The projecting metal sills and lintels appear to be an alteration. In 1896, under the ownership of Father Anacletus de Angelis, who was the Pastor of St. Anthony's from 1878 to 1890, the building, which was being used as a tenement house, was converted into a convent. The building's basement was used as a kitchen and dining room, while the rooms on the first through fourth floors were bedrooms. The building is currently used as St. Anthony's Rectory.

Alterations

Main Facade (East, facing Sullivan Street): Painted; basement stuccoed; cornice removed; entrance moved to basement; first-story window openings and door have been filled in; non-historic windows and grilles; awning; security gate and intercom at entrance; drain pipe; tie rods; faucet; metal lettering and address

West Facade: Painted; non-historic windows; light fixture

North Facade: Painted; non-historic windows; light fixture

Site

Fence was erected prior to c.1940 tax photo; security cameras attached to fence; brick pedestal and statue; pipe

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, Alteration applications (Alt. 1362-1896); *Real Estate Record and Builders' Guide*

156 Sullivan Street (aka 156-158 Sullivan Street)

Borough of Manhattan Tax Map Block 518, Lot 30

Date(s): 1904 (NB 707-1904)

Architect(s): Bernstein & Bernstein

Owner / Developer: Dominick Abbate and Peitro Alvino

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement with stores was designed in the Renaissance Revival style by Bernstein & Bernstein and built in 1904 for Dominick Abbate and Peitro Alvino. Elements which are characteristic of this style include piers with stylized capitals at the sixth story, pedimented lintels, brick quoining around the window openings at the third and fourth story, and the building's ornate pressed-metal, bracketed cornice, which features modillions, dentils, garlands, and egg-and-dart molding. The building features a decorative historic fire escape and decorative cast-iron piers at the residential entrance. A portion of the cornice above the storefront survives. With the exception of the ground story, the building remains mostly intact.

Alterations

Main Facade (East, facing Sullivan Street): Belt course between the fifth and sixth story covered or removed; replacement storefronts; wires; electrical box; bracketed banner; light fixtures, intercom, water meter transmitter, mailbox key box, and address numbers at residential entrance; portion of storefront cornice missing; non-historic windows and doors; roll-down security gate; signage

North Facade: Parged and painted brick; non-historic windows; security camera; antenna on roof; gutter; wires; metal railing

West Facade: Non-historic windows and window grilles; wires

South Facade: Parged brick

Site

Main Facade (East, facing Sullivan Street): Hatches; non-historic stone tiles in front of southern store; stairs to residential entrance coated in concrete and painted

North Facade: Chain link fence on concrete curb

South Facade: Electrical boxes and wires on southern property line wall

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

160-162 Sullivan Street (aka 129 West Houston Street)

Borough of Manhattan Tax Map Block 518, Lot 17

Type: Unimproved lot

Status: Non-Contributing

History

This lot was formerly part of lots 21, 23, and 26 and was occupied by three tenements that faced Houston Street. The buildings were demolished when Houston Street was widened in the 1930s.

Site

Chain-link fencing

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap on Sullivan Street; concrete with granite curb on Houston Street

References

1923 Bromley Map, Plate 22.

THOMPSON STREET (ODD)

51-55 Thompson Street (aka 520-532 Broome Street, 55 Sullivan Street)

Borough of Manhattan Tax Map Block 489, Lot 7502

See: 55 Sullivan Street

57 Thompson Street

Borough of Manhattan Tax Map Block 489, Lot 37

Date(s): 1905 (NB 1345-1905)

Architect(s): Maximilian Zipkes

Owner / Developer: Cohen & Kraft

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story building is one of three new-law tenements (57-63 Thompson Street) built in 1905 for Cohen & Kraft and designed by Maximilian Zipkes. It features Renaissance Revival style detailing such as terra-cotta window surrounds, bracketed keystones, and banded brickwork. The highly textural moldings, surrounds and motifs are also typical of the style. A decorative fire escape was added at the time of construction.

Alterations

Main Facade (West): Storefront converted to residential; storefront cornice removed; windows replaced on first,

third and fifth floors; electric lights installed at residential entry; residential entry door replaced

Site

Modern replacement stoop with stylized iron railing; stylized iron railing at basement entries

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 1345-1905); *Real Estate Record and Builders' Guide*

59 Thompson Street (aka 59-61 Thompson Street)

Borough of Manhattan Tax Map Block 489, Lot 36

Date(s): 1905 (NB 1346-1905)

Architect(s): Maximilian Zipkes

Owner / Developer: Cohen & Kraft

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story building is one of three new-law tenements (57-63 Thompson Street) built in 1905 for Cohen & Kraft and designed by Maximilian Zipkes. It features Renaissance Revival style detailing such as terra-cotta window surrounds, bracketed keystones, and banded brickwork. The highly textural moldings, surrounds and motifs are also typical of the style. A decorative fire escape was added at the time of construction.

Alterations

Main Facade (West): Storefront modernized; first floor stuccoed; upper floors painted; residential entry door replaced; brick painted

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 1346-1905); *Real Estate Record and Builders' Guide*

63 Thompson Street

Borough of Manhattan Tax Map Block 489, Lot 35

Date(s): 1905 (NB 1346-1905)

Architect(s): Maximilian Zipkes

Owner / Developer: Cohen & Kraft

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story building is one of three new-law tenements (57-63 Thompson Street) built in 1905 for Cohen & Kraft and designed by Maximilian Zipkes. It features Renaissance Revival style detailing such as terra-cotta window surrounds, bracketed keystones, and banded brickwork. The highly textural moldings, surrounds and motifs are also typical of the style. A decorative fire escape was added at the time of construction.

Alterations

Main Facade (West): Storefront modernized; residential entry door replaced; storefront cornice removed; cornice painted; windows replaced

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 1346-1905); *Real Estate Record and Builders' Guide*

65 Thompson Street

Borough of Manhattan Tax Map Block 489, Lot 7501

Date(s): 1999

Architect(s): Simon Fouladian

Owner / Developer: Izeck Namer

Type: Apartment building

Stories: 6

Material(s): Brick; stone; steel

Status: Non-Contributing

History

This building was designed by Simon Fouladian and completed in 1999.

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

N/A

67 Thompson Street

Borough of Manhattan Tax Map Block 489, Lot 33

Date(s): 1899; redesigned 2009 (NB 428-1899)

Architect(s): Boring & Tilton

Owner / Developer: Emma L. Cuche

Type: Tenement

Style(s): No Style

Stories: 6

Material(s): Brick; stone

Status: Non-Contributing

History

This was originally an old-law tenement with a central, round arched entry, constructed for Emma L. Cuche by Boring & Tilton. The facade was replaced in 2009.

Alterations

Main Facade (West): Facade above first floor completely refaced in a modern design, with the exception of a round arch entrance on the first floor and a segmental arch transom with a molded surround (2009); windows replaced; entry door replaced; electric lights installed flanking entrance; fire escape installed at time of refacing

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building and Alteration applications (NB 428-1899, Alt 1511-38, Job Number 120026284 (2009))

69 Thompson Street

Borough of Manhattan Tax Map Block 489, Lot 32

Date(s): 1896 (NB 529-1896)

Architect(s): Horenburger & Straub

Owner / Developer: Raphael De Rago, Franck Nigo

Type: Tenement

Style(s): Vernacular

Stories: 5

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This old-law tenement was built in 1896 and designed by the firm Horenburger & Straub. It features red brick dogtooth belt courses and dogtooth brick spandrel panels. This simplistic style of ornamentation occurs throughout the district and most likely relates to the original use of the building. A fire escape was installed at the time of construction.

Alterations

Main Facade (West): Windows replaced; storefront modernized; residential entry door replaced; lights flanking residential entry door; painted stone lintels and sills; non-visible building is located at rear of lot along western lot line

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 529-1896); *Real Estate Record and Builders' Guide*

71 Thompson Street

Borough of Manhattan Tax Map Block 489, Lot 31

Date(s): 1888; altered 1943 (NB 687-1888)

Architect(s) / Builder(s): John P. Leo, architect; J. Fyfe, builder

Owner / Developer: Hellen D. Campman

Type: Tenement

Style(s): Colonial Revival

Stories: 5

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This old-law tenement, designed by John P. Leo was built in 1888. The building features unusual metal lintels with swags, a simple paneled frieze and a bracketed cornice. A similarly styled lintel appears on a building by the same architect at 109 Washington Street, Manhattan. John P. Leo, the architect, went on to be the Chairman of the Board of Standards and Appeals and was referred to as the "Cleaning Commissioner" during his tenure as chairman.

Alterations

Main Facade (West): First floor converted to residential use (1943); first-floor brick replaced with yellow brick; windows replaced; storefront cornice replaced; fire escape replaced

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building application (NB 687-1888); "John P. Leo is Named to Clean the Streets," *New York Times*, (Jan. 6, 1921), 2; *Real Estate Record and Builders' Guide*

73 Thompson Street

Borough of Manhattan Tax Map Block 489, Lot 30

Date(s): 1901 (NB 549-1901)

Architect(s): Sass & Smallheiser

Owner / Developer: Robert Friedman

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This building, with the adjacent 75 Thompson Street, is one of two old-law tenements built in 1901 and designed by Sass & Smallheiser. This building features Renaissance Revival style ornament including splayed window lintels with oversized keystones and pilasters along the top floor with simple molded capitals. The pressed-metal cornice features a paneled frieze, brackets and oversized dentils. A decorative fire escape was installed at the time of construction.

Alterations

Main Facade (West): Storefront modernized and infilled; residential entry door replaced; storefront cornice removed; cornice painted; brick painted; windows replaced; electronic apartment entry installed; electric lights installed at residential entry

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building application (NB 549-1901); *Real Estate Record and Builders' Guide*

75 Thompson Street

Borough of Manhattan Tax Map Block 489, Lot 28

Date(s): 1901 (NB 549-1901)

Architect(s): Sass & Smallheiser

Owner / Developer: Robert Friedman

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This building, with the adjacent 73 Thompson Street, is one of two old-law tenements built in 1901 and designed by Sass & Smallheiser. This building features Renaissance Revival style ornament including splayed window lintels with oversized keystones, and pilasters along the top floor with simple molded capitals. The pressed-metal cornice features a paneled frieze, brackets and oversized dentils. A decorative fire escape was installed at the time of construction.

Alterations

Main Facade (West): Storefront modernized; windows replaced; residential entry door replaced; electric lights flanking residential entry

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 549-1901); *Real Estate Record and Builders' Guide*

79 Thompson Street

Borough of Manhattan Tax Map Block 489, Lot 26

Date(s): 1907 (NB 278-1907)

Architect(s): Sommerfeld & Steckler

Owner / Developer: Angelo Frasinetti

Type: Tenement

Style(s): Renaissance Revival with alterations

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This new-law tenement, designed by Sommerfeld & Steckler and built in 1907, features arched pedimented window lintels with foliate brackets alternating with simple keystone lintels that are characteristic of the Renaissance Revival style. A decorative fire escape was installed at time of construction.

Alterations

Main Facade (East): First-floor storefront removed; storefront cornice removed; first-floor painted; cornice removed; fifth floor cornice removed; sixth floor molded continuous lintel removed; window replaced; residential entry door and transom replaced; electric lights installed at residential entry

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building applications (NB 278-1907); *Real Estate Record and Builders' Guide*

83 Thompson Street (aka 182-184 Spring Street)

Borough of Manhattan Tax Map Block 489, Lot 25

See: 182-184 Spring Street

85 Thompson Street (aka 181-185 Spring Street, 99-101 Sullivan Street, 85-99 Thompson Street)

(Vesuvio Playground)

Borough of Manhattan Tax Map Block 503, Lot 30

Date(s): 1934; expanded 1958; redesigned 2006 (NB 52-1934)

Architect(s): Aymar Embury II (1934); NYC Department of Parks & Recreation

Owner / Developer: City of New York Department of Parks

Type: Park

Status: Non-Contributing

History

Vesuvio Playground was first established as a mid-block park under Park Commissioner Robert Moses and was designed by Aymar Embury II, a Consulting Architect for the Parks Department. To build the park the city demolished five tenements on lots 30, 31, and 32. There is one brick and limestone, one-story building, which was designed as a recreation center, from the park's original 1934 design. In 1958, Vesuvio Playground was extended south to Spring Street, and west to Sullivan Street, with the demolition of a factory, two garages, and two tenements. Vesuvio Playground was redesigned by the Department of Parks in 2006.

Alterations

Expanded to current size in 1958; redesigned in 2006

Site

Thompson Street: Gated entrance to playground; metal fencing and chain-link fencing; cobblestone section with trees and benches

Spring Street: Chain-link fencing; cobblestone section with trees and benches

Spring Street: Metal fence with gate

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building and Demolition applications (NB 52-1934, DP 30-1931, DP 221-1937, DP 376-1958, DP 377-1958, DP 378-1958); "Vesuvio Playground/Thompson Playground," NYC Department of Parks & Recreation, <https://www.nycgovparks.org/parks/vesuvio-playground/highlights/7742>

101 Thompson Street (aka 101-103 Thompson Street)

Borough of Manhattan Tax Map Block 503, Lot 28

Date(s): 1914 (NB 360-1914)

Architect(s): Louis A. Sheinart

Owner / Developer: Thompson Construction Company; Dominick Abbate, Jr. (president)

Type: Tenement

Style(s): Secessionist with alterations

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story tenement was designed by Louis A. Sheinart for the Thompson Holding Company, Inc. in 1914. One of the five glazed white brick tenements designed by Sheinart in this district, this particular building has lost its stepped parapet with incised panels, red brick details, and bracketed corners. The simplicity and lack of detail on this building is representative of the flat detailing and geometric designs of the Secessionist style. The limestone lintels on the top story were also removed when extensive brick replacement was undertaken. Beyond the loss of the parapet, the rest of the facade remains largely intact. The ground floor storefronts, which flank a centrally placed residential entrance, featured white brick kneeboards that have since been replaced with red brick, a simple storefront cornice, and fluted cast-iron piers. The residential entrance features a decorative transom and wooden double doors on both the exterior and within the vestibule. The interior continues the use of glazed white brick in the vestibule and public hallway.

