

# NOHO EAST HISTORIC DISTRICT Designation Report



New York City Landmarks Preservation Commission  
June 24, 2003

# NOHO EAST HISTORIC DISTRICT Designation Report

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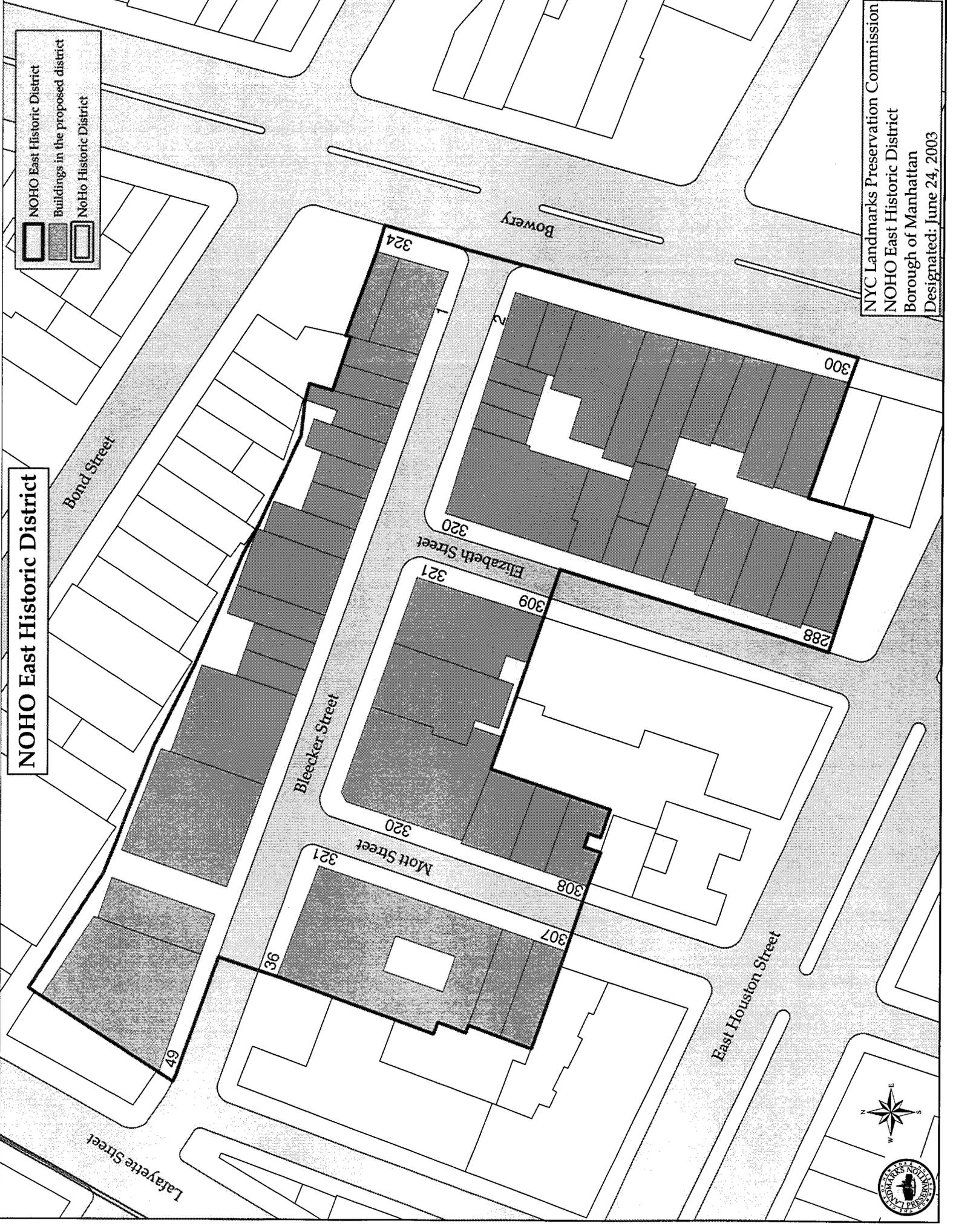
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# NOHO East Historic District

NOHO East Historic District  
Buildings in the proposed district  
NoHo Historic District



NYC Landmarks Preservation Commission  
NOHO East Historic District  
Borough of Manhattan  
Designated: June 24, 2003



## **TESTIMONY AT THE PUBLIC HEARING**

On March 4, 2003, the Landmarks Preservation Commission held a public hearing on the proposed designation of the NoHo East Historic District (Item. No. 1). The hearing was duly advertised in accordance with the provisions of the law. Twelve witnesses spoke in favor of the designation as proposed, including City Councilmember Alan Gerson, representatives of State Assemblymember Deborah Glick, State Senator Martin Connor, Manhattan Community Board 1, the NoHo-New York Business Improvement District, the NoHo Neighborhood Association, the New York Landmarks Conservancy, the Church of Our Lady of Loretto, the Friends of NoHo Architecture, and the Greenwich Village Society for Historic Preservation. Many of these speakers expressed interest in expanding designations in the NoHo area. Four speakers opposed including the Bowery as part of the designation, and one owner of a building on Bleecker Street opposed the inclusion of his building in the historic district. The Commission also received numerous letters in support of the proposed designation, including correspondence from State Senator Thomas K. Duane, Historic Districts Council, and the Municipal Arts Society.

## **NOHO EAST HISTORIC DISTRICT BOUNDARIES**

The NoHo East Historic District consists of the property bounded by a line beginning at a point in the western curblineline of the Bowery at the northwest corner of the Bowery and Bleecker Street, southerly across Bleecker Street to a point formed by the intersection of the western curblineline of the Bowery and the southern property line of 300 Bowery, westerly along the southern property line of 300 Bowery, southerly along the eastern property line of 290 Elizabeth Street, westerly along the southern property line of 290 Elizabeth Street, southerly along the eastern property line of 288 Elizabeth Street, westerly along the southern property line of 288 Elizabeth Street to the eastern curblineline of Elizabeth Street, northerly along said curblineline to a point in the curblineline formed by its intersection with a line extending easterly from the southern property line of 309-311 Elizabeth Street (aka 18-24 Bleecker Street), westerly across Elizabeth Street; westerly along the southern property line of 309-311 Elizabeth Street (aka 18-24 Bleecker Street), southerly along the eastern property lines of 314-316 and 308-312 Mott Street, westerly along the southern property line of 308-312 Mott Street, westerly across Mott Street, westerly along the southern property line of 307-309 Mott Street, northerly along the western property lines of 307-309 Mott Street and 32-36 Bleecker Street (aka 311-321 Mott Street), northerly across Bleecker Street to the northern curblineline of Bleecker Street, westerly along said curblineline to a point formed by its intersection with the western property line of 43-49 Bleecker Street, northerly along the western property line of 43-49 Bleecker Street, easterly along the northern property lines of 43-49 and 41 Bleecker Streets, easterly across Jones Alley, easterly along the northern property lines of 33-37, 27-31, 25, 21-23, 17-19, 15, 13, 11, 9, and 7 Bleecker Street, southerly along the eastern property line of 7 Bleecker Street, easterly along the northern property line of 3-5 Bleecker Street (aka 324 Bowery) to the western curblineline of the Bowery, southerly along said curblineline to the point of the beginning.

## *NOHO EAST HISTORIC DISTRICT*

### **SUMMARY**

The NoHo East Historic District, which is centered on Bleecker Street between the Bowery and Lafayette Street, consists of forty-two buildings constructed between the early nineteenth and the early twentieth centuries, and includes residential, commercial, and institutional buildings. The earliest developments were rows of Federal-style row houses that were constructed in the first decades of the nineteenth century for middle-class New Yorkers who were moving uptown as the lower Manhattan business district rapidly expanded into existing residential neighborhoods. While many of these houses were replaced or greatly altered later in the nineteenth century or during the early twentieth century, a rare group of Federal row houses survive at 7 to 13 and 21 to 25 Bleecker Street, as well as at 300 Elizabeth Street and 306 to 310 Bowery.

A second period of residential development occurred following the Civil War, a period during which the NoHo East area began its transformation from a low-scale neighborhood of row houses to a densely built-up and crowded urban sector. During this period, many of the leading New York architects of the day designed speculative multiple dwellings. In 1868, architect Nicholas Whyte designed two Italianate-style apartment houses for owners Samuel Lord and Robert Irwin at 4-6 Bleecker Street and 316-318 Bowery. The following year, architects David and John Jardine designed a group of small, Italianate-style apartment buildings at 1, 3, and 5 Bleecker Street, and 320-324 Bowery. Five neo-Grec-style tenement houses with ground-floor commercial space were constructed in 1878 at 290, 292, and 294 Elizabeth Street and 300 and 302 Bowery by members of the Humphreys family; all were designed by architect Charles Mettam. In addition to new construction, many of the area's row houses were converted to commercial use. By the 1880s, larger commercial buildings began to spread into the area from the west and south, replacing several early-nineteenth-century houses. Well-known lithographers Schumacher & Ettlinger employed architect Edward E. Raht to design their Romanesque Revival-style printing plant at 32-36 Bleecker Street, which was built in 1882-85. In 1884, owner William S. Maddock constructed a six-story, Renaissance Revival-style store-and-loft building, designed by architects Maclay & Davis, at 33-37 Bleecker Street. Also that year, renowned architect Frederick C. Withers designed a small, Renaissance Revival-style store for owner Aaron Wright at 9 Bleecker Street. A large Romanesque Revival-style commercial building, designed by architect Albert Buchman for owners Alexander List and Thomas Lennon, rose at 27-31 Bleecker Street in 1887-88.

Commercial development continued as the turn of the century approached, and some of the city's most prominent developers constructed new loft buildings. A seven-story, Renaissance Revival-style factory, designed and built by John T. Williams, was built at 10-16 Bleecker Street in 1893-94. A six-story, Renaissance Revival-style, store-and-loft building was constructed at 43-49 Bleecker Street in 1896, designed by architect Ralph S. Townsend for owner Harry Chaffee. In 1900-01, architect Louis F. Heinecke designed a seven-story, Classical Revival-style, store-

and-loft building at 26-30 Bleecker Street for owner Vincent Minnerly. Some smaller-scale commercial buildings were also constructed after the turn of the century. In 1902, a factory, designed by architect William Kurtzer, was built at 298 Elizabeth Street for owner George J. Stier, who assembled wagons here into the 1930s. In 1905, a stable with lofts on the upper floors, designed by architect Frederick Musty, was built at 302 Elizabeth Street for owner E.C. Schwartz. In 1909, a seven-story store-and loft building, designed in the neo-Classical style by architect Frederick Eberling, was built at 17-19 Bleecker Street for owner Keba Chodorow, whose fur business occupied space in the building into the 1930s. An early house, located at 15 Bleecker Street, was updated in 1928 by architect Nathan Langer for owners Henry Appel and Samuel Benjamin. Another house, located at 41 Bleecker Street, was converted to a factory and given new brick facades in 1924; the architects for the alterations were Whinston & Hurwitz, while the owner was Hyman Kaufman, whose fur business was located here through 1931.

Residential development resumed around the turn of the century, at a time when many Italian immigrants were moving into the neighborhood. In 1901-02, a pair of apartment buildings were erected at 308-312 and 314-326 Mott Street; they were designed in the Renaissance Revival style by architects Schneider & Herter for owners Jonas Weil, Bernard Mayer, and Mathilda Kossowitz. Soon afterwards, both buildings were completely occupied by Italian families. In the 1920s, when many people of Italian heritage still lived in the area, two new buildings were constructed and many alterations performed. In 1922, a store and dwelling, designed in the Colonial Revival style by architect Louis A. Sheinart, was constructed at 288 Elizabeth Street for owners Joseph A. and Maria Livoti. Livoti's butcher shop occupied the first floor. In 1926-27, the Church of our Lady of Loretto, which was located on Elizabeth Street, constructed a brick building to house a school and rectory at 18-24 Bleecker Street; it was designed in the Colonial Revival style by architect Silvio A. Minoli. An early nineteenth-century house at 300 Mott Street was redesigned in 1922 by architect Ferdinand Savignano into a Colonial Revival-style dwelling for owner Joseph Pellitieri.

The historic district includes an unusual street pattern featuring a gentle curve along Bleecker Street and closed vistas at the northern termini of Elizabeth and Mott Streets. This distinctive enclave retains much of its nineteenth and early-twentieth century residential and commercial character, although some storefronts, window sash, and similar materials have been altered. The district's low-scale, early-nineteenth century houses on Bleecker Street and Elizabeth Street are reminders of the area's early residential history, while the larger store-and-loft buildings testify to the New York's growing importance as a hub of commercial activity in the nineteenth and early-twentieth centuries. Today, this diversity of small dwellings, apartment buildings, factories, lofts, and stables represents an intact and unusual historic mixed-use neighborhood in lower Manhattan.

## THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE NOHO EAST HISTORIC DISTRICT

### *Early History and Development Through 1830<sup>1</sup>*

The area of the NoHo East Historic District was once farmlands belonging to many of New York's prominent early families, including the Bayards, Bleeckers, Dikemans, Grims, Vreelandts, Smiths, Jones, and Herrings. It occupies a low ridge rising from south to north that was known as Sandy Hill. At the time of the Revolutionary War, several roads traversed the area, including the Bowery, which was originally an Indian trail leading from the tip of lower Manhattan to Harlem and was named for Peter Stuyvesant's farm,<sup>2</sup> and Bleecker Street, which was a farm lane running through the Bleecker farm that was officially opened in 1807. The lower part of Elizabeth Street was laid out by 1755 and extended to Bleecker Street in 1816. Mott Street, which was named for prosperous colonial-era butcher, Joseph Mott, was laid out by 1776, while Mulberry Street, named for a mulberry grove in the area, appeared by 1767. Both of these streets had been extended through to Bleecker Street by the 1820s. Other roads in the area included Astor Place (originally Art Street), Broadway (originally Middle Road), and a farm lane near the present day Great Jones Street.<sup>3</sup>

Most of the remaining streets in the area, such as Bond Street, Great Jones Street, 4th Street, Mercer Street, and Crosby Street, had been opened by the early nineteenth century. In 1820, Broadway was extended north from Astor Place. Shinbone Alley, also called Jones Alley, runs parallel to Broadway from south of East 4th Street for two-and-a-half blocks, then turns east across Lafayette Street and south to Bleecker Street near Mott Street in the NoHo East Historic District. This narrow lane originally provided access to the stables behind the houses on Broadway, Bond Street, and Bleecker Street.

Although the Commissioners' Plan of 1811 superimposed a grid of avenues and streets over Manhattan, it did not regularize the existing streets in the NoHo area. Thus, the gentle curve of Bleecker Street between Broadway and the Bowery, and the northern terminations of

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<sup>1</sup>This section is based on the following sources: Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (1989), 11-12, 81, 84, 86; Henry Collins Brown, *Valentine's City of New York Guide Book* (1920), 170; LPC, *NoHo Historic District Designation Report* (LP-2039), prepared by Donald G. Presa, Research Department (New York, 1999); Terry Miller, *Greenwich Village and How it Got That Way* (1990), 80; Henry Moscow, *The Street Book, An Encyclopedia of Manhattan's Street Names and Their Origins* (New York, 1978), 29, 48, 78; and New York County, Office of the Register, Abstracts, Blocks 521 and 529.

<sup>2</sup>The Bowery later became part of the Boston Post Road.

<sup>3</sup>Astor Place was a road leading from the Bowery to Greenwich Village and Broadway was a colonial road leading from the Battery and terminating at Astor Place.

Mulberry, Mott, and Elizabeth Streets at Bleecker Street, survive and give the NoHo East Historic District a distinctive character consisting of block-front panoramas and closed vistas.

By the first decade of the nineteenth century, a few houses had been built along the existing streets, with the greatest concentration standing on the west side of Broadway, between Bleecker Street and Astor Place, and along the Bowery. Some of these were farmhouses; others were grand houses on estates, including those belonging to Robert Thompson, Peter Hatrick, Leonard Bleecker, John De Peyster, William Thomas, William H. Robinson, Jacob Sperry, William Neilson and Robert Richard Randall. In 1803, fur trader and real-estate baron John Jacob Astor acquired a large tract of land between Great Jones Street and Art Street (Astor Place) from Jacob Sperry. He leased the property to a Frenchman named Delacroix who opened Vauxhall Gardens, which offered concerts, fireworks, and pastoral relief from the city. This amenity attracted wealthy families, who constructed splendid new homes in the area. By 1820, the area had become a full-fledged suburb populated by many of New York's leading citizens.<sup>4</sup>

After the opening of Bleecker Street through his farm in 1807, Anthony L. Bleecker began to sell building lots individually or in groups.<sup>5</sup> Often, these properties changed hands many times during a short period of speculation. In 1813, however, David G. Giles constructed a two-story, brick residence, now altered, at what is now 4 to 8 Bleecker Street, just west of the Bowery. Three years later, a Federal-style, brick dwelling was constructed at 7 Bleecker Street by either financier James Roosevelt or tobacconist George Lorillard as an investment property. Construction along Bleecker Street, east of Broadway, continued through the 1820s; by 1830, it was completely built up. Apparently, many of the homes were erected as investment properties for wealthy New Yorkers, who rented them to members of the city's growing middle class.<sup>6</sup>

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<sup>4</sup>From the 1820s to the 1840s, the area around Broadway between Houston Street and Astor Place developed as a fashionable residential district lined with lavish Federal and Greek Revival residences. Property values across the city and in this area began to rise in the 1820s, driven in part by the opening of the Erie Canal connecting the Great Lakes with the Hudson River and the subsequent increase in commerce in the northeast, particularly in New York City. In 1826, Astor closed Vauxhall Gardens and began selling off the land for development. A wide street, named Lafayette Place, was laid out through its center. Astor sold building lots along the street for as much as \$30,000 each. Notable families that moved to Lafayette Place included the Delanos, the Peter Coopers, the William Cullen Bryants, the William B. Astors, and the Schermerhorns.

<sup>5</sup>An epidemic of Yellow Fever in 1805 prompted many of the city's wealthier families to seek new homes away from the overcrowded wharf district of lower Manhattan to areas well-north of City Hall, such as the NoHo East area.

<sup>6</sup>Both Roosevelt and Lorillard bought land all over the city on which they developed one-family Federal-style dwellings that they rented out to prosperous and up-and-coming businessmen. They gradually sold the houses to individual owners, but some of the buildings

However, James Copeland, who built 21 Bleecker Street in c.1830, occupied the house at least until 1851, and Thomas Bennett, who built 23 Bleecker Street at around the same time, lived there through 1832. During this period, similar houses were put up on the Bowery, which had long been a major route through the area, and along the newly-opened Elizabeth, Mott, and Mulberry Streets. By the 1830s, the NoHo East area was considered a "respectable neighborhood, of single-family dwellings occupied by affluent families who either owned or rented the houses." <sup>7</sup>

Other surviving Federal-era dwellings, some of which have been extensively altered, include 306, 308, and 310 Bowery (all built in c.1820 as investment properties for Lorillard); 11, 13 and 15 Bleecker Street (all built in c.1822-25 as investments by Stephen J. Brinckerhoff); 41 Bleecker Street (built in c.1822-30 by either Brinckerhoff or John Rathbone); 300 Elizabeth Street (built in c.1828 as an investment property for George Warner); and 25 Bleecker Street (built in c.1830 as an investment by David Chrystie).

In 1832, public transportation to the lower Manhattan business district, heretofore limited to stagecoaches, was greatly improved with the introduction of the New York and Harlem Railroad's horse-drawn streetcars on rails along the Bowery. Additional residences were built in the NoHo area, including many lavish Greek Revival row mansions belonging to the city's most prominent citizens, including Samuel Ward, David Prall, Cornelius Van Schaack Roosevelt, and Mayor Philip Hone. For a time, the greater NoHo area was the city's most fashionable address.

#### *The Mid-Nineteenth Century NoHo East "Tenant Neighborhood"*<sup>8</sup>

By the 1840s and 50s, the city's affluent moved farther uptown, and the NoHo East area was losing its luster as a fashionable residential area. Many of the Federal-era houses were subdivided into apartments and boarding rooms; some had been partially given over to commercial uses. Many of the new inhabitants were recently-arrived immigrants from Ireland

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remained in the Roosevelt and Lorillard families as income-producing properties for generations.

<sup>7</sup>This was opposed to "trade neighborhoods," which were made up of buildings that integrated artisans' houses and their shops, and "tenant neighborhoods," where trade workshops, artisan houses, boarding houses, and tenant houses mixed. Blackmar, 11-12.

<sup>8</sup>This section is based on the following sources: Edwin G. Burrows and Mike Wallace, *Gotham. A History of New York to 1898* (New York, 1999); 740, 753; Marion R. Casey, "Irish," *The Encyclopedia of New York City*, ed. Kenneth T. Jackson (New Haven, 1995), 598-602; *Doggett's New York Street Directory* (New York, 1851); Timothy J. Gilfoyle, *City of Eros* (1992), 105; Kenneth T. Jackson, "Bowery," *Encyclopedia*, ed. Jackson, 131-132; LPC, *NoHo Historic District Designation Report* (1999); and Stanley Nadel, "Germans," *Encyclopedia*, ed. Jackson, 646-465.

and Germany, from where they had fled famine, poverty, and oppression.<sup>9</sup> NoHo East was a thriving urban neighborhood whose residents represented a wide spectrum of ethnicity and social standing. For example, Charles McCaffrey, a physician, lived at 21 Bleecker Street with his family and butler in 1851, while Robert and Martha Powell operated a boarding house next door at No. 19. Also on Bleecker Street, there was a dentist at No. 7, a tavern at No. 2, a bootmaker at No. 4, a grocery at No. 30, and stables at No. 39. The Bowery had a druggist at No. 286, a clothier at No. 288, a hatter at No. 290, a confectioner at No. 294, a hardware store at No. 298, a steakhouse at No. 300, a milliner at No. 306, a jeweler at No. 308, a bakery at No. 314, and a dress shop at No. 324. There was a butcher, a carpenter, and a cigar shop on Elizabeth Street, while Mott Street had a tailor, barber, and a liquor store. Adult men not working in these establishments toiled as bookbinders, laborers, seamen, dock workers, clerks, porters, salesmen, smiths, carpenters, policemen, servants, painters, masons, cartmen, plasterers, stone cutters, and artisans. Many of the women worked as housekeepers, teachers, dressmakers, boarding house proprietors, upholsters, seamstresses, launderers, milliners, and shop keepers. In addition, by the 1850s, the Bowery had become a central entertainment area in the city, and its sidewalks were lined with taverns, oyster bars, dance halls, and legitimate theaters. After the Civil War, however, Broadway overtook the Bowery as the city's main center of respectable commercial entertainment, and the Bowery became increasingly dominated by "nickel museums featuring mermaids, snakes, sword swallowers, lions, dwarfs, and women in various states of undress."<sup>10</sup>

The competition for space among businesses and residents soon pressured NoHo East landlords to enlarge or replace the existing early-nineteenth-century building stock. In c.1867-68, two Italianate-style tenements (architects not determined) were built at 307 and 309 Mott Street by owners Martin and John Walsh. Many of the new buildings and building alterations were designed by the leading architects of the day. In 1868, architect Nicholas Whyte designed a new Italianate-style building at 316-318 Bowery (aka 2 Bleecker Street); although the New Building application at the Department of Buildings listed it as a store and dwelling, it appears that the building was soon in use as a store and warehouse. That year, Whyte also designed a completely new Italianate-style facade for an early-nineteenth century house at 4-8 Bleecker Street. In 1869, Nos.1-5 Bleecker Street (aka 320-324 Bowery), a group of five Italianate-style houses with commercial ground stories, were constructed by builder John Murtha for owner Benjamin Stephens. They were designed by well-known architects David & John Jardine. In the late 1860s, many Federal-style row houses, most of which were 2 ½ stories high, were raised to three stories

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<sup>9</sup>By 1855, more than one quarter of the city's population had been born in Ireland. Between 1840 and 1860, more than 100,000 Germans arrived in New York City; many of them were German-Jews whose shops lined Houston Street and the Bowery.

<sup>10</sup>Jackson, 131. The Bowery was also the bastion of "b'hoydom," a youth culture of the 1850s made up of the children of Irish and German immigrants "who expressed their Americanness by greasing their hair and wearing loud checked clothes to dance halls, rather than wearing the old costumes and singing the old songs with their elders in the beer halls." Burrows, 753.

and given new Italianate-style ornament, such as bracketed wood cornices and applied cast-iron window lintels. First-floor storefronts were sometimes installed during these renovations; and many interiors were divided into smaller apartments. The early-nineteenth-century buildings at 11, 13, 15, 21, and 23 Bleecker Street remain largely intact to their mid-century, Italianate-era enlargements and make-overs.

*The Late-Nineteenth and Early-Twentieth Centuries: Lofts, Boarding Houses, and Entertainment*<sup>11</sup>

In the last quarter of the nineteenth century, immigrants continued to pour into an ever more crowded NoHo East neighborhood, and commercial development began to push in from the south, west, and east. Martin and John Walsh's decision in 1867 to replace their Federal-era houses at 307 and 309 Mott Street with new five-story tenements and Robert Irwin's conversion of the upper floors of his store and dwelling at 316-318 Bowery to a warehouse by the early 1870s, portended the rapid changes that would transform NoHo East in a few short years from a low-scale row house neighborhood to a dense urban sector.

In the 1870s, many of the businesses along the Bowery catered to the German population. There were popular theaters offering melodramas and variety shows, dime museums, concert halls, taverns, restaurants, oyster bars, pawn shops, and cafes. The Bowery's environment, however, began to feel the effects of the Third Avenue elevated train, which opened in 1878. By the mid-1880s, raunchier forms of entertainment, such as peep shows, brothels, boxing rings, and gambling rooms, were thriving. The seedier saloons offered sex as a mainstay. Harry Hill's Saloon, located at Houston and Mulberry Streets, attracted men hoping to pick up immigrants girls, while the Columbia Club - also known as Paresis Hall - located at the Bowery and 5<sup>th</sup> Street, offered men in drag and male prostitutes. McGurk's Suicide Bar, located on the Bowery north of Houston Street, was a notorious heavy drinking establishment.<sup>12</sup>

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<sup>11</sup>This section is based on the following sources: Mary Elizabeth Brown, "Little Italy," *Encyclopedia*, ed. Jackson, 683; Burrows, 994-995, 1117, 1123, 1142-43, 1158-1164; *Dictionary of Building Preservation*, ed. Ward Bucher (1996), 25; Gilfoyle, 215-217; Jackson, "Bowery," *Encyclopedia*, 131-132; LPC, *Guide to New York City Landmarks*, 2<sup>nd</sup> ed., (New York, 1998), 306, 308-310, 311-317; \_\_\_\_\_, *NoHo Historic District Designation Report* (1999); \_\_\_\_\_, (Former) *Young Men's Institute Building of the Young Men's Christian Association (YMCA)*, (1998); Charles Lockwood, *Manhattan Moves Uptown* (1976), 120-123; Richard Plunz, *A History of Housing in New York City. Dwelling Type and Social Change in the American Metropolis* (1990), 47-49; Luc Sante, *Low Life. Lures and Snares of Old New York* (1991), 77-79, 105-140; Donald Tricarico, "Italians," *Encyclopedia*, ed. Jackson, 604-606; and *Valentine's* (1920), 169.

<sup>12</sup>Other disreputable establishments went by names such as "The Morgue" and the "Tub of Blood."

By the turn of the century, buildings along the Bowery were occupied as cheap lodging houses, missions, saloons, dime museums, penny arcades, and brothels. By the end of the nineteenth century, two Federal-era buildings at 312 and 314 Bowery had been combined and converted to a "museum" and a slot machine parlor. In 1890, the nineteenth century photographer/journalist Jacob Riis estimated that more than nine thousand homeless young men lodged nightly on or near the Bowery. He also described poor immigrant families huddled together in overcrowded houses and tenements on the side streets.

In 1878, while the elevated train was being erected overhead, two four-story, neo-Grec-style buildings, designed by architect Charles Mettam, were built by George W. Humphreys and Mrs. Sarah S. Taylor at 300 and 302 Bowery. Although their new building applications listed them as a stores, both buildings were in use as a lodging houses within a year of completion. The 1880 Federal census, which combined these buildings statistically, listed forty-three single male residents, aged eighteen to fifty three. About half these men were born in the United States; the others came from Germany, Ireland, England, Scotland, and France. In 1890, these buildings housed eighty-five men, aged eighteen to seventy five; in 1900, there were sixty three, from age sixteen to sixty-four; in 1905, the population had skyrocketed to 106, and in 1915, it was 81 men and boys, aged two to sixty four. An increasing number of men from Italy and Russia arrived in the latter years. Most of these men found work as laborers, drivers, waiters, cooks, and clerks, as well as in a variety of other blue-collar jobs. The 1925 New York State Census described these buildings as lofts, although records at the Department of Buildings still listed the use as lodging houses. Nevertheless, city directories continued to list 300-302 Bowery as a single-room occupancy hotel through the 1970s.