Alterations

Main Facade (East): Stepped parapet can be seen in the c. 1940 tax photo; while the decorative elements of the parapet remain in a c. 1980 UCRS survey photo, the stepping has been removed. Since 1980 the parapet was stripped of detail and the lintels were removed; storefronts have been modernized, only cast-iron piers and cornice are original; roll-down metal doors mounted over storefronts, covering a large portion of the cornice and frieze; conduit added around transom of residential entrance; electric lights installed around entrance

South Facade: Side walls along property line have been stuccoed; windows along light shaft feature segmental brick arches and thin stone sills; windows have been replaced with square-head windows in segmental-arch openings; metal vent pipe runs up light shaft to roof; metal fire escape

Site

Metal access door at southernmost edge of facade has attached panel along sidewalk covering recessed steps

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Buildings, New Building applications (NB 360-1914)

105 Thompson Street

Borough of Manhattan Tax Map Block 503, Lot 27

Date(s): 1897 (NB 198-1897)

Architect(s): Charles Rentz

Owner / Developer: Kate Duffy

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; brownstone

Status: Contributing

History, Significance and Notable Characteristics

This six-story old-law tenement in buff brick and brownstone was designed by Charles Rentz in a restrained Renaissance Revival style for Kate Duffy in 1897. The building features slightly projecting end bays with panels of decorative brick above the third, fourth, and fifth stories. A large, geometric, modillioned cornice with a paneled frieze, a vegetal patterned architrave, and large corbels with guttae, is a defining element of this facade. The ground floor remains intact with a central residential entrance with an original eight-panel wood door in a wood-paneled surround, flanked with cast-iron columns from the John Davie & Son Foundry of Brooklyn. Storefronts on either side of the residential entrance feature their original projecting bays, with wooden enframements and twisted colonnettes, original stone steps, and a pressed-metal storefront cornice.

Alterations

Main Facade (East): Brownstone resurfaced; cornice missing end brackets, prior to 1980s; hole in cornice at southernmost end; air conditioners installed in transoms over storefront entrances; wooden storefronts painted, with some replacement of materials; electric lights added over residential entrance; windows replaced; metal fire escape; projecting signs installed next to each storefront

Site

Metal access doors at both north and south sides

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Buildings, New Building applications (NB 198-1897)

107 Thompson Street

Borough of Manhattan Tax Map Block 503, Lot 26

Date(s): 1901 (NB 597-1901)

Architect(s): Sass & Smallheiser

Owner / Developer: Robert Friedman

Type: Tenement

Style(s): Renaissance Revival with alterations

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

Built for Robert Friedman and designed by Sass & Smallheiser in 1901, this old-law tenement features red and white brick and terra-cotta details in a Renaissance Revival style. The building's classical details are seen in its scrolled keystones, flared lintels, and the use of egg-and-dart molding as both a stringcourse and a detail in the arched lintels of the third story. White brick is used to create both quoining on the fourth and fifth floors, and flat adaptations of Gibbs surrounds on the second, third, and sixth floors. The use of dogtooth brickwork in both spandrels and as a wide band course under the top story is an unusual feature. The pressed-metal cornice, which featured a garlanded frieze, has been removed and parged. The wrought-iron basket balcony fire escape is extant. The first floor features two storefronts with a central residential entrance. The cast-iron piers that flank the shops and the residential entrance are extant, although framing for metal roll-down security doors has been installed over portions of the central piers. Woodwork around the residential entrance is intact including carved moldings. The southern storefront is of entirely new construction, while the northern storefront retains its original window arrangement, but the bulkheads have been altered.

Alterations

Main Facade (East): Cornice removed and parged; windows replaced, including installing square head windows in round arch openings; modern door in residential entrance; electric light installed over entrance; intercom added; roll-down metal doors installed over both storefronts and covers historic storefront cornice; north storefront has air conditioner installed in transom, door is not original; bulkhead has been altered or covered; south storefront entirely new material

Site

Metal access doors on north side

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Buildings, New Building applications (NB 597-1901)

109 Thompson Street

Borough of Manhattan Tax Map Block 503, Lot 25

Date(s): 1878; altered 1905 (NB 116-1878)

Architect(s): Julius Boekell

Owner / Developer: Thomas Halstead

Type: Tenement

Style(s): Neo-Grec with alterations

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This Neo-Grec, pre-law tenement was constructed in 1878 by Julius Boekell for Thomas Halstead. The five-story building features pressed-metal pedimented lintels with incised details on the second story and metal molded lintels with incised details on the upper stories, with bracketed sills, which reflect the Neo-Grec style. The small central windows are from a 1905 alteration, which allowed for the addition of water closets on each floor. The wooden storefront featuring projecting bays, a metal storefront cornice, and flanking cast-iron piers remain intact. The residential entrance in the center bay is flanked by fluted Corinthian cast-iron piers (some acanthus leaves have been lost), and features wooden rope molding around the entrance.

Alterations

Main Facade (East): Cornice removed and parged (present in c. 1980 UCFS survey photo); small central windows added (Alt 1255-1905); fire escape removed (already removed by c. 1980 UCFS survey photo; attachment points still visible in brickwork); windows replaced (note two original windows extant on third story); partial-height window grilles added on top floor; electric light installed over entry; roll-down doors installed over storefronts; door replaced in residential entrance and southern storefront entrance; air conditioning units added over shop doors

Site

Metal access hatch at north side

Sidewalk / Curb Materials

Concrete and stone with concrete curb and steel cap

References

Real Estate Record and Builders' Guide; Department of Buildings, New Building and Alteration applications (NB 116-1878, Alt 1255-1905)

111 Thompson Street

Borough of Manhattan Tax Map Block 503, Lot 24

Date(s): c. 1865

Architect(s): Not determined

Owner / Developer: Mary Green

Type: Tenement

Style(s): Italianate

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This five-story pre-law tenement was constructed for Mary Green c. 1865. While the lintels have been shaved and simplified, the pressed metal cornice featuring scrolled acanthus modillions and a paneled frieze remains intact. The wooden storefront and metal storefront cornice with a floral pattern are also extant.

Alterations

Main Facade (East): Lintels replaced (simplified); modern material for residential entrance; electric lights added over residential entrance; intercom added at entry; windows replaced (various types); fourth floor, south bay window partially filled; awning added over storefront; metal fire escape; conduit on second through fourth stories; antenna on roof

Site

Metal access hatch at north side

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1859-1869

113 Thompson Street

Borough of Manhattan Tax Map Block 503, Lot 23

Date(s): c. 1842; altered 1894; redesigned 1903

Architect(s): Not determined

Owner / Developer: Henry S. Richards

Type: Row house

Style(s): Greek Revival with Renaissance Revival alterations

Stories: 3 and basement

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This three-story building retains Flemish-bond brickwork at the second and third stories dating from its original period of construction as a Greek Revival style row house, which was linked to the history of a since-demolished church at the corner of Thompson and Prince Streets. In 1832, the trustees of the Second Associate Presbyterian Church purchased three lots along Prince Street. In 1833, they erected a church on the portion of the lots closest to Prince Street. In 1842, the rear portion of the lots was conveyed as a single lot with a frontage on Thompson Street to Henry S. Richards. Richards erected "a neat three story brick house" at 113 Thompson, which was advertised as nearing completion and available to rent in 1843. By the 1870s the building had become a tenement, often housing African-American residents. In 1894, the property was purchased by the New York City Protestant Episcopal City Mission Society, and was converted by the architects Harney & Purdy to a Sunday school and general meeting space for the congregation of St. Ambrose Church (the successors of the Second Associate Presbyterian Church). It is during this period that a drawing of St. Ambrose Church was done by the artist August Will and includes 113 Thompson, which is depicted in a Greek Revival style. Shortly after its use as a Sunday school, the building was converted back to use as a tenement with stores. It is likely that the facade of 113 Thompson, as seen today, dates to a 1903 alteration designed by Bernstein & Bernstein for Charles Friedman. Friedman also owned the adjacent tenement on the corner of Prince and Thompson Streets (172 Prince Street), which was built in 1903 and designed by Bernstein & Bernstein; Friedman had also hired Bernstein & Bernstein to design the tenement at 195 Spring Street (1902). No. 113 Thompson is characterized by classically-inspired detailing that includes festooned, pedimented metal lintels on the second floor, molded and bracketed metal lintels on the third floor, and a swag frieze under a simple modillioned cornice. The 19th-century storefront on the first floor features a wooden storefront with colonnettes and a wood-paneled soffit, as well as metal stairs with cast-iron newel posts and wrought-iron railings. Cast-iron piers and a pressed-metal storefront cornice, featuring a swag frieze, are also extant. Following a 1918 alteration, the first floor of the building was briefly converted to factory use.

Alterations

Main Facade (East): Painted; door and transom in storefront replaced; windows replaced; repair to cast-iron posts; electric lights added around entrances, and mounted on transom of storefront windows; signs mounted under storefront windows; air conditioner installed in transom of northernmost storefront window; metal roll-down door installed over entrance to storefront; projecting sign post mounted on northernmost cast-iron pier

North Facade: Painted, partially visible brick wall; vents run up side wall

Site

Recessed steps to basement level; gated alley along northern lot line

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

New York County, Office of the Register, Deeds and Conveyances, [Timothy R. Green, et al.] Liber 288, p 603 (October 27, 1832); New York County, Office of the Register, Deeds and Conveyances, [Timothy R. Green, et al.] Liber 288, p 605 (October 27, 1832); New York County, Office of the Register, Deeds and Conveyances, [Mary

Green to Henry S. Richards] Liber 432, p 187 (May 18, 1842); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1896; Department of Buildings, New Building and Alteration applications (Alt 1125-1894, Alt 748-1903, Alt 672-1918); *Real Estate Record and Builders' Guide*; New York Historical Society, Geographic File, "Churches: St. A, misc."; "A – Possession – the Whole or Part." *New York Herald*, (May 10, 1874), Accessed on FultonHistory.com, 13; "For Colored Families." *New York Herald*, (May 6, 1875), Accessed on FultonHistory.com, 2; "To Let." *The New York Sun*, (November 14, 1843), Accessed on FultonHistory.com

115-117 Thompson Street (aka 170-174 Prince Street)

Borough of Manhattan Tax Map Block 503, Lot 21

See: 172 Prince Street

125 Thompson Street (aka 121-129 Thompson Street, 171 Prince Street)

Borough of Manhattan Tax Map Block 517, Lot 37

Date(s): 1996 (Job No. 101736784 (1996))

Architect(s): Acheson, Thornton & Doyle

Owner / Developer: Franciscan Friars

Type: Religious

Stories: 3

Material(s): Brick

Status: Non-Contributing

History

This three-story brick friary was built in 1996 by Acheson, Thornton, & Doyle for the Franciscan Friars on the foundation of a store built by Klie & Linn for Adrian P. Burke in 1937. Six lots were combined and six tenements razed to allow the construction of the one-story brick building in 1937. Currently, the building houses the Franciscan Friars Immaculate Conception Province.

Alterations

N/A

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 37; Department of Buildings, New Building and Alteration applications (NB 162-1937, Alt 505-1949, Job No. 101736784); *Real Estate Record and Builders' Guide*

131 Thompson Street (aka 131-133 Thompson Street)

Borough of Manhattan Tax Map Block 517, Lot 7501

Date(s): 1899 (NB 2248-1899)

Architect(s): Mitchell Bernstein

Owner / Developer: Charles Bales

Type: Tenement

Style(s): Renaissance Revival

Stories: 7

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This seven-story buff brick new-law tenement and was designed by Mitchell Bernstein for Charles Bales in 1899. Renaissance Revival features include stone lintels with guilloche-patterned voussoirs and projecting, scalloped keystones; pedimented lintels with egg-and-dart molded cornices with cartouche motif tympana above coquillage panels and scalloped brackets; a laurel leaf sill course; a pressed-metal cornice with foliate brackets, a festoon-patterned frieze; and quoining, window surrounds, band courses, and corbelled sills in gray brick. Portions of the building's historic storefronts, including a bracketed bulkhead, cable-molded colonnettes, and patterned cast-iron piers remain intact. Painted brick north and south elevations are visible above the rooflines of adjacent buildings.

Alterations

Main Facade (East): Fire escapes replaced; awnings; metal storefront grates; air conditioning unit above retail entrance; light fixtures; non-historic residential door and sidelight; non-historic windows; curved metal grilles removed from windows except at fourth bay of third story

North Facade: Brick painted

South Facade: Brick painted

Site

Hatches

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 126; Department of Buildings, New Building applications (NB 2248-1899); *Real Estate Record and Builders' Guide*

137 Thompson Street

Borough of Manhattan Tax Map Block 517, Lot 31

Date(s): 1875 (NB 96-1875)

Architect(s): George Holzeit

Owner / Developer: Fred Kirchers

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This five-story pre-law tenement was designed by George Holzeit for Fred Kirchers in 1875, and is identical to the adjacent 139 Thompson Street. The building was constructed of red brick with metal trim. Neo-Grec style features of the building include mass-produced metal sills with incised brackets and pedimented lintels above bracketed, decorative panels with incised details, and projecting metal sills with incised brackets and flat lintels above bracketed, decorative panels with incised details. The elaborate cornice features a pediment, lamb's tongue details, lion's head medallions, fluted and bead-and-reel-patterned brackets, and decorative frieze panels. Original, fluted cast-iron piers and a matching fluted metal bulkhead remain intact at the first story. The metal lintels and sills are identical to those of 103-105 Sullivan Street (built in 1874 by William Jose), and the sills, lintels, and cornices are identical to those of 141-145 Sullivan Street (built in 1875 by William Zschwetzke) and 147 Sullivan Street (built in 1875 by A. H. Blankenstein).

Alterations

Main Facade (East): Storefront cornice removed and brick below parged; central details on sills and all but one lintel removed; fire escape replaced; exhaust vents and monitoring equipment; one storefront modernized; light fixtures; awning; signage

Site

Hatches

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 31; Department of Buildings, New Building applications (NB 96-1975); *Real Estate Record and Builders' Guide*

139 Thompson Street

Borough of Manhattan Tax Map Block 517, Lot 30

Date(s): 1875 (NB 96-1875)

Architect(s): George Holzeit

Owner / Developer: Fred Kirchers

Type: Tenement

Style(s): Neo-Grec

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This five-story pre-law tenement was designed by George Holzeit for Fred Kirchers in 1875, and is identical to the adjacent 137 Thompson Street. The building was constructed of red brick with metal trim. Neo-Grec style features of the building include mass-produced metal sills with incised brackets and pedimented lintels above bracketed, decorative panels with incised details, and projecting metal sills with incised brackets and flat lintels above bracketed, decorative panels with incised details. The metal lintels and sills are identical to those of 103-105 Sullivan Street (built in 1874 by William Jose), and the sills, lintels, and cornices are identical to those of 141-145 Sullivan Street (built in 1875 by William Zschwetzke) and 147 Sullivan Street (built in 1875 by A. H. Blankenstein). The elaborate cornice features fluted and bead-and-reel-patterned brackets and decorative frieze panels. Although the northernmost storefront has been converted to a residence, some historic material remains on the first story, including cast-iron piers and residential entrance surrounds.

Alterations

Main Facade (East): Lamb's tongue-molded cornices and lion's head medallions removed from cornice; storefront cornice removed and brick below parged; central details on sills and all but one lintel removed; fire escape replaced; residential infill at ground story; brick infill painted; exhaust vents and monitoring equipment; storefront modernized; standpipe; light fixture; awning; signage

North Facade: Brick painted

Site

Standpipe; hatches

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 30; Department of Buildings, New Building applications (NB 96-1875); *Real Estate Record and Builders' Guide*

145 Thompson Street (aka 141-145 Thompson Street)

(St. Anthony's Memorial Hall)

Borough of Manhattan Tax Map Block 517, Lot 126

Date(s): 1949 (NB 99-1949)

Architect(s): Vincent S. Todaro

Owner / Developer: Church of St. Anthony of Padua

Type: Religious

Style(s): Moderne

Stories: 3

Material(s): Brick; stone; glass brick

Status: Non-Contributing

History

This three-story church hall was designed by Vincent S. Todaro in 1949 for St. Anthony of Padua Roman Catholic Church (now the Shrine Church of St. Anthony of Padua).

Alterations

Main Facade (East): Side entrance stairs replaced; gate and railings introduced; metal railings; intercom system; light fixtures

South Facade: Brick parged; side entrance stairs replaced

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 126; Department of Buildings, New Building applications (NB 99-1949); *Real Estate Record and Builders' Guide*

147 Thompson Street

Borough of Manhattan Tax Map Block 517, Lot 26

Date(s): 1914 (NB 367-1914); redesigned 1949 (Alt 505-1949)

Architect(s): Francis A. Norris (1914); Vincent S. Todaro (1949)

Owner(s): Society of Friars, Minor of St. Francis (1914); St. Anthony's Roman Catholic Church (1949)

Type: Religious

Style(s): Neo-Italian Renaissance

Stories: 3

Material(s): Brick; stone; concrete

Status: Non-Contributing

History

This three-story rectory was originally built in 1914 by architect Francis A. Norris for the Society of Friars. The building was redesigned in 1949 by Vincent S. Todaro for St. Anthony's Roman Catholic Church (now the Shrine Church of St. Anthony of Padua). Originally constructed as gymnasium and nursery affiliated with the church, the building was advertised as a day nursery "for children and working mothers" during its operation for that purpose.

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 26; Department of Buildings, New Building and Alteration applications (NB 367-1914, Alt 505-1949); *Real Estate Record and Builders' Guide*; Directory of Social and Health Agencies of New York City 1919, v. 28, p. 258

151 Thompson Street (aka 149-153 Thompson Street)

(Shrine Church of St. Anthony of Padua Friary)

Borough of Manhattan Tax Map Block 517, Lot 24

Date(s): 1886 (NB 832-1886)

Architect(s): Arthur Crooks

Owner / Developer: Reverend Father Anacletus De Angelis

Type: Religious

Style(s): French Second Empire

Stories: 4 and basement

Material(s): Granite; stone

Status: Contributing

History, Significance and Notable Characteristics

The four-story and basement Second Empire-style Friary of the Shrine Church of St. Anthony of Padua was built by the British-American architect Arthur Crooks for the Reverend Father Anacletus De Angelis in 1886. The Second Empire styled features of the building include a symmetrical quarry-faced granite facade with two groups of three bays flanking a projecting central tower, a partial mansard roof with scalloped shingles, pedimented dormers, and a partial cornice. The tower features paired windows with semicircular lintel courses and extended keystones, and a denticulated cornice, cloister dome roof with a bull's eye windows, and metal belvedere surmounted by a cross at the top of the tower. The round-arched central doorway features foliate composite capitals, a keystone spandrel, and a pediment with a decorative crest. The red brick north elevation features a five-story and basement red brick addition with a non-historic one-story entryway. Behind the addition, the main body of the building has a one-story addition. Two bays of original segmental-arched window openings with rowlock lintels and stone sills are visible, though the windows were replaced at an unknown date.

Alterations

Main Facade (East, facing Thompson Street): Non-historic windows; light fixtures; surveillance equipment; parapet; rooftop garden; air conditioning units; non-historic basement doors; signage

North Facade: Five story and basement red brick addition with non-historic one-story entryway appended to north elevation; non-historic windows; mechanical vent

South Facade: Running bond red brick addition visible from street; non-historic gutter

Site

Areaway fence on raised stone pavers

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 517, Lot 24; Department of Buildings, New Building applications (NB 832-1886); *Real Estate Record and Builders' Guide*; Shrine Church of St. Anthony of Padua, "Origins and History of St. Anthony of Padua Church"

155 Thompson Street (aka 155-159 Thompson Street, 109-115 West Houston Street)

Borough of Manhattan Tax Map Block 517, Lot 22

Type: Church-Owned Lot

Status: Non-Contributing

History

This lot, like others along Houston Street, is a remnant of the successive clearance and widening of Houston in the early 20th century, and is currently used as a private parking lot associated with the Shrine Church of St. Anthony of Padua.

Site

Metal fence; roll-down metal gate

Sidewalk / Curb Materials

Concrete with stone curb

References

Department of Taxation, Property-Card. Block 517, Lot 22

THOMPSON STREET (EVEN)

68 Thompson Street (aka 68-70 Thompson Street)

Borough of Manhattan Tax Map Block 488, Lot 8

Date(s): 1904 (NB 425-1904)

Architect(s): John Hauser

Owner / Developer: Solomon Jacobs

Type: Tenement

Style(s): Beaux Arts

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

Built as part of a pair (with 72 Thompson Street), 68 Thompson Street was constructed in 1904 for Solomon Jacobs by John Hauser. This red brick building with terra-cotta trim, projecting end bays, and a large modillioned cornice with a decorative paneled frieze and shield details, has been recently restored. A stately Beaux-Arts styled building, the facade features a mixture of highly decorative lintels with swags, egg-and-dart molding, and scrolled acanthus keystones throughout the upper stories. On the second floor, heavy scrollwork interspersed with thick guilloche-patterned terra-cotta banding is coupled with ornate window surrounds with egg-and-dart trim. Corinthian pilasters divide the paired windows in projecting end bays. Ornate wrought-iron fire escapes are original. The ground-floor storefronts have also been recently restored. Cast-iron piers are extant, and although the storefront cornice is likely a replacement, it is of the correct historic style.

Alterations

Main Facade (West): Windows replaced; storefronts modernized with glass infill, but retain historic cast-iron piers; storefront cornice is likely a partial replacement, but in an appropriate historical style; intercom added; electric lighting added over entrances; metal steps added in front of some storefronts; video camera installed in ends of storefront cornice; gated entrances to basement have been modernized and low walls added around steps

Site

Modern partitions and metal gates surround steps to basement at both north and south; diamond-plate steps to storefront entrances

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

72 Thompson Street (aka 72-74 Thompson Street)

Borough of Manhattan Tax Map Block 488, Lot 10

Date(s): 1904 (NB 425-1904)

Architect(s): John Hauser

Owner / Developer: Solomon Jacobs

Type: Tenement

Style(s): Beaux Arts

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

Built as part of a pair (with 68 Thompson Street), 72 Thompson Street was constructed in 1904 for Solomon Jacobs by John Hauser. This red brick building with terra-cotta trim, projecting end bays, and a large modillioned cornice with a decorative paneled frieze and shield details, has been recently restored. A Beaux-Arts styled building, the facade features a mixture of highly decorative lintels with swags, egg-and-dart molding, and scrolled acanthus keystones throughout the upper stories. On the second floor, heavy scrollwork interspersed with thick guilloche terra-cotta banding is coupled with ornate window surrounds with egg-and-dart trim. Corinthian pilasters divide the paired windows in projecting end bays. Ornate wrought-iron fire escapes are original. The ground floor storefronts have also been recently restored. Cast-iron piers are extant, and although the storefront cornice is likely a replacement, it is of the correct historic style.

Alterations

Main Facade (West): Windows replaced; storefronts modernized with glass infill, but retain historic cast-iron piers; storefront cornice is likely a partial replacement, but in an appropriate historical style; intercom added; electric lighting added over entrances; metal steps added in front of some storefronts; video camera installed in ends of storefront cornice; gated entrances to basement have been modernized and low walls added around steps

North Facade: stuccoed and scored side wall, visible above the first-story; windows in shaftway; metal fire escape with ladder to roof; two skylights visible on roof

Site

Modern partitions and metal gates surround steps to basement at both north and south; diamond-plate steps to storefront entrances

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

76 Thompson Street (aka 76-78 Thompson Street)

Borough of Manhattan Tax Map Block 488, Lot 12

Date(s): Not determined

Architect(s): Not determined

Owner / Developer: Not determined

Type: Commercial

Stories: 1

Material(s): Stucco

Status: Non-Contributing

History

Currently an extension to a restaurant with its entrance on West Broadway, this space contains an outdoor patio and open-air bar. From the 1880s until 1939, this lot contained two old-law tenements. The Thompson Street elevation consists of a one-story painted wall with double entrance doors on the south end and a double height section at the north end.

Alterations

Main Facade (West): Painted mural; electric lamps flank the entrance doors; a vitrine holding the menu is mounted adjacent to the entrance

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Buildings, New Building and Alteration applications; Department of Taxation, Property-Card. Block 488, Lot 12

80 Thompson Street

Borough of Manhattan Tax Map Block 488, Lot 14

Date(s): 1888 (NB 620-1888)

Architect(s): James N. Farnsworth

Owner / Developer: A. Baker

Type: Tenement

Style(s): Queen Anne/Neo-Grec

Stories: 5

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This old-law tenement was built in 1888 for A. Baker and designed by James M. Farnsworth. The simple red brick facade with stone sills and lintels, features a Queen Anne styled cornice with Neo-Grec details, featuring a central pediment with geometric brackets, rosettes, a paneled frieze, and "1888" in raised lettering. The ground floor has an intact wooden storefront cornice with paneling and scrolled brackets over fluted cast-iron piers. Only the south pier has its capital detail intact, with stylized flowers and acanthus leaves. The central residential entrance is flanked with unusual chamfered corner cast-iron piers patterned with imbricated roundels. On the ground floor, the wooden paneling, door and transom retain an arrangement appropriate to the building age, but are not of original material. The two storefronts retain their historic arrangement, although material has likely been replaced.

Alterations

Main Facade (West): Material of ground-floor storefronts and residential entrance appears to replicate original, but is a more modern substitution; storefront cornice is original; lintels may have been shaved to current flat profile, as building listed blue stone lintels and sills at time of construction; intercom installed by entrance; electric light installed over entrance; roll-down metal door over south storefront; projecting sign pole adjacent to north storefront; projecting sign pole on second floor at south end; original granite steps

South Facade: Window replacement; variety of brick and stone sills and lintels; some windows have been partially infilled; top of side elevation has had substantial brick replacement; drainpipe runs down shaft way

North Facade: Brick side wall west of shaft way has been painted; windows replaced; stone lintels and sills

Site

Two metal access hatches

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Real Estate Record and Builders' Guide

82 Thompson Street (aka 180 Spring Street)

Borough of Manhattan Tax Map Block 488, Lot 15

Date(s): c. 1848

Architect(s): Not determined

Owner / Developer: James Gibson

Type: Row house

Style(s): Altered Greek Revival

Stories: 4

Material(s): Brick

Status: Contributing

History, Significance and Notable Characteristics

This altered Greek Revival row house, at the corner of Spring and Thompson Streets, was built for the baker James Gibson in 1848. The building was briefly tenementized, returning to a one- to two-family dwelling in 1940, and was given a ground-floor storefront prior to 1940. Between the c. 1940 tax photo and 1964, the projecting cornice was removed, and the storefront was reconfigured, replacing the inset entrance and the large, glass shop windows and multi-paned transoms with smaller openings. The ground-floor windows have since been replaced with French doors. The addition of a historic-styled storefront cornice along the side of building (parallel to Thompson Street) is a recent addition and not representative of the c. 1940 storefront. The upper stories of this tenementized row house were highly altered between 1964 and c. 1980, with the removal of all molded stone lintels, the resizing of windows and replacement of sills on the third floor of both the primary and secondary facades.

Alterations

Main Facade (North, facing Spring Street): Upper stories painted; first floor stuccoed and painted; projecting cornice removed and parged; windows replaced; third-floor windows resized; lintels removed (1964-c. 1980); stone sills replaced with brick and resized on third floor; air conditioning unit installed through-wall on third floor; storefront modernized and partially infilled, with loss of historic arrangement; railing installed between parapets; awning installed over storefront; conduit, electrical outlets, and lighting installed over storefront, but under awning; vitrine installed on wall

Secondary Facade (West, facing Thompson Street): Painted; windows replaced; lintels removed (1964-1980); third-floor windows resized; many stone sills replaced with brick and resized; air conditioning unit installed through-wall on third floor; brick replacement or repointing along roofline and parapet; railing installed along parapet; openings filled on first floor; historic-styled cornice added (post-1980); awning installed; residential entrance of modern material, electric lights installed over door; rear extension in CMUs

South Facade (Rear): Stuccoed and painted; vent piping runs from ground floor to roof; railing along roofline

Site
N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

New York County, Office of the Register, Deeds and Conveyances, [Estate of George Wragg] Liber 261, p 297 (1830); New York County, Office of the Register, Deeds and Conveyances, [Hannah Ferris to James Gibson] Liber 476, p 347 (1845); New York County, Office of the Register, Deeds and Conveyances, [James Gibson to Robert Somerindyke] Liber 752, p 598 (1858); New York, Wills and Probate Records, 1659-1999, Ancestry.com, Last Will and Testament of George Wragg, Liber 59, p. 212 [new liber page 196] (1825); Department of Taxation, Record of Assessments: Manhattan, 8th Ward, 1822-1859; Department of Taxation, Property-Card. Block 488, Lot 15; Department of Buildings, Alteration applications (Alt 1345-1941); New York City Department of Housing Preservation & Development (HPD), 180 Spring Street, Manhattan, I-Card Images

86 Thompson Street (aka 84-86 Thompson Street, 177 Spring Street)

Borough of Manhattan Tax Map Block 502, Lot 44

Date(s): 1878 (NB 241-1878)

Architect(s): Thomas A. McAvoy

Owner / Developer: Henry Hughes

Type: Tenement

Style(s): Neo-Grec with alterations

Stories: 5

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This five-story Neo-Grec pre-law tenement was designed by Thomas A. McAvoy for Henry Hughes in 1878. The building was constructed of Philadelphia red brick with flat and incised Ohio stone elements that are typical of the Neo-Grec style. Other significant Neo-Grec features include a flat stone sill course with incised sills, recessed brick spandrel panels, and shallow-pedimented and bracketed projecting stone lintels above the third-floor windows. Flanking the central bays on the Thompson Street elevation are projecting brick sections that were originally capped by chimneys and spring from a carved stone bracket above the first story. Portions of the building's storefronts remain intact, including a cast-iron corner column and piers. The building's historic cast-iron storefront piers were produced by the George H. Toops Iron Works. The original wrought iron fire escapes feature an ornate overlapping pattern. A portion of the building's north elevation is visible due to the partial vacancy of an adjacent lot.