Many of the area's destitute were helped by private charities, such as the Crittenton Mission.<sup>13</sup> In 1887-88, Charles N. Crittenton, a wealthy New York drug supply manufacturer, purchased two dwelling houses at 21 and 23 Bleecker Street and joined them internally for use by his newly-established Florence Crittenton Rescue Home for Girls and Night Mission for Fallen Women (later the National Florence Crittenton Foundation). He founded the institution, which he named after his late daughter, in 1883 as a shelter for troubled and runaway young girls, many of whom were orphaned, and as a mission for women of ill repute. The mission gained renown for its midnight gospel readings. While the 1890 New York City Police Census lists but ten residents, the 1900 Federal Census counted thirty-four people, including four staff, twenty-seven female inmates, aged 17 to 56, and three children of inmates. Fifteen were born in the United States; the others were from Canada, Scotland, Ireland, England, Holland, Austria, Germany, or Sweden. By the turn-of-the-century, the Crittenton Foundation operated in many large U.S. cities, such as San Francisco and Chicago, as well as in Shanghai, Mexico City, Marseilles, and other foreign cities. Upon his death in 1909, Crittenton bequeathed a large part of his fortune to the

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<sup>13</sup>Other charities operating in the area were the Salvation Army, the Children's Aid Society, the New York Charity Organization Society, the Society for the Suppression of Vice, the Women's Christian Temperance Union, the White Cross Society, and the Young Men's Christian Association.

home. In 1913, it relocated to West 27<sup>th</sup> Street, at which time No. 21-23 Bleecker Street was sold.

Other late-nineteenth residential developments include 304 Bowery and 290 to 292 Elizabeth Street. No. 304 Bowery, which was built in 1876-77, is a four-story, neo-Grec-style apartment house with ground-floor commercial space, designed by architect William Jose for owner Michael Adrian, president of the German Exchange Bank. The bank, which was located at 245 Bowery and later at 330 Bowery (now the Bouwerie Lane Theatre, a designated New York City Landmark), was one of many banking institutions established in the nineteenth century to serve New York's burgeoning German population, many of whom had settled near the Bowery. According to the 1880 Federal census, the apartments were rented by Germans and German-Americans. By the turn of the century, however, they had been replaced mainly by Irish and Russian immigrants. Three neo-Grec-style tenements with stores, designed by architect Charles Mettam, were built in 1878 at 290, 292, and 294 Elizabeth Street by the heirs of Horatio N. Humphreys. Through the turn of the century, they were occupied mainly by German, Irish, and Italian immigrants.

### *Commercial Buildings in the NoHo East Historic District*

Ten store-and-loft buildings were constructed in the NoHo East Historic District between 1882 and 1909. These lofts, which were designed by many of the leading architects of the day in a variety of then-fashionable revival styles, towered over the residential buildings with which they mixed. Their arrival profoundly changed the scale of the neighborhood, and heralded the modern-day NoHo East Historic District.

The store and loft building type<sup>14</sup> originated in the early nineteenth century as merchants and real estate speculators began to build structures in Manhattan specifically to satisfy the commercial needs of the growing city, which was then developing into the country's major port and trading center. This growth followed a northward pattern, with commercial development pushing up Broadway, supplanting prime residential areas that were reestablished farther to the north. In the 1850s, this growth accelerated due, in part, to the opening of the trans-continental railroad and the ensuing economic boom. By this time, Manhattan's spreading dry goods district was approaching the section of Broadway north of Houston Street. Broadway was redeveloped first, followed at a slower pace by its surrounding streets, which remained residential in character for a longer time. High rents for commercial and industrial space along Broadway produced the

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<sup>14</sup>This portion of the essay is adapted from Betsy Bradley's discussion in LPC, *Tribeca West Historic District Designation Report* (New York, 1991), 20-23. Her sources are: *Dictionary of the English Language* (London, 1863); William Dwight Whitney, *The Century Dictionary* (New York, 1911); Russell Sturgis, *A Dictionary of Architecture and Building*, vol. 3 (1902; rep. Detroit, 1966); New York City, Department of Buildings, *Annual Report* (New York, 1867), 290, 295; and New York City Building Codes: 1862, Chapter 356 of the *Laws of New York*; 1866, Chapter 873 of the *Laws of New York*. See also: *Annual Report* (1865), 151-152, 177-178; (1866), 210; (1867), 274-275.

right economic climate for the construction of larger buildings and also spurred the development of new loft buildings on the side streets.<sup>15</sup> The textile trades -- silk, wool, cotton, hosiery, underwear, knitted goods, and commission houses -- were centered in the area, as were jobbing houses, retail specialty houses, and the offices serving these firms.

The first large commercial building in the NoHo East Historic District was the Romanesque Revival-style factory, designed by architect Edward E. Raht, and built at 32-36 Bleecker Street in 1882-85 for owners Schumacher & Ettlenger to house their lithography business. At the time, many printers and lithographers were moving to the NoHo East area. The original building, which consisted of brick and marble facades with a mansard roof, was substantially damaged and partially collapsed in a fire in 1885. The building was immediately rebuilt to its present form by the same architect and owners. Louis Ettlenger (1846-1927) was born in Germany and came to the United States in 1866, where he formed the lithographic firm of Schumacher & Ettlenger with his partner, Theodore Schumacher. In 1892, it became the American Lithographic Company. Ettlenger was also a director of the Crowell Publishing Co. and Chairman of the Board of the Persian Rug Manufactory. Interested in horticulture, Ettlenger imported and cultivated trees from around the world at his estate in Peekskill, New York. Ettlenger owned the building until 1903. This monumentally-scaled building, prominently located near the curving section of Bleecker Street near Lafayette Street, serves as the historic district's western anchor. Ettlenger also built 316-322 Lafayette Street, which is in the NoHo Historic District, in 1887. A small, Renaissance Revival-style store building, designed by well-known architect Frederick C. Withers, was built by E.H. Day at 9 Bleecker Street in 1884 for owner Aaron Wright. Also in 1884, a large, Renaissance Revival-style commercial building, designed by architects Maclay & Davis, was built at 33-37 Bleecker Street for owner William S. Maddock. A seven-story Romanesque Revival style commercial building, designed by architect Albert Buchman, was built at 27-31 Bleecker Street in 1887-88, for owners Alexander List and Thomas Lennon. These four loft buildings displaced at least ten Federal-era row houses, although many row houses had already been converted at least partially to commercial use.

Rebuilding continued through the turn of the century with the addition of six loft buildings and two new-law tenements by 1909, replacing altogether at least sixteen early-nineteenth-century buildings. A major change in the street pattern in the greater NoHo area occurred during the 1890s with the opening of Lafayette Street between East Houston Street and Great Jones Street. In 1888, the *Record and Guide* advocated that Lafayette Place be extended to join Elm Street, a major north-south thoroughfare, to improve vehicle accessibility to the increasingly commercial street. It took the next nine years for the city to debate the plan and complete the property condemnations necessary to carry it out. The final plan included the construction of New York's first subway line along Elm Street and Lafayette Place. The total or partial demolition of scores of buildings located on the three blocks between East Houston Street

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<sup>15</sup>Between 1890 and 1898, 3.7 million square feet of store-and-loft space were added on Broadway from Murray to 14th Streets, much of it in the NoHo section. *A History of Real Estate, Building and Architecture in New York City during the Last Quarter Century* (1898), 127.

and Great Jones Street began in 1897. The project was completed with the opening of the subway line after the turn of the century. The new thoroughfare incorporated Elm Street and Lafayette Place. The opening of Lafayette Street greatly improved access to the streets in the NoHo East Historic District and served as a catalyst for the construction of large, new loft buildings.

In 1893-94, a large, Renaissance Revival-style factory building was erected at 10-16 Bleecker Street, designed and built by John T. Williams (1852-1915). Williams was born on Long Island and received his degree from the School of Mines of Columbia University in 1873. He was listed in various New York directories as a civil engineer, architect, and capitalist. He was involved, as engineer and owner, with a number of manufacturing enterprises, opening an office in New York in 1895. He is credited as architect and engineer of the Central National Bank building (1896-97) at Broadway and Pearl Streets (demolished) and the Lord's Court Building (1895-96), a fifteen-story speculative office building at the corner of William Street and Exchange Place. Williams served as president of the Virginia Consolidated Chemical Corporation and of the firm he founded with his son, John T. Williams & Son, with offices at 100 Broadway. He also designed the warehouse at 34-36 Cooper Square (1894) in the NoHo Historic District. A six-story Classical Revival style commercial building, designed by architect Ralph S. Townsend, was built in 1896 at 43-49 Bleecker Street for owner Harry Chaffee.

The consolidation of the modern City of New York took place in 1898. That year, the *Record and Guide* detected signs of a real estate slump due to overbuilding in what was called "Middle Broadway," the mercantile district located along Broadway from Murray to 14th Streets, including what are now the NoHo and NoHo East Historic Districts. On Broadway alone, 177 buildings contained vacant space, including lofts, stores, and offices. The rapid addition of new mercantile buildings created an oversupply of loft space and resulted in depressed rents. Also, many businesses were relocating to new mercantile areas north of 14th Street. The upper floors in the older, narrower buildings were the most affected, but rents also declined within the area's newer, more desirable loft buildings.<sup>16</sup> In the years that followed, however, the NoHo area experienced a turnaround. Following consolidation, New York City had tremendous growth in population and commerce. A city-wide building boom ensued.<sup>17</sup> Rents and property values in the area between Houston Street and Union Square increased, and the construction of new loft buildings continued with additional textile dealers and garment makers moving in.

A large, Classical Revival-style store-and-loft building, designed by architect Louis F. Heinicke, was built in 1900-01 at 26-30 Bleecker Street for owner Vincent Minnerly. The

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<sup>16</sup> *A History of Real Estate, Building and Architecture in New York City during the Last Quarter Century* (1898), 127.

<sup>17</sup> Between 1899 and 1903, construction spending per person in New York City was greater than any other city in the country; also, the city's population increased by over 100,000 per year during that period. *Record and Guide*, June 11, 1904, 1396.

building, which replaced four existing buildings, originally had a one-story corner tower. A five-story, Romanesque Revival-style factory, designed by architect William Kurtzer, was built at 298 Elizabeth Street in 1902 for owner George J. Stier. Stier had acquired the property in 1898, and his company, George J. Stier, Inc., assembled wagons in the building thorough 1930. A vernacular commercial building with some classical ornament, designed by architect Frederick Musty, was built at 302 Elizabeth in 1905 Street for E.C. Schwartz. The last store-and-loft building in the NoHo East Historic District is the neo-Classical-style store-and-loft building at 17-19 Bleecker Street, which was designed by architect Frederick Ebeling and constructed in 1909 for owner Keba Chodorow. Chodorow, a Russian native, immigrated to the United States as a child, and entered the fur business as an adult. In 1901, he purchased the house at 19 Bleecker Street, opening his fur shop on the ground floor and moving with his wife and five children to the apartment above. In 1907 Chodorow acquired the adjacent building at 17 Bleecker Street. Both buildings were demolished by Chodorow in 1909 for his new loft building, in which his business occupied space into the 1930s.

Also, at least twelve early-nineteenth-century residential buildings were converted entirely to commercial use between 1890 and 1915. They were 296 Elizabeth Street; 304, 306, and 310 Bowery; and 7, 11, 13, 15, 21-23, 25, and 41 Bleecker Street.

After 1910, commercial areas south of Fourteenth Street began to face increasing competition for tenants by newly-developing districts uptown. High-quality garment makers and their suppliers preferred to locate more and more to these areas. In 1912, the *Record and Guide* reported that the area was experiencing declining rents and property values as the lace, silk, ribbon, wool, and embroidery industries moved away in large numbers, leaving many of the district's buildings empty.<sup>18</sup> Part of the impetus for the move was the textile industry's preference for locations closer to the major department stores in the Herald Square area. Another factor was an aging and increasingly substandard building stock, and the cost involved in bringing such buildings up to code.<sup>19</sup> Rents had fallen twenty-five to fifty percent since 1909, and tax

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<sup>18</sup>*Record and Guide*, June 22, 1912, 1334.

<sup>19</sup>The urgent need to upgrade the buildings occurred in the aftermath of the worst factory fire in the history of New York City, which took place in 1911 in a loft building at the northwest corner of Washington Place and Greene Street, a few blocks to the west of what is now the NoHo East Historic District. Over 140 people, employees of the Triangle Shirtwaist Company, perished in the inferno. The fire occurred on the top three floors of the ten-story building. The workers had been locked in by their employer and the building lacked an alternate means of escape. The fire department's ladders reached only to the sixth floor and most of the victims jumped to their deaths. One of the consequences of the fire was the creation of the Bureau of Fire Investigation, which gave the Fire and Buildings departments additional powers to improve factory safety. Soon afterwards, the owners of commercial buildings were required to make them safer for tenants and employees by providing better exiting and additional fire-proofing. In the NoHo Historic District, buildings were made to comply, in part, by the installation of fire escapes at the

assessments began to exceed market values in many instances. Newly-constructed and recently-modernized buildings fared somewhat better, but the area was unable to compete with new uptown locations for the best tenants.

The slide continued in the years following World War One. Loft floors were either subdivided for occupancy by sweatshops or small industrial manufacturers, used for storage, or left empty; many of the converted houses became industrial workshops. The economic boom of the 1920s somewhat improved the commercial occupancy rate in the district, but the quality of the tenants remained below that of previous decades. In 1924, Hyman Kaufman hired architects Whinston & Hurwit to expand and design new Art Deco-style facades for his loft building at 41 Bleecker Street, which was originally as a Federal-era house that was converted to a factory around the turn of the century. Included in the new design is an incised panel in the parapet with year of alteration and initials of owner Hyman Kaufman. In 1928, furrier Henry Appel and his business partner Samuel Benjamin hired architect Nathan Langer to design a new Art Deco-style facade and a rear extension at 15 Bleecker Street, originally a Federal-style dwelling built in c.1822-25 that had been converted to lofts years earlier. The building features grouped fenestration, decorative brick panels, and a stepped roof parapet.

### *Italian Immigrants and the Growth of Little Italy*

During the late-nineteenth and early-twentieth century period of commercial expansion in the greater NoHo area, a large number of buildings remained residential, and two new large apartment houses were constructed in the present-day NoHo East Historic District. A pair of neo-Classical-style multiple dwellings, designed by the architectural firm Schneider & Herter, were built at 308-312 and 316-318 Mott Street in 1901-02 for Jonas Weil, Bernard Mayer & Mathilda Kassowitz.<sup>20</sup> In 1905, the buildings, which replaced several early-nineteenth-century row houses, were occupied entirely by Italian immigrants and their families. By that time, Italians had become the largest single ethnic group in the area, having supplanted - along with some eastern Europeans from Russia, Poland, and Hungary - the Irish and German populations that had dominated the area through much of the nineteenth century.

Italian immigration to New York City took off in the 1880s and accelerated through the

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front and rear of the buildings. Usually made of wrought iron, some of these fire escapes are elaborately detailed.

<sup>20</sup>These seven-story apartment houses, fifty-seven and thirty-four feet wide, respectively, were among the first tenements to be built in compliance with the Tenement House Act of 1901, which established minimum dimensions for interior courtyards and overall height, along with other construction and sanitary standards. The rules effectively eliminated the construction of single, twenty-five-foot-wide tenements that were very common in the nineteenth century, such as Nos. 307 and 309 Mott Street (c.1867-68).

turn of the century. In 1880, fewer than 20,000 Italians lived here, but by 1930, there were over one million, representing seventeen percent of the city's population. New York City had the highest concentration of Italians in the United States. Italians first settled in the Five Points, which was located at the south end of Mulberry Street near the present-day Columbus Park, in 1850. By the late 1890s, Italians had replaced the Irish as the largest ethnic group living along Mulberry, Mott, and Elizabeth Streets below Bleecker Street. By the 1920s, however, Little Italy had grown into a vast area bounded to the north by West Fourth and Bleecker Street, to the east by the Bowery, to the south by the Five Points and Canal Street, and to the west by Greenwich Village. The area of the NoHo East Historic District is located in what was then the northeastern corner of Little Italy. A great many of the Italians in this area came from the Naples region; in 1926, they organized the first San Gennaro Festival for the patron saint of that city. In 1940, a temporary bandstand was erected in front of 288 Elizabeth Street for the feast.

The rise of the Italian population coincided with a period of intense residential overcrowding in NoHo East. In 1915, No. 290 Elizabeth Street, a relatively small building consisting of three floors of living space, was home to a throng of sixty people, half of whom were children. The average population per floor, which measure no more than twenty-five by sixty feet, was twenty. That same year, a similar building at 294 Elizabeth Street housed fifty-four people, forty-two of whom were adults. All of the people occupying these buildings at the time were Italian. The adult males found work as low-paid laborers, dock workers, peddlers, garment workers, and painters. Many of the women worked in sweatshops.

A number of successful Italian businessmen lived in the area. For example, Joseph Livoti, a local butcher who immigrated from Italy in 1902, built a Colonial Revival-style store and dwelling at 288 Elizabeth Street, designed by architect Louis A. Sheinart, in 1922. It replaced a one-story slaughterhouse and chicken market that Mr. Livoti had operated at this location since he purchased the property in 1915. The new building housed Livoti's shop on the ground floor, while he and his family lived upstairs. Although Mr. Livoti closed the shop in the early 1930s, the Livotis occupied the house until they sold the building in 1946. In 1922, Egidio Pelletieri purchased the Federal-style row house at 300 Elizabeth Street, and engaged architect Ferdinand Savignano to raise the house from two-and-a-half to three stories and to convert it to a multiple dwelling; in 1925, Pelletieri constructed a one-story rear addition. The Pelletieri family occupied one of the apartments at 300 Elizabeth Street through 1960, and sold the building in 1966. Most of the immigrants from Italy were Roman Catholic, and the Church of Our Lady of Loretto was founded in 1890 to serve their growing numbers. The church building was located at 303-305 Elizabeth Street (outside of the boundaries of the historic district) in two early-nineteenth-century brick row houses (now demolished) that were joined internally and converted to a church in 1892. In 1926-27, the church constructed a Colonial Revival-style grammar school and rectory, designed by architect Silvio A. Minoli, at 18-24 Bleecker Street.

The widening of East Houston Street<sup>21</sup> in the late 1920s required the demolition of many buildings in the area, and the resultant wide new street cut the Italian neighborhood north of Houston Street off from the larger Little Italy neighborhood to the south. Subsequently, the NoHo East area gradually lost its association with the Italian neighborhood south of Houston Street.

### Architecture in the NoHo East Historic District

The Federal style, which is found on the earliest-surviving buildings in the NoHo East Historic District, became popular in New York around 1800, coinciding with the beginning of the city's rise to economic power and wealth, and the growth of its population. When New York recovered from the Revolutionary War, most building was undertaken in the Federal style, although few buildings were constructed on the grander scale of Federal-style residences in Boston, Philadelphia, or Charleston. The style came late to New York and lingered longer than in other cities. A large number of Federal-style residences were erected as far north as 14<sup>th</sup> Street, with scattered examples even farther uptown. The largest concentration of Federal row houses is in Greenwich Village, and the most extraordinary examples are on Charlton and Vandam Streets between Varick Street and Sixth Avenue.<sup>22</sup>

The Federal style is characterized by modest scale and simple architectural ornament, inspired by ancient Greek and Roman architecture; two to three stories high, with basement and an attic half-story; dormer windows; metal or slate peaked roof; brownstone base with red brick upper facade (laid in Flemish bond pattern); low stoop and wrought-iron hand rails, fence, and newels; six- or eight-paneled wood entrance door, sometimes with leaded transom, sidelights, and colonnettes; six-over-six double-hung wood windows (often flanked by paneled shutters); stone window sills and paneled stone window lintels; classical wood cornice with dentils, modillions, and moldings.

The Federal-style row houses in the NoHo East Historic District were built as modest 2½-story buildings, while New York's grandest Federal-style row houses were 3½-story residences, usually built in long terraces. Many such rows existed in the greater NoHo area, especially around the elegant Bond Street neighborhood. Most of them were later replaced by industrial buildings and tenements in the late nineteenth century after the affluent residents moved uptown. However, there are two surviving, notable concentrations of Federal houses in the NoHo East Historic District, located on the north side of Bleecker Street and at 306 to 310 Bowery. Although somewhat altered, these buildings retain many of the characteristics of the Federal style, such as paneled, brownstone window lintels and Flemish bond brick patterning. Their low-scale and brickwork are evocative of the area's early history.

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<sup>21</sup>In 1936, the IND subway built a line under this section of Houston Street with a station at Lafayette Street.

<sup>22</sup>Many Federal-style row houses are also found in Brooklyn Heights.

The mid- and late-nineteenth centuries and early-twentieth century saw the rise of European revival styles of architecture, many of which were reflected to some degree in the buildings that were being constructed or renovated within the NoHo East Historic District during that period. In the 1850s, the Italianate style and related modes became popular, coinciding with the tremendous growth in New York's wealth and a desire among many of the city's more affluent residents to build grand residential structures that reflected their newfound social position. The Italianate style is characterized by elaborate, bold projecting ornament with an emphasis on repetitive forms. The Italianate style and related Anglo-Italianate style remained popular into the 1870s. Italianate-style residences were faced either entirely in brownstone, or in brick with brownstone and/or cast-iron trim, and heavy wooden cornices. Most were two to four stories high and often had deeply-recessed entryways. Italianate-style row houses are found in many parts of Manhattan, but the finest surviving Italianate-style rows are in Greenwich Village. Outside of Manhattan, they are found in Brooklyn's western neighborhoods, the south Bronx, and in Long Island City, Queens. Many detached, Italianate-style houses are located on Staten Island, and in the less-urban sections of Brooklyn, Queens, and the Bronx.

In the NoHo East Historic District, the Italianate style is represented in its most simplified and modest form, usually in the form of bracketed roof cornices and cast-iron window lintels that were applied to Federal-era houses in the 1860s, such as those at 7, 11, 13, 21, and 23 Bleecker Street. Several new buildings were also designed in the Italianate style, often by some of the city's most prominent architects. An apartment house at 4-6 Bleecker Street and a store and dwelling at 316-318 Bowery, both built in 1868, were designed by Nicholas Whyte. A group of adjacent brick dwellings at 1 to 5 Bleecker Street and 320 to 324 Bowery, built in 1869, were designed by David and John Jardine.

The neo-Grec style, which was popular from after the Civil War through about 1880, is characterized by stylized classical details, angular forms, and incised detailing formed by mechanical stone cutting and projecting roof cornices resting on angular brackets. The style was used mostly for residential buildings. In the NoHo East Historic District, the style is expressed in its simplest form, being limited to window ornament and roof cornices. A group of five neo-Grec-style residential buildings with ground-floor stores, designed by the important New York architect, Charles Mettam, were built at 300 and 302 Bowery and 290, 292, and 294 Elizabeth Street in 1878. Another popular nineteenth-century architect, William Jose, designed an apartment house and store at 304 Bowery (1876-77). All of these buildings retain historic, elaborate cast-iron columns at their storefronts.

The Romanesque Revival style, which is characterized by heavy forms, frequent arches, straight-forward use of materials, and expression of structure, was popular in the 1880s and 90s; its massive forms being especially appropriate for large commercial buildings. In NoHo East, examples of this style are found at loft buildings located at 32-36 Bleecker Street (1882-85), designed by the noted architect Edward E. Raht, who was a close associate of the renowned architect Richard Morris Hunt; 27-31 Bleecker Street (1887-88), designed by the well-known architect Albert Buchman; and 298 Elizabeth Street (1902), designed by William Kurtzer.

Classical and Renaissance-inspired architecture also gained favor beginning in the 1880s, lasting all the way into the 1920s. The styles were popularized by American architects and patrons that had visited Europe or had seen pictures of European buildings, and were familiar with the masterpieces of classical, Renaissance, and neoclassical architecture. These styles, which were used for all types of buildings, feature classical design forms and detailing used in various combinations and degrees of restraint or exuberance. As used on larger commercial buildings, such as those in the NoHo East Historic District, the classical vocabulary was often inventive. Buildings featuring European-inspired designs include the commercial buildings at 9, 10-16, 17-19, 26-30, 33-37, 43-49 Bleecker Street, and 302 Elizabeth Street, as well as the apartment houses at 308-312 and 314-316 Mott Street. Many of these were designed by major architects and firms practicing in New York at the time, including Frederick C. Withers, John T. Williams, Frederick Ebeling, Louis F. Heinicke, Maclay & Davis, Ralph S. Townsend, Frederick Musty, and Schneider & Herter.

At the same time that European-inspired works were being built, American architects were examining the colonial past. The Colonial Revival style was popularized by the Centennial Exhibition of 1876 in Philadelphia, which focused national attention on the nation's eighteenth-century past. The style was particularly well-suited for domestic and institutional architecture. It is characterized by the use of colonial design motifs, often a combination of design elements from the Georgian, Federal, and Greek Revival styles. The Colonial Revival style was often used in immigrant neighborhoods to symbolize the populations' aspirations to become good Americans. In the NoHo East Historic District, buildings featuring the Colonial Revival style, all of which were associated with Italian immigrants at the time of their construction or alteration, include the school and rectory of the Church of Our Lady of Loretto at 18-24 Bleecker Street (Silvio A. Minoli, 1926-27), the store and dwelling at 288 Elizabeth Street (Louis A. Sheinart, 1922), and alterations to a Federal-style row house at 300 Elizabeth Street (Ferdinand Savignano, 1922). Here, the Colonial Revival style is found in its simplest and most modest form, sometimes limited to the surrounds of the main entryways or the windows.

Two Federal-era dwellings that had been converted to commercial buildings, located at 15 and 41 Bleecker Street, were given new, vaguely Art Deco-style facades in the 1920s, designed respectively by architect Nathan Langer and the architectural firm Whinston & Hurwit. The Art Deco style began in the early 1920s as a renunciation of the various revival styles that had been practiced since the late nineteenth century. The style was typically characterized by vertical massing and angular geometric forms. However, the style as seen on these two small NoHo East buildings is limited to geometric brickwork and some angular surface decoration.

*The Great Depression and the World War II Years*<sup>23</sup>

The Stock Market Crash of 1929 was followed by an economic depression in the 1930s. During this period, more than a third of the forty-two buildings in the NoHo East Historic District were foreclosed. Many of these buildings returned to the banks that held the mortgages. They retained ownership of the properties for several years, making certain improvements and fixing various code violations as necessary, then selling them to investors as business conditions gradually improved. Many of the furriers that had been in business since the late nineteenth century closed during the Depression and commercial vacancies in the area increased. In the 1930s, the Bowery remained dominated by pawnshops, restaurant equipment suppliers, saloons, and flophouses. The stretch above Delancey Street became known as Thieves' Market, where "(T)hose who have any small objects to sell or exchange congregate...."<sup>24</sup>

By the 1940s, however, business conditions were improving and the fur industry recovered. In 1945, there were at least sixty-four fur related businesses in the NoHo East Historic District. Other major industries in the area were garment and textile manufacturers, sewing contractors, hat makers, and footwear manufacturers. These firms employed mostly poorly paid immigrant workers. Other large businesses included paper and millinery suppliers, printers and publishers, and machine shops. Several of the businesses were long-term occupants, such as the Shapiro Hardware Co. (320 Bowery, c.1930-80), United Bakers' Utensils Co. (27-31 Bleecker Street, c.1935-55), Bleecker Manufacturing Co. (33-37 Bleecker Street, c.1930-75), M.A. Cumming & Co. Hat Blocks (43-49 Bleecker Street, c.1930-70), Greenwich Envelope Co. (26-30 Bleecker Street, c.1930-80), Majestic Leather Co. (308 Bowery, c.1935-55), B.L. Sobol Construction Co. (310 Bowery, c.1923-80), Morris Feuer Hardware (316-318 Bowery, c.1920-55), Universal Hat Manufacturing Co. (318-318 Bowery, c.1930-60), John Bivona Bakery (290 Elizabeth Street, c.1933-65), and Joseph Maneri Undertaker (294 Elizabeth Street, c.1930-50), and many others.

The residential aspect of the neighborhood thrived during the Depression and overcrowding continued. Few people could afford to move away or set up new households. The neighborhood remained solidly Italian, with a few Chinese or Jewish families straying in from other sections of the Lower East Side. Most of the local businesses that served the area's residents, such as the bakery, the doctor, and the undertaker, were operated by Italians. The poorest residents were assisted by the City of New York's Department of Welfare, which set up a

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<sup>23</sup>This section is based on the following sources: LPC, *NoHo Historic District Designation Report* (1999); New York City, Department of Buildings, Alterations applications and docket; New York City Department of Taxes, photographic records (c.1939), blocks 521 and 529; *New York City Guide* (1939, rpt. 1970), 118-121; New York City Street Directories; New York County, Office of the Register, Deeds and Mortgages; and New York State Census of the Population.

<sup>24</sup>*New York City Guide*, 120.

center at 43-49 Bleecker Street. Cheap hotels along the Bowery continued to house destitute and underemployed men. By the early 1940s, the Holy Name Center for Homeless Men had been set up at the Loretto School at 18-24 Bleecker Street. However, many of the neighborhood's residents during these years were long-term occupants, including the families of Nicholas Camera (3 Bleecker Street, c.1925-55), Joseph Livoti (288 Elizabeth Street, c.1916-46), Ciro Ingue (290 Elizabeth Street, c.1925-55), Giuseppe Spiotta (292 Elizabeth Street, c.1915-40), Charles Di Silvestri (294 Elizabeth Street, c.1925-50), and Rocco C. Pelletieri (300 Elizabeth Street, c.1922-60).

Most of the alterations during these years were interior modifications either as required by code or for accommodating new commercial tenants or changing business needs.<sup>25</sup> Exterior work consisted mainly of the installation of fire escapes, commercial signs, or lighting. In the waning years of the Depression, the need for new apartments in the area expanded more quickly than the demand for commercial space. Thus, two loft buildings, located at 4-6 Bleecker Street and 314-316 Bowery, were converted to apartments in 1939 and 1940. The latter conversion included the installation of a new brick facade.<sup>26</sup> As the use of cars and trucks increased at the expense of horses, the stable at 302 Elizabeth Street was converted to a garage in 1941.