Alterations

Main Facade (South, facing Spring Street): Cornice removed at roofline after c. 1980 UCFS survey photo, and above storefront (after c. 1940 tax photo); brick beneath cornice replaced; non-historic windows; awning; storefront altered with some historic material intact

Main Facade (West, facing Thompson Street): Cornice removed at roofline and above storefronts (following c. 1940 tax photo); brick painted on second story; chimneys removed (post-c. 1940 tax photo); brick beneath cornice replaced; non-historic windows; awning; storefront altered with some historic material

North Facade: Common-bond brick elevation, partially parged; window openings cut in at an unknown date, though uppermost window visible in c. 1940 photograph and others likely not cut in until after adjacent building's demolition; brick replacement at roofline; stone sills and lintels

Site

Standpipe; basement access hatch at southwest of site; granite paver at residential entrance; hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap; granite paver outside residential entrance on west (Thompson Street) elevation

References

Department of Taxation, Property-Card. Block 502, Lot 44; Department of Buildings, New Building and Alteration applications (NB 41-1878); *Real Estate Record and Builders' Guide*

90 Thompson Street (aka 90-92 Thompson Street)

Borough of Manhattan Tax Map Block 502, Lot 2

Date(s): 1913 (NB 337-1913)

Architect(s): Louis A. Sheinart

Owner / Developer: Citizens Investing Co.

Type: Tenement

Style(s): Renaissance Revival with alterations

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement, in a simplified Renaissance Revival style, was designed by Louis A. Sheinart for the Citizens Investing Company in 1913. Sheinart built this and four other tenements in the district between 1911-1914; each is a white-glazed brick H-plan building. Significant features of the building include the common bond white-glazed brick facade (intended to communicate ideas of cleanliness and health), flat stone sills and lintels, filleted white brick adjacent to window openings, and a recessed geometric cross pattern and three projecting red brick rectangles above the sixth story windows. A metal fire escape at the central two bays of the facade features scrolled metal details and console brackets. The first floor features a historic residential entrance enframement with cast-iron piers, a semicircular transom light with a radial filigree pattern, sidelights, and rosettes at the intersections of the door's muntins. Portions of the building's storefront appear to be historic, including cast-iron piers flanking retail entrances and fluted wooden pilasters. Original drawings show an egg-and-dart-patterned, bracketed cornice that, if installed, was removed prior to c. 1940.

Alterations

Main Facade (West): Non-historic windows; northernmost storefront replaced; white brick infill above ground story storefronts and below second story windows; pressed metal cornice above storefronts removed prior to c. 1940; cornice at roofline removed prior to c. 1940; light fixtures; exhaust vents

South Facade: Brick parged; ladder to rooftop removed

Site

N/A

Sidewalk / Curb Materials

Concrete with stone curb and steel cap

References

Department of Taxation, Property-Card. Block 502, Lot 2; Department of Buildings, New Building applications (NB 337-1913); *Real Estate Record and Builders' Guide*

98-100 Thompson Street

Borough of Manhattan Tax Map Block 502, Lot 6

Date(s): 1904 (NB 433-1904)

Architect(s): Bernstein & Bernstein

Owner / Developer: Maria Wimpie

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement was designed by Bernstein & Bernstein for Maria Wimpie in 1904. The building was constructed of beige brick with elaborate terra-cotta detail. The building's stone lintels with guilloche-patterned voussoirs, oversized scrolled keystones with garland details, a Vitruvian scroll sill course with egg-and-dart molding, and fretwork stone sills on the fourth and fifth stories are characteristic of the decorative elements of the Renaissance Revival style. Additionally, elaborate terra-cotta and brick surrounds that include double-height quoined stone enframements and fluted stone spandrel panels with foliated cartouches and lamb's tongue molding are significant features of the building. An ornate pressed-metal cornice with lion's head details, foliate brackets, rosettes, egg-and-dart molding, Tuscan capitals, and low-relief composite capitals crowns the building. The elaborate wrought-iron fire escapes feature a variety of scrolled metal details. The first floor features a historic residential entrance enframement with rinceau-patterned cast-iron piers, carved wooden egg-and-dart molding, dentils, and panels. Portions of the building's storefront appear to be historic, including a cast-iron column between storefront entrances, and wooden brackets, panels, and profiled piers.

Alterations

Main Facade (West): Non-historic windows; storefronts modernized with some original elements intact; non-historic retail entrance doors; pressed-metal cornice above storefronts removed; light fixture

Site

Hatches; standpipes; raised stone paver beneath residential entrance; stone partitions flanking entrance; painted partitions flanking basement entrance stairs at southernmost storefront

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 502, Lot 6; Department of Buildings, New Building applications (NB 433-1904); *Real Estate Record and Builders' Guide*

106 Thompson Street

Borough of Manhattan Tax Map Block 502, Lot 10

Date(s): c. 1844; altered 1907; redesigned 1961

Architect(s): Not determined

Owner / Developer: Not determined

Type: Row house

Style(s): No Style

Stories: 4 and basement

Material(s): Brick; stone

Status: Non-Contributing

History

This four-story and basement apartment building was originally constructed as a small c. 1844 row house. The building was tenementized and raised to four stories prior to 1907 (Alt 1475-1907), then given a uniform parged, painted brick facade, and joined internally with the adjacent 108 Thompson Street in 1961 (Alt 1278-1961), and highly altered thereafter.

Alterations

Main Facade (West): Brick parged and painted; brick stripped of parge coat above third story; new fire escape installed in 1941 (Alt 3658-1940); non-historic windows; stone coping at roofline; cornice and slant roof removed; ground floor and basement converted from storefront and cellar to residences in 1961-1962 (Alt 1278-1961); ventilation and exhaust ducts; light fixtures; broken pedimented residential entrance surrounds; stone sills and soldier brick lintels at ground floor and basement; metal railings at residential entrance; metal bars at basement windows; metal trash storage area appended to facade

Site

Metal trash storage area

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 502, Lot 10; New York County, Office of the Register, Deeds and Conveyances, [ADAMS to ADAMS] Liber 453, p 450 (1844); Department of Buildings, Alteration applications (Alt 1475-1907, Alt 3658-1940, Alt 1201-1961, Alt 1278-1961)

108 Thompson Street

Borough of Manhattan Tax Map Block 502, Lot 11

Date(s): c. 1844; redesigned 1961

Architect(s): Not determined

Owner / Developer: Not determined

Type: Row house

Style(s): No Style

Stories: 3 and basement

Material(s): Brick; stone

Status: Non-Contributing

History

This three-story and basement apartment building was originally constructed as a row house at an unknown date,

prior to 1844. Documentation suggests that the current structure featured a slant roof and wood cornice by 1870 (Alt 464-1870). The building was tenementized at an unknown date, and later given a uniform parged, painted brick facade and joined internally with the adjacent 106 Thompson Street in 1961 (Alt 1278-1961) by architects Wechsler & Schimenti for Thompson Street Realties, Inc., of which Wechsler and Schimenti were president. The building has since been highly altered thereafter.

Alterations

Main Facade (West): Brick parged and painted; new fire escape installed in 1941; non-historic windows; stone coping at roofline; cornice and slant roof removed; ground floor and basement converted from storefront and cellar to residences in 1961-1962 (Alt 1278-1961); ventilation and exhaust ducts; light fixtures; stone residential entrance surrounds; stone sills and soldier brick lintels at ground floor and basement; metal railings at residential entrance; metal bars at basement windows; metal trash storage area appended to facade

Site

Metal trash storage area

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 502, Lot 11; New York County, Office of the Register, Deeds and Conveyances, [Jane Adams to John Adams] Liber 453, p 450 (1844); Department of Buildings, New Building and Alteration applications (Alt 464-1870, Alt 2467-1924, Alt 3659-1940, Alt 1278-1961); Marcella Bencivenni, Italian Immigrant Radical Culture: The Idealism of the Sovversivi in the United States, 1890-1940, (NYU Press, 2011), 67

110 Thompson Street (aka 110-112 Thompson Street)

Borough of Manhattan Tax Map Block 502, Lot 12

Date(s): 1900 (NB 1262-00)

Architect(s): Sass & Smallheiser

Owner / Developer: Rosenberg & Feinberg

Type: Tenement

Style(s): Renaissance Revival

Stories: 6 and basement

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story old-law tenement was designed in 1900 by Sass & Smallheiser for Rosenberg & Feinberg, a frequent client. The building was constructed of beige brick with stone and red brick details, including contrasting stretcher courses, paneling, dogtooth patterning, and quoins. Renaissance Revival style features of the building include round-arch windows on the sixth story enclosed within red and beige brick pilasters and rowlock arches. The facade is further enlivened by stone flat arch, stepped keystone, and egg-and-dart semicircular lintels, as well as stone lintel courses. The building features a pressed-metal modillion cornice featuring indented molding, egg-and-dart-molded Ionic and Tuscan capitals, and a dentil course. The off-center apartment entrance features oversized foliate brackets resting on Tuscan columns with egg-and-dart abacuses, a frieze with arabesque ornament, and a modillioned cornice; above the modernized entrance door is a keystone with a male bust. Neither storefront retains historic material. The building features an ornate wrought-iron basket balcony fire escape.

Alterations

Main Facade (West): Non-historic windows; storefronts modernized; light fixtures; non-historic door, sidelight, and transom light; visible brick replacement at fourth and fifth stories; non-historic residential entrance door, sidelight,

and transom light; awnings and metal storefront grilles

South Facade: Partially parged brick

North Facade: Brick parged and painted

Site

Non-historic planter and bench; non-historic partitions and railings to basement storefront

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 502, Lot 12; Department of Buildings, New Building applications (NB 1262-1900); *Real Estate Record and Builders' Guide*

116 Thompson Street (aka 114-116 Thompson Street)

(True North SoHo)

Borough of Manhattan Tax Map Block 502, Lot 14

Date(s): c. 1844; redesigned 1959-1960

Architect(s): Not determined

Owner / Developer: Not determined

Type: Apartment building

Stories: 5

Material(s): Brick; stucco; stone veneer

Status: Non-Contributing

History

This five-story apartment building was originally built as two identical four-story tenements with basements before 1844. The two buildings were reconfigured and reclad with a uniform brick facade by Wechsler & Schimenti for Martin Schulman, the building's owner, in 1959-1960 (Alt 1114-1959) following a collapse of the tenements' rear foundations.

Alterations

Main Facade (West): Brick parged; first story modernized and refinished in stone veneer

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 502, Lot 14; New York County, Office of the Register, Deeds and Conveyances, [Hart to Adams] Liber 452, p 82 (1844); Department of Buildings, Alteration applications (Alt 1114-59)

120 Thompson Street (aka 164-166 Prince Street, aka 118-120 Thompson Street)

Borough of Manhattan Tax Map Block 502, Lot 16

Date(s): 1904 (NB 55-1904)

Architect(s): Bernstein & Bernstein

Owner / Developer: Nathan Silverson

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

One of two six-story new-law tenements (including 160-162 Prince Street) with projecting bays designed by Bernstein & Bernstein for Nathan Silverson on one lot in 1904, 120 Thompson Street is placed at the corner of Thompson and Prince Streets. The building is constructed of red brick with terra-cotta and beige brick details. The Renaissance Revival style is expressed through a variety of decorative features and patterns including decorative sill courses, guilloche patterning, scrolled keystones with festoon details, scallop patterns, and lion's head ornaments. Windows on projecting bays feature red brick quoined surrounds, decorative lintel friezes with floriform designs, beige brick dogtooth panels, fretwork sills, and pedimented lintels with fructiform tympana resting on fluted stone brackets with bellflower drops. The building is crowned with a pressed-metal modillion cornice with foliate brackets, egg-and-dart molding, a swag-patterned frieze band, and floriform details. The building's metal fire escapes feature scrolled metal details and console brackets. At the first story, portions of the buildings' bracketed wooden storefronts along Thompson Street remain intact, as does the residential entryway surround with decorative cast-iron piers and pressed metal coquillage lintels.

Alterations

Main Facade (West, facing Thompson Street): Non-historic windows; residential infill; storefront cornice covered or removed since 2014; light fixtures added; windows bricked in at first bay on Thompson Street prior to c. 1940; corner storefront altered with brick infill and non-historic windows between c. 1940 tax photo and c. 1980 UCFS survey photo

Main Facade (North, facing Prince Street) : Non-historic windows; residential infill; storefront cornice covered or removed since 2014; brick replacement below sills and at corners adjacent to projecting bays

South Facade (Rear): Brick replacement at roofline; coping replaced; unornamented fire escape

Site

Hatches

Sidewalk / Curb Materials

N/A

References

Department of Taxation, Property-Card. Block 502, Lot 16; Department of Buildings, New Building applications (NB 55-1904); *Real Estate Record and Builders' Guide*

124-126 Thompson Street (aka 163-165 Prince Street)

Borough of Manhattan Tax Map Block 516, Lot 1

Date(s): 1902 (NB 515-1902)

Architect(s): Bernstein & Bernstein

Owner / Developer: Jacob Binder and Jacob Baum

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta; limestone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement in red brick with white brick and terra-cotta trim was designed by Bernstein & Bernstein for Jacob Binder and Jacob Baum in 1902. Renaissance Revival features of the building include white brick quoining surrounding window openings, oversized scrolled keystones, egg-and-dart molding, and highly decorative segmental-arch and triangular pediment frontons over decorative bracketed panels featuring sea-lions, cartouches with fleur-de-lis, foliated brackets, and panels with grape vine patterns. The building features a metal modillioned cornice with a swag-patterned frieze. The principal elevations feature elaborately scrolled ironwork fire escapes. Although residential infill has replaced most of the ground story on the west elevation, the storefronts on the south elevation remain remarkably intact, as does the original residential entrance with a bracketed stone enframement, molded wooden door and surrounds, and semicircular transom light. The storefront features cast-iron cabled colonnettes, a fluted corner column, and profiled wooden brackets.

Alterations

Main Facade (West, facing Thompson Street): Windows at fourteenth bay bricked in; ground-floor residential infill; non-historic windows; light fixtures; awnings; signage; non-historic door; commercial infill; areaway fence

Main Facade (South, facing Prince Street): Ground-floor residential infill; non-historic windows; light fixtures; awnings; signage; non-historic door; areaway fence and grilles

North Facade: Brick parged

Site

Concrete partition and metal railing around basement entry stairs; traction pad at sidewalk corner; electric pull box; metal poles; hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 516, Lot 1; Department of Buildings, New Building and Alteration applications (NB 515-1902); *Real Estate Record and Builders' Guide*

128 Thompson Street (aka 128-130 Thompson Street)

Borough of Manhattan Tax Map Block 516, Lot 2

Date(s): 1904 (NB 585-1904)

Architect(s): Horenburger & Straub

Owner / Developer: Pasquale Lauria, Giuseppe Genovese, and Pancrazio Grassi

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement was designed by Horenburger & Straub for Pasquale Lauria, Giuseppe Genovese, and Pancrazio Grassi in 1904. The building was constructed of red brick with stone trim. The building's flat stone lintel courses, red brick pilasters with stone Tuscan capitals and incised cul-de-lampe bases, Tuscan stepped keystone and semicircular stone lintels are representative of the Renaissance Revival style. The sixth-story semicircular windows feature stone imposts, extrados, and keystones, and three rows of rowlock arches. The building is crowned with a bracketed pressed-metal cornice with a dentil course, egg-and-dart molding, a festoon-patterned frieze, and lamb's tongue molding course. The building features an elaborately scrolled ironwork fire escape. Patterned, bracketed cast-iron piers flank the residential entrances, the centralmost of which is surmounted by a swag-patterned frieze. The southernmost storefront appears to be largely intact.

Alterations

Main Facade (West): Non-historic windows; storefronts modernized; storefront cornice covered or replaced; non-historic door, sidelights, and transom light; light fixtures; air conditioning unit above doorway

South Facade: Brick parged

Site

Hatches; raised stone paver at residential entrance; some stone and concrete pavers

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 516, Lot 2; Department of Buildings, New Building applications (NB 585-1904); *Real Estate Record and Builders' Guide*

132-134 Thompson Street (aka 132-136 Thompson Street)

Borough of Manhattan Tax Map Block 516, Lot 4

Date(s): 1912 (NB 556-1912)

Architect(s): Louis A. Sheinart

Owner / Developer: Citizens Investing Company

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement was designed by Louis A. Sheinart for the Citizens Investing Company in 1913. Sheinart built this and four other tenements in the district between 1911-1914 for Italian-born builder and real estate developer Dominick Abbate's Citizens Investing Company, which was founded in 1911. The building features a white-glazed brick facade, intended to communicate ideas of cleanliness and health, on a six-story H-plan building. Significant features of the building include flat stone sills, sill courses, and lintels, filleted white brick adjacent to window openings and a pressed-metal cornice with an egg-and-dart molding course above foliated brackets with beading details and raised panels. The building's metal fire escape features scrolled metal details and console brackets. At the first story, cast-iron piers flanking the residential entrance and storefronts remain intact, as do a pressed-metal patterned frieze and an address panel above the residential entrance.

Alterations

Main Facade (West): Non-historic windows; air conditioning unit above door; surveillance camera; storefronts modernized; non-historic door and transom light; light fixtures; awnings; signage

Site

Hatches; metal railing at northernmost hatch

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 516, Lot 4; Department of Buildings, New Building and Alteration applications (NB 556-1912); *Real Estate Record and Builders' Guide*

152-154 Thompson Street

Borough of Manhattan Tax Map Block 516, Lot 14

Date(s): 1913 (NB 209-1913)

Architect(s): Louis A. Sheinart

Owner / Developer: Citizens Investing Company

Type: Tenement

Style(s): Secessionist

Stories: 6

Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This six-story new-law tenement was designed by Louis A. Sheinart for the Citizens Investing Company in 1913. Sheinart built this and four other tenements in the district between 1911-1914 for Italian-born builder and real estate developer Dominick Abbate's Citizens Investing Company, which was founded in 1911. The building's white-glazed brick facade was intended to communicate ideas of cleanliness and health. The simplicity and lack of detail on this building is representative of the flat detailing and geometric designs of the Secessionist style. Significant features include the filleted white brick adjacent to window openings, a recessed geometric cross pattern, three inlaid green brick rectangles, and white brick corbel tables that terminate in a corbelled white brick roofline. The building's metal fire escape features scrolled metal details and console brackets. Although residential infill has replaced the building's first-story storefronts, stone entryway surrounds and piers remain intact. The building's north elevation, which abutted the rears of several tenements when constructed in 1913, has been visible since Houston Street was widened in the 1930s and the row of abutting tenements was demolished.

Alterations

Main Facade (West, facing Thompson Street): Residential infill at ground story; storefront cornice removed; non-

historic windows; non-historic door; intercom system; light fixtures; ground story brick replaced; exhaust and drainage vents; window bars; brick above stone sills

North Facade (facing Houston Street): Brick parged except at light court setback; windows cut in on ground story after c. 1940; non-historic windows; one-story addition; window openings at central six bays altered at unknown date

Site

N/A

Sidewalk / Curb Materials

Concrete with concrete curb and steel cap

References

Department of Taxation, Property-Card. Block 516, Lot 14; Department of Buildings, New Building applications (NB 203-1913); *Real Estate Record and Builders' Guide*

WATTS STREET (EVEN)

34 Watts Street (aka 110-114 Avenue of the Americas, 24-36 Watts Street) (Minneola)

Borough of Manhattan Tax Map Block 476, Lot 15

Date(s): 1903 (NB 843-1903)

Architect(s): Horenburger & Straub

Owner / Developer: Morris Fine

Type: Tenement

Style(s): Renaissance Revival

Stories: 6

Material(s): Brick; stone

Status: Contributing

History, Significance and Notable Characteristics

This large new-law tenement was built in 1903 by Horenburger & Straub for Morris Fine. It features Renaissance Revival detailing such as quoin details, pedimented window surrounds, pedimented bays and bracketed cornice. Other elements include decorative pilasters of contrasting color and carved spandrel panels. The decorative fire escapes on both facades were installed at time of construction.

Alterations

Main Facade (West, facing Sullivan Street and Avenue of the Americas): Storefronts modernized; windows replaced

South Facade (facing Watts Street): Windows replaced; storefronts modernized

Site

N/A

Sidewalk / Curb Materials

Concrete with stone curb along Avenue of the Americas; concrete curb and steel cap along Broome Street

References

New York City Department of Buildings, New Building applications (NB 843-1903); *Real Estate Record and Builders' Guide*

WEST HOUSTON STREET (ODD)

109-115 West Houston Street (aka 155-159 Thompson Street)

Borough of Manhattan Tax Map Block 517, Lot 22

See: 155 Thompson Street

121-123 West Houston Street (aka 161 Sullivan Street)

Borough of Manhattan Tax Map Block 517, Lot 14

See: 161 Sullivan Street

129 West Houston Street (aka 160-162 Sullivan Street)

Borough of Manhattan Tax Map Block 518, Lot 17

See: 160-162 Sullivan Street

145 West Houston Street (aka 64-66 MacDougal Street)

Borough of Manhattan Tax Map Block 518, Lot 14

See: 64 MacDougal Street

ARCHITECTS' APPENDIX

Michael Bernstein (1867-not determined)

125 Sullivan Street (aka 125-127 Sullivan Street) (1900)
190 Avenue of the Americas (1900)
192 Avenue of the Americas (1900)
188 Avenue of the Americas (1900)
144 Sullivan Street (1900)
142 Sullivan Street (1900)
208-210 Spring Street (aka 160 Avenue of Americas) (1902)

Born in Russia to Jewish parents, Michael Bernstein and his parents arrived in New York about 1870. Michael Bernstein was established as an architect in New York City directories as early as 1892. He was associated with David Stone in the firm of Bernstein & Stone in 1897 and then with his brother Mitchell in the firm of Bernstein & Bernstein from 1902 to 1911. He continued in independent practice until at least 1940. His works are represented in the Greenwich Village Historic District and Extension II and the South Village and East Village/Lower East Side Historic Districts. In the Sullivan-Thompson Historic District, he was responsible for the design of six tenements and one stable.

LPC, "Architects' and Builders' Appendix," *South Village Historic District Designation Report* (LP-2546) (New York: City of New York, 2013) prepared by Marianne S. Percival, 254.; U.S. Census records, 1880; U.S. Passport Applications, "Michael Bernstein," Ancestry.com (September 1910).

Mitchell Bernstein (1878-1962?)

(See Bernstein & Bernstein, below)

131 Thompson Street (aka 131-133 Thompson Street) (1899)

Michael Bernstein was the younger brother of architect Michael Bernstein, and was born after his parents and Michael arrived in New York. Mitchell Bernstein is listed in New York City directories as early as 1899, and is noted as head draftsman for his brother Michael between 1899 and 1901. His formal partnership with his brother lasted from 1902 to 1911, after which he continued in an independent practice until 1937. Some of his can be found in the Greenwich Village Historic District Extension II and in the Sullivan-Thompson Historic District.

LPC, "Architects' Appendix," *Greenwich Village Historic District Extension II Designation Report* (LP-2366) (New York: City of New York, 2010); U.S. Census records, 1880; Registration Card, "Mitchell Bernstein," Ancestry.com, (1942).

Bernstein & Bernstein

Michael Bernstein (1867-not determined)
Mitchell Bernstein (1878-1962?)

195 Spring Street (aka 195-199 Spring Street, 93-95 Sullivan Street) (1902)
124-126 Thompson Street (aka 163-165 Prince Street) (1902)
172 Prince Street (aka 115-117 Thompson Street, 170-174 Prince Street) (1903)
156 Sullivan Street (aka 156-158 Sullivan Street) (1904)
64 MacDougal Street (aka 64-66 MacDougal Street, 145 West Houston Street) (1904)

98-100 Thompson Street (1904)
160-162 Prince Street (1904)
120 Thompson Street (aka 164-166 Prince Street), 118-120 Thompson Street) (1904)
181 Prince Street (1908)
179 Prince Street (1908)

The firm of Bernstein & Bernstein was formed in 1902 when the brothers Mitchell and Michael Bernstein became partners. Bernstein & Bernstein designed residential, retail and religious buildings through the city, which are represented in the Greenwich Village, East Village/Lower East Side, and Hamilton Heights/Sugar Hill Historic Districts and the Greenwich Village Historic District Extension II. The partnership was dissolved in 1911 after which the brothers practiced independently until 1937 and 1940 respectively. In the Sullivan-Thompson Historic District, the firm was responsible for the design of ten tenements.

Francis, 16; LPC architects files; LPC, *South Village Historic District Designation Report*, 254-5; Ward, 9.

August H. Blankenstein (1830-1914)

180 Prince Street (1874)
147 Sullivan Street (1875)

August H. Blankenstein was born in Germany and immigrated to the U.S. in 1860. Active from 1872 to 1899, he designed tenements, flats, and factory buildings for a mostly German clientele. He also designed the addition to the Centre Market Armory (1873-74; demolished) at Grand and Centre Streets and St. Joseph's Roman Catholic Orphan Asylum School (1883, demolished) at Avenue A and 90th Street. He was involved with the designs of the 55th Regiment, 23rd Regiment, and First Cavalry 22nd Regiment Armories (c. 1878). A lawsuit in 1894 indicated that Blankenstein had been a partner of architect Henry Herter prior to 1886 (Herter then became partner in [Ernest W.] Schneider & Herter); Blankenstein was also listed as an architect in an 1890 directory in Buffalo, N.Y. In the Sullivan-Thompson Historic District, he was responsible for the design of two tenement buildings.

LPC, *Aschenbroedel Verein Designation Report* (LP-2328) (New York: City of New York, 2009), prepared by Jay Shockley, 4.

Julius Boekell (1831-not determined)

109 Thompson Street (1878)

[John Henry] Julius Boekell (1831-1905) was born in Hesse, Germany, and immigrated to New York City in 1851. By 1859 he had established his own architectural practice. He became a naturalized citizen in 1860 and soon after enlisted in the 11th Regiment (New York), serving on active duty as a 1st Lieutenant between November 1861 and March 1862, and rising to the rank of Captain in the reserves by 1865. In 1886 he took his son, Julius F. Boekell, who had studied at Cooper Union, into partnership and the firm became Julius Boekell & Son. The younger Boekell practiced into the 1920s.

Julius Boekell [Sr.] was an extremely prolific architect who designed over 150 tenement buildings. He was also responsible for a number of flats buildings and row houses, factory and brewery buildings, stores and warehouses, restaurants, and beer gardens. He worked primarily for German clients in the German enclaves of Manhattan, most extensively on the Lower East Side. Examples of his work are included in

the Tribeca East, SoHo, East Village/Lower East Side, Hamilton Heights/Sugar Hill Northwest, Greenwich Village, and Greenwich Village Extension II Historic Districts. Among his firm's noteworthy works are the First German Baptist Church (1866-69, a designated New York City Landmark); a handsome Italianate store and loft building with a commanding cornice at 113-115 Mercer Street (1872) in the SoHo Historic District; the ornate Italianate store and flats building at 285 Bleecker Street, built for butcher Michael Puels in 1874 in the Greenwich Village Historic District Extension II; the exuberant Queen Anne style flats building with ground story store at 101 Second Avenue/ 240 East 6th Street in the East Village/Lower East Side Historic District (1880); the restrained group of six neo-Grec rowhouses (1881) at 450-460 West 153rd Street in the Hamilton Heights/Sugar Hill Northwest Historic District Extension (1881); and the handsome early apartment building combining Romanesque Revival and Queen Anne style elements at 266 West 11th Street in the Greenwich Village Historic District (1887). In the Sullivan-Thompson Historic District, he was responsible for the design of one tenement with store at 109 Thompson Street.

LPC, *First German Baptist Church (Later Ukrainian Autocephalic Orthodox Church Of St. Volodymyr/Later Congregation Tiefereth Israel-Town and Village Synagogue Designation Report (LP-2475)* (New York: City of New York, 2014), prepared by Gale Harris, 7.

George Butz (dates not determined)

97 Sullivan Street (1908)

Little is known about George Butz. Between 1899 and 1901 he was head draftsman for architect Lewis Oberlin before opening his own practice designing tenements and buildings for brewery complexes in Manhattan and the Bronx. In the Sullivan-Thompson Historic District, he was responsible for the design of one tenement building at 97 Sullivan Street.

“The Building Department,” *NYT*, May 1, 1901, 11; “The Building Department,” *NYT*, November 13, 1901, 14; Francis, 20; LPC architects files; Office for Metropolitan History, Manhattan New Building (NB) Database, 1900-1986 (www.metrohistory.com).