In the late 1930s, the New York City Department of Taxes sent out photographers to record all taxable properties in the city; the results provide a neighborhood snapshot when the pictures are placed side-by-side. In the NoHo East Historic District, two trends were apparent: The facades of the buildings on the district's major commercial streets - Bowery and Bleecker Street - were covered with numerous signs, while the residential streets - Elizabeth and Mott Streets - were more sedate in appearance. Incidental to these tax photographs is the street life of the neighborhood. Some of the photographs depict a bustling neighborhood filled with vending carts, delivery trucks, people rushing by, men standing around, alone or in groups, and children playing. By contrast, other views are devoid of people and activity, probably having been taken at a very early hour.

The Bowery was especially riotous, with signs of every type and size projecting from the facades. Board signs and stenciled glass transoms identified hotel and restaurant supplier Bass & Bass, which occupied the ground floor of 300 Bowery, while an angled sign for the Defender Hotel projected above the entryway to the upper floors. Krug Billiard Tables, which occupied 304 Bowery from the late 1930s through 1965, had a board sign above the third story, an angled

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<sup>25</sup>Bathrooms were installed in the apartment houses at 308-312 and 314-316 Mott Street in 1937 and a new elevator was installed in 1940 in the loft building at 33-37 Bleecker Street. A few rear extensions were built, such as the one built in 1935 by John Bivona that enlarged his bakery at 290 Elizabeth Street. Undertaker Joseph Maneri installed a new storefront for his business at 294 Elizabeth Street in 1941.

<sup>26</sup>Also, the first-story storefronts at 308-312 and 314-316 Mott Street tenements were converted to apartments in 1941.

sign at the first floor, and stenciled show windows. The Ace-Hy Sign Co. at 306 Bowery appropriately had a two-story angled sign, a wide board sign, and window stenciling. No. 308, only 2 ½ stories high, had no fewer than five signs covering its facade, plus lettering on the show windows. The Bowery Lumber Co., located at 310 Bowery, had large angled and board signs, as well as its names stenciled on the Show windows. The photograph of 312-314 shows a building with its facade having been removed while it was being converted to a hotel. No 316-318 had several signs facing the Bowery for the Bleeker Hardware Co., its occupant from as early as 1920 through 1975, while a large sign advertising Canada Dry and smaller signs for Coca-Cola were situated over a luncheonette facing Bleeker Street. The lower portions of both the Bowery and Bleeker Street facades of 320-324 Bowery were covered with signage advertising the Shapiro Hardware Co., its occupant from at least 1930 through 1980. Shapiro's had all sizes of board, hanging, and painted signs.

Most of the businesses along Bleeker Street, mostly fur shops, used small board signs, stenciled show windows, and lettered awning flaps to advertise their presence. There was an angled sign and a retractable awning with a lettered skirt at Rosenthal's Exclusive Fur Shop at 13 Bleeker Street, where it located from the late 1930s through 1945. No. 4-6 Bleeker Street had barber's pole in front of one of its storefronts, while the facade of the warehouse at 32-36 Bleeker Street was dominated by a multi-story, angled sign for Aaronson Bros. Paper, which occupied that building through 1950.

Along Elizabeth Street, John Bivona's Bakery, which occupied No. 290 from 1933 through 1965, advertised its Italian and French breads by lettering on the skirt of the retractable awning at its storefront. John Maneri's funeral home, located at 294 Elizabeth Street had the name stenciled on the first-story show windows. The auto repair shop and garage at 296 Elizabeth had an angled, hanging sign above the second story and a flat, board sign with painted lettering over the first story. Mott Street was mostly residential at the time; the storefronts at 308-312 and 314-316 Mott Street appear to have been vacant, and shortly thereafter were converted to apartments.

By the end of World War II, the NoHo East area had experienced several decades of overcrowding and the continual abuse and deterioration of its aging building stock. It was, however, on the cusp of big changes that would be brought about by the city's post-war economy.

## *The Post World War II Period*<sup>27</sup>

With the rise of the suburbs after the war, the city's industrial base began to gradually decline. Manufacturers sought out new spaces in areas beyond Manhattan where land was cheaper and better served by highways. In the NoHo East area, a growing supply of vacant lofts available at low rents eventually planted the seeds of its revival. In 1950, city directories listed 145 businesses located within what is now the NoHo East Historic District; by 1980, that number had plummeted to fifty-two.<sup>28</sup> Over the same period, sixteen commercial loft buildings in the district had become partly or completely occupied by residential tenants.

The trend toward loft conversions began when young artists, attracted by the large, raw spaces available at low rents and the industrial ambience of areas like SoHo and NoHo, began renting empty loft space from eager landlords. At the time, zoning permitted the lofts to be used by the artists only as work or studio space, but many inhabited them illegally. Artists initiated a long and ultimately successful fight for the right to live in their lofts.<sup>29</sup> The population of these districts gradually increased as these pioneering artists attracted other residents. These loft neighborhoods, which had been known collectively as the "warehouse district," were eventually renamed. With the previously-widened Houston Street serving as the dividing line, the blocks to the south were called SoHo for "SOuth of HOuston," while those to the north later came to be known as NoHo for "NORth of HOuston."

According to telephone directories, the first residential tenants began occupying lofts along Bleecker Street in the NoHo East Historic District in the late 1950s. By 1960, they were present in 11, 13, 15, and 21-23 Bleecker Street. By 1965, four more loft buildings - 9 and 17-19

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<sup>27</sup>This section is based on the following sources: LPC, *NoHo Historic District Designation Report* (1999); \_\_\_\_\_, *(Former) Young Men's Institute Building of the Young Men's Christian Association (YMCA)*, (1998); John Leland, "Yippies' Answer to Smoke-filled Rooms," *New York Times* (May 1, 2003), F1; New York City, Department of Buildings, Alterations applications and dockets; New York City Street Directories; and New York County, Office of the Register, Deeds and Mortgages.

<sup>28</sup>The types of businesses present in NoHo East also changed over these years. First, the fur industry, long a major presence in the area, collapsed at the end of the war; by 1950, fifty-four of the sixty-four pre-war fur businesses had closed or moved away. Garment makers, which generally occupied loft spaces above ground level, remained into the 1960s, when they too began to leave the area. Ground-level occupants, especially the restaurant and kitchen suppliers on the Bowery remained constant throughout the period. Smaller, new-wave businesses, which included art galleries and their supply shops, as well as small publishers, theater workshops, and artisans, began moving in. Professionals, like architects and interior designers, also leased space.

<sup>29</sup>New loft laws were approved in 1980, allowing for the conversion of lofts in SoHo and NoHo to joint living/work quarters for artists.

Bleecker Street, 316-318 Bowery, and 302 Elizabeth Street - were being used at least partially as dwellings. This trend continued into the 1970s, as an increasing number of artists and urban pioneers sought to live alternative lifestyles in converted industrial lofts. The building at 9 Bleecker Street has functioned as an informal headquarters of the Yippie movement since 1973.<sup>30</sup> The alternative magazine *Yipster Times* was published in this building. Many of these buildings had been originally built as dwellings and apartment houses, but were converted to commercial space during the rise of industry in the late nineteenth and early twentieth centuries. Nevertheless, eight buildings in the NoHo Historic District were continuously occupied as dwellings. In addition, the apartment house at 4-6 Bleecker Street, which was converted to manufacturing lofts in the 1920s, reverted to residential use in 1939, and two tenements that had been vacated during the Depression, Nos. 307 and 309 Mott Street, were rehabilitated as rental apartments in 1957. The residents of these buildings, which had been mostly of Italian descent since the turn of the century, started becoming more diverse during the post-war years, as young American-born tenants and immigrants from the Latin America and Asia moved in.

Gentrification in the greater SoHo and NoHo areas began in the 1970s when affluent, professional men and women discovered these desirable residential spaces, and rents began to inflate. Soon, real estate developers caught on to the trend and started converting the loft buildings into well-appointed and expensive rental and cooperative apartments. Celebrities like Cher and Keith Richards joined notable artists such as Robert Rauschenberg and Frank Stella in making the greater NoHo area their home. Gentrification in the NoHo East Historic District was somewhat slower because of its location near the Bowery, which remained a downtrodden strip of homeless men, flop houses, drug addicts, and greasy industrial kitchen equipment junkyards. However, the dismantling of the Third Avenue Elevated in 1955 removed an omnipresent dark shadow from Bowery, and had set a sure stage for its eventual revival.

Most of the building alterations during these years was interior work in response to changing uses and tenancies. There were also many storefront, sign, and window changes.

#### *Recent History and Current Architectural Character*<sup>31</sup>

The residential and commercial gentrification of the greater NoHo area continued through the rest of the twentieth and into the twenty-first centuries. Nine buildings, including

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<sup>30</sup>The Youth International Party, known as the Yippies, was founded by Abbie Hoffman, Jerry Rubin, and others in the mid 1960s, as an anti-war and anti-establishment movement that combined outrageous humor, theater, and political protest.

<sup>31</sup>This section is based on the following sources: Ester Katz, "Sanger, Margaret," *Encyclopedia of New York City*. ed. Jackson, 1041; LPC, *NoHo Historic District Designation Report* (1999); Chad Ludington, "Planned Parenthood of America," *Encyclopedia*, 906-907; New York City, Department of Buildings, Alterations applications and dockets; and New York County, Office of the Register, Deeds and Mortgages.

some of the district's largest, were converted to cooperative apartments during real estate booms of the 1980s and 1990s; two more conversions took place after the turn of the century. Additionally, two other loft buildings were converted to offices. These conversions were often accompanied by major interior alterations and window replacements. Exterior alterations consisted mainly of storefront changes, new signs, sidewalk work, and lighting installations. Three buildings suffered major exterior alterations during this period. The Federal-era house at 25 Bleecker Street received a post-Modern-style facade in 1984, the roof dormers at the Federal-style row houses at 308 and 310 Bowery were substantially altered in 2001, and a large, two-story rooftop addition was construction atop the early-nineteenth century building at 296 Elizabeth Street in 1985.

In 1989, Planned Parenthood of New York City leased the loft building at 26-30 Bleecker Street, moving its offices there after completing a conversion and major interior renovation in 1990-91. Its parent organization, Planned Parenthood of America, a non-profit organization devoted to reproductive health care, is the oldest and largest of its kind in the United States, having been founded in 1939 as the Birth Control Federation of America. Among its forerunners was the country's first birth-control clinic, opened in Brooklyn in 1916 by Margaret Sanger (1879-1966). In 1952, she helped to form the International Planned Parenthood Federation. The intersection of Bleecker and Mott Streets, in front of the Planned Parenthood of New York City offices, has been renamed "Margaret Sanger Square" in her honor. In 1999, the Landmarks Preservation Commission designated the nearby NoHo Historic District in recognition of its significant nineteenth- and twentieth-century residential and commercial buildings, and their contribution to New York City history.

The buildings in the NoHo East Historic District have demonstrated their versatility over the years, having served equally well as dwellings, apartment houses, warehouses, factories, workshops, offices, galleries, joint living/work space for artists, and cooperative apartments. The historic district includes an unusual street pattern featuring a gentle curve along Bleecker Street and closed vistas at the northern termini of Elizabeth and Mott Streets. This distinctive enclave retains much of its nineteenth and early-twentieth century residential and commercial character, although the historic storefronts, window sash, and similar materials have often been changed. The district's low-scale early-nineteenth century houses on Bleecker Street and Elizabeth Street are a reminder of the area's early residential history, while the larger store-and-loft buildings testify to the New York's growing importance as a hub of commercial activity in the nineteenth and early twentieth centuries. Today, this diversity of small dwellings, apartment buildings, factories, lofts, and stables represents an intact and unusual historic mixed-use neighborhood in lower Manhattan.

## BUILDING ENTRIES

### *Bleecker Street, Nos. 1 to 49 (North side between the Bowery and Lafayette Street)*

1-5 BLEECKER STREET (Northwest corner of Bleecker Street and the Bowery)  
aka 320-324 Bowery

Borough of Manhattan Tax Map Block 529, lots 42, 43, and 144

Date of construction: 1869 (NB 492-1869)

Architect: David & John Jardine

Original Owner: Benjamin Stephens

Type: Dwellings

Style: Italianate

Stories: 4

Structure/material: Brick

Features: Bleecker Street. Thirteen bays; historic cast-iron columns at the first story; non-historic storefronts, fixed awning, sign, security gate, lights, and secondary entryways to the upper floors; historic, arched main entryway to upper floors featuring paneled surround, scrolled brackets, projecting keystone, and molded hood; non-historic wrought-iron fence and gate; historic sandstone quoins; historic projecting sandstone window sills; historic molded and bracketed sandstone window hoods; non-historic, one-over-one metal sash; historic wrought-iron fire escapes; historic bracketed, pressed-metal roof cornice with paneled frieze. Bowery. Six bays; similar to Bleecker Street facade; historic, paneled cast-iron columns at the first story; non-historic storefronts, fixed awning, security gate, lights, signs, and entryway to upper floors; historic bracketed, pressed-metal crown above the first story; historic wrought-iron fire escape; non-historic, one-over-one metal sash. West elevation. Brick. Roof. Non historic wooden fence, metal railing, brick chimney stacks, wooden trellis, and satellite dishes.

#### History:

This group of five houses with commercial ground stories were designed by well-known architects David and John Jardine and constructed in 1869 by builder John Murtha for owner Benjamin Stephens, who owned the property from 1830 to 1908. The Jardines, both natives of Scotland, achieved prominence in the 1870s and 80s for their designs of warehouses, office buildings, and apartment houses, as well as warehouses and store-and-loft buildings, many of

which are located in the SoHo-Cast-Iron, Tribeca, and Ladies Mile Historic Districts. Three of their designs are in the NoHo Historic District: 678 & 734 Broadway and 439-441 Lafayette Street. The buildings at 1-5 Bleecker and 320-324 Bowery are among the architects' earliest works. Over the years, the upper floors of these buildings were occupied mainly by European immigrants, while the storefronts were occupied by a variety of businesses that reflected the area's changing fortunes. Many fur businesses occupied space in these buildings in the early-and mid-twentieth century, when this area flourished as a center of the fur trade. From 1930 through at least 1980, the Shapiro Hardware Co. was located here. Other long-standing businesses included the Economy Electrical Surplus Supply Co. (c.1955-70) and Mack Ostrow, Electrician (c.1955-70). Long-term residents included the families of John Re (c.1915-35), Nicholas Camera (c.1925-55), Katherine and Marie Realmuto (c.1945-60), John L. McGuire (c.1950-80), and Agatha Licata (c.1955-70). By the mid-twentieth century, the original storefronts had been replaced by non-historic units. These Italianate-style buildings, which are largely intact, contribute to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

Twentieth Century - Original storefronts replaced with non-historic units and windows replaced.

Ownership:

1830 Benjamin Stephens  
1908 John G. Wendel  
1913 Rebecca Swope & Mary E. Wendel  
1936 Wendel Foundation  
1937 Henry Lee Corp.  
1966 Jocar Realty Co, Inc.  
1999 5 Bleecker Street Owners Corp.  
2003 3 Bleecker Street Owners Corp.

Significant References:

New York City Directories  
New York State Census

7 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 45

Date of construction: c. 1816-17

Architect: Not determined

Original Owner: James Roosevelt or George Lorillard

Type: Residence

Style: Federal with Italianate alterations

Stories: 3

Structure/material: Brick

Features: Four bays; non-historic first-story facade consisting of brick, glass, metal, and wood; non-historic entryway to the upper floors; historic molded wood crown above the first story; historic Flemish bond at the second story; historic projecting sandstone window sills; historic cast-iron window lintels at the second story; non-historic, one-over-one metal sash at the second story; round-arch third-story fenestration with historic sandstone impost blocks; non-historic, two-over-two wood sash at the third story; historic wrought-iron fire escape; historic bracketed, wood roof cornice. East elevation. Brick.

History: This Federal-style dwelling with Italianate-style alterations was constructed c.1816-17 as investment property for either financier James Roosevelt or tobacconist George Lorillard at a time when this area was developing with homes for the city's expanding middle class. Early residents of the building included P.F. Clark, a physician, and A.W. Jones, a dentist. In 1854-55, a story was added and up-to-date ornament, including its bracketed wood roof cornice was added by owners Catherine and George W. Coster. By the late nineteenth century, the house had been converted to a multiple dwelling, and was occupied mainly by immigrants from Germany and Poland. By 1905, it had been converted to a factory, and for many years was occupied by hat makers. In 1925, a storefront was installed, which was occupied for a time by Albert Kandell Stationery. By the 1970s, residential occupancy was re-established in this building; it presently remains in this use. The building, which is largely intact to its mid-nineteenth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1854-55: The building was increased in height from two to three stories, and Italianate-style ornament was installed.

1925: The lower section of the front wall was replaced and a new storefront was installed, and the building was converted from a store and factory to a store and offices. Lessee: Rose Ackerman (31 Bleeker Street); architect: Jacob Fisher (25 Avenue A).

Ownership:

1816 James Roosevelt

1817 George Lorillard

1821 Jared E. Barite (lease)

1840 John H. Coster

1841 Charles A. Heckscher

1842 Henry A. Coster  
1844 Catherine & George W. Coster  
1855 Benjamin T. Kissam  
1863 John Richard  
1909 Joseph F. Richard  
1924 Isador Grubman assigns lease to Joseph & Benjamin Ackerman  
1925 Rose Ackerman (lease)  
1946 William P. Tanner  
1951 Harry Nagel  
1952 108 Realty Corp.  
1959 Rose Mark  
1964 Martin Berk  
1981 Nancy Drew  
1982 Frank & June Leaf

Significant References:

New York City Directories

New York County, Office of the Register, Deed Liber 118, p. 104; Liber 118, p. 549.

New York City, Tax Assessment Records, Ward 15, 1853-55.

9 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 46

Date of construction: 1884 (NB 1086-1884)

Architect: Frederick C. Withers

Original Owner: Aaron Wright

Type: Store

Style: Renaissance Revival

Stories: 3

Structure/material: Brick, painted

Features: Three bays; historic projecting sandstone window sills in a continuous band; historic sandstone bandcourse; historic, smooth sandstone window sills; historic wrought-iron fire escape; historic brick roof parapet featuring corbels and dentils.

History: This Renaissance Revival-style store building was designed by well-known architect

Frederick C. Withers and constructed by builder by E.H. Day in 1884 for owner Aaron Wright at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. Frederick Clarke Withers (1828-1901) was an Englishman, trained in Great Britain, who came to the United States at the invitation of the renowned American landscape architect Andrew Jackson Downing. After Downing's accidental death, Withers became associated with Downing's former partner Calvert Vaux. In 1857, Withers was one of the first to be asked to join the newly-founded American Institutes of Architects. Although he always retained his British citizenship, he volunteered for service in the Union Army in 1861. He returned home an invalid the following year, but recovered, and resumed practice in New York City, joining Vaux along with Frederick Law Olmsted in a partnership that lasted until 1871. He continued to practice architecture, and in 1888 formed a partnership with Walter Dickson. In 1897, Withers retired to his home in Yonkers, New York. Among his works are a number of designated New York City landmarks, including the Sacristy at Trinity Church (1876-77), the Jefferson Market Courthouse (Vaux & Withers, 1874-77), the lych-gate at Church of the Transfiguration (1896), 5286 Sycamore Avenue (Riverdale Historic District, Bronx, 1886), Van Schaick Free Reading Room (Bronx, 1882-83), Chapel of the Good Shepherd (Roosevelt Island, 1888-89), and Strecker Laboratory (Roosevelt Island, Withers & Dickson, 1892).

In 1893, a one-story rear addition, designed by noted architect William Tubby, was constructed by owner Mary Wright. At the time, the building was being used for the storage of cigar boxes. By the 1920s, when this area was the center of the city's fur trade, the building was occupied by a number of fur businesses. In 1945, it was purchased by Abraham Helman, whose trucking business, Helman Trucking Corp., occupied the building until c.1960. By the mid-1960s, as the post-war decline in the city's manufacturing base left much vacant commercial space, loft dwellers had taken over the upper stories of this building. The building at 9 Bleecker Street has functioned as an informal headquarters of the Yippie movement since 1973.<sup>1</sup> The alternative magazine *Yipster Times* was published in this building. The building, which remains largely intact to its late-nineteenth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1893 (ALT 696-1893) - A one-story rear addition was erected. The building was used for the storage of cigar box labels. Owner: Mary Wright (73 Remsen Street, Brooklyn); architect: William B. Tubby (81 Fulton Street).

#### Ownership:

1864 Aaron & Mary Wright  
1908 John J. Campbell

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<sup>1</sup>The Youth International Party, known as the Yippies, was founded by Abbie Hoffman, Jerry Rubin, and others in the mid 1960s, as an anti-war and anti-establishment movement that combined outrageous humor, theater, and political protest.

1936 Kate Vandermuhl et al (through foreclosure)  
1945 Abraham Helman & Anne Breitman  
1955 Albert Lorber  
2002 Nine Bleecker Street LLC

Significant References:

LPC, *Chapel of the Good Shepherd Designation Report* (LP-0907), (New York, 1976).  
New York City Directories,  
*New York Times* (May 1, 2003), F1.

11 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 47

Date of construction: c.1822-25 with 1866-67 and later alterations

Architect: Not determined

Original Owner: Stephen J. Brinckerhoff

Type: Residence

Style: Federal with Italianate-style alterations

Stories: 3

Structure/material: Brick

Features: Three bays; historic, wood-and-glass storefront with paneled wood crown; non-historic entryway to the upper floors; historic Flemish bond at the second story; non-historic brick pointing; historic projecting sandstone window sills; historic flat sandstone lintels; non-historic, one-over-one metal sash; historic wrought-iron fire escape; historic, bracketed wood roof cornice with paneled frieze.

History: This Federal-style dwelling with Italianate-style alterations was constructed c.1822-25 for Stephen J. Brinckerhoff at a time when this area was developing with homes for the city's expanding middle class. In 1866-67, a story was added and up-to-date ornament, including its bracketed wood roof cornice with paneled frieze, was added by Ludwig Anger, who owned and occupied the building through 1880, and whose heirs retained possession of the building until 1914. The Angers, who were Prussian immigrants, rented apartments in the building to other Prussian immigrants for the rest of the century, and then to Italian immigrants after the turn of the century. In 1923, Ben Trachtenberg purchased the building and converted it to a store and loft for his fur business, Benjamin Trachtenberg & Sons-in-Law. Trachtenberg lost the building in 1934

in a foreclosure, after which the building appears to have stood vacant until the mid-1940s. It was then occupied by a variety of fur companies, hat manufacturers, and machine shops, one of which - D. Rabinovich Factory Supply Co. - was located here from c.1955-75. By the 1960s, as the post-war decline in the city's manufacturing base left much commercial space vacant, loft dwellers began to take over the upper stories of this building. It presently remains in residential use. The building, which remains largely intact to its mid-nineteenth-century appearance, contributes to the mixed -use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1866-67: The building was increased in height to three stories, and Italianate-style ornament was installed. Owner: Ludwig Anger

1931 (ALT 713-1931): Fire escapes were installed on the front of the building, which was then used as a store and factory. Owner: Benjamin Trachtenberg.

Ownership:

1816 James Roosevelt

1818 Arthur Smith

1822 Stephen J. Brinckerhoff

1823 Henry Remsen

1824 John Culbert

1862 William A.M. Culbert

1866 Ludwig Anger

1912 Louis J. Anger

1914 Helen C. Engel

1916 William Kleinman & Joseph Schwartz

1921 Max Popper

1923 Benjamin Trachtenberg (Trachtenberg & Sons)

1934 Dry Dock Savings Bank (foreclosure)

1942 Samuel Rosenthal

1948 Lena Rosenthal et al

1948 Isador Morak

1952 Herman B. & Elliott Rubin

1973 John A. Cliett

1973 Eliot P. Rubin

2003 Marco Gentilucci

Significant References:

New York City Directories

New York City Police Census (1890)

New York County, Office of the Register, Deed Liber 118, p. 104; Liber 133. P 197; Liber 162, p. 456; Liber 172, p. 240.

New York City, Tax Assessment Records, Ward 15, 1865-67.

New York State Census  
United States Census

13 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 48

Date of construction: c.1822-25 with mid-19th century and later alterations

Architect: Not determined

Original Owner: Stephen J. Brinckerhoff

Type: Residence

Style: Federal with Italianate style alterations

Stories: 3

Structure/material: Brick

Features: Three bays; historic, paneled wood entry door to the upper floors; non-historic, brick and wood basement and first-story facade; non-historic show windows; historic Flemish bond at the second and third stories; historic, projecting sandstone window sills; historic, paneled sandstone window lintels; non-historic, one-over-one metal sash; historic wrought-iron fire escape; historic, bracketed wood roof cornice with paneled frieze.

History: This Federal-style dwelling with Italianate-style alterations was constructed c.1822-25 for Stephen J. Brinckerhoff at a time when this area was developing with homes for the city's expanding middle class. The building was acquired in 1832 by George Wheeler, who added the third story and up-to-date ornament in 1869-70, including its bracketed wood roof cornice with paneled frieze. Wheeler occupied the building from 1832 through at least 1851, and retained ownership until 1875. (Wheeler also owned the adjacent building at 15 Bleecker Street.) The building was purchased by Henry Bohler in 1876; that year, he hired architects B. Schlaaf & Sons to convert the basement and first story to commercial use and to install storefronts. However, Bohler lost the building through foreclosure to Catherine E. Stewart the following year, and for the remainder of the century the building was rented to immigrants from eastern Europe. By 1905, the building had been converted to manufacturing lofts, and through much of the early-and mid-twentieth century, was occupied mainly by the fur industry, which was centered in this area of Manhattan. By the 1960s, as the post-war decline in the city's manufacturing base left much vacant commercial space, loft dwellers began to take over the upper stories of this building. It presently remains in residential use. The building, which is largely intact to its mid-nineteenth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo

East Historic District.

Significant Alterations:

1869-70: The building was increased in height from two to three stories, and Italianate-style ornament was installed. Owner: George Wheeler.

1876 (ALT 817-1876): The first story and basement were converted from residential to commercial and storefronts were installed. Owner: Henry Bohler, 13 Bleecker Street; architect: B. Schlaaf & Sons, 82 Willett Street.

1912 (ALT 2438 -1912): Sidewalk encroachments were removed. Owner: Estate of Catherine Stewart.

1913 (ALT 2525-1913): New storefronts were installed. The building was occupied by lofts and stores. Owner: Estate of Catherine Stewart; architect: Harry Hurwitz, 118 Eldridge Street.

1925 (ALT 2699-1925): New storefronts were installed at the basement and first story. Owner: Rebecca Baker, 13 Bleecker Street; architect: Jacob Fisher, 24 Avenue A.

Ownership:

1816 James Roosevelt

1818 Arthur Smith

1822 Stephen J. Brinckerhoff

1825 Henry Remsen (builder)

1825 Stephen J, Brinckerhoff

1825 William Ash

1826 Edmund Simpson

1826 William Vine

1832 George Croghan

1832 Henry Yates & Archibald McIntyre

1832 George Wheeler

1875 George Willets

1876 Henry Bohler

1877 Catherine E. Stewart (through foreclosure)

1921 H. Nelson Flanagan

1922 Rebecca Baker

1935 Dry Dock Savings Institution (foreclosure)

1942 Samuel Rosenthal

1946 Joseph & Helen Rethy

1959 Charles Raimondo

1967 Thomas Raimondo

1994 Jordan, Nina & Lee Widdoes

Significant References:

New York City Department of Taxes, photographic record, c.1939.

New York City Directories

New York County, Office of the Register, Deed; Liber 162, p. 456; Liber 175, p. 87.

New York City, Tax Assessment Records, Ward 15, 1868-70.

15 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 49

Date of construction: c.1822-25 with 1928 alterations (ALT 2447-1928)

Architect: Not determined (1822-25); Nathan Langer (1928)

Original Owner: Stephen J. Brinckerhoff (1822-25); Samuel Benjamin and Henry Appel (1928)

Type: Converted dwelling

Style: Art Deco

Stories: 3

Structure/material: Brick

Features: Historic grouped fenestration; historic first-story facade with brick bulkhead, metal-and-glass show windows and transoms, and recessed commercial entryway; non-historic entryway to the upper floors; historic decorative brick panels and coursing; non-historic, one-over-one wood sash, casements, and transoms; historic stepped roof parapet.

History: This Art Deco-style converted dwelling was originally constructed c.1822-25 as a Federal-style dwelling for Stephen J. Brinckerhoff at a time when this area was developing with homes for the city's expanding middle class. The building was acquired in 1832 by George Wheeler, who added the third story in 1869-70. Wheeler occupied the adjacent building at 13 Bleecker Street from 1832 through at least 1851, and retained ownership of both buildings until 1875. By 1905, the building had been converted from a dwelling to manufacturing lofts, and was soon occupied by the fur industry, which was centered in this area during the early-and mid-twentieth century. In 1924, the building was purchased by Henry Appel, whose fur business occupied the building into the 1930s. In 1928, Appel and his partner Samuel Benjamin hired architect Nathan Langer to design a new Art Deco-style facade and a rear extension. Other business that occupied the building during the mid-twentieth century include various hat and garment manufacturers. By the 1960s, as the post-war decline in the city's manufacturing base left much vacant commercial space, loft dwellers began to take over the upper stories of this building. It presently remains in residential use. The building, which remains largely intact to its early-twentieth-century appearance, contributes to the mixed use and diverse architectural character of the NoHo East Historic District.

Little is known about architect Nathan Langer. His New York City architectural practice was

established in 1897. In 1899, he began to specialize in the design of tenements, and formed a partnership with George R. Bintley under the name of Langer & Bintley. Examples of Langer's work can be found in the Mount Morris Park and Upper West Side Historic Districts.

Significant Alterations:

1928 (ALT 2447-1928): A new front wall and rear extension were constructed. Owners: Samuel Benjamin & Henry Appel (21-23 Bleecker Street); architect: Nathan Langer (81 East 125<sup>th</sup> Street).

Ownership:

1816 James Roosevelt  
1818 Arthur Smith  
1822 Stephen J. Brinckerhoff  
1825 Henry Remsen  
1825 Stephen J. Brinckerhoff  
1825 William Ash  
1826 Edmund Simpson  
1826 William Vine  
1832 George Croghan  
1832 Henry Yates & Archibald McIntyre  
1832 George Wheeler  
1875 Herman Mundheim  
1901 Max Teitelbaum & Samuel Pearlstein (Teitelbaum & Co. - lease)  
1902 Max Teitelbaum & Samuel Pearlstein  
1911 Samuel Pearlstein  
1924 Samuel Benjamin & Henry Appel  
1930 Appel Realty Corp.  
1930 H. Appel & Sons (lease - surrendered in 1939)  
1937 Henry Appel  
1940 Blee-Cone Realty Corp.  
1943 15 Bleecker Realty Corp.  
2001 15 Bleecker LLC

Significant References:

LPC, *Upper West Side/Central Park West Historic District Designation Report* (LP-1647), (New York, 1990).

New York City Directories

New York County, Office of the Register, Deed Liber 162, p. 456; Liber 175, p. 87.

17-19 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 50

Date of construction: 1909 (NB 117-1909)

Architect: Frederick Ebeling

Original Owner: Keba Chodorow

Type: Store and lofts

Style: neo-Classical

Stories: 7

Structure/material: Steel/brick

Features: Seven bays; non-historic storefronts, fixed awning, security gates, signs, and lights; non-historic entryway to the upper floors; non-historic cement-stucco-covered fascia above the first story; historic decorative brick panels; historic steel window lintels decorated with rosettes; non-historic, one-over-one metal and vinyl sash; historic wrought-iron fire escape; historic bracketed pressed-metal roof cornice with dentils and paneled frieze. East elevation. Non-historic, cement stucco, painted; non-historic lot-line fenestration; non-historic, one-over-one metal sash. West elevation. Non-historic cement stucco; non-historic lot-line fenestration; non-historic, one-over-one metal sash. Roof. Non-historic, brick stair and elevator bulkhead; non-historic satellite dish.

History: This neo-Classical-style store-and-loft building was designed by architect Frederick Ebeling, and constructed in 1909 for owner Keba Chodorow at a time when the many of the area's older buildings were being replaced with larger commercial structures. Chodorow, a Russian native, immigrated to the United States as a child and entered the fur business as an adult. In 1901, he purchased the house at 19 Bleecker Street, opening his fur shop on the ground floor, and moved his wife and five children to the apartment above. In 1907 Chodorow acquired the adjacent building at 17 Bleecker Street. Chodorow demolished both buildings in 1909 for his new loft building, in which his business occupied space into the 1930s. He lost the building in a foreclosure in 1935. Ebeling, of whom little is known, maintained an architectural office in Manhattan until 1911, and designed a number of buildings in the Greenwich Village area. Other examples of his work include 158 West 4<sup>th</sup> Street, 2 Cornelia Street, and 333 Sixth Avenue.

In the 1930s and 40s, this building was occupied mainly by small manufacturers of garments such as furs, caps, collars, trousers, hats, and slippers. After World War Two, they were joined by paper companies, light fixture manufacturers, toy makers, and electronics firms. By the 1960s, as the post-war decline in the city's manufacturing base left much vacant commercial space, loft dwellers began to take over the upper stories of this building, although manufacturers retained a presence in the building into the 1980s. Long-standing firms include A&C Sportswear (c.1960-75), Castellano Electric Motors (c.1960-80), and A.J. Hetzko Watch Bands (c.1965-80). At the

present, the building is exclusively in residential use above the first floor. The building, which remains largely intact to its early-twentieth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1912 (ALT 1618-1912): New Storefronts were installed. Owner: Keba Chodorow (19 Bleecker Street); architect: Jacob Fisher (25 Avenue A).

1997 New storefronts were installed.

Ownership:

1901 Keba Chodorow (#19)

1907 Keba Chodorow (#17)

1909: Hass & Lande (lease)

1914: David Hass & Louis Lande (lease)

1935 Greenwich Savings Bank (foreclosure)

1941 MEF Realty Corp.

1944 Abraham Altman

1952 Altaid Realty Corp.

1954 Lena Green

1954 Lena Green Realty Corp.

1969 Robert & Sylvia Green

1981 17 Bleecker Associates

1996 KT & MU Associates

Significant References:

New York City Directories

James Ward, *Architects in Practice in New York City 1900-1940*, (1989), 22.

New York State Census

United States Census

21-23 BLEECKER STREET (North Side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 52

Date of construction: c.1830 with later alterations

Architect: Not determined

Original Owner: James Copeland (No. 21); Thomas Bennett (No.23)

Type: Converted dwellings

Style: Federal with Italianate style alterations

Stories: 3

Structure/material: Brick, painted

Features: Six bays; historic, paneled cast-iron columns at the first story; historic, metal, wood, and glass storefronts at the basement and first stories; non-historic security gates and lights; historic, molded pressed-metal crown above the first story; historic recessed steps leading to non-historic entryway to upper floors; historic Flemish bond at the second story; historic projecting window sills with brackets; historic molded cast-iron window lintels; non-historic, one-over-one metal sash; historic wrought-iron fire escape; historic bracketed wood roof cornice with paneled frieze.

History: This former mission house was constructed c.1830 as two Federal-style row houses by their respective owners James Copeland (No. 21) and Thomas Bennett (No. 23). Copeland occupied his house through 1851, and his family retained ownership of the building until 1887, while the Bennetts, who owned No. 23 until 1888, occupied it through 1832. In the 1860s, both houses were raised to three full stories and were given Italianate style ornament. Charles N. Crittenton, a wealthy New York drug supply manufacturer, purchased these buildings from the Copeland and Bennett families and joined them internally for use by his newly-established Florence Crittenton Rescue Home for Girls and Night Mission for Fallen Women (later the National Florence Crittenton Foundation). He founded the institution, which he named after his late daughter, in 1883 as a shelter for troubled and runaway young girls, many of whom were orphaned, and as a mission for women of ill repute. The mission gained renown for its midnight gospel readings. According to the 1900 Federal census, the building housed thirty-four people, including four staff, twenty-seven female inmates aged 17 to 56, and three children of inmates. By the turn-of-the-century, the Crittenton Foundation operated in many large U.S. cities, such as San Francisco and Chicago, as well as in Shanghai, Mexico City, Marseilles, and other foreign cities. Upon his death in 1909, Crittenton bequeathed a large part of his fortune to the home, which relocated to West 27<sup>th</sup> Street in 1913. No. 21-23 Bleeker Street was then sold to Max Teitelbaum.

Upon acquiring the building, Teitelbaum engaged architect Jacob Fisher to convert the building to store and offices, erect a rear addition, and to install storefronts. The building was soon occupied by the fur industry, which was centered in this area of Manhattan during the early- and mid-twentieth century. After World War Two, the fur businesses were joined by light manufacturers, textile firms, and garment producers. By the 1960s, as the post-war decline in the city's manufacturing base left much vacant commercial space, loft dwellers began to take over the upper stories of this building. It was converted to cooperative apartments in 1993 and presently remains in residential use. The building, which is largely intact to its late-nineteenth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1887 (ALT 1640-1887): A rear meeting room was constructed. Owner: Charles N. Crittenton; architect: Bradford L. Gilbert.

1912 (ALT 1955-1912): The entrance steps were removed and recessed. Owner: The National Florence Crittenton Foundation (21 Bleecker Street); architect: Forman & Light (40 Cedar Street).

1913 (ALT 1081-1913): The building was converted from a mission house to stores and offices; storefronts were installed, and the rear extension was enlarged. Owner: Max Teitelbaum (6 Bleecker Street); architect: Jacob Fisher (25 Avenue A).

1966 (ALT 789-1966): The building was converted from a factory to artists' lofts. Owner: Diran Karibian (34 East 20<sup>th</sup> Street).

#### Ownership:

1829 James Copeland (No. 21)

1829 Thomas Bennett (No. 23)

1887 Charles N. Crittenton (No. 21)

1888 Charles N. Crittenton (No. 23)

1898 The National Florence Crittenton Mission

1913 Max Teitelbaum

1924 H. Appel & Sons (lease of stores)

1924 Louis Weiss (lease of two basement stores)

1925 Weschler & Herrer (lease assigned from Weiss)

1934 Metropolitan Savings Bank (foreclosure)

1942 Erjan Realty Corp.

1942 Max Mann

1942 Mechanics Realty & Construction Co.

1946 Nesler Realty Corp.

1946 Mitchell Fein & John Finck

1952 Doljac Realty Corp.

1952 21-23 Bleecker Street Corp.

1962 Diran Karibian

1962 Diran Realty Corp.

1966 Diran Karibian

1993 21-23 Bleecker St. Corp.

#### Significant References:

*King's Handbook of New York City* (1892), 403.

New York City Directories

New York City, Tax Assessment Records, Ward 15, 1825-30.

New York County, Office of the Register, Deed Liber 2089, p. 5; Liber 2129, p. 480.

New York State Census

*New York Times* (Nov. 17, 1909), 9; (Dec. 14, 1909), 5; (July 8, 1929), 4.

United States Census

25 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 54

Date of construction: c.1830 with 1984 alterations

Architect: Not determined

Original Owner: David Chrystie

Type: Multiple-dwelling

Style: Altered

Stories: 4

Structure/material: Brick

Features: Three bays; historic, paneled cast-iron columns at the first story; non-historic fixed awning; non-historic, cement-stucco-covered first and second stories, painted; non-historic entryways; non-historic, metal and wood casements; non-historic, through-wall air conditioning units; non-historic, wrought-iron security grilles; historic brick roof parapet with central gable.

History: This altered row house was built in c.1830 for David Chrystie at a time when this area was developing with homes for the city's expanding middle class. By 1880, the building was occupied by a boarding house, and by 1890 had been converted to a factory. By the early twentieth century, the building was occupied by the fur industry which was centered in this area into the mid-twentieth century. One fur dealer, Jacob Scholnick, moved his business into the building in the late 1930s, and purchased the property in 1945. He maintained his business in the building into the early 1960s. Another long-term tenant was Heyman Sewing Machine Co., which was located here from the late-1930s through the mid-1960s. By then, the post-war decline in the city's manufacturing base left much vacant commercial space, and loft dwellers began to take over the upper stories of this building. In 1984, the building's facade was replaced. It remains in residential use.

Significant Alterations:

1984 (BN 3488-1984): The facade was rebuilt. Owner: Gail S. Conrad; architect: Not determined.

Ownership:

1816 James Roosevelt

1818 Arthur Smith

1822 Stephen J. Brinckerhoff

1825 David Chrystie  
1864 James O'Rorke  
1890 James E. Dougherty  
1890 William S. Reilly (lease)  
1934 25 Bleecker Street Corp.  
1945 Jacob Scholnick  
1984 Gail S. Conrad

Significant References:

New York City Directories  
New York City, Tax Assessment Records, Ward 15, 1825-30.  
United States Census

27-31 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 55

Date of construction: 1887-88 (NB 1477-1887)

Architect: Albert Buchman

Original Owner: Alexander List and Thomas Lennon

Type: Store

Style: Romanesque Revival

Stories: 7

Structure/material: Steel and cast iron/brick with brownstone and terra-cotta ornament

Features: Five bays with historic one-bay projecting corner tower; historic, paired fenestration; historic, rock-faced brownstone first-story facade with paneled and bracketed cast-iron columns; non-historic, metal and glass block first story facade; non-historic entryway to the upper floors; non-historic, through-wall air conditioning unit at the first story; non-historic lights; historic, molded pressed-metal crown with dentils above the first story; upper stories feature historic beveled piers, paneled spandrels, decorative brickwork, carved panels, radiating brick window lintels, Corinthian orders, brick coursing, round-arch seventh-story fenestration, non-historic one-over-one metal sash, and historic wrought-iron fire escape; corner tower features historic segmental arch entryway, sealed with non-historic painted cement stucco; historic wrought-iron grilles with rosettes; historic bandcoursing, corbeled brick, and prominent tympanum with terra-cotta decoration; historic, molded, pressed-metal roof cornice with dentils. East elevation. Non-historic cement stucco. Roof. Non-historic brick elevator and stair bulkheads. Site features.

Historic granite sidewalk and steel-plated vault cover.

History: This Romanesque Revival-style commercial building was designed by architect Albert Buchman, and built in 1887-88 for owners Alexander List and Thomas Lennon at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. This was one of Buchman's last designs before forming a partnership with Gustav Deisler, with whom he went on to gain prominence as designers of commercial buildings, many of which are found in the SoHo-Cast Iron, Tribeca West, and Ladies Mile Historic District. The firm also designed a commercial building at 714 Broadway in the NoHo Historic District, as well as houses in both the Upper West Side and Upper East Side Historic Districts. During the early- and mid-twentieth century, this building was occupied by a variety of fur and printing firms, both industries having had a large presence in the area. In addition, there were a number of paper supply firms, toy manufacturers, and garment makers. After World War Two, the number of fur businesses declined, while several paper suppliers and garment makers remained into the latter part of the century. They were joined by suppliers of mannequins, household furnishings, and novelty manufacturers. This building, which retained its industrial use for a longer period than many its neighbors, was converted to cooperative apartments in 1985. The building, which remains largely intact to its late-nineteenth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1914 (ALT 1676-1914): A water tank was installed on the roof. Owner: Estate of Conrad Stein.

Ownership:

1887 Alexander List and Thomas Lennon (Lots 55½ & 56)  
1887 Party wall agreement between List & Thomas and William S. Maddock  
1888 Alexander List and Thomas Lennon (Lot 55)  
1889 Conrad Stein  
1907 Emil Worlitzer & Paul M. Berger (Berger & Wirth, Inc.) Lease  
1920 Complete Home Building Co. Inc.  
1920 Herman Lozowsky  
1920 F. Denier & Son (Lease of 5<sup>th</sup> floor)  
1920 Harry Seid (Lease of store & basement)  
1920 Morris M. Glaser (Lease)  
1921 Samuel J. Jacobson  
1921 F. Denier & Son (Lease of 5<sup>th</sup> floor)  
1921 Bleecker Holding Co. Inc.  
1921 Andrew Pappas (Lease, assigned shortly thereafter to Dimitrios N. Pandaris)  
1939 Emigrant Industrial Savings Bank (foreclosure)  
1939 Comet Estates Inc.  
1939 Chieftain Realty Corp.  
1940 27 Realty Corp.

1979 Elaine Anderocci  
1984 Bab-Cat Associates  
1985 27-31 Owners Corp.

Significant References:

New York City Directories.

New York County, Office of the Register, Deed Liber 2034, p. 369; Liber 2106, p. 16; Liber 2122, p. 442.

33-37 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 57

Date of construction: 1884 (NB 436-1884)

Architect: Maclay & Davis

Original Owner: William S. Maddock

Type: Store

Style: Renaissance Revival

Stories: 6

Structure/material: Brick, painted.

Features: Nine bays; historic first story facade features brick piers with sandstone bands and fluted and bracketed cast-iron columns and non-historic cement-stucco-covered walls; historic steel sash at the first story; non-historic entryways to the upper floors; non-historic, cement-stucco fascia above the first story; non-historic lights; historic projecting sandstone window sills; historic sandstone bandcourses; historic smooth sandstone window sills; non-historic, one-over-one metal sash; historic wrought-iron fire escape; historic cast-iron tie plates; historic, bracketed, pressed-metal roof cornice with semi-circular pediment. West elevation. Brick, painted; non-historic lot-line windows and one-over-one metal sash with grilles; historic wrought-iron fire escape. Roof. Non-historic brick elevator and stair bulkheads. Site features. Historic granite sidewalk.

History: This Renaissance Revival-style commercial building was designed by architects Maclay & Davis, of whom nothing is known, and built in 1884 for owner William S. Maddock at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. During

the early- and mid-twentieth century, this building was occupied by many fur businesses, that industry having had a large presence in the area. In addition, there were a number of paper supply firms, toy manufacturers, and garment makers. A number of long-standing businesses occupied space in the building, including Wachs Bros. Jewelry (c.1930-50), Orlando Machine Works (c.1930-65), Bleecker Mfg. Co. (c.1930-75), and Weissman Paper Boxes (c.1935-50). After World War Two, the number of fur businesses declined, having been replaced by additional garment makers, as well as electronics firms, machine shops, and handbag manufacturers. Long-term occupants in the post-war period include Isadore Feit Sewing Machines (c.1955-75), D&C Paper Twine Co. (c.1955-80), and Blackman Handbags Inc. (c.1965-80). By the 1960s, as the post-war decline in the city's manufacturing base left much vacant commercial space, loft dwellers began to take over parts of the upper stories of this building. By 1980, its upper floors were completely residential, while an art gallery occupied the ground floor. It presently remains in residential use. The building, which is largely intact to its late-nineteenth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1889 (ALT 1395-1889): A water tank was installed on the roof. Owner: Malcolm Graham

1914 (ALT 2130-1914): A new water tank was installed on the roof. Owner: Equitable Life Assurance Society (165 Broadway).

1924 (ALT 1463-1924): New storefronts were installed. Owner: Warren Building Co. (165 Broadway); architect: Henry Nurick (44 Court Street, Brooklyn).

1940 (ALT 3529-1940): A new elevator shaft was constructed. Owner: Equitable Life (393 7<sup>th</sup> Avenue).

#### Ownership:

1883 William S. Maddock

1884 Party wall agreement between Maddock and Julius J. Lyons

1884 Isaac W. Maclay & William E. Davis

1887 William S. Maddock

1888 Malcolm Graham

1891 George R. Hamilton

1891 Martin H. Lehmaier, Mayer M. Schwartz & Albert Sichel (Lease)

1892 Equitable Life Assurance Co.

1920 Welve Corp.

1920 HS Holding Co., Inc.

1921 Helen C. Jordan

1922 FBM Realty Corp.

1923 Ida Nathanson

1924 Warren Trading Corp.

1924 Wach Bros. Co. Inc. (Lease of 5<sup>th</sup> floor)

1933 Equitable Life Assurance Co.

1941 Portray Realty Corp.

1942 Joseph H. Schwartz  
1945 Henry Goelet  
1945 Hypat Realty Corp.  
1978 33 Bleecker Associates  
1980 33 Bleecker Street Corp.

Significant References:

New York City Directories

New York County, Office of the Register, Deed Liber 1768, p. 227; Liber 1816, p. 221; Liber 1844, p. 229; Liber 2025, p. 191; Liber 12, p. 180; Liber 3863, p. 200.

41 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 61

Date of construction: c.1822-30 with 1924 alterations (ALT 676-1924)

Architect: Not determined (c.1822-30); Whinston & Hurwit (1924)

Original Owner: Stephen J. Brinckerhoff or John Rathbone (c.1822-30); Hyman Kaufman (1924)

Type: Factory

Style: Art Deco

Stories: 4

Structure/material: Brick

Features: Two bays; non-historic, aluminum and glass storefront, commercial entryway, and entryway to the upper stories; non-historic lights; grouped fenestration with non-historic, one-over-one metal sash; historic paneled piers and spandrels; historic gabled roof parapet with central incised panel. East elevation. Brick; paired fenestration; non-historic, one-over-one metal sash; historic, wrought-iron fire escape. North elevation. Brick; paired fenestration; non-historic, one-over-one metal sash; historic, wrought-iron fire escape.

History: This Art Deco-style factory building was originally built in c.1822-30 as a Federal-era residence for either Stephen J. Brinckerhoff or John Rathbone. The house was purchased in 1835 by John Wurts, who occupied it until he sold it to Michael Gross in 1856. In 1869, Gross engaged builder Marc Eidlitz to raised the building to three stories and to add a one-story extension to the rear of the building. By 1880 and into the 1890s, the building was occupied mainly by immigrants from Ireland, Germany, and Eastern Europe. In 1923, Hyman Kaufman

acquired the building, which had been converted to a factory around the turn of the century. The next year, Kaufman hired architects Whinston & Hurwit, of which little is known, to design new facades for the building, which were installed in conjunction with the lowering of the first story to ground level and the construction of a fourth story. Included in the new design is an incised panel in the parapet with the year of the alteration and initials of owner Hyman Kaufman. Harry Hurwit (d.1963), a graduate of Cooper Union, specialized in the design of institutional buildings and apartment houses. Among his works are the Bialystoker Home for the Aged on the Lower East Side and the temple of the Hin Sing Tong in Chinatown. He also designed new facades for two row houses in the Upper East Side Historic District (5 East 63<sup>rd</sup> Street and 31 East 73<sup>rd</sup> Street), which included interior changes to convert them into apartments.

Kaufman maintained his fur business in part of this building until he sold it in 1931. Other furriers occupied space in this building into the 1940s. In 1940, the building was purchased by Anthony Segalas, who maintained his contracting firm at this location into the 1960s. Other post-war businesses included a variety of garment makers, hatters, textile firms, and importers. In the 1960s, when the post-war decline in the city's manufacturing base left much vacant commercial space, loft dwellers began to take over the upper stories of this building. It was converted to cooperative apartments in 1985 and presently remains in residential use. The building, which is largely intact to its early-twentieth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1869 (ALT 337-1869): The building was raised to three full stories and a one-story rear addition was built. Owner: Michael Gross & Son (41 Bleecker Street); builder: Marc Eidlitz.

1924 (ALT 676-1924): Erection of new front and rear walls; lower first floor to ground level; add fourth story. Owner: Hyman Kaufman (29 Bleecker Street); architect: Whinston & Hurwitz (41 West 33<sup>rd</sup> Street).

#### Ownership:

1822 Stephen J. Brinckerhoff (lots 46-63)

1825 John Rathbone (Lot 61 only)

1830 Knowles Taylor

1832 James W. Otis

1836 John Wurts

1856 Michael Gross

1913 Arthur J. Grosz et al

1913 Clarence W. Seamans

1923 Hyman Kaufman

1931 41 Bleecker Street Corp.

1931 Katherine W. Slezak

1938 Richard Whitlock

1940 Catena Segalas

1951 41 Bleecker Street Corp.

1964 269 Bowery Corp.  
1966 SHA Trading Corp.  
1970 MYM Realty Corp.  
1971 BLK Realty Corp.  
1985 41 Bleecker Street Owners Corp.

Significant References:

LPC, *Upper East Side Historic District Designation Report* (LP-1051), (New York, 1981).  
New York City Directories  
New York County, Office of the Register, Deed Liber 162, p. 456; Liber 193, p. 3.  
New York State Police Census (1890)  
United States Census

43-49 BLEECKER STREET (North side between the Bowery and Lafayette Street)

Borough of Manhattan Tax Map Block 529, lot 62

Date of construction: 1896 (NB 166-1896)

Architect: Ralph S. Townsend

Original Owner: Harry Chaffee

Type: Store

Style: Classical Revival

Stories: 6

Structure/material: Steel/ brick with limestone and terra-cotta ornament

Features: Four bays, grouped fenestration; historic paneled and bracketed cast-iron columns at the first story; non-historic, wood, metal, and glass storefronts; non-historic security gates, lights, and signs; non-historic steel and glass entryway to the upper floors; historic, molded pressed-metal crown with a decorative frieze above the first story; upper stories feature historic brick and terra-cotta band coursing, denticulated moldings, fretwork, decorative cast-iron columns, paneled spandrels, torch-and-wreath ornament, and radiating window lintels; non-historic, one-over-one metal sash; historic, bracketed and denticulated pressed-metal roof cornice with rosettes and masks. East elevation. Brick, covered with non-historic cement stucco; non-historic, one-over-one metal sash; historic iron shutters. West elevation. Brick; historic lot-line windows with non-historic, one-over-one metal sash; historic iron shutters; non-historic, multi-story applied sign. North elevation. Ten bays; brick covered with non-historic cement stucco; historic, paneled and bracketed cast-iron columns at the first story; non-historic, one-over-one metal sash. Roof. Non-

historic brick elevator and stair bulkheads.

History: This Classical Revival-style commercial building was designed by architect Ralph S. Townsend, and built in 1896 for owner Harry Chaffee at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. Ralph Samuel Townsend (d.1921) was one of the city's foremost architects of fashionable hotels and apartment houses. He established an architectural practice in New York City by 1881 and designed a number of stores, lofts, and apartment buildings located in the Greenwich Village Historic District. He also designed the Hotel Savoy and the Pierrepont Hotel in the 1890s, offices and loft buildings located in the Ladies Mile Historic District, and apartment buildings and row houses in the Riverside-West End Historic District and the Upper West Side/Central Park West Historic District. At the turn of the century, he collaborated with architect Herbert Harde in the design of a number of apartment houses on the Upper West Side. Townsend was noted for skillful designs with bold ornamentation. He also designed a neo-Renaissance-style store-and-loft building at 86 Thomas Street in the Tribeca West Historic District in 1901. In 1906, Townsend joined with Charles Albert Steinle and William Cook Haskell in the firm of Townsend, Steinle & Haskell, which was especially known for its designs of large apartment buildings, including the Kenilworth in the Upper West Side/Central Park West Historic District. The firm was active through 1936. Townsend was a member of the Architectural League and an associated member of the American Art Society.

By 1930, the building was occupied by many printing establishments, which had a large presence in the area, a hat-making machinery manufacturer, and by a hat block supplier, M.A. Cummings & Co., which remained at this location into the 1970s. In the 1930s, the City of New York's Home Relief Bureau was located here. After World War Two, many small businesses dealing in items such as sewing machines, dies & jigs, plastics, carbon paper & ribbon, and electronics moved in. Long-standing post-war businesses included Rogers Industries (c.1950-80) and the Keystone Electronics Corp. (c.1960-80). This is one of the few buildings in the historic district that remains in commercial use. The building, which is largely intact to its late-nineteenth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

**Significant Alterations:**

The original storefronts have been replaced.

**Ownership:**

1895 William F. Havemeyer

1896 Harry Chaffee

1897 W.O. Kumpel & Sons (Lease)

1897 Clarence W. Seamans

1921 Louis Bulasky Inc. (Lease of 1<sup>st</sup> floor)

1921 M.A. Cumming & Co., Inc.  
1921 Hillman Press Inc. (Lease of 5<sup>th</sup> floor)  
1933 Bleecker Street Properties, Inc.  
1938 Metropolitan Life Insurance Co.  
1941 Sherwood Equities Inc.  
1941 Katherine Paine & Rose Kaye  
1945 Louis Rogers  
1974 Fred A. Rogers  
1997 Trustees of Fred A. Rogers  
1998 Rogers Investments

Significant References:

LPC, *Tribeca West Historic District Designation Report* (LP-1713), (New York, 1991).  
New York City Directories  
New York County, Office of the Register, Deed Liber 44, p.54.

*Bleecker Street, Nos. 2 to 16 (South Side Between the Bowery and Elizabeth Street)*

2 BLEECKER STREET (Southwest corner of Bleecker Street and the Bowery)  
aka 316-318 Bowery

Borough of Manhattan Tax Map Block 521, lot 74

See 316-318 Bowery.

4-6 BLEECKER STREET (South side between Elizabeth Street and the Bowery)

Borough of Manhattan Tax Map Block 521, lot 73

Date of construction: c.1813 with 1868 alterations (ALT 156-1868)

Architect: Not determined (c.1813) Nicholas Whyte (1868)

Original Owner: David G. Giles (c.1813) Samuel Lord /Robert Irwin (1868)

Type: Apartments

Style: Italianate

Stories: 4

Structure/material: Brick

Features: Six bays; historic, paneled cast-iron columns with foliated heads at the first story; non-historic metal-and-glass storefront, and brick and cement facade at the first story; non-historic retractable awning, security gates, lights, and HVAC equipment at the first story; non-historic entryway to the upper floors; historic bracketed sandstone window sills; historic shouldered brick window surrounds; non-historic, one-over-one metal sash; historic wrought-iron fire escapes; historic wood cornice with scrolled brackets, consoles, and paneled frieze.

History: This Italianate-style apartment house was originally constructed as a Federal-era dwelling in c.1813 for David G. Giles, whose heirs maintained ownership of the building until 1864. By 1851, the house had been either divided into apartments or converted to a boarding house. In 1868, architect Nicholas Whyte designed a new Italianate-style facade for the building, which was also expanded from two to four stories. The owner of record at that time was Robert Irwin, although the alteration application filed at the Department of Buildings lists the owner as Samuel Lord. Nicholas Whyte (d.1901) began practicing architecture in lower Manhattan in 1868, so this building is among his earliest projects in Manhattan, which include the adjacent

store and dwelling at 316-318 Bowery (1868) and a store-and-loft building at 393 Broadway (1868-69) in the Tribeca East Historic District. He also designed buildings in the SoHo-Cast Iron Historic District. Whyte practiced independently through 1873. Shortly before his death, Whyte was associated with William Wheeler Smith (1899-1900).