George J. Casazza (1889-1949)

120 Sullivan Street (aka 120-122 Sullivan Street) (1916)

Little is known about George J. Casazza, who had an office on Bleecker Street in 1913 before moving to West Broadway the following year, and then to the vicinity of Madison Square. Casazza continued to practice until at least 1929. In the Sullivan-Thompson Historic District, he was responsible for the design of one apartment building 120 Sullivan Street.

Ward, 13.

William H. Cauvet (1872-1958)

63 Sullivan Street (1877)
65 Sullivan Street (1877)
67 Sullivan Street (1877)

William H. Cauvet was active in New York City between 1871 and 1879. In 1878, he designed the store-and-loft building at 472 Broadway in the SoHo-Cast Iron Historic District. He designed three tenements along Sullivan Street in the Sullivan-Thompson Historic District.

Francis, 21; LPC, *SoHo Cast Iron Historic District Designation Report* (LP- 0768) (New York: City of New York, 1973), 38.

Arthur Crooks (Colonel) (c. 1838-1888)

151 Thompson Street (aka 149-153 Sullivan Street) (1886), St. Anthony of Padua Friary
155 Sullivan Street (aka 153-159 Sullivan Street) (1886-88), Shrine Church of St. Anthony of Padua

Born in England, Arthur Crooks arrived in the United States sometime prior to the Civil War. He worked as a draftsman in Richard Upjohn's office and completed work on St. Thomas' Church following Upjohn's death. Shortly thereafter, he won the 1873 competition to design the new city hall of Kingston, New York, and established his own office. Crooks was said to have designed more than 100 churches in New York and its surrounding area. In Manhattan, Crooks designed the parsonage for the Sacred Heart of Jesus Roman Catholic Church at 457 West 51st Street (1880) and the St. John the Evangelist Roman Catholic Church at 355 East 55th Street (1886, demolished). In the Sullivan-Thompson Historic District he designed St. Anthony's of Padua Shrine Church at 155 Sullivan Street and its friary at 151 Thompson Street.

“Buildings Projected,” *Real Estate Record and Builders’ Guide* (November 13, 1880), 1003; “Death of Arthur Crooks,” *American Architect and Building News* (December 22, 1888), 286; LPC architects files; LPC, *Former 50th Precinct Police Station House* (LP-1285) (New York: City of New York, 1986), prepared by Susan Strauss, 16; William B. Rhoads, *Kingston, New York: The Architectural Guide* (Hensonville, New York: Black Dome Press, 2003), 99, 101.

Dietrich & Smith (1908)

Ernest George Washington Dietrich (1857-1926)
[unknown] Smith (dates not determined)

196 Spring Street (aka 194-198 Spring Street) (1908)

Ernest G. W. Dietrich was born in Pittsburgh. He attended Duff's College and the Western College of Pennsylvania (now the University of Pittsburgh), trained at the firm of Drum & Kuhn, and from 1881 to 1883 worked in the office of Pittsburgh architect James T. Steen. In 1884 he joined Charles M. Barthburger in organizing the firm of Barthburger & Dietrich, which dissolved in 1889 when Dietrich moved to New York. The first name of his partner Smith has not been determined. Dietrich & Smith designed the tenement building at 196 Spring Street in the Sullivan-Thompson Historic District.

“Ernest George Washington Dietrich,” *Journal of the American Institute of Architects* (May 1926), 238; Ward, 20.

James M. Farnsworth (1847-1917)

80 Thompson Street (1888)

James Mace Farnsworth began his career around 1872 and worked as a draftsman with Calvert Vaux by 1873. From 1876 to 1882 Farnsworth was in partnership with Benjamin Sillman, Jr. (1848-1901). Sillman & Farnsworth designed the Morse Building, 138-142 Nassau Street (1878-80 with later additions), where they kept their office, and the Temple Court Building, 3-9 Beekman Street (1881-83), both of which are individually designated New York City Landmarks. They also designed 19 and 21 East 17th Street (1881-82) in the Ladies' Mile Historic District and 145 and 151 East 72nd Street in the Upper East Side Historic District Extension.

Farnsworth practiced independently from 1883-1897, producing numerous designs for commercial and office buildings and warehouses for the prominent builder-developer John Pettit, including additions to the cast-iron Bennett Building (originally designed in 1872-73 by Arthur D. Gilman, a designated New York City Landmark) in 1890-94. He was responsible for the Singer Building (1886) in Pittsburgh, and designed the Annex of the Temple Court Building (1889-90, included as part of the Temple Court Building designation), and maintained his office there from 1890-1892. Farnsworth was associated with a number of other architects over the years including Charles E. Miller (1897 to 1900), [J. A. Henry] Flemer & [V. Hugo] Koehler (1900-01), and as part of Koehler & Farnsworth (1903-10). From 1911 to his death in 1917, Farnsworth practiced independently. In the Sullivan-Thompson Historic District he was responsible for the design of one tenement at 80 Thompson Street.

LPC, "Architects' Appendix," *Upper East Side Historic District Extension Designation Report* (LP-2373) (New York: City of New York, 2010), prepared by Christopher D. Brazee and Jennifer L. Most; LPC, *Morse Building (later Nassau-Beekman Building) Designation Report* (LP-2191) (New York: City of New York, 2006), prepared by Jay Shockley; LPC, *Temple Court Building and Annex Designation Report* (LP-1967) (New York: City of New York, 1998), prepared by Jay Shockley.

John M. Forster (dates not determined)

77 Sullivan Street (1878)

John M. Forster established an architectural practice in New York City by 1862 and practiced through 1888. Examples of his work include the brick parsonage of the Eighth Presbyterian Church in what is now the Greenwich Village Historic District (1868) and several residential buildings on the East Side of Manhattan, as well as a store and loft building with Italianate style elements (1867) in the Tribeca West Historic District.

LPC, "Architects' Appendix," *Tribeca West Historic District Designation Report* (LP-1713) (New York: City of New York, 1991), prepared by Margaret M. M. Pickart, 366.

Gronenberg & Leuchtag

Herman Gronenberg (1889-1931)
Albert J. H. Leuchtag (not determined-1959)

521 Broome Street (aka 521-523 Broome Street) (1910)

Herman Gronenberg and Albert J. H. Leuchtag formed a successful architectural partnership and were active in the first decades of the 20th century. The firm specialized in the design of apartment buildings and examples of their work can be seen in the Upper East Side and Extension, Expanded Carnegie Hill, NoHo, Grand Concourse, Greenwich Village, and Riverside-West End Extension I Historic Districts. Gronenberg died in 1931 and five years later the *New York Times* announced that A. J. H. Leuchtag had resumed the practice of architecture. The firm was responsible for the design of three apartment houses within the West End-Collegiate Historic District Extension. In the Sullivan-Thompson Historic District the firm was responsible for the design of one commercial loft building at 521 Broome Street.

LPC, “Architects’ Appendix,” *West End-Collegiate Historic District Extension Designation Report* (LP-2462) (New York: City of New York, 2013), 253.

Charles E. Hadden (c. 1827-1896)

206 Spring Street (1890)

The prominent New York-born builder Charles E. Hadden was the son of a carpenter and by 1850 had followed him into the profession. In 1860, he designed what is now known as the Washington Square Methodist Church on West 4th Street, the first church in New York to have a gallery unsupported by pillars, and in 1879, and the Neo-Grec style church house, both of which are in the Greenwich Village Historic District. He was also responsible for the design or alteration of five buildings in the Greenwich Village Historic District Extension II. By 1880, Hadden was listed in U.S. Census records and directories as a builder. Twelve years later he was responsible for the design of the small building at 163 Bleecker Street in the South Village Historic District, constructed as a front addition in 1892. A resident of Leroy Street for many years before moving to Long Island, he maintained an office on what is today West Broadway until his death. In the Sullivan-Thompson Historic District he was responsible for the design of one commercial loft building at 206 Spring Street.

LPC, “Architects’ and Builders’ Appendix,” *South Village Historic District Designation Report*, 269-70.

Robert Hankinson (c. 1846-c. 1910)

111 Sullivan Street, the Cella Building (1893)

Robert Hankinson was variously listed as a builder or mason in New York City directories between 1876 and at least 1907. Within the Sullivan-Thompson Historic District he is credited with the design of the Cella, a tenement building on Sullivan Street.

New York City directories (1876, 1880, 1883, 1887, 1893, 1907); U.S. Census (Manhattan, New York), 1880.

John Hauser (c. 1864-not determined)

68 Thompson Street (aka 68-70 Thompson Street) (1904) 72 Thompson Street (aka 72-74 Thompson Street) (1904)

The Swiss-born architect John Henry Hauser is listed in New York City directories from 1892 to 1922 as a specialist in private houses and flats. Like many of his contemporaries, he designed in a variety of

revival styles. In the Greenwich Village Historic District Extension II, he designed the Romanesque Revival style tenement at 38 Downing Street and the Romanesque/Renaissance Revival style tenement at 46 Downing Street. Hauser's work can also be found in the Hamilton Heights, Hamilton Heights/Sugar Hill, Hamilton Heights/Sugar Hill Northwest, Park Avenue and Morris Avenue Historic Districts and in the Riverside-West End Historic District Extension II. In the Sullivan-Thompson Historic District he was responsible for the design of two tenements at 68 and 72 Thompson Street.

LPC, "Architects' Appendix," *Riverside-West End Historic District Extension II Designation Report* (LP-2464) (New York: City of New York, 2015), 326.

Louis F. Heinecke (dates not determined)

140 Sullivan Street (1891)

Little is known about Louis F. Heinecke, who practiced architecture in New York between 1885 and 1900. From 1885-86 he had a partnership with Frederick Ebeling. He was responsible for numerous new tenements and stores as well as alterations in Lower Manhattan. In the Sullivan-Thompson Historic District, he was responsible for the design of one commercial loft building at 140 Sullivan Street.

LPC, "Architects' Appendix," *East Village/Lower East Side Historic District Designation Report* (LP-2491) (New York: City of New York, 2012), prepared by Virginia Kurshan, 279.

Horenburger & Bardes (See Horenburger & Straub)

174-176 Spring Street (1911)
170-172 Spring Street (1911)

Horenburger & Straub

Herman Horenburger (c.1857- not determined)
Charles M. Straub (c. 1860- not determined)

69 Thompson Street (1896)
203 Spring Street (aka 201-205 Spring Street, aka 92-94 Sullivan Street (1903)
34 Watts Street (aka 110-114 Avenue of Americas, 24-36 Watts Street) (1903)
128 Thompson Street (aka 128-130 Thompson Street) (1904)
135 Sullivan Street (aka 135-137 Sullivan Street (1904)
137 Sullivan Street (aka 137-139 Sullivan Street (1904)
107 Sullivan Street (aka 107-109 Sullivan Street) (1905)
146 Sullivan Street (1905)

Herman Horenburger was born in Germany and immigrated to New York City in 1883. According to New York City directories he apparently worked as a draftsman for several years before establishing his own architectural practice. From 1892 to 1906 he partnered with Charles M. Straub in a firm known for its many tenement and loft designs. Charles M. Straub (q.v.) was born in Bavaria and immigrated to the United States in 1882. Following the demise of his partnership with Herman Horenburger, he maintained his own offices through 1929. Horenburger also returned to individual practice until 1910. In 1912, he and his son Frederick entered into partnership with Philip Bardes, of whom little is known. Herman

Horenburger died sometime between 1915 and 1920; his son continued the firm with Bardes until around 1922. Examples of Horenburger & Straub's work can be found in the Greenwich Village Historic District and Extension II, the East Village/Lower East Side and NoHo Historic Districts. In the Sullivan-Thompson Historic District the firm was responsible for the design of ten tenements.

LPC, "Architects' and Builders' Appendix," *South Village Historic District Designation Report*, 272.

George Holzeit (dates not determined)

137 Thompson Street (1875)
139 Thompson Street (1875)

Little is known about George Holzeit, who was listed in New York City directories as an architect in the 1870s and 1880s. In the Sullivan-Thompson Historic District he was responsible for the design of two tenement buildings at 137 and 139 Thompson Street.

Francis, 40.

William Jose (c. 1843-1885)

159 Prince Street (1873)
105 Sullivan Street (1874)
103 Sullivan Street (1874)
200 Spring Street (aka 89-91 Sullivan Street) (1880)

William Jose, born in Prussia, was listed as an architect in New York City directories between 1869 and 1884. With an office at 185 Bowery, and later in Bible House on Astor Place, he was active as a designer of tenements primarily in the vicinity of today's Tribeca, SoHo, and Greenwich Village neighborhoods. His buildings are represented in the Greenwich Village Historic District, the SoHo-Cast Iron Historic District and Greenwich Village Historic District Extension I and II. In the Sullivan-Thompson Historic District he was responsible for the design of four tenement buildings.

LPC, "Architects' and Builders' Appendix," *Greenwich Village Historic District Extension II Designation Report* (LP-2366) (New York: City of New York, 2010), 330.

George Keister (1859-1945)

525 Broome Street (aka 525-527 Broome Street) (1897)

George Keister was in practice in New York from the mid-1880s until 1930. He began his career in partnership with Frank Wallis in 1887-88, after which he worked independently. Keister worked in a variety of styles. He designed Neo-Grec, Renaissance Revival, and Colonial Revival style tenements and flats in the Greenwich Village Historic District and Extension II, a pair of Queen Anne tenements in the South Village Historic District, the eclectic group of row houses (1891) that form the Bertine Block Historic District in the Bronx, and the eclectic Hotel Gerard (1893-94, a designated New York City Landmark), at 123 West 44th Street. Keister continued to design residential structures in the 20th century, including the George L. McAlpin House, 9 East 90th Street (1902-03, a designated New York City

Landmark) and 305 West 71st Street in the West 71st Street Historic District. He was best known in the later years, however as a theater designer. Among his numerous theaters are the Belasco Theater (1906-07) and Apollo Theater (1913-14) both of which are designated New York City Landmarks. Keister designed the massive Romanesque Revival style First Baptist Church (1891-94) at the corner of Broadway and West 79th Street and the nine-story Medieval Revival style flats at 120 Riverside Drive in the Riverside-West End Historic District Extension I and a row of Renaissance Revival style houses at 257-261 West 70th Street in the West End-Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, Keister designed the Beaux Arts style flats building known as the Ackerley at 241 West 101st Street. In the Sullivan-Thompson Historic District he was responsible for the design of one commercial loft building at 525 Broome Street.

LPC, "Architects' Appendix," *Riverside-West End Historic District Extension II Designation Report* (LP-2464) (New York: City of New York, 2015), 329-30.