By the 1880s through the turn of the century, the building was occupied by immigrant families from Ireland and Germany. In the early-twentieth century, they were replaced mainly by families from Italy. In 1921, owner Morris Feuer engaged architect David Bleier to design new storefronts and a rear extension; at the same time, the second and third stories were converted to commercial space, which were soon mostly occupied by the fur industry. Immigrant families from Italy and Russia occupied the fourth-story apartments. Through the 1930s, the entire building was occupied commercially; in 1939, however, the building was converted back to residential use above the first floor. From c.1950-55, the Lehigh Valley Railroad recruiting office occupied the first floor. These Italianate-style buildings, which are largely intact, contribute to the mixed-use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1868 (ALT 156-1868): The present two-story, peaked-roof house was increased in height to four stories and converted to a multiple dwelling. A new brick facade and galvanized iron cornice were installed. Owner: Samuel Lord or Robert Irwin; architect: Nicholas Whyte.

1921 (ALT 934-1921): New storefronts were installed and a rear addition was constructed. The building was a store and loft. Owner: Morris Feuer (316 Bowery); architect: David Bleier (Bronx).

1939 (BN 580-1939): The building was converted from a store and loft to a multiple dwelling. Owner: Marpearl Realty Corp. (Morris Feuer, President).

#### Ownership:

1809 Anthony L. Bleecker (Lots 71-76)

1813 David G. Giles

1864 Robert Irwin

1880 John Boyd

1883 Abraham Ettinger

1897 Max Ungar (Lease)

1900 Joseph Emrich (Lease)

1900 Louis Stajer (Lease)

1902 David Mayer Brewing Co. (Lease)

1902 James J. Brown (Lease)

1905 Jaretsky Bros. (Lease)

1913 Eugene H. Paul (through foreclosure)

1913 Jacob H. Schiff

1916 Herman Woog

1920 Morris Feuer

1933 Max Schur

1934 Marpearl Realty Corp.  
1977 316 Bowery Realty Corp.

Significant References:

LPC, *Tribeca East Historic District Designation Report* (LP-1771), (New York, 1992).  
New York City Directories  
New York County, Office of the Register, Deed Liber 85, p. 74; Liber 101, p. 314.  
New York State Census  
United States Census

10-16 BLEECKER STREET (Southeast corner of Bleecker Street and Elizabeth Street)  
aka 304 Elizabeth Street

Borough of Manhattan Tax Map Block 521, lot 71

Date of construction: 1893-94 (NB 653-1893)

Architect: John T. Williams

Original Owner: John T. Williams

Type: Factory

Style: Renaissance Revival

Stories: 7

Structure/material: Steel and cast-iron/brick and terra cotta

Features: Bleecker Street. Three bays; non-historic, metal-and-glass first-story facade; non-historic entryway, security grilles, electrical conduits, and lights at the first story; grouped fenestration with historic cast-iron columns; historic, two-story masonry and cast-iron base featuring banded piers, paneled spandrels, and molded crown; upper stories feature historic banded piers, paneled spandrels, multi-story arches, projecting bands, and curved moldings; non-historic, one-over-one metal sash; historic wrought-iron fire escape; non-historic, brick roof parapet. Elizabeth Street. Five bays; similar to Bleecker Street facade; non-historic, one-over-one metal sash; historic wrought-iron fire escape. East elevation. Brick; non-historic lot-line windows; non-historic, one-over-one metal sash. South elevation. Brick and non-historic cement-stucco; non-historic lot-line fenestration and one-over-one metal sash. Roof. Non-historic brick and metal chimneys; non-historic satellite dish. Site feature. Non-historic, wrought-iron vault covers.

History: This Renaissance Revival-style factory building was designed and built by John T.

Williams in 1893-94 at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. John Townsend Williams (1852-1915) was born on Long Island and received his degree from the School of Mines of Columbia University in 1873. He was listed in various New York directories as a civil engineer, and architect, and a capitalist. He was involved, as engineer and owner, with a number of manufacturing enterprises, opening a New York office in 1895. He is credited as architect and engineer of the Central National Bank building (1896-97) at Broadway and Pearl Streets (demolished), the Silk Exchange, and the Lord's Court Building (1895-96), a fifteen-story speculative office building at the corner of William Street and Exchange Place. Williams served as president of the Virginia Consolidated Chemical Corporation and of the firm he founded with his son, John T. Williams & Son, with offices at 100 Broadway. He also designed the warehouse at 34-36 Cooper Square (1894) in the NoHo Historic District.

In the early- and mid-twentieth century, the building was mostly occupied by a variety of fur dealers and garment manufacturers. Long-standing firms included the Hercules Shoe Manufacturing Co. (c.1935-50), the Petra Wood Novelty Co, (c.1935-55), and Max Mirsky, clothing contractor (c.1935-55). Around World War Two, many tool and die, woodworking, and additional garment makers began moving into the building. Long-term businesses during this period included the Eagle Die Cutting Co. (c.1940-60), Spunwell Yarn Co. (c.1960-75), and the Admiration Knitwear Co. (c.1960-75). By the mid-1970s loft dwellers began to take over parts of the upper stories of this building that were being vacated by the garment industry. By 1980, its upper floors were completely residential; it was renovated and converted to cooperative apartments in 1986. The roof cornice may have been removed at that time. It presently remains in residential use. The building, which is largely intact to its late-nineteenth-century appearance, contributes to the mixed -use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

c.1939-88: The roof cornice was removed.

Ownership:

1893 Ascher Weinstein

1893 John T. Williams

1893 Party wall agreement between Marie Frey and John T. Williams

1897 Herbert W. & Mathilda Hanan

1903 John H. Hanan Realty Co.

1934 Marian Stewart Honeyman (through foreclosure)

1944 Feora Nathan

1944 Fredern Corp.

1969 10 Bleecker Street Corp.

1983 10 Bleecker Street Associates

1984 JDG Management Corp.

1986 10 Bleecker Street Owners Corp.

Significant References:

LPC, *NoHo Historic District Designation Report* (LP-2039), prepared by Donald G. Presa (New York, 1999).

New York City Directories

New York County, Office of the Register, Deed Liber 20, p. 11.

***Bleecker Street, Nos. 18 to 30 (South Side Between Elizabeth Street and Mott Street)***

18-24 BLEECKER STREET (Southwest corner of Bleecker Street and Elizabeth Street)  
aka 309-311 Elizabeth Street

Borough of Manhattan Tax Map Block 521, lot 43

Date of construction: 1926-27 (NB 96-1926)

Architect: Silvio A. Minoli

Original Owner: Church of Our Lady of Loretto

Type: School and rectory

Style: Colonial Revival

Stories: 5 and basement with two-story gymnasium/auditorium wing

Structure/material: Steel/brick

Features: Bleecker Street. *School*: Three bays; historic rusticated brick base; non-historic security grilles at the basement fenestration; historic central entryway with sandstone surround; non-historic metal doors at the entryways; non-historic lights; brick quoins; grouped fenestration at the first and second stories; upper stories feature brick panels and molded bandcourse; non-historic, one-over-one metal sash; historic, denticulated sandstone crown and brick parapet at the roofline. *Gymnasium/Auditorium*: Five bays; historic, rusticated brick base; historic, central entryways featuring stone steps; secondary entryways; non-historic metal doors; historic decorative brick panel and bandcoursing above the first story; second story features historic Doric orders, lunettes with central medallions, voussoirs, and radiating brick lintels; historic, molded crown and brick parapet with central cartouche at the roofline. Elizabeth Street. Six bays; paired fenestration; non-historic metal doors; non-historic, one-over-one metal sash; similar to Bleecker Street facade; West elevation. Brick, paired fenestration with non-historic, one-over-one metal sash.

History: This Colonial Revival-style school and rectory building was designed by architect Silvio A. Minoli and built in 1926-27 for the Church of Our Lady of Loretto. The builder was the Edgewater Construction Co. (103 East 125<sup>th</sup> Street) and the masons were Guidone & Bottino, Inc. (52 Vanderbilt Avenue). The Church of Our Lady of Loretto was founded around 1890 to serve the area's growing Italian immigrant population. The church building was located at 303-305 Elizabeth Street (outside of the boundaries of the historic district) in two early nineteenth century brick row houses that were joined internally and converted to a church in 1892. It was demolished in the late 1980s. Nothing is known about the architect Silvio A. Minoli, except that

he maintained an office in Manhattan from 1926 through 1936. Since about 1945, the building has been occupied by the Holy Name Center for Homeless Men. The building, which remains largely intact to its early-twentieth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Ownership:

1923 Irene B. Cox (416 St. Nicholas Avenue)  
1926 Church of Our Lady of Loretto

Significant References:

New York County, Office of the Register, Deed Liber 3341, p 425; Liber 3555, p. 97.

26-30 BLEECKER STREET (Southeast corner of Bleecker Street and Mott Street)  
aka 318-320 Mott Street

Borough of Manhattan Tax Map Block 521, lot 37

Date of construction: 1900-01 (NB 547-1900)

Architect: Louis F. Heinicke

Original Owner: Vincent Minnerly

Type: Store and lofts

Style: Classical Revival

Stories: 7

Structure/material: Steel/brick and terra cotta

Features: Bleecker Street. Six bays with one-bay chamfered corner; paired fenestration with historic cast-iron columns; one-story base featuring non-historic, molded terra-cotta bulkhead, historic cast-iron columns, non-historic brick and glass infill; non-historic, metal entryway doors and grilled transoms; non-historic lights and security cameras; upper stories feature historic coursed brick piers, window sills set in a continuous band, terra-cotta window lintels with egg-and-dart decoration, and terra-cotta spandrels with decorative cartouches and flourishes; non-historic, one-over-one metal sash; non-historic flagpoles and banner; non-historic, brick roof parapet. Mott Street. Eight bays; similar to Bleecker Street facade; non-historic, one-over-one metal sash; windows at elevator shaft sealed with non-historic masonry and cement stucco. East elevation. Brick and non-historic cement stucco; lot-line windows with non-historic, one-over-

one wood sash. Roof. Non-historic, cement-stucco-covered elevator bulkhead.

History: This Classical Revival-style store-and-loft building was designed by architect Louis F. Heinicke and built in 1900-01 for owner Vincent Minnerly at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. It replaced four existing buildings. Nothing is known about the architect except that he maintained an office in Manhattan for one year beginning in 1900. The building originally had a one-story corner tower and a roof cornice, which were removed between c.1939 and c.1988, possibly during a major rehabilitation in 1990-91. For much of its history, this building was occupied mainly by clothing manufacturers, furriers, and printers; these industries had a strong presence in the NoHo East area. The building houses several very long-standing tenants, including S.B Shulman Printing (c.1930-55), Tompkins Press (c.1930-80), Century Printing Co. (c.1930-80), Greenwich Envelope Co. (c.1930-80), Salisbury Press (c.1935-50), Blumencranz Bros. Glass Inc. (c.1935-60), the Rennee Footwear Co. (c.1940-60), and the W & M Headwear Co. (c.1965-80).

The 1990-91 conversion was performed by Planned Parenthood of New York City, which leased the building in 1989, for use as its headquarters. Its parent organization, Planned Parenthood of America, a non-profit organization devoted to reproductive health care, is the oldest and largest of its kind in the United States, having been founded in 1939 as the Birth Control Federation of America. Among its forerunners was the country's first birth-control clinic, opened in Brooklyn in 1916 by Margaret Sanger (1879-1966). In 1952, she helped form the International Planned Parenthood Federation. The intersection of Bleecker and Mott Streets in front of the Planned Parenthood of New York City offices has been renamed "Margaret Sanger Square" in her honor. This is one of the few buildings in the historic district that remains in commercial use. The building, which is largely intact to its early-twentieth-century appearance, contributes to the mixed -use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1916 (ALT 3564-1916): A water tank was installed on the roof. Owner: Emma Schalk (181 Broadway).

c.1939-c.1988: The original one-story corner tower and roof cornice were removed, possibly during a major rehabilitation in 1985-86.

1965 (ALT 1749-1965): New masonry and glass storefronts were installed. The building was occupied as a factory. Owner: Javker Realty Corp. (50 Bond Street); lessee: Paramount Apparel, Ltd.; architect: Larry Meltzer (188 Montague Street, Brooklyn).

1990-91: Major interior alteration and installation of a new first-story facade.

#### Ownership:

1900 Vincent S. Minnerly

1901 Paterson Brewing & Malting Co. (Lease)

1904 Rudolph Schalk

1905 James G. Goldsmith

1911 Emma Schalk  
1920 Burden Realty Corp.  
1932 Brooklyn Savings Bank (foreclosure)  
1941 General Glass Industries Corp,  
1965 Javker Realty Corp.  
1989 Planned Parenthood of New York City (Lease)

Significant References:

Ester Katz, "Sanger, Margaret," *Encyclopedia of New York City*. ed. Jackson (1995), 1041.  
Chad Ludington, "Planned Parenthood of America," *Encyclopedia*, 906-907;  
New York City Directories  
New York County, Office of the Register, Deed Liber 80, p. 91.

*Bleecker Street, Nos. 32 to 36 (South Side Between Mott Street and Mulberry Street)*

32-36 BLEECKER STREET (Southwest corner of Bleecker Street and Mott Street)  
aka 311-321 Mott Street

Borough of Manhattan Tax Map Block 521, lot 11

Date of construction: 1882-85 (NB 251-1882 & ALT 1273-1885)

Architect: Edward E. Raht

Original Owner: Schumacher & Ettliger

Type: Lithographic establishment

Style: Romanesque Revival

Stories: 6

Structure/material: Brick, painted.

Features: Bleecker Street. Eleven bays, including three-bay projecting central section; grouped fenestration at the center bay; first-story facade covered with non-historic corrugated aluminum panels; non-historic entryway, electrical conduits, and lights; upper stories feature historic, projecting window sills and gabled lintels, molded bands, corbel courses, and decorative brick spandrels; historic, multi-pane wood sash; non-historic, metal window grilles; historic, corbeled brick roof parapet; central section topped by historic, stepped roof parapet and corbeled turrets. Mott Street. Twelve bays; non-historic electrical conduits and lights; non-historic loading docks and metal gates at the south bays; paired, segmental-arch fenestration with historic, projecting sills and radiating brick lintels; historic, multi-pane wood sash; non-historic, metal window grilles; historic, projecting piers; historic dentil course above the first story; historic corbel course at the fifth story; historic corbeled roof parapet.

South elevation. Brick. West elevation. Non-historic, cement stucco. Roof. Non-historic, brick elevator bulkhead; non-historic wrought-iron fence above the south elevation. Site features. Historic granite sidewalks; non-historic, concrete vault covers.

History: This Romanesque Revival-style factory was designed by architect Edward E. Raht and built in 1882-85 for owners Schumacher & Ettliger to house their lithography business at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. At the time, many printers and lithographers were located in the NoHo East area. The mason was Charles Eberspacher of 155 East 57<sup>th</sup> Street, while the carpenters were Hamilton and Henry of 142 East 25<sup>th</sup> Street. The original building, which consisted of brick and marble facades with a

mansard roof, was substantially damaged and partially collapsed in a fire in 1885. The building was immediately rebuilt to its present form by architect Raht and owners Schumacher & Ettlinger.

Louis Ettlinger (1846-1927) was born in Germany and came to the United States in 1866, where he formed a lithographic firm with Theodore Schumacher, which became the American Lithographic Company in 1892. Ettlinger was also a director of the Crowell Publishing Co. and Chairman of the Board of the Persian Rug Manufactory. Interested in horticulture, Ettlinger imported and cultivated trees from around the world at his estate in Peekskill, New York. Ettlinger and Schumacher owned the building until 1903. They also built 316-322 Lafayette Street (1887), which is in the NoHo Historic District.

Edward E. Raht was closely associated with the renowned architect, Richard Morris Hunt, for whom he served as the supervising architect on both the Tribune Building (northeast corner of Nassau and Spruce Streets, 1873-75, demolished) and the Coal and Iron Exchange (17-21 Cortlandt Street, 1873-76, demolished). By 1879, Raht had established his own practice. His designs included the A.D. Julliard House (16 West 57<sup>th</sup> Street, 1879, demolished) and additions to Hunt's Tribune Building in 1881-82. Raht also served as the superintendent for the construction of the Battle of Monmouth Monument (1884) in Freehold, New Jersey, which commemorated the Revolutionary War clash that took place there in 1778. He was, along with Hunt, an ardent supporter of tenement house reforms in the late nineteenth century.

For most of the twentieth century, the building was occupied as a warehouse mainly for paper supply companies, some of which were long-standing occupants, such as Aaronson Bros. (c.1935-50), and the Newbrook Paper Co. (c.1960-80). It has been a general storage warehouse for the Globe Storage & Moving Co. since c.1975. The building, which remains largely intact to its late-nineteenth-century appearance, contributes to the mixed -use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1885 (ALT 1273-1885): The walls facing Bleecker Street and Mott Street were rebuilt following a fire. Owner: Schumacher & Ettlinger (32 Bleecker Street); architect: Edward E. Raht (Tribune Building).

1892 (ALT 511-1892): A photographic gallery was erected on the roof. The building was owned and occupied by the American Lithographic Co., J. Louis Ettlinger, President. Architect: William Schickel & Co.

1918 (ALT 1832-1918): A two-story addition was built in the center court. The building was occupied by a paper warehouse. Architect: Benjamin Levitan.

#### Ownership:

1878: Schumacher & Ettlinger

1892 American Lithographic Co.

1896 Theodore Schumacher & Louis Ettlinger

1903 Ferdinand Sulzberger  
1903 Isaac Helfer  
1903 Frieda Greenbaum  
1908 Henry Lindenmeyr & Sons (Lease)  
1910 Nina M. Stedman  
1924 Henry & Fritz Lindenmeyr (Lease)  
1930 Emma Lawrence  
1930 Aaronson Bros (Lease)  
1935 Aaronson Bros. (Lease)  
1945 The Champion Envelope Manufacturing Co.  
1959 32 Bleecker Street Corp.  
1960 Medco Holding Corp. (Lease)  
1961 Medco Holding Corp.  
1963 Newbrook Paper Co.  
1974 Sol J. Edley  
1978 SJE Enterprises, Ltd.  
1978 Sol J. Edley  
1984 Globe Storage & Moving Co.

Significant References:

Monmouth Battle Monument Commission Records, 1878-1932, ed. Gregory J. Plunges, 1981.  
New York City Directories  
New York County, Office of the Register, Deed Liber 1453, p. 391; Liber 10, p. 204; Liber 45, p. 491; Liber 116, p. 150.  
*New York Times* (January 24, 1927), 17.  
Stern, *New York 1880*, 401-407, 506, 633-635.

*Bowery, Nos. 300 to 318 (West side between East Houston Street and Bleecker Street)*

300 BOWERY (West side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 82

Date of construction: 1878 (NB 332-1878)

Architect: Charles Mettam

Original Owner: George W. Humphreys

Type: Store

Style: neo-Grec

Stories: 4

Structure/material: Brick

Features: Four bays; historic, elaborately-ornamented cast-iron columns at the first story (Aetna Iron Works); non-historic, aluminum and glass storefront, security gate, and light; non-historic, corrugated aluminum fascia above the first story; non-historic entryway to the upper floors; historic, projecting sandstone window sills; historic, incised sandstone lintels with beveled heads; non-historic, one-over-one metal sash at the second and fourth stories; historic, two-over-two kalamein sash at the third story; historic wrought-iron fire escape; historic galvanized-iron roof cornice with curved and angled brackets. Site feature. Non-historic, steel vault cover.

History: This neo-Grec-style building was designed by architect Charles Mettam and built in 1878 for owner George W. Humphreys at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. This building lot and the five adjoining lots were created by the subdivision of the estate of Horatio N. Humphreys among his survivors, and were subsequently developed as a group of similar buildings. The builder was John J. Brown. The building remained in the Humphreys family until 1946.

Born in Dublin, Ireland, and educated in London, Charles Mettam (1819-97) immigrated to New York City in 1848 and established an architectural practice by 1854. He was a partner in Mettam & [Jeremiah E.] Burke in 1855-58. Mettam & Burke was responsible for the New-York Historical Society (1857, demolished), Second Avenue and East 11<sup>th</sup> Street. Mettam, who held at least one patent relating to cast-iron construction, designed the cast-iron-fronted 537-541 Broadway (1868), 500 Broome Street (1874), 98-100 Greene Street (1880), 98-100 Mercer Street (1880-81), within the SoHo-Cast Iron Historic District. He was also responsible for the Eye and

Ear Infirmary, Packard's Hospital, and New York Society Building, and continued to practice until his death. In the NoHo East Historic District, he also designed 302 Bowery and 290, 292, and 294 Elizabeth Street.

Although the new building application lists this building as a store, its three upper stories were in use as a lodging house within a year of its completion. The 1880 Federal census, which combined this building with its neighbor at 302 Bowery, listed forty-three single male residents, aged eighteen to fifty three. Of these, fourteen were New York City natives and twelve were from Germany, while six were from other states. In addition, five were from Ireland three from England, two from France, and one from Scotland. In 1890, these buildings housed eighty-five men, aged eighteen to seventy-five; in 1900, there were sixty-three, from age sixteen to sixty-four; in 1905, the population had skyrocketed to 106, and in 1915, it was 81 men and boys, aged two to sixty-four. During this period, an increasing number of men from Italy and Russia arrived in the latter years. Most of these men found work as laborers, drivers, waiters, cooks, and clerks, as well as a plethora of other blue-collar jobs. The 1925 New York State Census lists these buildings as lofts, although records at the Department of Buildings still lists the use as a lodging house. Nevertheless, the buildings remained combined as a single-room occupancy hotel until 1991, after which they were converted to residential lofts. They remain in that use today.

A long-standing commercial tenant, Bass & Bass - hotel suppliers - occupied the ground floor of this building from c.1930-70. The elaborately-ornamented cast-iron columns at the first story were supplied by the Aetna Iron Works. The building, which remains largely intact to its late-nineteenth-century appearance, contributes to the mixed -use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1916 (ALT 628-1916): A water tank was installed on the roof. The building was in use as a hotel.

Owner: Millie G. Humphreys.

1991: The interior was converted to residential lofts.

#### Ownership:

1877 Order in partition of the Estate of Horatio N. Humphreys

1878 Party wall agreement between Georgina B. English and George W. Humphreys

1878 Party wall agreement between George W. Humphreys and Sarah S. Taylor

1946 300 Bowery Inc.

1986 Gwong Realty

#### Significant References:

Landmarks Preservation Commission, Architects file.

New York City Police Census, 1890.

New York County, Office of the Register, Deed Liber 1409, p. 432; Liber 1452, p. 59 & 62.

New York State Census of the Population, 1905, 1915, 1925.

United States Census of the Population, 1880, 1900.

302 BOWERY (West side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 81

Date of construction: 1878 (NB 312-1878)

Architect: Charles Mettam

Original Owner: Mrs. Sarah S. Taylor

Type: Store

Style: neo-Grec

Stories: 4

Structure/material: Brick

Features: Four bays; historic, cast-iron columns with molded heads at the first story (Gold & Radley Co.); non-historic storefront, sign, light, and security gate; historic, paneled steel-and-glass entryway and transom to the upper floors; historic, projecting sandstone window sills; historic, incised sandstone lintels with beveled heads; non-historic, one-over-one metal sash; historic wrought-iron fire escape; historic, galvanized-iron roof cornice with curved and angled brackets (modified for installation of the fire escape). Site feature. Non-historic, steel vault cover.

History: This neo-Grec-style building was designed by architect Charles Mettam and built in 1878 for owner Mrs. Sarah S. Taylor at a time when many of the older dwellings were being replaced with larger new buildings. This building lot and the five adjoining lots were created by the subdivision of the estate of Horatio N. Humphreys among his survivors, and were subsequently developed as a group of similar buildings. The builder was John J. Brown. The building remained in the Humphreys family until 1946. For information on the architect, Charles Mettam, see the entry for 300 Bowery.

Although the new building application lists this building as a store, its three upper stories were in use as a lodging house within a year of its completion. The 1880 Federal census, which combined this building with its neighbor at 300 Bowery, listed forty-three single male residents, aged eighteen to fifty-three. Of these, fourteen were New York City natives and twelve were from Germany, while six were from other states. In addition, five were from Ireland three from England, two from France, and one from Scotland. In 1890, these buildings housed eighty-five men, aged eighteen to seventy five; in 1900, there were sixty-three, from age sixteen to sixty-four; in 1905, the population had skyrocketed to 106, and in 1915, it was 81 men and boys, aged two to sixty-four. During this period, an increasing number of men from Italy and Russia arrived in the latter years. Most of these men found work as laborers, drivers, waiters, cooks, and clerks,

as well as a plethora of other blue-collar jobs. The 1925 New York State Census lists these buildings as lofts, although records at the Department of Buildings still lists the use as a lodging house. Nevertheless, the buildings remained combined as a single-room occupancy hotel until 1991, after which they were converted to residential lofts. They remains in that use today.

Two long-term commercial tenants occupied space on the building's ground floor: N. Danenberg - stationery & office furniture (c.1935-70) and the Universal Office Supply Co. (c.1955-70). The building, which remains largely intact to its late-nineteenth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

Ownership:

1877 Order in partition of the Estate of Horatio N. Humphreys  
1878 Party wall agreement between George W. Humphreys and Sarah S. Taylor  
1946 300 Bowery Inc.  
1970 Harry L. Kabram  
1989 302 Associates

Significant References:

New York City Police Census, 1890.  
New York County, Office of the Register, Deed Liber 1409, p. 432; Liber 1452, p. 59.  
New York State Census of the Population, 1905, 1915, 1925.  
United States Census of the Population, 1880, 1900.

304 BOWERY (West side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 80

Date of construction: 1876-77 (NB 565-1876)

Architect: William Jose

Original Owner: Michael Adrian

Type: Apartment house with store

Style: neo-Grec

Stories: 4

Structure/material: Brick

Features: Three bays; historic, paneled cast-iron columns at the first story; non-historic storefront and security gate; non-historic entryway to the upper floors; non-historic, metal sign band above the first story; historic, projecting sandstone window lintels; historic, curved and bracketed brownstone window hoods; historic sandstone banding; non-historic, one-over-one metal sash; historic wrought-iron fire escape; historic, elaborate galvanized-iron roof cornice with curved and scrolled brackets, panels, and moldings.

History: Built in 1876-77 as a four-story apartment house with ground-floor commercial space, this neo-Grec style building was designed by architect William Jose for owner Michael Adrian, president of the German Exchange Bank, who lived at 472 Grand Street. It was constructed at a time when many of the older dwellings in the area were being replaced with new buildings. William Jose (d.1885), whose office was located nearby at 185 Bowery, was established as an architect in New York City by 1869. In the 1870s and the early 1880s, he designed numerous multiple dwellings throughout the city, many of which are now located within the Greenwich Village Historic District. One of these was an early French flat designed in 1872 in the Italianate style. Another multiple dwelling with commercial ground-story by Jose is found at 57 Beach Street in the Tribeca West Historic District. The German Exchange Bank, which was located at 245 Bowery and later at 330 Bowery (now the Bouwerie Lane Theatre, a designated New York City Landmark), was one of many banking institutions established in the nineteenth century to serve New York's burgeoning German population, many of whom had settled near the Bowery. According to the 1880 Federal census, the apartments in 304 Bowery were rented by Germans and German-Americans. By the turn of the century, however, they had been replaced mainly by Irish and Russian immigrants.

By 1915, the building's upper stories were being used for light manufacturing, although they were not legally converted until 1961. Long-term commercial tenants included the Krug Billiard Table Co. (c.1940-65) and Herbst & Berger Imports/Exports (c.1950-65). Then, in 1965, the upper floors were converted to artists' lofts, reflecting the fall-off in demand for manufacturing space and the decline in commercial rents. In addition, the building's ground floor has been occupied by commercial kitchen equipment companies since c.1970, reflecting the increasing prominence of that industry along this section of the Bowery. This building, which remained in the Adrian family until 1965, remains largely intact to its late-nineteenth-century appearance and contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1895 (ALT 350-1895): A new storefront was installed. Owner Michael Adrian; lessee: Edward McDonald (310 Bowery); architect: Max Muller (21 Centre Street).

1961 (ALT 1418-1961): The building was converted from a store and dwelling to a store and light manufacturing. Owner: Michael Adrian Corp; lessee: Joseph Berger/Krug Billiard Table Co.

1965 (ALT 344-1965): The building was converted from a store and factory to a store and artists' lofts. Owner: Lencina Realty Corp. (222 Bowery); architect: Edward J. Hurley (1860 Broadway).

2003: A two-story rooftop addition was installed.

Ownership:

1906 E.H. McDonald (Lease - assigned soon thereafter to Joseph Davis.)

1908 Michael J. Adrian

1965 Lencina Realty Corp. (Sam Wapnowitz)

1977 Rose Wapnowitz Trust

2003 Morgan, Kidd & Queeg, LLPC

Significant References:

New York City Directories

New York City Police Census, 1890

New York County, Office of the Register, Deed Liber 181, p. 270.

New York State Census

United States Census

306 BOWERY (West side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 79

Date of construction: c.1820

Architect: Not determined

Original Owner: George Lorillard

Type: Residence

Style: Federal

Stories: 3 ½

Structure/material: Brick

Features: Three bays; historic Flemish bond; historic, paneled cast-iron columns at the first story; non-historic storefront, security gate, light, and entryway to the upper floors; historic, projecting sandstone window sills; historic, carved sandstone window lintels; non-historic, one-over-one metal sash at the second and attic stories; non-historic, two-over-two vinyl sash at the third story; historic wrought-iron fire escape; historic, peaked roof and gabled dormers, altered. Roof. Non-historic, brick chimney and metal flues.

History: This Federal-style dwelling was constructed c.1820 as investment property for

tobacconist George Lorillard at a time when this area was developing with homes for the city's expanding middle class. It is part of a rare surviving cluster of early-nineteenth-century residential structures on the Lower East Side. The earliest-known resident of this building was Ann Fisher, who lived here in the mid-to-late 1820s. The Lorillards sold the house in 1841; by 1851, much of the building was occupied by low-end retail businesses, such as Mrs. Adele Saunders' ornamental hair shop and Mrs. Eckerson's millinery shop. The building's first story was raised and a storefront was installed at ground level in 1876 by architect A.J. Bogart and owner the Day Estate. In 1880, the building was occupied by the Lybus and the Carpenter families. Robert Lybus and his wife were Prussian immigrants, who had five children, all of whom were born in New York City. Mr. Lybus, fifty years old, worked in gentlemen's fur goods, while Mrs. Lybus, 47, was employed as a housekeeper. Their household also included a young nephew and an Hungarian servant. H.F. Carpenter and his wife were the children of English immigrants and had two young children. Mr. Carpenter, was employed as an engineer.

The building was acquired in 1899 by Michael Adrian, president of the German Exchange Bank, who lived at 472 Grand Street. The German Exchange Bank, which was located at 245 Bowery and later at 330 Bowery (now the Bouwerie Lane Theatre, a designated New York City Landmark), was one of many banking institutions established in the nineteenth century to serve New York's burgeoning German population, many of whom had settled near the Bowery. Adrian had built the adjacent building at 304 Bowery in 1876-77. In 1905, two Austrian-immigrant families, with sixteen children and two boarders between them, occupied the building. By 1915, commercial uses had taken over the upper floors, although the building remained legally classified as a one-family dwelling and store. During those years, the building was mostly occupied by a plethora of small, short-lived businesses, except for the Ace Hy-Sign Co., which remained from around 1940 through 1955. In 1966, the upper floors were converted to artists' lofts, reflecting the fall-off in demand for manufacturing space and the decline in commercial rents. The actor Willem Dafoe rented space here c.1980.

The building, which remained in the Adrian family through 1965, reflects the social and economic changes that took place on the Bowery and NoHo East area in the nineteenth and twentieth centuries, and contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

The building was the subject of a public hearing as a potential individual landmark in 1966 at the Landmarks Preservation Commission.

#### Significant Alterations:

1876 (ALT 21-1876): The first story was lowered to street level and cast-iron columns and girders were installed with a storefront; a two-story rear addition was built. Owner: Day Estate; architect: A.J. Bogart (Bank Street).

1966 (ALT 1407-1966): The building was converted from a one-family dwelling and store to artists' studios. Architect: Edward J. Hurley (1860 Broadway).

The roof cornice has been removed.

Ownership:

1819 George Lorillard  
1841 Elias F. Maynard  
1847 Maylon Day  
1895 Amandus Fette (Lease)  
1899 Michael J. Adrian  
1908 Michael J. Adrian Corp.  
1965 Lencina Realty Corp.  
1977 Rose Wapnowitz  
1988 Fran Solomon  
1994 SMCS Inc.

Significant References:

New York City Directories.  
New York City Police Census, 1890.  
New York City, Tax Assessment Records, Ward 15, 1825-29.  
New York County, Office of the Register, Deed Liber 135, p. 537; Liber 410, p. 251; Liber 69, p. 430; Liber 5315, p. 191.  
New York State Census  
United States Census

308 BOWERY (West side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 77 in part (formerly lot 78)

Date of construction: c.1820

Architect: Not determined

Original Owner: George Lorillard

Type: Dwelling

Style: Federal

Stories: 2 ½

Structure/material: Brick

Features: Three bays; historic Flemish bond; historic, paneled cast-iron columns at the first story; non-historic, wood-and-glass storefront, lighting, and entryway to the upper floors; historic, pressed-metal crown above the first story, covered with a non-historic wooden sign board; historic and non-historic iron tie rods and plates; historic, projecting sandstone window sills;

historic sandstone window lintels; non-historic, six-over-six metal sash; altered roof cornice and dormer.

**History:** This Federal-style dwelling was constructed c.1820 as investment property for tobacconist George Lorillard at a time when this area was developing with homes for the city's expanding middle class. It is part of a rare surviving cluster of early-nineteenth-century residential structures on the Lower East Side. The Lorillards owned the building until 1869. The earliest-known residents were Walter Cook, who lived here in the mid-1820s and J. Blackstock in the late-1820s. By 1851, the building was a two-family house, occupied by jeweler Frederick Rath and confectioner Andrew Markert. By 1880, fancy-goods merchants Herman King, and his father, Abraham, immigrants from Germany, rented the house from owner Alexander Rich for their men's furnishings store and were residing on the upper floors with the rest of their family. In 1881, they installed a first-floor storefront, replacing it with new units in 1889 and 1900, the year they expanded their business to the neighboring store at 310 Bowery. The Kings resided at 308 Bowery through 1905. By 1915, the entire building was commercial in use. Long-standing businesses included H. Heidenreich & Co. (c.1930-55) and the Majestic Leather Co. (c.1935-55). In 2001, the upper floors were converted to apartments, the roof dormer was altered, and a new storefront was installed.

The building, which was the subject of a public hearing as a potential individual landmark in 1966 at the Landmarks Preservation Commission, reflects the social and economic changes that took place on the Bowery and NoHo East area in the nineteenth and twentieth centuries, and contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

**Significant Alterations:**

1881 (ALT 97-1881): A storefront was installed on the first story. Lessee: Herman L. King (50 West 38<sup>th</sup> Street).

1889 (ALT 255-1889): A new storefront was installed. The house was occupied as a store and one-family dwelling. Lessee: Abraham King (308 Bowery); architect: Louis F. Heinecke (374 Second Avenue).

1900 (ALT 1414-1900): The storefront was replaced with a new unit. The building was occupied as a store and dwelling. Owner: S. Rich Estate; lessee: Abraham King (308 Bowery); architect: Bruno Berger (121 Bible House).

1927 (ALT 2794-1927): The attic was extended at the rear and a two-story rear addition was built. The building was in use as a store and factory. Owner: Benjamin SNOBOL (310 Bowery); architect: Morris Schwartz (250 West 57<sup>th</sup> Street).

2001: The upper floors were converted to apartments, the roof dormer was altered, and a new storefront was installed.

**Ownership:**

1819 George Lorillard  
1869 Alexander Rich

1922 Herman Heidenreich  
1923 G&H Realty Corp.  
1925 Bobika Construction Co.  
1925 Eusebio Gherardi  
1927 Ambrose Realty Co.  
1949 308-310 Bowery Realty Corp.  
1983 Burton Schwartz  
1983 Michael Turkel  
2001 308-310 Bowery LLC

References:

New York City Directories  
New York City Police Census, 1890.  
New York City, Tax Assessment Records, Ward 15, 1825-29.  
New York County, Office of the Register, Deed Liber 135, p. 537; Liber 1112, p. 381.  
New York State Census  
Unites States Census

310 BOWERY (West side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 77 (now in part)

Date of construction: c.1820

Architect: Not determined

Original Owner: George Lorillard

Type: Residence

Style: Federal

Stories: 2 ½

Structure/material: Brick

Features: Three bays; historic Flemish bond; historic, paneled cast-iron columns at the first story; non-historic, wood-and-glass storefront, lighting, sign, security gate, and entryway to the upper floors; historic, pressed-metal crown above the first story, covered with a non-historic wooden sign board; historic and non-historic iron tie rods and plates; historic, projecting sandstone window sills; historic sandstone window lintels; non-historic, six-over-six metal sash; altered roof cornice and dormer.

History: This Federal-style dwelling was constructed c.1820 as investment property for tobacconist George Lorillard at a time when this area was developing with homes for the city's expanding middle class. It is part of a rare surviving cluster of early-nineteenth-century residential structures on the Lower East Side. In 1828, Lorillard sold it to George Warner, who owned it until 1864. In 1851, the building was occupied by M.G. Hard, Jacob Hopper, and Ludwig Heymann, importer of prints and gilt frames. In 1872, the first story was lowered to street level, cast-iron columns and girders were installed, a storefront front was built, and a two-story rear addition was constructed. In 1880, the upper floors were occupied by Irish oyster man John Brennan, his wife, five children, and three servants. By 1890, Brennan had moved and the building was lived in by two Irish-immigrant families and several boarders. In 1900, fancy-goods merchants Herman King, and his father, Abraham, immigrants from Germany, expanded their business to this building from their existing store at 308 Bowery, where they resided on the upper floors. By 1905, the entire building was commercial in use. In 1923, the building was acquired by Benjamin Sobol to house his contracting firm, Sobol Construction Co. That year he engaged architect Morris Schwartz to design an enlargement of the front part of the attic. During Sobol's ownership, the rear extension was enlarged (1927) and the building was connected internally to 302 Elizabeth Street (1944). Sobol occupied the building through 1980. In 2001, the upper floors were converted to apartments, the roof dormer was altered, and a new storefront was installed.

The building, which was the subject of a public hearing as a potential individual landmark in 1966 at the Landmarks Preservation Commission, reflects the social and economic changes that took place on the Bowery and NoHo East area in the nineteenth and twentieth centuries, and contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1872 (ALT 166-1872): The first story was lowered to street level and cast-iron columns and girders were installed with a storefront; a two-story rear addition was built. Owner: L. Silverthaw (326 Bowery); architect: Julius Boekell (233 Grand Street).

1900 (ALT 1414-1900): The storefront was replaced with a new unit. The building was occupied as a store and dwelling. Owner: H. Wilson, Factoryville, Penn.; lessee: Abraham King (308 Bowery); architect: Bruno Berger (121 Bible House).

1920 (ALT 1857-1920): The rear extension was enlarged. The building was occupied as a store and warehouse. Owner: Nicola Spagna (310 Bowery).

1921 (ALT 2783-1921): A fire escape was installed on the front. The building was occupied as a store, auction room, and hat cleaning establishment. Owner: Nicola Spagna (310 Bowery).

1923 (ALT 2783-1923): The front part of the attic was enlarged. The building was occupied by a store and carpenter's shop. Owner: Benjamin Sobol (310 Bowery); architect: Morris Schwartz (1400 Broadway).

1927 (ALT 1101-1927): The rear addition was enlarged. The building was occupied by a store and carpenter's shop. Owner: Benjamin Sobol (310 Bowery); architect: Morris Schwartz (1400 Broadway).

1944 (BN 4611-1944): An opening was cut in the rear of the building to connect it to 302

Elizabeth Street. The building was occupied by a store and carpenter's shop. Owner: Benjamin Sobol.

2001: The upper floors were converted to apartments, the roof dormer was altered, and a new storefront was installed.

Ownership:

1819 George Lorillard

1828 George Warner

1864 Leopold Silverthaw

1893 Robert B. Wilson

1901 Herman, Bernard & Solomon King (Lease)

1920 Antonietta Spagna

1923 Benjamin Sobol

1949 308-310 Bowery Corp.

1983 Burton Schwartz

1983 Michael Turkel

2001 308-310 Bowery LLC

Significant References:

New York City Directories.

New York City Police Census, 1890.

New York City, Tax Assessment Records, Ward 15, 1825-29.

New York County, Office of the Register, Deed Liber 135, p. 537; Liber 245, p. 55; Liber 3535, p. 101; Liber 4604, p. 284.

New York State Census

Unites States Census

312-314 BOWERY (West side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 75

Date of construction: 1940 alteration (ALT 498-1940)

Architect: Shampan & Shampan

Original Owner: Queenside Realty Co.

Type: Multiple dwelling

Style: Vernacular with Classical details

Stories: 4

Structure/material: Brick

Features: Six bays; paired fenestration; non-historic, iron security gate and grilles at the first story; non-historic electrical conduits, lights, and entryways; historic, molded terra-cotta band above the first story; historic, projecting sandstone window sills; historic, decorative brick bands; non-historic, one-over-one wood sash; historic wrought-iron fire escape; historic, brick roof parapet with sandstone coping. Roof. Non-historic satellite dish.

History: This multiple dwelling was the result of a major reworking of an existing building in 1940. The alterations were designed by architects Shampan & Shampan for the Queenside Realty Co. The building, originally two nineteenth century dwellings, was subjected to numerous alterations in the early-twentieth century. First, the houses were joined internally in 1902 to become a museum. Then, the building was altered again in 1913 to a movie theater. That use was short-lived, however, as the building was converted to a factory in 1915. The alterations in 1940 included the erection of the fourth story and the installation of a new facade. After these last alterations were done, the building was occupied as a single-room occupancy residence, the Clover Hotel, which was one of the many cheap hotels for poor men located around the Bowery during most of the twentieth century.

The architectural firm Shampan & Shampan, which practiced in New York City in the early- and mid-twentieth century, is known to have designed the Ageloff Towers Apartments (141 East 3<sup>rd</sup> Street, Manhattan, 1929) and the Thrift Bank, now Thrift Hall, Pratt Institute (Ryerson Walk, Brooklyn, 1916). In the early 1970s, the Clover Hotel was taken over by Beth Israel Medical Center for its Morris Bernstein Halfway House. The building, which remains largely intact to its mid-twentieth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1940 (ALT 498-1940): The building was converted from a store and factory to a multiple dwelling, a fourth story was added, and a new facade was installed. Owner: Queenside Realty Co. (333 Bowery); architect: Shampan & Shampan (26 Court Street, Brooklyn).

1950 (ALT 1696-1950): Fire escapes were installed on the front of the building. Owner: Queenside Realty Co.

Ownership:

1902: Abraham King

1939: Queenside Realty Co.

1968: Vincent Forleone

1968: Barstar Properties Inc.

1969: Kenneth C. Noland (lease)

1998 314 Bowery LLC

Significant References:

New York City, Department of Buildings, Alterations applications and docket books.  
New York City Directories.  
New York County, Office of the Register, Deed Liber 105, p. 218.

316-318 BOWERY (Southwest corner of the Bowery and Bleecker Street)  
aka 2 Bleecker Street

Borough of Manhattan Tax Map Block 521, lot 74

Date of construction: 1868 (NB 739-1868)

Architect: Nicholas Whyte

Original Owner: Robert Irwin

Type: Store and dwelling

Style: Italianate

Stories: 4

Structure/material: Brick and sandstone

Features: Bowery. Four bays; historic corner tower; historic mansard roof covered with tiles; historic, paneled and fluted cast-iron columns at the first story; non-historic, wood-and-glass storefront, retractable awning, security gate, sign, and lights; non-historic, wooden crown above the first story; historic, decorative cast-iron columns and paneled wood columns at the second story; historic fenestration with chamfered heads; historic banded sandstone piers; historic, sandstone window lintels with splayed keystones; historic, projecting sandstone band at the third story; altered window sills; historic crown molding above the second story removed; historic, elaborate roof cornice with brackets, dentils, and paneled frieze; historic, one-over-one wood sash; historic gabled dormers; historic, paired tower windows with round-arch lintels; historic, bracketed cornice tops the tower. Bleecker Street. Five bays; similar to the Bowery facade; non-historic, cement-stucco first-story facade, entryway to the upper floors, and lights; historic, one-over-one wood sash; historic wrought-iron fire escapes. Roof. Non-historic, synthetic roofing material on the mansard; historic, paneled brick chimney stacks. Site features. Historic granite sidewalk on the Bowery; non-historic concrete vault cover.

History: This Italianate-style building was designed by architect Nicholas Whyte and built in 1868 for owner Robert Irwin, at a time when many of the older dwellings in the area were being replaced with new buildings. Although the New Building application at the Department of Buildings listed it as a store and dwelling, it appears that the building was soon in use as a store and warehouse. Nicholas Whyte (d.1901) began practicing architecture in lower Manhattan in

1868, so this building is among his earliest projects in Manhattan, which include the adjacent apartment house at 4-6 Bleecker Street (1868) and a store-and-loft building at 393 Broadway (1868-69) in the Tribeca East Historic District. He also designed buildings within the SoHo-Cast Iron Historic District. Whyte practiced independently through 1873. Shortly before his death, Whyte was associated with William Wheeler Smith (1899-1900).

In 1894, the building was converted to a hotel, but by 1915, it was a store and factory. Over the years, it was occupied by several long-standing businesses, including Morris Feuer Hardware (c.1920-55), the Universal Hat Manufacturing Co. (c.1930-60), Herman Rosenberg Hats (c.1935-60), the Bleecker Hardware Co. (c.1935-75), and Action Display Forms (c.1950-75). By the 1960s, as the post-war decline in the city's manufacturing base left much vacant commercial space, loft dwellers began to take over the upper stories of this building. In addition, the Bleecker Street Theater Workshop was located here in the mid-1960s. The building, which remains largely intact to its late-nineteenth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

Altered window sills; original crown molding above the second story removed.

1893 (ALT 284-1893): A new storefront was installed. The building was used as a store and warehouse. Lessee: Frank B. McCracken (568 Columbus Avenue); architect: Kurtzer & Rohl.

1894 (ALT 1117-1894): The building was converted to a hotel. Owner: Raphael Ettinger (1541 Lexington Avenue); lessee: Frank B. McCracken (70 West 100<sup>th</sup> Street); architect: Walter H.C. Harnum (181 East 121<sup>st</sup> Street).

1915 (ALT 979-1915): A new storefront facing Bleecker Street was installed; the building was occupied as a store and factory. Owner: Jacob H. Schiff (52 William Street); architect: E.H. Janes & A.W. Cordes (124 West 45<sup>th</sup> Street).

1916 (ALT 430-1916): A new storefront facing the Bowery was installed; the building was occupied as a store and factory. Owner: Jacob H. Schiff (52 William Street); architect: E.H. Janes & A.W. Cordes (124 West 45<sup>th</sup> Street).

1995: New storefronts were installed.

2001: A new lighted sign was installed facing the Bowery.

#### Ownership:

1864 Robert Irwin

1880 John Boyd

1883 Abraham Ettinger

1897 Max Ungar (Lease)

1900 Joseph Emrich (Lease)

1900 Louis Stajer (Lease)

1902 David Mayer Brewing Co. (Lease)

1902 James J. Brown (Lease)

1905 Jaretsky Bros. (Lease)

1913 Eugene H. Paul (through foreclosure)

1913 Jacob H. Schiff  
1916 Herman Woog  
1920 Morris Feuer  
1933 Max Schur  
1934 Marpearl Realty Corp.  
1977 316 Bowery Realty Corp.

Significant References:

New York City, Department of Buildings, Alterations applications and docket books.

New York City Directories.

New York County, Office of the Register, Deed Liber 85, p. 74; Liber 101, p. 314.

***Bowery, Nos. 320 to 324 (West side between Bleecker Street and Bond Street)***

See 1-5 Bleecker Street

*Elizabeth Street, Nos. 288 to 304 (East side between East Houston Street and Bleecker Street)*

288 ELIZABETH STREET (East side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 63

Date of construction: 1922 (NB 419-1922)

Architect: Louis A. Sheinart

Original Owner: Joseph and Maria A. Livoti

Type: Store and dwelling

Style: Colonial Revival

Stories: 3

Structure/material: Brick

Features: Four bays; historic brick bulkhead, wood-and-glass storefront, recessed commercial entryway with paneled doors and glass transom, and non-historic security gate; historic, round-arch entryway to the upper floors featuring paneled door and fanlight; historic, round-arch windows with fanlights and header-brick surrounds at the second story; historic, six-over-six wood sash; historic wrought-iron fire escape; non-historic hanging sign; historic, stepped roof parapet with decorative brick. South elevation. Six bays; non-historic, painted; historic, six-over-six wood sash; non-historic, through-wall air conditioning units; non-historic HVAC flues. Roof. Non-historic, wrought-iron fence. Site feature. Historic granite sidewalk; non-historic concrete vault cover.

History: This Colonial Revival-style store and dwelling was designed by architect Louis A. Sheinart and constructed in 1922 for owners Joseph and Maria A. Livoti, at a time when Italian-immigrants and Italian-Americans dominated this northernmost part of Little Italy. It replaced a one-story slaughterhouse and chicken market that Mr. Livoti, who immigrated from Italy in 1902, had operated at this location since purchasing the property in 1915. The new building housed Livoti's shop on the ground floor, while he and his family lived upstairs. The Livoti family remained until they sold the building in 1946, although Mr. Livoti closed the shop in the early 1930s. The ground-floor was then rented to Dr. G. DeLeo for his medical practice, which remained here into the 1940s.

Little is known about the life and career of the architect, Louis A. Sheinart (dates undetermined). By 1910, he had established an architectural practice in New York City, which he maintained through the late 1930s. In 1929, he designed a garage building at 408-410 Greenwich Street,

which is in the Tribeca North Historic District. The widening of East Houston Street in the late 1920s required the demolition of the adjacent building at 286 Elizabeth Street, and in 1929, Sheinart was again engaged by Livoti to cut door and show window openings into the newly-exposed party wall facing East Houston Street. In 1940, a temporary bandstand was erected in front of the building for the Feast of San Gennaro.

In 1946, the building was acquired by the International Pattern Corp., which occupied the ground story until it disposed of the property in 1952. The upper floors of this building remain residential in use, while the ground story has been occupied by a number of businesses, including the Kingsbridge Press and the Alpine Offset Plate Service. The building, which is largely intact to its early-twentieth-century appearance, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1929 (ALT 1757-1929): Openings were cut into the south wall at ground level facing East Houston Street for the installation of show windows and doors, following the demolition of the adjoining building for the widening of East Houston Street. The building was occupied by a chicken market and dwelling. Owner: Maria A. Livoti (288 Elizabeth Street); architect: Louis A. Sheinart (194 Bowery).

1940 (MC 55-1940): A temporary bandstand was erected in front of the building.

Ownership:

1915 Giuseppe Livoti

1946 International Pattern Corp.

1952 Corine Halbig

1955 Halco Realty Co.

1958 Leon Quat

1958 Theodore Iskowitz

1970 Peter Miralewich

Significant References:

New York City Directories

LPC, *Tribeca North Historic District Designation Report* (LP-1714), (New York, 1989).

New York State Census, 1925

290 ELIZABETH STREET (East side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 64

Date of construction: 1878 (NB 313-1878)

Architect: Charles Mettam

Original Owner: Georgianna B. English

Type: Tenement with store

Style: neo-Grec

Stories: 4

Structure/material: Brick

Features: Three bays; historic, paneled and fluted cast-iron columns at the first story (Cook & Radley Co.); non-historic, aluminum and glass storefront with recessed commercial entryway; non-historic entryway to the upper floors; non-historic light; non-historic, brick and concrete fascia above the first story; historic projecting sandstone window sills; historic, incised sandstone window lintels with beveled heads; non-historic, one-over-one metal sash; historic wrought-iron fire escape; historic, galvanized-iron roof cornice with brackets and a paneled frieze. Site feature. Remnants of the historic bluestone sidewalk; non-historic steel vault cover.

History: This neo-Grec-style tenement with store was designed by architect Charles Mettam and built in 1878 for owner Georgianna B. English at a time when many of the older buildings in the area were being replaced with larger structures. This building lot and the five adjoining lots were created by the subdivision of the estate of Horatio N. Humphreys among his survivors, and were subsequently developed as a group of similar buildings. The builder was John J. Brown. For information on the architect, Charles Mettam, see the entry for 300 Bowery.

By 1890, the building was occupied mostly by Irish-immigrant families; by 1900, it was entirely lived in by Italians, whose population was rapidly increasing at that time. Soon, this small building had become an example of a terribly-overcrowded tenement. In 1915, its three floors of apartments were occupied by eight families totaling sixty people, half of whom were children. Among these families, the older men found work as laborers, dock worker, peddlers, garment workers, and painters, while many of the women worked in sweatshops.

John and Angela Bivona bought the building in 1933 and opened a bakery on the ground floor which operated through 1965. In 1935, Bivona had a one-story extension built at the rear. The ground floor remains in use as a bakery. Other long-standing occupants over the years included the families of Pietro Rainieri (c.1905-25) and Ciro Ingue (c.1925-55). The building, which remains residential in use above the first floor, is largely intact to its late-nineteenth-century appearance, and contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1935 (ALT 1130-1935): A one-story extension was built at the rear; the building was occupied as a bakery, store, and dwelling. Owner: Angelina Bivona (290 Elizabeth Street); engineer: Caspar

P. Colla (16 Court Street, Brooklyn).

Ownership:

1877 Order in partition of the Estate of Horatio N. Humphreys  
1878 Party wall agreement between Georgina B. English and George W. Humphreys  
1896 David W. Dazian  
1903 Pietro Rainieri (lease)  
1905 Pietro Rainieri (lease)  
1916 Giuseppa Rainieri (lease)  
1923 Giuseppa Rainieri  
1932 Ciro Focarino  
1933 Angelina Bivona  
1972 Vincent J. Bivona  
1983 Virginia Bivona  
1983 Robert A. Parisi

Significant References:

New York City Directories  
New York City Police Census, 1890  
New York County, Office of the Register, Deed Liber 1409, p. 432; Liber 1452, p. 59 & 62.  
New York State Census  
United States Census

292 ELIZABETH STREET (East side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 65

Date of construction: 1878 (NB 333-1878)

Architect: Charles Mettam

Original Owner: Horatio & George W. Humphreys

Type: Tenement with store

Style: neo-Grec

Stories: 4

Structure/material: Brick

Features: Three bays; historic, paneled and fluted cast-iron columns at the first story (Aetna Iron

Works); altered, historic wood-and-glass storefront featuring paneled bulkheads, recessed and paneled commercial entryway, glass transoms, and modified show windows; non-historic security gate and lights; historic, paneled wood doors and transom to the upper floors; historic, projecting sandstone window sills; historic, incised sandstone window lintels with beveled heads; non-historic, one-over-one metal sash; historic wrought-iron fire escape; historic, galvanized-iron roof cornice with scrolled brackets and a paneled frieze. Site feature. Remnant of the historic bluestone sidewalk.

History: This neo-Grec-style tenement with store was designed by architect Charles Mettam and built in 1878 for owners Horatio and George W. Humphreys at a time when many of the older buildings in the area were being replaced with larger structures. This building lot and the five adjoining lots were created by the subdivision of the estate of Horatio N. Humphreys among his survivors, and were subsequently developed as a group of similar buildings. The builder was John J. Brown. The building remained in the Humphreys family until 1946. For information on the architect, Charles Mettam, see the entry for 300 Bowery.

By 1890, the building was occupied mostly by German-immigrant families; by 1900, it was entirely lived in by Italians, whose population was rapidly increasing at that time. The building remained populated mostly by Italians and Italian-Americans until the 1970s. Long-term tenants included the families of Giuseppe Spiotta (c.1915-40) and Joseph Milazzo (c.1945-80), and at the ground floor, Carmine Ruberto, bottle dealer (c.1955-70). The building, which remains residential in use above the first floor, is largely intact to its late-nineteenth-century appearance, and contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Ownership:

1877 Order in partition of the Estate of Horatio N. Humphreys  
1878 Party wall agreement between Georgina B. English and George W. Humphreys  
1878 Party wall agreement between Georgina B. English and Sarah S. Taylor  
1881 George W. Humphreys  
1946 300 Bowery Inc.  
1978 Ramon Elozua

Significant References:

New York City Directories.  
New York City Police Census, 1890.  
New York County, Office of the Register, Deed Liber 1409, p. 432; Liber 1452, p. 59 & 62.  
New York State Census.  
United States Census.

294 ELIZABETH STREET (East side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 66

Date of construction: 1878 (NB 314-1878)

Architect: Charles Mettam

Original Owner: Sarah S. Taylor

Type: Tenement with store

Style: neo-Grec

Stories: 4

Structure/material: Brick

Features: Three bays; historic, paneled and fluted cast-iron columns at the first story (Cook & Radley); non-historic, cement-stucco-covered first-story facade with wood casements and beaded wood door; historic, elaborately-carved wood doors at the entryway to the upper floors; historic, projecting sandstone window sills; historic, incised sandstone window lintels with beveled heads; non-historic, one-over-one aluminum sash; historic wrought-iron fire escape; roof cornice covered with non-historic aluminum sheathing. Site feature. Historic bluestone sidewalk; non-historic steel vault cover.

History: This neo-Grec-style tenement with store was designed by architect Charles Mettam and built in 1878 for owner Sarah S. Taylor at a time when many of the older buildings in the area were being replaced with larger structures. This building lot and the five adjoining lots were created by the subdivision of the estate of Horatio N. Humphreys among his survivors, and were subsequently developed as a group of similar buildings. The builder was John J. Brown. The building remained in the Humphreys family until 1946, when it was lost through foreclosure. For information on the architect, Charles Mettam, see the entry for 300 Bowery.

By 1890, the building was occupied mostly by Irish-immigrant families; by 1900, it was entirely lived in by Italians, whose population was rapidly increasing at that time. Soon, this small building had become an example of a terribly-overcrowded tenement. In 1915, its three floors of apartments were occupied by eight families totaling fifty-four people, forty-two of whom were adults. Among these families, the older men found work as dock workers, peddlers, garment workers, clerks, and shoe makers, while many of the women worked in sweatshops. Long-standing tenants included the families of James Esposito (c.1900-15) and Charles DiSilvestri (c.1925-50). The Joseph Maneri Funeral Home occupied the ground floor through 1950.

In 1951, the St. Nicholas Foundation, Inc., an organization that provided assistance to refugees from eastern Europe, purchased the building. The organization, which occupied the building until

the mid 1970s, built a chapel on the first floor in 1955. Reverend Alexander Tzuglevich, the pastor, and other East European immigrants lived on the upper floors. The chapel was converted to an apartment in 1992 by a subsequent owner. The building, which remains residential in use, is largely intact to its late-nineteenth-century appearance, and contributes to the mixed use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1941 (BN 4500-1941): A new storefront was installed. The building was occupied as a store and multiple dwelling. Lessee: Joseph Maneri (294 Elizabeth Street).