William Kurtzer & Richard Rohl (dates not determined)

Frederick William Kurtzer (c. 1849- not determined)
Richard O.L. Rohl (1857-1923)

192 Spring Street (1891)
71 Sullivan Street (1897)

Frederick William Kurtzer and Richard O. L. Röhl were in partnership from about 1888 until 1901, specializing in tenements and flats buildings for a largely German clientele. Examples of the firm's work can be found in the Greenwich Village Historic District, and the St. Mark's Historic District. Richard O. L. Röhl (1857-1923), an immigrant from Prussia in 1880, maintained an independent practice from 1902 until around 1919. 391 West Street (aka 8 Weehawken Street) (1902), located within the Weehawken Street Historic District, was his first independent commission, and he also designed the double tenement buildings at 35-39 Christopher Street (1907), located within the Greenwich Village Historic District. Frederick William Kurtzer emigrated from Germany around 1870. He worked independently in 1901-02, then became a partner in Kurtzer & Rentz in 1903-06, with Charles Rentz, Jr. (1855-1906), a New York born architect of German descent. Rentz was extraordinarily prolific in the design of flats and tenement buildings in the 1880s, but is best known for the design of Webster Hall and Annex (1886-87, 1892). Kurtzer continued to practice in Manhattan and the Bronx until around 1925. In the Greenwich Village Historic District Extension II, the firm was responsible for Renaissance Revival style tenements at 5 Jones Street and 26-28 Carmine Street. In the Sullivan-Thompson Historic District the firm was responsible for the design of the tenements at 192 Spring Street and 71 Sullivan Street.

LPC, "Architects' Appendix," *East Village/Lower East Side Historic District Designation Report*, 284-5.

John P. Leo (1858-1923)

71 Thompson Street (1888)

John P. Leo was an architect, builder and public servant, specializing in the design of private residences and public buildings. In 1888, Leo won the competition to design the Medieval style 22nd Regiment Armory, located on Ninth (now Columbus) Avenue, between 67th and 68th Streets. Throughout his life, Leo was extremely active in public affairs, serving as the commander of Company I in the 22nd Regiment (c. 1888), the President of the Employers and Builder's League (c. 1895-1901), the Chairman of the Board of Standards and Appeals (1918), and as the New York City Street Cleaning Commissioner

(1920s). During his later years, Leo lived and worked in the Hamilton Heights area with a residence at 529 West 142nd Street and an architectural office, from 1902 to 1913, at the Purling (768-770 St. Nicholas Avenue), an apartment house he designed that is located within the Hamilton Heights/Sugar Hill Historic District. Other examples of Leo's work are found on the Upper West Side, the Expanded Carnegie Hill Historic District and the Hamilton Heights Historic Districts. In the Sullivan-Thompson Historic District he was responsible for the design of one tenement building at 71 Thompson Street.

"Architects' and Builders' Appendix," *South Village Historic District Designation Report*, 278.

Thomas A. McAvoy (not determined-1887)

86 Thompson Street (aka 84-86 Thompson Street, 177 Spring Street) (1878)

Thomas A. McAvoy practiced architecture in Manhattan from 1874 to his death in 1887. He has been credited with design of two buildings in the Greenwich Village Historic District on Waverly Place, and two buildings in the Expanded Carnegie Hill Historic District on East 93rd Street. In the Sullivan-Thompson Historic District he was responsible for the design of one tenement building at 86 Thompson Street.

LPC, *Expanded Carnegie Hill Historic District Designation Report* (LP-1834) (New York: City of New York, 1993), 318.

John McCool (dates not determined)

61 Sullivan Street (1869)

John McCool, was a builder, architect, and real estate developer who was credited with several buildings on East 64th Street in the Upper East Side Historic District. In the Sullivan-Thompson Historic District he was responsible for one tenement building at 61 Sullivan St.

LPC, *Upper East Side Historic District Designation Report* (LP-1051) (New York: City of New York, 1981), 1293.

Charles Mettam (1819-1897)

177 Prince Street (1873)

Born and educated in Dublin, Ireland, Charles Mettam worked as an architect there and in London before immigrating to New York City in 1848. He established an architectural and civil engineering practice by 1854, and was a partner in Mettam & Burke in 1855-58 with Jeremiah E. Burke. Mettam & Burke was responsible for the New-York Historical Society (1857, demolished), Second Avenue and East 11th Street. Mettam was the first to propose an elevated transit system for New York in *Scientific American* in 1854. He designed the Eye and Ear Infirmary, College of Physicians and Surgeons (later Packard's College), Brandeth House Hotel, and New York Society Building. During the Civil War, Mettam assisted General Delafield in the construction of fortifications in New York harbor. He was also the designer of President Lincoln's New York funeral car. Mettam held a number of patents relating to construction, including cast iron, and designed the cast-iron fronted buildings at 537-541 Broadway (1868), 500 Broome Street (1874), 98-100 Greene Street (1880), and 98-100 Mercer Street (1880-81), all located

within the SoHo-Cast Iron Historic District. Mettam's work is also represented in the Gansevoort Market and NoHo East Historic Districts as well as the South Village Historic District. In the Sullivan-Thompson Historic District he was responsible for the design of one commercial loft building.

LPC, "Architects' and Builders' Appendix," *South Village Historic District Designation Report*, 280.

George Herndon Pegram (1855-1937)

173 Spring Street (aka 173-175 Spring Street, aka 88 Thompson Street)

George H. Pegram was born in Council Bluffs, Iowa in 1855 and earned a civil engineering degree from George Washington University in St. Louis. In 1893, he was appointed Chief Engineer of the Union Pacific Railroad, one of the nation's largest. In 1898, Pegram was named Chief Engineer of the Manhattan Elevated Railway Company, for which he designed the massive powerhouse at 74th Street and the East River (1902). Pegram designed the substation at 173 Spring Street in the Sullivan-Thompson Historic District.

Christopher Gray, "Streetscapes: Old, Massive, Illustrious and Somehow Overlooked," *NYT*, May 17, 2012, RE8; LPC architects files; "George Herndon Pegram," *The Successful American*, (October 1902), 626.

George F. Pelham (1866-1937)

117 Sullivan Street (1894)
119 Sullivan Street (1894)
56-58 MacDougal Street (1903)
50 MacDougal Street (1903)

George Frederick Pelham was born in Ottawa, Canada, and brought to New York as a child. His father, George Brown Pelham, opened an architectural practice in New York in 1875 and served as an architect with the city's Parks Department. After being privately tutored in architecture and serving as a draftsman for a number of years, George F. Pelham opened his own office in 1890. A prolific architect, he specialized in apartment houses designed in the Renaissance, Gothic, and Federal Revival styles during the 43 years that he practiced. Pelham's work is well-represented throughout Manhattan, including within the Riverside-West End Historic District and Extension I and West End-Collegiate Historic District Extension where he designed numerous row houses, flats, and apartment buildings between 1893-1927. He is also responsible for Renaissance and Classical Revival style apartment houses found within the Upper West Side/Central Park West and Hamilton Heights/Sugar Hill Historic Districts, nearly 20 tenements and apartment houses within the East Village/Lower East Side Historic District and four apartment houses in the Park Avenue Historic District, three of which were built in 1929-30 and cannot be definitively attributed to him or his son George Frederick Pelham Jr. (1897-1967) who established his own firm in 1927. Pelham also designed a steel-framed office building in the Madison Square North Historic District, store-and-loft buildings and commercial storefronts in the Ladies' Mile Historic District, a tenement building and commercial structures in the Tribeca West and Tribeca North Historic Districts, and three tenements with stores in the South Village Historic District. Among the most prolific architects in the Riverside-West End Historic District Extension II, Pelham was responsible for the design of numerous row houses and multiple-family dwellings executed in the Renaissance Revival style. In addition, he designed the Beaux-Arts style row houses from 310 to 332 West 101st Street, and five

multiple dwellings in the Medieval Revival, Colonial Revival, Classical Revival and neo-Gothic styles. In the Sullivan-Thompson Historic District he was responsible for the design of four tenement buildings.

LPC, "Architects' Appendix," *Riverside-West End Historic District Extension II Designation Report*, 342.

John B. Peterkin (1886-1969)

210 Avenue of the Americas (1928)

John B. Peterkin specialized in apartment houses and civic structures. Most of his designs were relatively free of ornament, and he often worked in a stripped Classical or streamlined Moderne style. His Manhattan commissions included 53 Park Place (1922, in association with Cross & Cross); 1016 Fifth Avenue (1927, within the Metropolitan Museum Historic District); the Airlines Building (1939-40, demolished) across from Grand Central Terminal on 42nd Street; the East Side Airlines Terminal (1950-51, demolished) located on First Avenue, close to the Midtown Tunnel; and the New York Coliseum (1953-54, in association with Leon & Lionel Levy, demolished). He also collaborated with Harrison & Abramowitz on the Socony-Mobil Building (1954-56, a designated New York City Landmark).

LPC, *Socony-Mobil Building Designation Report* (LP- 2117) (New York: City of New York, 2003), prepared by Mathew A. Postal, 2-3.

Adolph G. Rechlin (dates not determined)

204 Spring Street (1901)

German-born Adolph G. Rechlin first appeared in New York City directories in 1897 and was active at least until 1913. In 1911, he designed a two-story store-and-loft building at Broadway and 106th Street, and in the following year, a movie theater at Amsterdam Avenue and 160th Street (demolished). He was responsible for the building at 204 Spring Street in the Sullivan-Thompson Historic District.

Francis, 63; Office for Metropolitan History, Manhattan New Building (NB) Database, 1900-1986 (www.metrohistory.com); Ward, 63.

Charles Rentz, Jr. (1855-1906)

105 Thompson Street (1897)

Little is known about the life and career of Charles Rentz. He was born in New York City, the son of Charles Rentz, Sr., a cigar manufacturer born in Wurtemberg, Germany. Rentz was listed in an 1879 city directory as a beer dealer, then as an architect in the 1880 New York census, and in city directories as an architect beginning in 1882. A notice in the *Real Estate Record & Builders' Guide* in April 1886 mentioned that Rentz had formerly been associated with the architect William Jose (c. 1843-1885). Rentz was a prolific designer of flats and tenements in the 1880s but his best known work of the time was his design for Webster Hall and its annex (1886-87, 1892, an individually designated New York City Landmark). Rentz was the partner of Rudolph L. Lange in the firm of Rentz & Lange in 1888-90 and of Frederick William Kurtzer in Kurtzer & Rentz in 1904-06. Rentz apparently died prior to the dissolution of the firm in August 1906. Of Rentz's known works, the majority were flats and tenements, many of

which are represented in the Greenwich Village Historic District and Greenwich Village Historic District Extension II, he was responsible for the design of the French flats at 14 Jones Street. In the Sullivan-Thompson Historic District he was responsible for the design of one tenement at 105 Thompson Street.

LPC, "Architects' and Builders' Appendix," *Greenwich Village Historic District Extension II Designation Report*, 330.

Sass & Smallheiser

Samuel Sass (1870- not determined)
Max J. Smallheiser (dates not determined)

110 Thompson Street (aka 1110-112 Thompson Street (1900)
75 Thompson Street (1901)
73 Thompson Street (1901)
107 Thompson Street (1901)
104-106 Sullivan Street (1903)
40 MacDougal Street (1904)

Little is known about the lives and careers of Samuel Sass and Max J. Smallheiser. Samuel Sass was born in Russia and immigrated to the United States with his parents in 1872. He was established in an independent architectural practice in the city by 1893. In 1899, he began a prolific six-year partnership with Max J. Smallheiser, predominantly designing tenements and flats, although they also received commissions to design other building types including a synagogue on Scholes Street, Brooklyn. Sass returned to solo practice in 1905 and continued until 1916. The firm's work is represented in the Greenwich Village, Ladies' Mile, Park Slope, South Village, and Stuyvesant Square Historic Districts, and in the Greenwich Village Historic District Extension II.

LPC, "Architects' and Builders' Appendix," *Greenwich Village Historic District Extension II Designation Report*, 342-3.

Schneider & Herter

Ernst E. W. Schneider (c. 1855- not determined)
Henry Herter (c. 1847-not determined)

79 Sullivan Street (1900)

Architects Ernst E. W. Schneider and Henry Herter both immigrated to the United States from their native Germany. Schneider designed a row of neo-Grec style houses on Columbus Avenue in the Upper West Side/Central Park West Historic District in 1885, two years before beginning his nearly 20-year architectural partnership with Henry Herter. The firm designed numerous residential buildings throughout Manhattan, many of which are found in the East Village/Lower East Side, Greenwich Village, South Village, and Riverside-West End Historic Districts as well as the Greenwich Village Historic District Extension II and West End-Collegiate Historic District Extension. The firm created Schneider & Company with two other partners, John Fish and Eugene Schultz, and purchased four lots on the corner of 102nd Street and West End Avenue in the Riverside-West End Historic District Extension II on which they constructed a group of Queen Anne/Romanesque Revival style houses 854 to 858 West End Avenue and 254 West 102nd Street, which are individually designated New York City Landmarks. Schneider & Herter also designed seven flats buildings on West 94th and West 95th Streets in the Renaissance Revival and Beaux-Arts style. In addition to their residential designs, the firm designed synagogues, including the

Park East Synagogue on East 67th Street, a designated New York City Landmark. In the Sullivan-Thompson Historic District the firm was responsible for the design of one tenement building at 79 Sullivan Street.

LPC, "Architects' and Builders' Appendix," *South Village Historic District Designation Report*, 289.

John P. Schweikert (dates not determined)

52 MacDougal Street (1884)

Little is known about John P. Schweikert, who designed the tenement building at 52 MacDougal.

Nicholas Serracino (1877-not determined)

60 MacDougal Street (aka 60-62 MacDougal Street) (1909)

Nicholas Serracino was born in Italy and immigrated to the United States in 1903. He established a general architectural practice in the city by 1906 that specialized in designing churches and their auxiliary buildings, like the 1911 St. John Baptiste Roman Catholic Church, 1067-1071 Lexington Avenue (a designated New York City Landmark). In addition to his ecclesiastical projects he designed garages, tenements, and the former blacksmith shop at 33 Cornelia Street in the Greenwich Village Historic District Extension II. He continued in practice through 1930 although he appears to have also become a developer. In the Sullivan-Thompson Historic District he was responsible for the design of the St. Anthony of Padua school at 60 MacDougal Street.

LPC, "Architects' and Builders' Appendix," *Greenwich Village Historic District Extension II Designation Report*, 345.