1955 (ALT 1356-1955): The store was converted to a church. The upper stories were residential. Owner: St. Nicholas Foundation (294 Elizabeth).

1992: The first-floor chapel was converted to an apartment.

Ownership:

1877 Order in partition of the Estate of Horatio N. Humphreys

1878 Party wall agreement between George W. Humphreys and Sarah S. Taylor

1946 North River Savings Bank (foreclosure)

1946 Solomon Kabran et al

1951 Frank Neglia

1951 St. Nicholas Foundation, Inc.

1977 294 Elizabeth St. Corp.

1980 Thomas B. Pfeffer

1987 Elizabeth Wallou

1996 294 Elizabeth Realty Corp.

Significant References:

New York City Directories.

New York City Police Census, 1890.

New York County, Office of the Register, Deed Liber 1409, p. 432; Liber 1452, p. 59 & 62.

New York State Census.

United States Census.

296 ELIZABETH STREET (East side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 67

Date of construction: Early 19th-century with late-twentieth-century alterations

Architect: Not determined

Original Owner: Not determined

Type: Office building

Style: Stripped

Stories: 6

Structure/material: Brick and concrete block, stuccoed and painted.

Features: Three bays; non-historic, cement-stucco-covered first-story facade with recessed entryway and iron gate; non-historic fifth and sixth stories consisting of polished aluminum, cement stucco, and aluminum casements; non-historic one-over-one metal sash; non-historic roof fence.

History: This office building was originally an early-nineteenth century dwelling that has been extensively altered over time. By 1872, it had been converted to a carpenter's shop, and by 1921, to an automobile repair shop and factory. That year, the original two-and-a-half stories were increased to three. Over the years, it was occupied by many kitchen machinery supply and repair shops, which became a major presence in the area during the twentieth century. Long-standing occupants included the Cunningham Machine Co. (c.1950-70), the Acme American Toaster & Kitchen Machinery Repair Co. (c.1950-80), Amcoin Co. (c.1955-70), and John E. Smith & Sons (c.1955-70). In 1985, two stories were added and the building was converted to offices.

Significant Alterations:

1872 (ALT 1052-1872): A 1 ½-story rear addition was constructed. At the time, the building was two stories with a peaked roof, and was in use as a carpenter's shop and dwelling. Lessee: Doyle & Cullen (215 Elizabeth Street); mason: Daniel Lawrence.

1921 (Alt 1637-1921): The building was raised to three stories; it was in use as a automobile repair shop and factory. Owner: Lillian Rheder (298 Elizabeth Street); architect: Otto Reissman (147 Fourth Avenue).

1985: Two stories were added and the building was converted to offices.

Ownership:

1797 Anthony Smith (lots 67 to 70)

1828 Nathaniel P. & Eliza M. Bailey (lots 67-70)

1845 Peter Lorillard, Jr.

1869 Catherine Lorillard Kernochan Pell

1920 Ralph Bellino

1920 Lillian E. Rheder

1948 Acme-American Toaster & Kitchen Machinery Repair Co.

1954 Fannie Lindenbaum

1984 Selma Alderson

1998 296 Elizabeth Street Inc.

Significant References:

New York City, Department of Buildings, Alterations applications and docket books.

New York City Directories.

298 ELIZABETH STREET (East side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 68

Date of construction: 1902 (NB 172-1902)

Architect: William Kurtzer

Original Owner: George J. Stier

Type: Factory

Style: Romanesque Revival

Stories: 5

Structure/material: Brick

Features: Four bays; non-historic, brick, aluminum, and glass first-story facade; non-historic, aluminum-and-glass entryway to the upper floors; window sills and lintels sit in a continuous, historic granite band; historic brick piers with terra-cotta ornament; historic, decorative brick panels and corbeling; historic, round-arch fifth-story fenestration with brick architraves; non-historic, one-over-one metal sash; historic, wrought-iron fire escape; historic, brick roof parapet with corbels and lintels. North elevation. Brick. Roof. Non-historic satellite dish.

History: This Romanesque Revival-style factory was designed by architect William Kurtzer, and built in 1902 for owner George J. Stier at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. Stier acquired the property in 1898, and his company, George J. Stier, Inc., assembled wagons in the building through 1930. Nothing is known about William Kurtzer, except that he operated architectural offices in Manhattan and the Bronx through 1922. Stier's widow sold the building in 1948. Later, it was occupied by an auto repair shop, a garage, and manufacturing lofts. One firm, WJZ Associates, Inc., was located here from c.1955 through 1975. In 1956, the upper floors were converted to artists' lofts. It was converted to a residential condominium in 1998-2000. The building remains largely intact to its early-twentieth-century appearance, and contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1956 (ALT 53-1956): The first story was converted from an auto repair shop to a garage; the upper floors were changed from lofts for light manufacturing to artists' lofts. Owner: Wiljar Realty Corp.; architect: Arthur Paul Hess (40 East 49<sup>th</sup> Street).

1998-2000: The building was converted to a residential condominium, and its first-story facade was altered.

Ownership:

1898 George J. Stier

1948 John J. Reed

1949 Michael Bono

1950 Wiljar Realty Corp.

1959 Tony Rose

1966 Tenro Music Co., Inc.

1986 Def Jam Recording Inc.

1998 Jammin' 298 LLC

2000 298 Elizabeth Street Condominium

Significant References:

New York City Directories.

300 ELIZABETH STREET (East side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 69

Date of construction: c.1828 with 1922 alteration (ALT 2514-1928)

Architect: Not determined (c.1828); Ferdinand Savignano (1922)

Original Owner: George Warner (c.1828); Joseph Pelletieri (1922)

Type: Dwelling

Style: Federal with later alterations

Stories: 3

Structure/material: Brick

Features: Three bays; non-historic, wrought-iron fence and gate at the areaway; historic brownstone foundation, painted; historic, wrought-iron grille at the basement window; non-historic entryway to the basement; historic Flemish bond at the first and second stories; historic, brownstone stoop with brick sidewalls and stone coping; historic, Greek Revival entryway with fluted columns, transom, and paneled door; non-historic, bracketed wrought-iron lamp; historic,

projecting brownstone window sills and paneled lintels at the first and second stories; historic, beveled bluestone lintels at the third story; non-historic wood casements; non-historic, louvered wood shutters; historic, curved brick roof parapet with stone coping.

History: This Federal-style dwelling with later alterations was built c.1828 for George Warner at a time when this area was developing with homes for the city's expanding middle class. The house was purchased by John R. Hamilton in 1863; he resided there through 1890, after which it was rented by Charles Taylor, a millinery salesman, through 1915. In 1922, the Hamilton family sold the house to Egidio Pelletieri. That year, Pelletieri engaged architect Ferdinand Savignano to raise the house from two-and-a-half to three stories and to convert it to a multiple dwelling. Savignano maintained an architectural practice in Manhattan from as early as 1911 through at least 1922. His other works include 183 West 4<sup>th</sup> Street and 344 West 12<sup>th</sup> Street, both located in the Greenwich Village Historic District. In 1925, Pelletieri constructed a one-story rear addition. The Pelletieri family occupied one of the apartments through 1960, and sold the building in 1966. The building remains residential in use. The building is largely intact to its early-twentieth-century appearance, and contributes to the mixed use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1922 (ALT 2514-1922): The building was converted from a one-family house to a multiple dwelling, and raised in height from 2 ½ stories to three stories. Owner: Joseph Pelletieri (281 Elizabeth Street); architect: Ferdinand Savignano (6005 14<sup>th</sup> Avenue, Brooklyn).

1925 (ALT 2103-1925): A one-story rear addition was constructed; the building was occupied as a club, doctor's office, and multiple dwelling. Owner: Joseph Pelletieri; architect: Vespucci Petrone (17 West 42<sup>nd</sup> Street).

Ownership:

1797 Anthony Smith  
1828 George Warner  
1845 Richard F. Carman  
1860 Robert Taylor  
1863 John R. Hamilton  
1872 Martha Hamilton  
1922 Egidio Pelletieri  
1943 Carmela Pelletieri  
1966 Rose Cianci  
1977 China Mott Associates  
1977 Catherine Cramer  
1981 Chilewich & Gailes Associates  
1999 Albert Miles Redd III

Significant References:

New York City Directories

New York City Police Census, 1890  
New York County, Office of the Register, Deed Liber 245, p. 55.  
New York State Census

302 ELIZABETH STREET (East side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lot 70

Date of construction: 1905 (NB 1753-1905)

Architect: Frederick Musty

Original Owner: E.C. Schwartz

Type: Stable and lofts

Style: Vernacular with Classical ornament

Stories: 5

Structure/material: Brick

Features: Two bays; grouped fenestration; historic, elaborate cast-iron columns at the first story; historic steel lintel decorated with rosettes above the first story; non-historic, brick first-story facade with grouped sash and through-wall air conditioning unit; non-historic entryway to the upper floors; non-historic light; upper stories feature historic cast-iron columns and steel window lintels decorated with rosettes; non-historic, one-over-one metal sash; historic, paneled brick spandrels and roof parapet. South elevation. Brick; lot-line fenestration; non-historic, one-over-one metal sash; non-historic, attached, metal flues.

History: This vernacular building with some classical ornament was designed by architect Frederick Musty and built in 1905 for E.C. Schwartz at a time when the area was becoming increasingly commercial in character and many of the older dwellings were being converted to commercial use or replaced with new loft buildings. Nothing is known about Musty, except that he maintained an architectural office in Manhattan from as early as 1905 through 1912. The building, which remained in the Schwartz family until 1956, was converted to a garage and warehouse in 1941. Over the years, it was occupied by a variety of paper product firms and garment makers. In 1963, at a time when the post-World War Two decline in the city's manufacturing base left much vacant commercial space, the building's upper stories were converted to artists' lofts and residents began moving in. It was converted to a residential cooperative in 1989.

Significant Alterations:

1941 (ALT 1850-1941): The building was converted from a stable and factory to a garage and warehouse. Owner: Barney & Clara Schwartz (310 Bowery).

1963 (BN 227-1963): The building was converted from a warehouse to artists' lofts. Owner: Charles & Thomas Raimondo (51 Bond Street).

Ownership:

1871 Frederick Frey

1897 Party wall agreement between Marie Frey and John T. Williams

1941 Clabar Realty Co. (Barney & Clara Schwartz)

1956 Alex Dinoff

1962 Charles Raimondo

1967 Margaret Osborn

1984 Joan Mack Rothkopf

1989 NoHo 302 Inc.

Significant References:

New York City Directories

New York County, Office of the Register, Deed Liber 4954, p. 254.

304 ELIZABETH STREET (Southeast corner of Elizabeth Street and Bleecker Street)

aka 10-16 Bleecker Street

Borough of Manhattan Tax Map Block 521, lot 71

See 10-16 Bleecker Street.

*Elizabeth Street, Nos. 309 to 311 (West side between East Houston Street and Bleecker Street)*

See 18-24 Bleecker Street.

*Mott Street, Nos. 308 to 320 (East side between East Houston Street and Bleecker Street)*

308-312 and 314-316 MOTT STREET (East side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, lots 30 & 34

Date of construction: 1901-02 (NB 786-1901)

Architect: Schneider & Herter

Original Owner: Jonas Weil, Bernard Mayer & Mathilda Kassowitz

Type: Multiple dwellings

Style: neo-Classical

Stories: 7

Structure/material: Brick

Features: Nine bays (308-312), five bays (314-316); non-historic, cement-stucco first-story facades; non-historic entryways, fixed awnings, lights, and security grilles; non-historic, plastic attached garbage bins; historic, projecting window sills in continuous sandstone bands; historic, carved and bracketed sandstone window sills; historic, coursed brick; historic, sandstone banding featuring florettes; historic, paneled spandrels; historic, round-arch fenestration at the fourth and fifth stories with egg & dart architraves; seventh-story window lintels set in a continuous, historic wave molding; non-historic, one-over-one metal sash; historic wrought-iron fire escapes; historic, galvanized-iron roof cornice with scrolled and angled brackets.

History: These two, neo-Classical style multiple dwelling were designed by the architectural firm Schneider & Herter, and built in 1901-02 for Jonas Weil, Bernard Mayer & Mathilda Kassowitz at a time when many of the older buildings in the area were being replaced with larger structures. They replaced several early-nineteenth century row houses. The architects, Ernest W. Schneider and Henry Herter, began a partnership in New York City around 1897; within a very short time they had a thriving business designing tenements, flats, and industrial buildings, primarily on the Lower East Side. They worked repeatedly for a group of German-Jewish clients with ethnic backgrounds similar to theirs, the most prominent of whom were the real estate developers Jonas Weil and Bernard Mayer, for whom the architects designed numerous multiple dwellings, including 308-312 and 314-316 Mott Street. Schneider & Herter also acted as architect-developers on several occasions. Other examples of their tenement designs are found within the Greenwich Village Historic District and the Riverside-West End Historic District. Their major works include the Congregation Kol Israel Arshi (20-22 Forsyth Street, 1892) and the Park East

Synagogue (163 East 67<sup>th</sup> Street, 1889-90, a designated New York City Landmark). They also designed the 854 to 858 West End Avenue Town Houses (1892-93, designated New York City Landmarks).

At the time of the construction of 308-312 and 314-316 Mott Street, this area was the northernmost part of Little Italy and was becoming increasingly inhabited by Italian immigrants and their families, and by 1905, all of residents of these buildings were of Italian descent. Tenant turnover in these building remained high through the 1920s. Forty-one of the forty-six families listed at No. 308-312 and eighteen of nineteen at No. 314-316 in 1905 had moved out by 1915; in 1925, only one family per building was left from 1915. The longest-standing family, prior to the Depression years, was that of Vincenzo Morano, who lived at No. 308-312 from at least 1905 into the early 1930s. Morano, who was born in Italy in 1860, immigrated in 1884 and worked as a bootblack. According to the New York State Census, most of the men living in these buildings between 1905 and 1925 found work as laborers, tailors, dock workers, barbers, shoemakers, peddlers, and watchmen. Many of the women worked in sweatshops. Nevertheless, while turnover remained high into the late twentieth century, there were a number of long-term residents, including Mrs. Angela Conigione (c.1940-70), Tong Ah Wing (c.1945-80), Mrs. Mary Brusca (c.1950-65), Rose Marchese (c.1955-70), and Nancy Morano (c.1960-80). After World War Two, the number of Hispanic and Asian surnames increased, reflecting increasing immigration to the Lower East Side from the Caribbean and China, while the aging and more prosperous Italian population rapidly departed and had largely disappeared by 1980.

In 1925, the first-story apartments located at the front of the buildings were converted to stores, but they were changed back to apartments in 1941. In 1937, full bathrooms were installed. The buildings, which were converted to cooperative apartments in 1987, remain largely intact to their early-twentieth-century appearance, and contribute to the mixed use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

1925 (ALT 2110-1925): The first-story apartments were converted to stores by removing the front walls and installing storefronts. Owner: Michael Margarelli (308 Mott Street); architect: Michael J. Mongiello (41 West 33<sup>rd</sup> Street).

1937 (ALT 1055-1937): Bathrooms were installed on the interior. Owner: United Holding Corp.

1941 (ALT 1870/1871-1941): The first-floor stores were converted to apartments. Owner: United Holding Corp.; architect: Harry Hurwitz (213 West 70<sup>th</sup> Street).

#### Ownership:

1897 Jonas Weil, Bernard Mayer & Mathilda Kassowitz

1903 Jonas Weil & Bernhard Mayer

1903 Katherine Paskus

1907 Rocco Cavello (lease)

1912 Nicola Sarconi (lease)

1916 Spinalia & Ebling Brewing Co. (lease)

1924 Michael Margarelli  
1936 Bowery Savings Bank (foreclosure)  
1937 United Holding Corp.  
1949 Tillie Feldman  
1967 Riveredge Properties Inc.  
1975 29 Catherine St. Realty  
1981 Loft Resource Corp.  
1981 Marine Associates  
1984 New Mott St. Apartment Corp.  
1987 New Mott St. Corp.

Significant References:

LPC, *854 West End Avenue House Designation Report* (LP-1619), prepared by Betsy Bradley,  
Research Department (New York, 1990).  
New York City Directories  
New York State Census

318-320 MOTT STREET (Southeast corner of Mott Street and Bleecker Street)  
aka 26-30 Bleecker Street

Borough of Manhattan Tax Map Block 521, lot 37

See 26-30 Bleecker Street

*Mott Street, Nos. 307 to 321 (West side between East Houston Street and Bleecker Street)*

307 MOTT STREET (West Side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, Lot 13 (in part, formerly lot 14)

Date of construction: c.1867-68

Architect: Not determined

Original Owner: Martin and John Walsh

Type: Tenement

Style: Italianate

Stories: 5

Structure/material: Brick, painted.

Features: Four bays; non-historic, cement-stucco first-story facade; non-historic entryway with historic, multi-pane transom; non-historic light; historic, projecting sandstone window sills; historic, segmental-arch, cast-iron window lintels; non-historic, one-over-one metal sash at the first and second stories; non-historic, one-over-one wood sash at the third, fourth and fifth stories; historic wrought-iron fire escape; non-historic, brick roof parapet covered with cement stucco. South elevation: Non-historic, cement stucco; lot-line fenestration with non-historic, one-over-one metal sash.

History: This Italianate-style tenement was built in c.1867-68 along with the adjacent tenement at 309 Mott Street by Martin and John Walsh at a time when many of the area's older dwellings were being replaced with larger new buildings. The Walshes acquired 307 and 309 Mott Street in 1845; Martin resided at the latter address at least through 1851. The Walshes lost both properties through foreclosure in 1881. By the turn of the century, when Italian immigrants were a growing force in the NoHo East area, eighty percent of the residents of this building was either Italian-born or of Italian descent; by 1900, it was one-hundred percent. The tenant roster remained overwhelmingly Italian until the upper floors of the building were vacated in the 1940s, possibly in 1941 when the building suffered a foreclosure. By 1911, the ground floor had been converted to commercial space; in 1948, the vacant second floor was rehabilitated into office space. In 1957, the upper floors were renovated and the building became a multiple dwelling. The building, which remains residential in use, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

#### Significant Alterations:

The roof cornice has been removed; some of the original cast-iron window lintels have been removed.

1911 (ALT 1629-1911): New window openings were cut into the front and rear walls. Lessee: Saverio Cirsetti (218 Lafayette Street); architect: Charles M. Straub (147 Fourth Avenue).

1948 (ALT 1773-1948): The second floor was converted to offices. The building was vacant above the storefront. No changes to the upper stories. Owner: Reich Bros. Realty Corp. (625 Greenwich Street).

1957 (ALT 962-1957): The building was converted to a multiple dwelling. Owner: David Taub (701 Crown Street, Brooklyn); architect: not listed.

#### Ownership:

1845 Martin Walsh

1881 Mary Ledwith (foreclosure)

1887 Ascher Weinstein & Abraham Stern

1888 Samuel Longfelder

1889 Elek Sundel

1889 Jonas Weil & Bernhard Mayer

1889 New York Protestant Episcopal Mission Society

1913 Thomas Farese

1913 Pietro Fiorentino

1914 Nunziata D'Agostino (lease)

1914 Carmelo LoPinto (lease assigned from D'Agostino)

1938 307-09 Mott Street Corp.

1941 Metropolitan Savings Bank (foreclosure)

1944 Helick Greenberg

1946 Fannie Marcus

1966 FL&R Construction Corp.

1967 Embo Construction Corp.

1968 FL&R Realty Co.

1971 Lydonville Properties Inc.

1986 Zodiac Properties Inc.

#### Significant References:

New York City Directories.

New York City Police Census, 1890.

New York City, Tax Assessment Records, Ward 15, 1865-70.

New York State Census.

United States Census.

309 MOTT STREET (West Side between East Houston Street and Bleecker Street)

Borough of Manhattan Tax Map Block 521, Lot 13 (in part)

Date of construction: c.1867-68

Architect: Not determined

Original Owner: Martin and John Walsh

Type: Tenement

Style: Italianate

Stories: 5

Structure/material: Brick, painted.

Features: Four bays; non-historic, cement-stucco first-story facade; non-historic entryway with historic, multi-pane transom; non-historic light; historic, projecting sandstone window sills; historic, segmental-arch, cast-iron window lintels; non-historic, one-over-one metal sash; historic wrought-iron fire escape; non-historic, brick roof parapet covered with cement stucco.

History: This Italianate-style tenement was built in c.1867-68 along with the adjacent tenement at 307 Mott Street by Martin and John Walsh at a time when many of the area's older dwellings were being replaced with larger new buildings. The Walshes acquired 307 and 309 Mott Street in 1845, and Martin resided at the latter address at least through 1851. The Walshes lost both properties through foreclosure in 1881. By the turn of the century, when Italian immigrants were a growing force in the NoHo East area, half of the residents of this building was either Italian-born or of Italian descent; by 1900, it was three quarters; and by 1915, it was one hundred percent. The tenant roster remained overwhelmingly Italian until the upper floors of the building were vacated in the 1940s, possibly in 1941 when the building suffered a foreclosure. By 1911, the ground floor had been converted to commercial space; in 1950, the vacant second floor was rehabilitated into office space. In 1957, the upper floors were renovated and the building became a multiple dwelling. The building, which remains residential in use, contributes to the mixed-use and diverse architectural character of the NoHo East Historic District.

Significant Alterations:

1911 (ALT 1629-1911): New window openings were cut into the front and rear walls. Lessee: Saverio Cirsetti (218 Lafayette Street); architect: Charles M. Straub (147 Fourth Avenue).

1950 (ALT 787-1950): The second floor was converted to offices. The building was vacant above the storefront. No changes to the upper stories. Owner: Reich Bros. Realty Corp. (625 Greenwich Street).

1957 (ALT 963-1957): The building was converted to a multiple dwelling. Owner: David Taub (701 Crown Street, Brooklyn); architect: not listed.

Ownership:

1845 Martin Walsh  
1881 Mary Ledwith (foreclosure)  
1887 Ascher Weinstein & Abraham Stern  
1888 William H. Loughran  
1889 Agnes Lardner  
1889 New York Protestant Episcopal Mission Society  
1913 Thomas Farese  
1913 Pietro Fiorentino  
1912 Lion Brewing Co. (lease)  
1914 Eastern Brewing Co. (lease assigned from Lion Brewing Co.)  
1914 Nunziata D'Agostino (lease)  
1914 Carmelo LoPinto (lease assigned from D'Agostino)  
1923 Louis Mariani (lease of store)  
1938 307-09 Mott Street Corp.  
1941 Metropolitan Savings Bank (foreclosure)  
1944 Helick Greenberg  
1946 Fannie Marcus  
1966 FL&R Construction Corp.  
1967 Embo Construction Corp.  
1968 FL&R Realty Co.  
1971 Lydonville Properties Inc.  
1986 Zodiac Properties Inc.

Significant References:

New York City Directories.  
New York City Police Census, 1890.  
New York City, Tax Assessment Records, Ward 15, 1865-70.  
New York State Census.  
United States Census.

311-321 MOTT STREET (Southwest corner of Mott Street and Bleecker Street)  
aka 32-36 Bleecker Street

Borough of Manhattan Tax Map Block 521, lot 11

See 32-36 Bleecker Street

## FINDINGS AND DESIGNATION

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

The Commission further finds that among its special qualities the NoHo East Historic District consists of forty-two residential, commercial, and institutional buildings constructed between the early nineteenth and the early twentieth centuries; that the earliest developments were rows of Federal-style row houses that were constructed in the first decades of the nineteenth century for middle-class New Yorkers at a time when the greater NoHo area was New York City's most fashionable address; that these buildings constitute a rare group of Federal row houses and are reminders of the area's early residential history; that these buildings retain many of the characteristics of the Federal style, such as paneled brownstone window lintels and Flemish brick bonding; that by the 1850s, the Bowery became the city's central entertainment area and the NoHo area a less desirable residential address; that in the post-Civil War period, the NoHo East area became increasingly populated by northern and eastern European immigrants; that during this period the NoHo East area was rapidly transformed from a low-scale row house neighborhood to a densely-populated urban sector; that many well-known architects - such as Nicholas Whyte, David & John Jardine, and Charles Mettam - designed speculative-built multiple dwellings in the Italianate and neo-Grec styles; that these buildings retain many of the characteristics of the Italianate and neo-Grec styles, such as cast-iron window lintels, incised stone ornament, and bracketed, wooden cornices; that by the 1880s, commercial development began to spread into the area from the west and south; that these mercantile buildings were designed by important architects, such as Frederick C. Withers, Edward E. Raht, and Albert Buchman, in the Romanesque and Renaissance Revival styles; that these buildings retain many of the characteristics of these styles, such as classical ornamentation and terra-cotta detailing; that commercial development continued at the turn of the century by prominent developers and architects; that these store-and-loft buildings testify to the New York's growing importance as a hub of commercial activity in the nineteenth and early-twentieth centuries; that the NoHo East area was a center of the city's fur trade in the early- and mid-twentieth centuries; that the textile, garment, and printing trades were also important components of the area's commercial history; that residential development also resumed around the turn of the century at a time when many Italian immigrants were moving into the neighborhood; that after World War Two, young artists began to convert the area's lofts to studios and galleries; that since the 1970s, many of the commercial buildings have been converted to cooperative apartments; that the diversity of small dwellings, apartment buildings, factories, lofts, and stables represents an intact and unusual historic mixed-use neighborhood in lower Manhattan; that the buildings in the NoHo East Historic District have demonstrated their versatility over the years, having served equally well as dwellings, apartment houses, warehouses, factories, workshops, offices, galleries, joint

living/work space for artists, and cooperative apartments; that this distinctive enclave retains much of its nineteenth and early-twentieth century residential and commercial character; that an unusual street pattern featuring a gentle curve along Bleecker Street and closed vistas at the northern termini of Elizabeth and Mott Streets give the historic district a unusual character; and that the intact streetscapes provide the NoHo East Historic District with a special sense of place.

Accordingly, pursuant to Chapter 21 (formerly Chapter 63) of the Charter of the City of New York, and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as an historic district, the NoHo East Historic District, Borough of Manhattan, consisting of an area bounded by a line beginning at a point in the western curblineline of the Bowery at the northwest corner of the Bowery and Bleecker Street, southerly across Bleecker Street to a point formed by the intersection of the western curblineline of the Bowery and the southern property line of 300 Bowery, westerly along the southern property line of 300 Bowery, southerly along the eastern property line of 290 Elizabeth Street, westerly along the southern property line of 290 Elizabeth Street, southerly along the eastern property line of 288 Elizabeth Street, westerly along the southern property line of 288 Elizabeth Street to the eastern curblineline of Elizabeth Street, northerly along said curblineline to a point in the curblineline formed by its intersection with a line extending easterly from the southern property line of 309-311 Elizabeth Street (aka 18-24 Bleecker Street), westerly across Elizabeth Street; westerly along the southern property line of 309-311 Elizabeth Street (aka 18-24 Bleecker Street), southerly along the eastern property lines of 314-316 and 308-312 Mott Street, westerly along the southern property line of 308-312 Mott Street, westerly across Mott Street, westerly along the southern property line of 307-309 Mott Street, northerly along the western property lines of 307-309 Mott Street and 32-36 Bleecker Street (aka 311-321 Mott Street), northerly across Bleecker Street to the northern curblineline of Bleecker Street, westerly along said curblineline to a point formed by its intersection with the western property line of 43-49 Bleecker Street, northerly along the western property line of 43-49 Bleecker Street, easterly along the northern property lines of 43-49 and 41 Bleecker Streets, easterly across Jones Alley, easterly along the northern property lines of 33-37, 27-31, 25, 21-23, 17-19, 15, 13, 11, 9, and 7 Bleecker Street, southerly along the eastern property line of 7 Bleecker Street, easterly along the northern property line of 3-5 Bleecker Street (aka 324 Bowery) to the western curblineline of the Bowery, southerly along said curblineline to the point of the beginning.