Louis A. Sheinart (c. 1888-1942)

150 Sullivan Street (aka 150-152 Sullivan Street) (1911)
132-134 Thompson Street (aka 132-136 Thompson Street) (1912)
152-154 Thompson Street (1913)
90 Thompson Street (aka 90-92 Thompson Street) (1913)
101 Thompson Street (aka 101-103 Thompson Street) (1914)
182-184 Spring Street (aka 83 Thompson Street) (1921)

Louis Sheinart was listed as an architect in New York City directories from 1910 through 1936, with offices on the Lower East Side of Manhattan. He designed dozens of buildings of a wide variety of types during that time, including commercial structures, stables, tenements, and movie theaters. He designed six tenement buildings in the Sullivan-Thompson Historic District.

LPC architects files; Obituary, *NYT*, Sept 28, 1942, 17; Francis, 70; Office for Metropolitan History, Manhattan New Building (NB) Database, 1900-1986 (www.metrohistory.com).

John Butler Snook (1815-1901)

195 Prince Street (1879)

John B. Snook was born in England. The son of a carpenter/builder, he received a thorough background in construction in his father's office. Snook immigrated to the United States and by 1835 was established in New York City as a carpenter/builder, then as an architect in partnership with William Beer in 1837-40. By 1842, Snook found work with Joseph Trench and they later formed the firm of Trench and Snook, which helped to introduce the Anglo-Italianate style to New York with buildings such as the A. T. Stewart Store, 280 Broadway (1845-46, a designated New York City Landmark) the country's first department store, and the Metropolitan Hotel (demolished). With Trench's departure for California in the 1850s, Snook rose to head the firm. Snook became an extremely prolific architect/builder who designed structures of all types in virtually every revival style, and expanded his practice into one of the largest in New York. The first Grand Central Terminal (1869-71, demolished) was one of his best known works. In 1877, Snook took his three sons, James Henry, Thomas Edward and Samuel Booth and his son-in-law John W. Boyleston into the office and the firm's name became John B. Snook & Sons. After his death and that of his sons James and Samuel, the name was changed to John B. Snook Sons. The firm continued well into the 20th century. In addition to the many examples of Snook and his firm's work represented in many of the Manhattan historic districts, Snook designed the trio of row houses on Hancock Street in the Bedford Historic District. In the Sullivan-Thompson Historic District he was responsible for the design of one tenement building at 195 Prince Street.

LPC, "Architects' Appendix," *Bedford Historic District Designation Report* (LP-2514) (New York: City of New York, 2015), prepared by Marianne Hurley and Marianne Percival, 618-9.

Sommerfeld & Steckler

William C. Sommerfeld (1875- not determined)
Benjamin Steckler (1874-1924)

79 Thompson Street (1907)

Benjamin Steckler began his career with McKim, Mead & White. Both he and William Charles Sommerfeld, an alumnus of the Hebrew Technical Institute, established independent architectural practices in New York by the late 1890s. In 1906 they established the firm of Sommerfeld & Steckler, which was active until 1924, the year Steckler died. Their work included residential, commercial, manufacturing and institutional buildings, examples of which, can be found in the Ladies' Mile, South Village, and Upper West Side/Central Park West Historic Districts. From 1924 to 1927, Sommerfeld was a partner with Samuel Sass in Sommerfeld & Sass (q.v.) after which he returned to independent practice until at least 1942. In the Sullivan-Thompson Historic District he was responsible for the design of one tenement building at 79 Thompson Street.

LPC, "Architects' and Builders' Appendix," *South Village Historic District Designation Report*, 292.

Stephenson & Greene

Ernest Greene (1864-1936)

Robert S. Stephenson (1858-1929)

183 Prince Street (aka 131-133 Sullivan Street, 183-185 Prince Street) (1897)

149 Sullivan Street (aka 149-151 Sullivan Street) (1906)

Robert S. Stephenson was born in Brooklyn, studied at Cornell University, and graduated from Amherst College in 1880. For several years he worked for the firm of McKim, Mead & White and in the late 1880s opened his own office. For a time he worked under the firm name of Stephenson & Wheeler. Stephenson designed many churches, but was probably known for his residential work in and around New York. Ernest Greene was born in Brooklyn and educated in Brooklyn and New York. Returning from his architectural studies in England, he first entered the office of Frederick Withers as draftsman and designer. In 1887, Greene opened his own office, again specializing in ecclesiastical work. Like Stephenson, Greene was a member of the New York Chapter of the American Institute of Architects and was, at the time of his death, the oldest member of the Architectural League. Greene also wrote extensively for architectural periodicals. Stephenson and Greene formed their partnership in 1891.

LPC, “Architects’ Appendix,” *Ladies’ Mile Historic District Designation Report* (LP-1609) (New York: City of New York, 1989), 1019.

Charles M. Straub (c. 1860- not determined)

529 Broome Street (aka 116-120 Avenue of the Americas, 529-531 Broome Street) (1907)

161 Prince Street (1908)

Charles M. Straub was born in Bavaria and immigrated to the United States in 1882. He was listed in New York directories as being in partnership with Herman Horenburger (q.v.) between 1891 and 1906. After 1906, Straub maintained an independent practice for many years and then, in the 1920s, partnered with his brother Frank Straub. Examples of Straub’s work can be found in the NoHo Historic District Extension, Greenwich Village Historic District Extension II, and East Village/Lower East Side Historic District. In the Sullivan-Thompson Historic District he was responsible for the design of two tenement buildings.

LPC, “Architects’ Appendix,” *East Village/Lower East Side Historic District Designation Report*, 297.

Martin Louis Ungrich (1857- not determined)

38 MacDougal Street (1888)

Little is known about Martin Louis Ungrich; he was born in Germany in 1857, and practiced architecture in New York from 1884 to at least 1930. In the Sullivan-Thompson Historic District, he designed the tenement at 38 MacDougal Street.

Francis, 77; “Martin L. Ungrich,” U.S. Census (Brooklyn, Kings County, New York), 1910.

John Philip Voelker (1856-1940)

199 Prince Street (aka 199-201 Prince Street) (1906)

Little is known about the life and career of John Philip Voelker. He officially appears as an architect in general practice in New York City directories in 1897 and continued practicing through 1940. In 1927 he was responsible for the facade modification of a house at 64 East 91st Street in the expanded Carnegie Hill Historic District. In 1895 he designed the Romanesque Revival style factory for George Schenk and his partner A. W. Schlitzte at 22 Jones Street in the Greenwich Village Historic District Extension II. In the South Village Historic District, Voelker designed tenements at 189-195 Bleecker Street (aka 91-93 MacDougal Street) and 114 MacDougal Street, and the loft building at 214 Sullivan Street. He designed the tenement at 199 Prince Street in the Sullivan-Thompson Historic District.

LPC, “Architects’ and Builders’ Appendix,” *South Village Historic District Designation Report*, 299-300.

Maximilian Zipkes (dates not determined)

57 Thompson Street (1905)

59 Thompson Street (aka 59-61 Thompson Street) (1905)

63 Thompson Street (1905)

Little is known about Maximilian Zipkes, who was first listed as an architect around 1900 and continued to practice until about 1940. In 1909, he collaborated with architect Louis Korn on the neo-Renaissance style store and loft building at 40-42 West 22nd Street (within the Ladies’ Mile Historic District). He was responsible for the design of three tenement buildings on Thompson Street in the Sullivan-Thompson Historic District.

LPC, *Ladies Mile Historic District Designation Report V.2* (LP-1609) (New York: City of New York, 1989), 850, 983.

William Zschwetzke (c.1821-1888)

141 Sullivan Street (1875)

143 Sullivan Street (1875)

145 Sullivan Street (1875)

Little is known about William Zschwetzke, who was responsible for the design of three tenements along Sullivan Street.



Figure 1
57 Sullivan Street
(Architect Unknown; Developer, Fredrick Youmans, built 1816, altered 1842, 1875)
Photo: Sarah Moses, 2016



Figure 2
85 Sullivan Street (left) and 83 Sullivan Street (right)
(85 Sullivan: Architect Unknown, Owner Drake Crane, built 1825, altered 1874;
83 Sullivan: Architect Unknown, Owner David Mulford, built 1825, altered 1880)

Photo: Sarah Moses, 2016



Figure 3
134 Sullivan Street
(Architect Unknown, Owner Mills & Ryerson, built c. 1826)
Photo: c. 1940 tax photo



Figure 4

114 and 116 Sullivan Street

(114 Sullivan: Architect, Unknown, Owner Charles Starr, built 1832 altered 1898;
116 Sullivan: Architect, Unknown; Owner Charles Starr, built 1832 altered 1872)

Photo: Sarah Moses, 2016



Figure 5
203 Prince Street
(Architect Unknown, Owner John P. Haff, built c. 1833, altered 1888)
Photo: Sarah Moses, 2016



Figure 6
198 Prince Street
(Architect Unknown, Owner Lorrain Freeman, built c. 1831, altered 1876, 1924)
Photo: Sarah Moses, 2016



Figure 7
178 Spring Street

(Architect Unknown, Owner Casper Eckhard, built c. 1854, altered c. 1940-1964)

Photo: Sarah Moses, 2016



Figure 8
132 Sullivan St

(Architect Unknown, Owner John J. Borger, built c. 1862)

Photo: Sarah Moses, 2016



Figure 9
191 Prince Street

(Architect Unknown, Owner George S. Mills and John Ryerson, built c. 1826 altered 1863, 1906)
Photo: Sarah Moses, 2016



Figure 10
105 Sullivan Street (left) and 103 Sullivan Street (right)
(Architect William Jose, Owner Dr. P. Spies, built 1874)
Photo: Sarah Moses, 2016



Figure 11
159 Prince Street
(Architect William Jose, Owner Bieling Frey, built 1873)
Photo: Sarah Moses, 2016



Figure 12
147 Sullivan Street
(Architect A.H. Blankenstein, Owner John Rabenstein, built 1875)
Photo: Sarah Moses, 2016



Figure 13
200 Spring Street
(Architect William Jose, Owner J. Mohrmann, built 1880)
Photo: Sarah Moses, 2016



Figure 14
111 Sullivan Street
Cella Building
(Architect Robert Hankinson, Owner Joseph Cella, built 1893 altered 1960)
Photo: Sarah Moses, 2016



Figure 15
192 Spring Street
(Architect Kurtzer and Rohl, Owner August Ruff, built 1891)
Photo: Sarah Moses, 2016



Figure 16
183 Prince Street
(Architect Stephenson & Greene, Owner Mary E. Gregory, built 1897)
Photo: Sarah Moses, 2016



Figure 17
204 Spring Street
(Architect A.G. Rechlin, Owner Marasco & Abbate, built 1901)
Photo: Sarah Moses, 2016



Figure 18
110 Thompson Street
(Architect Sass & Smallheiser, Owner Rosenberg & Rosenberg, built 1900)
Photo: Sarah Moses, 2016



Figure 19
73 Thompson Street and 75 Thompson Street
(Architect Sass and Smallheiser, Owner Robert Friedman, built 1901)
Photo: Sarah Moses, 2016



Figure 20
188, 190, and 192 Avenue of Americas
(Architect Michael Bernstein, Owner Samuel Ginsburg, built 1900)
Photo: Sarah Moses, 2016



Figure 21
137 Sullivan Street (left) and 135 Sullivan Street (right)
(Architect Horenburger & Straub, Owner Isaac Grossman and Michael Charles, built 1904)
Photo: Sarah Moses, 2016



Figure 22
195 Spring Street
(Architect Bernstein & Bernstein, Owner Charles Friedman, built 1902)
Photo: Sarah Moses, 2016



Figure 23
64 MacDougal Street
(Architect Bernstein & Bernstein, Owner Dominick Abbate and Peitro Alvino, built 1904)
Photo: Sarah Moses, 2016



Figure 24
34 Watts Street aka 110-114 Avenue of Americas
Minneloa Building
(Architect Horenburger & Straub, Owner Morris Fine, built 1903)
Photo: Sarah Moses, 2016



Figure 25
146 Sullivan Street
(Architect Horenburger & Straub, Owner Silverman & Bloch, built 1905)
Photo: Sarah Moses, 2016



Figure 26
56-58 MacDougal Street
(Architect George Pelham Owner Charles J Weinstein, built 1903)
Photo: Sarah Moses, 2016



Figure 27
40 MacDougal Street
(Architect Sass & Smallheiser, Owner John Brown, built 1904)
Photo: Sarah Moses, 2016



Figure 28
68 Thompson Street (right) and 72 Thompson Street (left)
(Architect John Hauser, Owner Solomon Jacobs, built 1904)
Photo: Sarah Moses, 2016



Figure 29
199 Prince Street
(Architect John Voelker, Owner Charles Darrow, built 1906)
Photo: Sarah Moses, 2016



Figure 30
529 Broome Street aka 116-120 Avenue of Americas
(Architect Charles Straub, Owner Rosehill Realty Corporation, built 1907)
Photo: Sarah Moses, 2016



Figure 31
97 Sullivan Street
(Architect George Butz, Owner H.P. Skelly, built 1908)
Photo: Sarah Moses, 2016



Figure 32
152-154 Thompson Street
(Architect Louis Sheinart, Owner Citizens Investing Company, built 1913)
Photo: Sarah Moses, 2016



Figure 33
170-172 Spring Street and 174-176 Spring Street
(Architect Horenberger & Bardes, Owner Alessandro Delhi Paoli, built 1911)
Photo: Sarah Moses, 2016



Figure 34
113 Thompson Street
(Architect unknown, Owner Henry S. Richards, built c. 1842)
Photo: Sarah Moses, 2016



Figure 35
155 Sullivan Street
The Shrine Church of St. Anthony of Padua
(Architect Arthur Crooks, Developer Rev. Father Anacletus De Angelis, built 1888)
Photo: Sarah Moses, 2016



Figure 36
151 Thompson Street
Shrine Church of St. Anthony of Padua Friary
(Architect Arthur Crooks, Developer Rev. Father Anacletus De Angelis, built 1886)
Photo: Sarah Moses, 2016



Figure 37
60 MacDougal Street
St. Anthony's School

(Architect Nicholas Serracino, Owner St. Anthony of Padua Roman Catholic Church, built 1909)

Photo: Sarah Moses, 2016



Figure 38
140 Sullivan Street
(Architect Louis Heinecke, Owner Ernest Friedrichs, built 1891)
Photo: Sarah Moses, 2016



Figure 39
206 Spring Street
(Architect Charles Hadden, Owner New York Pie Baking Company, built 1890)
Photo: Sarah Moses, 2016



Figure 40
210 Spring Street
(Architect M. Bernstein, Owner Charles Bacigalipo, built 1902)
Photo: Sarah Moses, 2016



Figure 41
210 Avenue of Americas
(Architect John B. Peterkin, Owner Nathaniel Rosenberg, built 1928)
Photo: Sarah Moses, 2016