## ***NOHO EAST HISTORIC DISTRICT***

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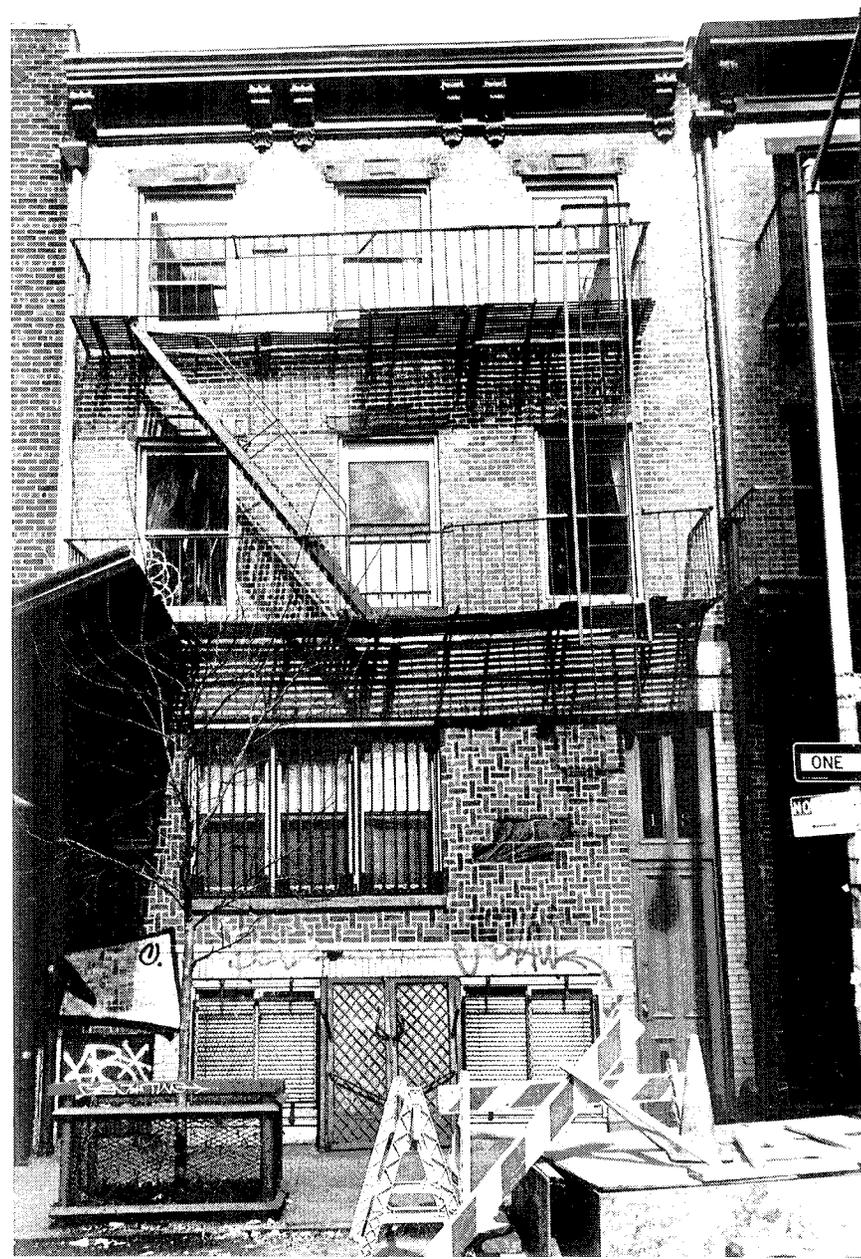
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306 Bowery (c.1820)

*Photo: Carl Forster, 2003.*



13 Bleecker Street (c.1822-25, with c.1869-70 alterations)

*Photo: Carl Forster, 2003.*

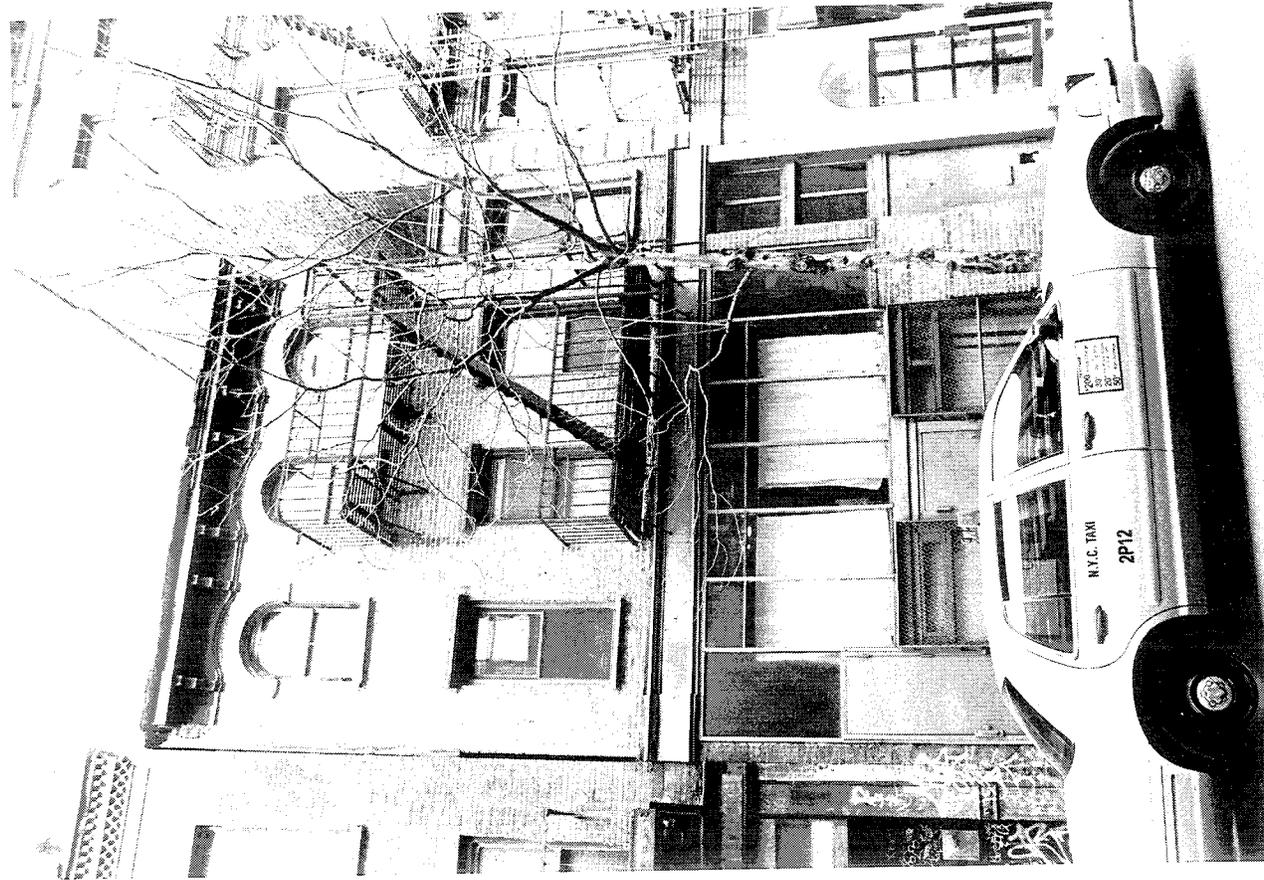


308 & 310 Bowery  
(c. 1820, with 2001 alterations)

Photo: Carl Forster, 2003.

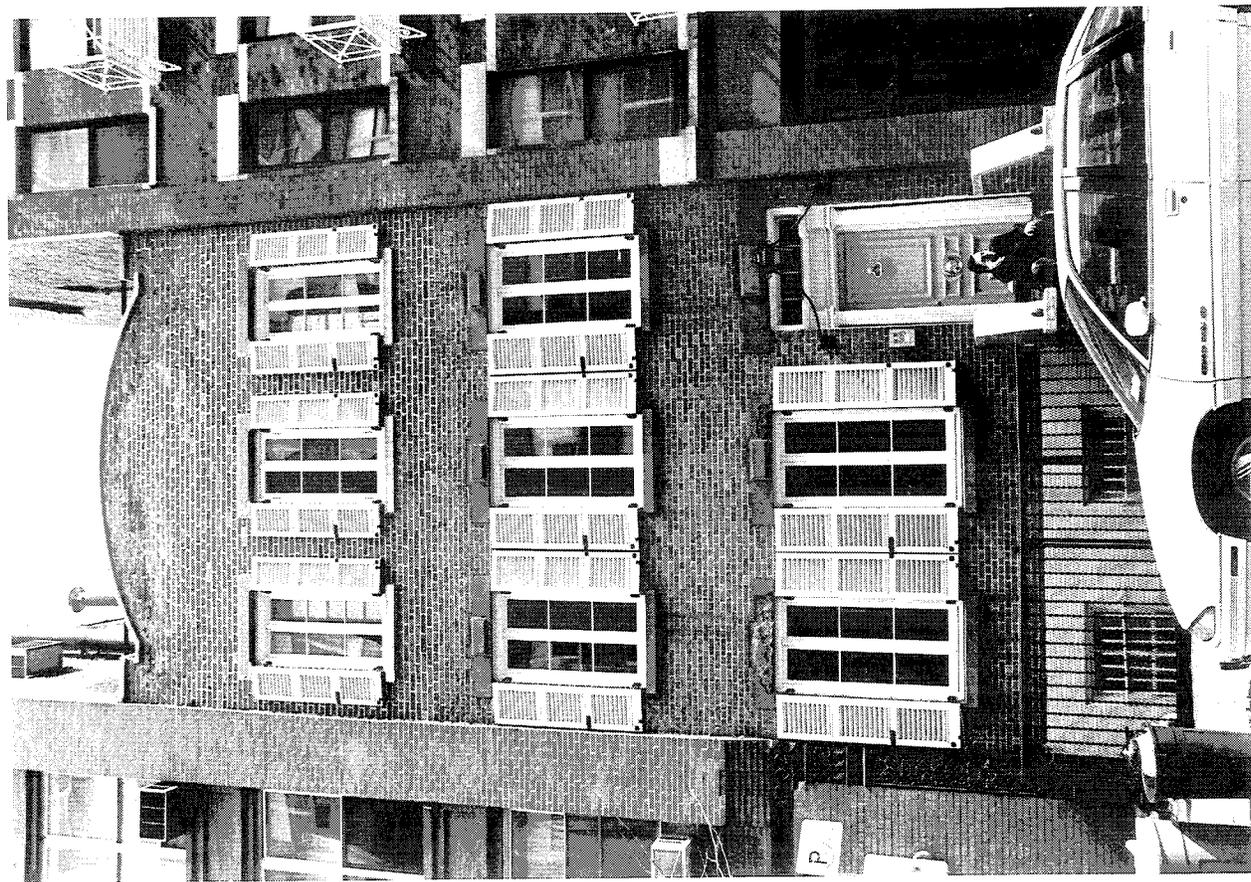


300 Elizabeth Street  
(c. 1828; alt. 1922, Ferdinand Savignano)  
Photo: Carl Forster, 2003.



*Photo: Carl Forster, 2003.*

7 Bleeker Street (c. 1816-17, with c.1854-55 alterations)



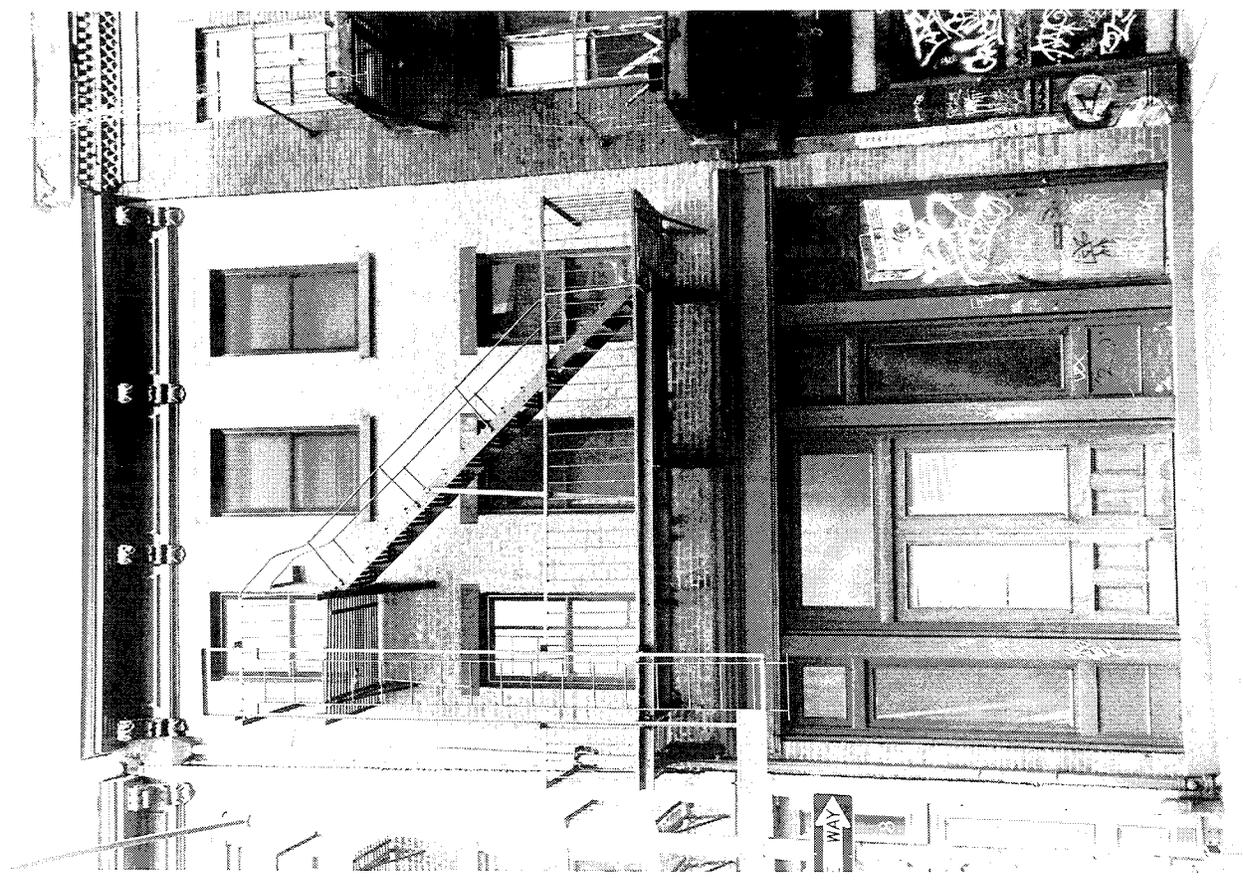
*Photo: Carl Forster, 2003.*

300 Elizabeth Street (c. 1828; alt. 1922, Ferdinand Savignano)



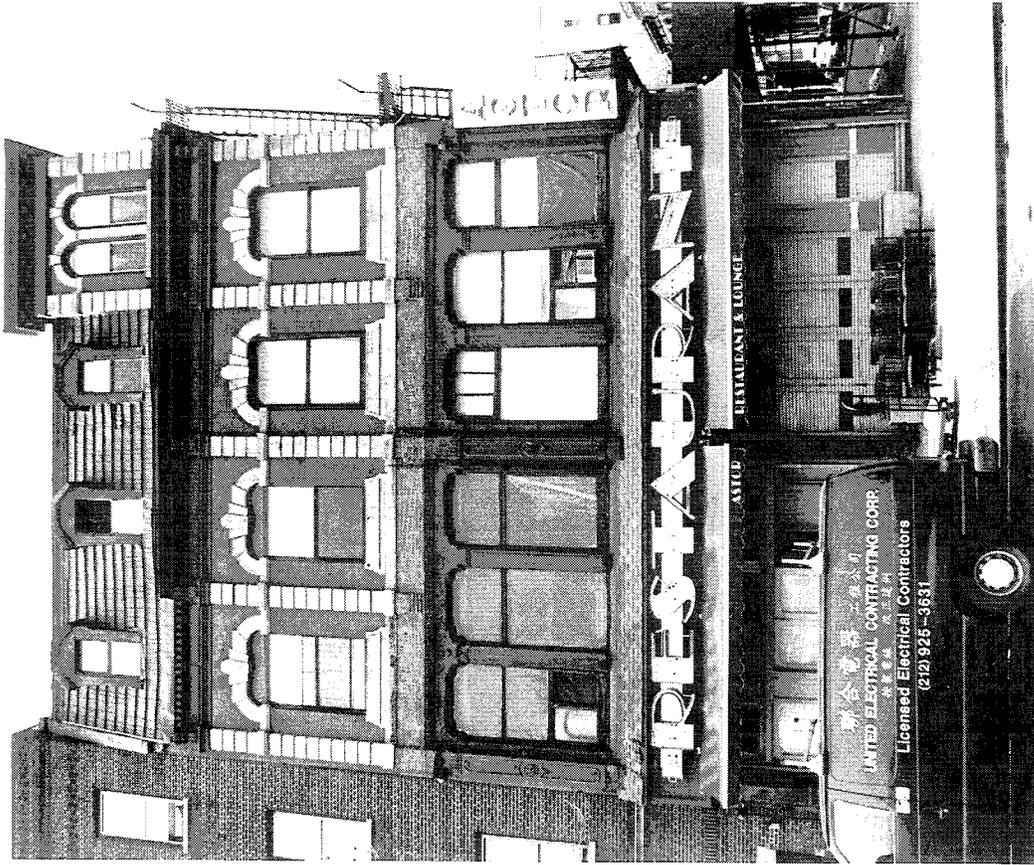
21-23 Bleeker Street (c. 1830, with c. 1860 alterations)

Photo: Carl Forster, 2003.



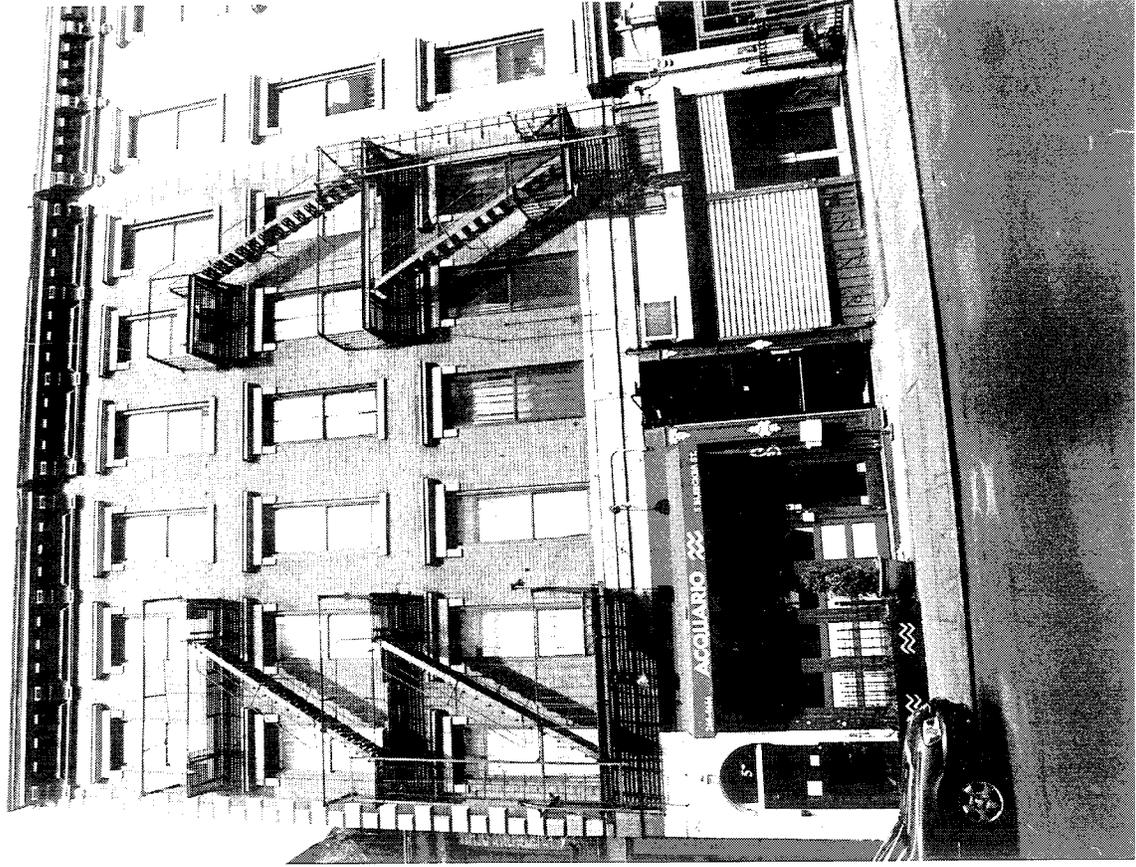
11 Bleeker Street (c. 1822-25, with c. 1866-67 alterations)

Photo: Carl Forster, 2003.



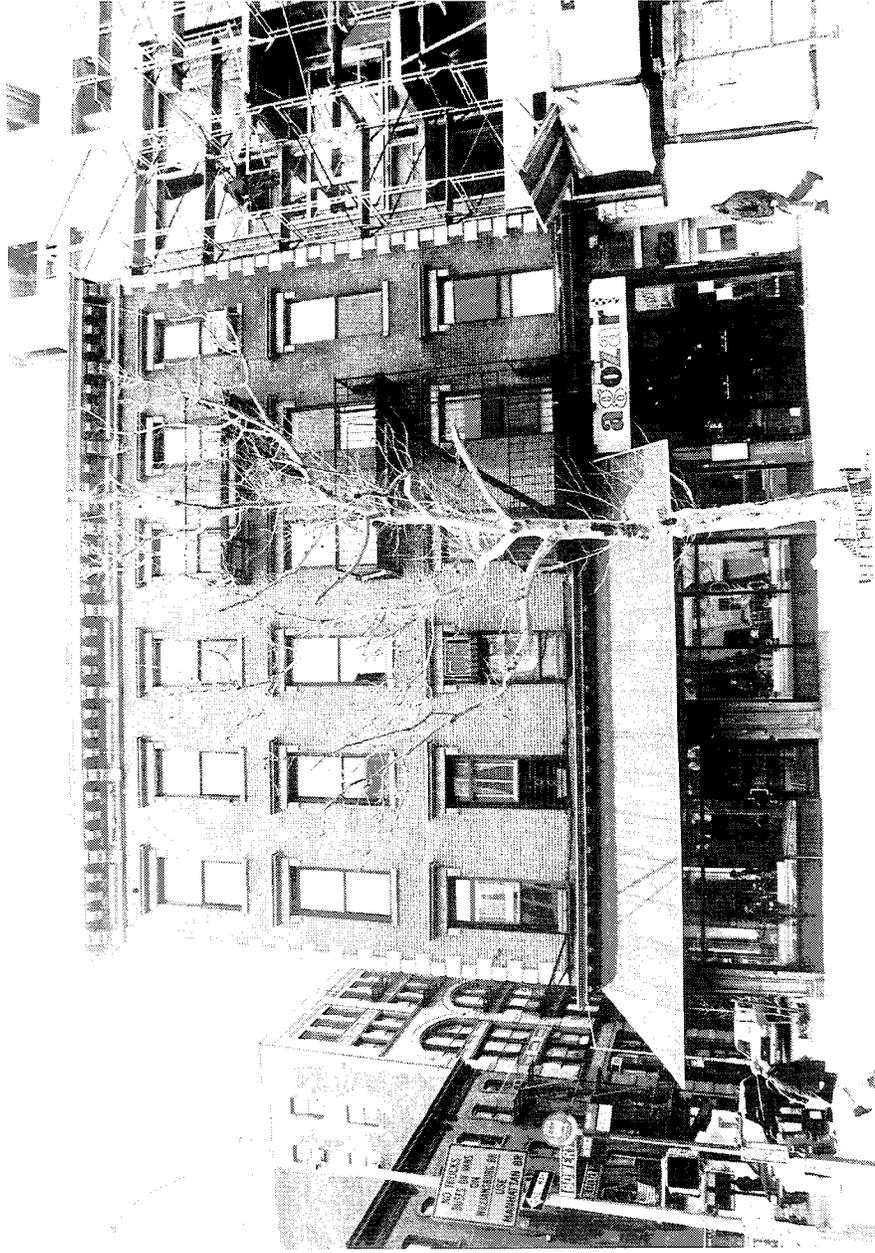
316-318 Bowery (1868, Nicholas Whyte).

Photo: Carl Forster, 2003.

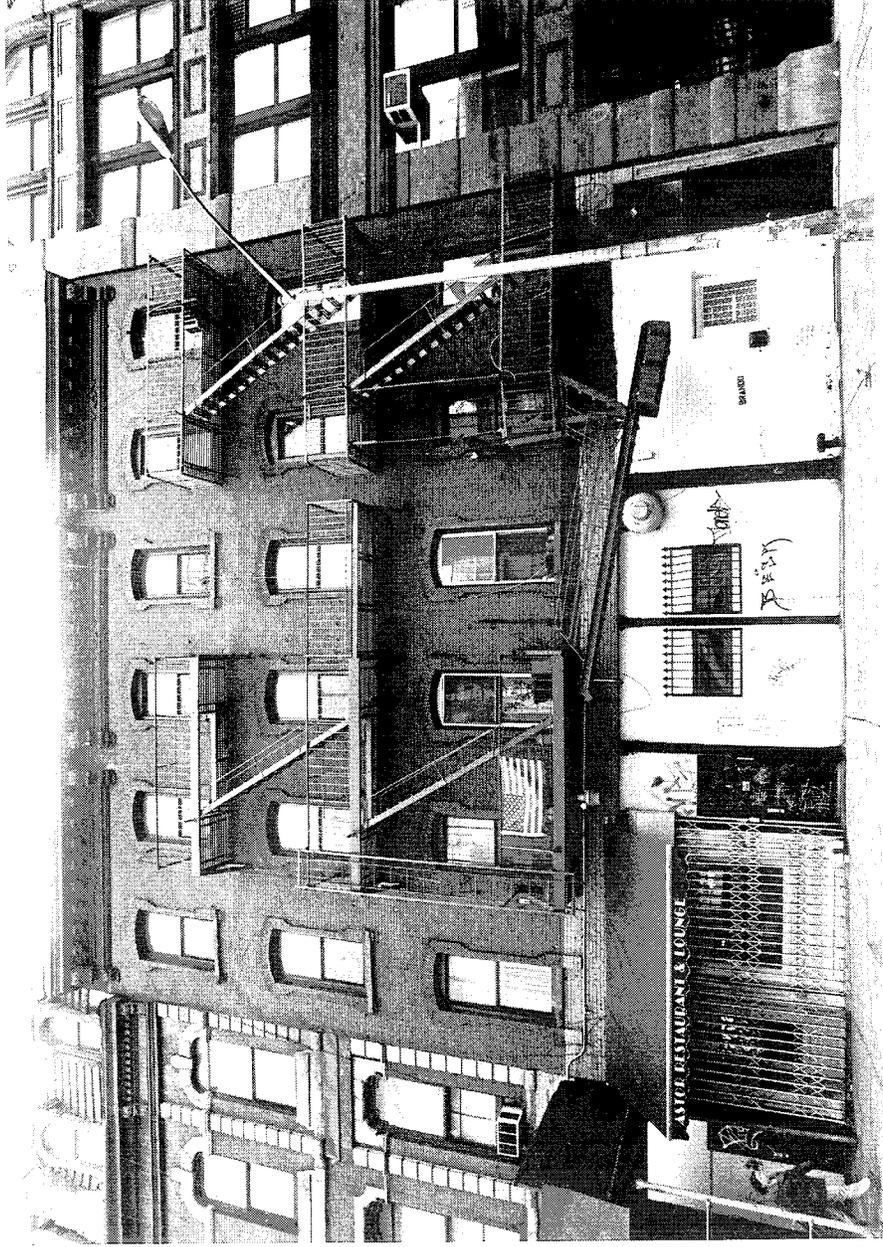


1-5 Bleeker Street (1869, D. & J. Jardine).

Photo: Carl Forster, 2003.

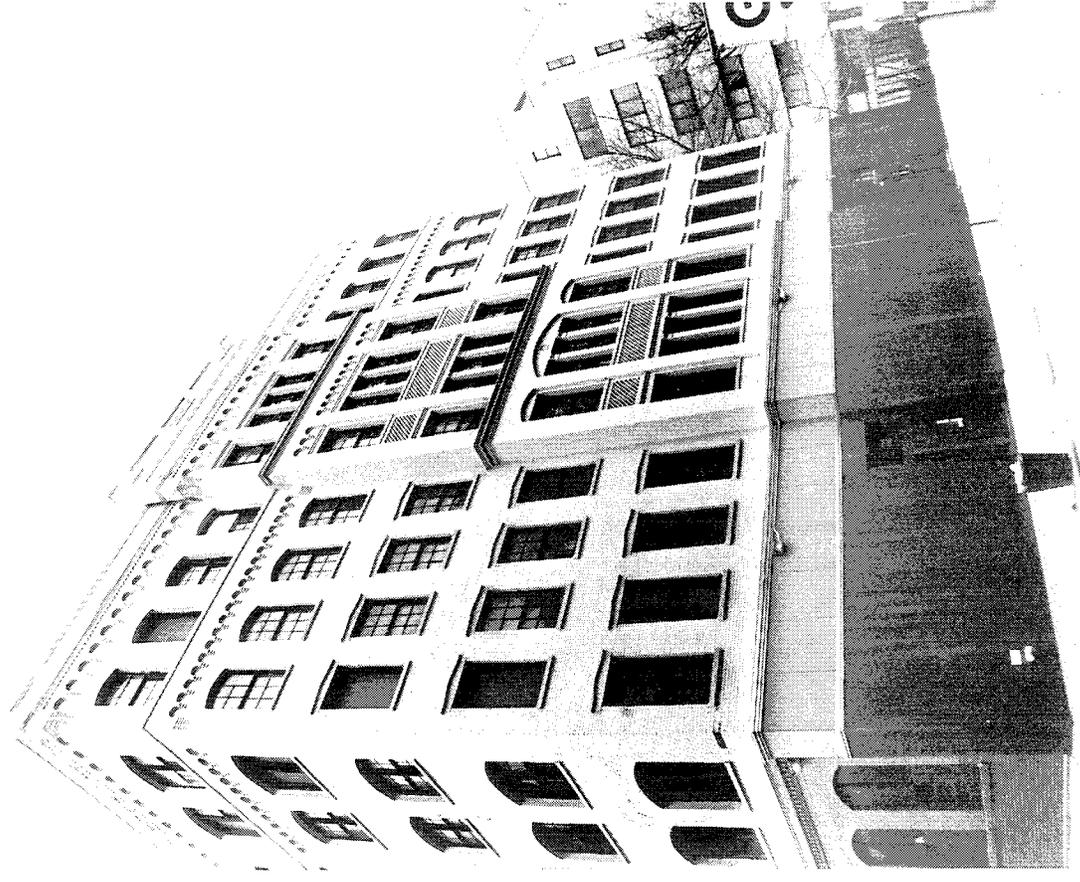


1-5 Bleeker Street (Bowery facade).  
(1869, D. & J. Jardine). Photo: Carl Forster, 2003.



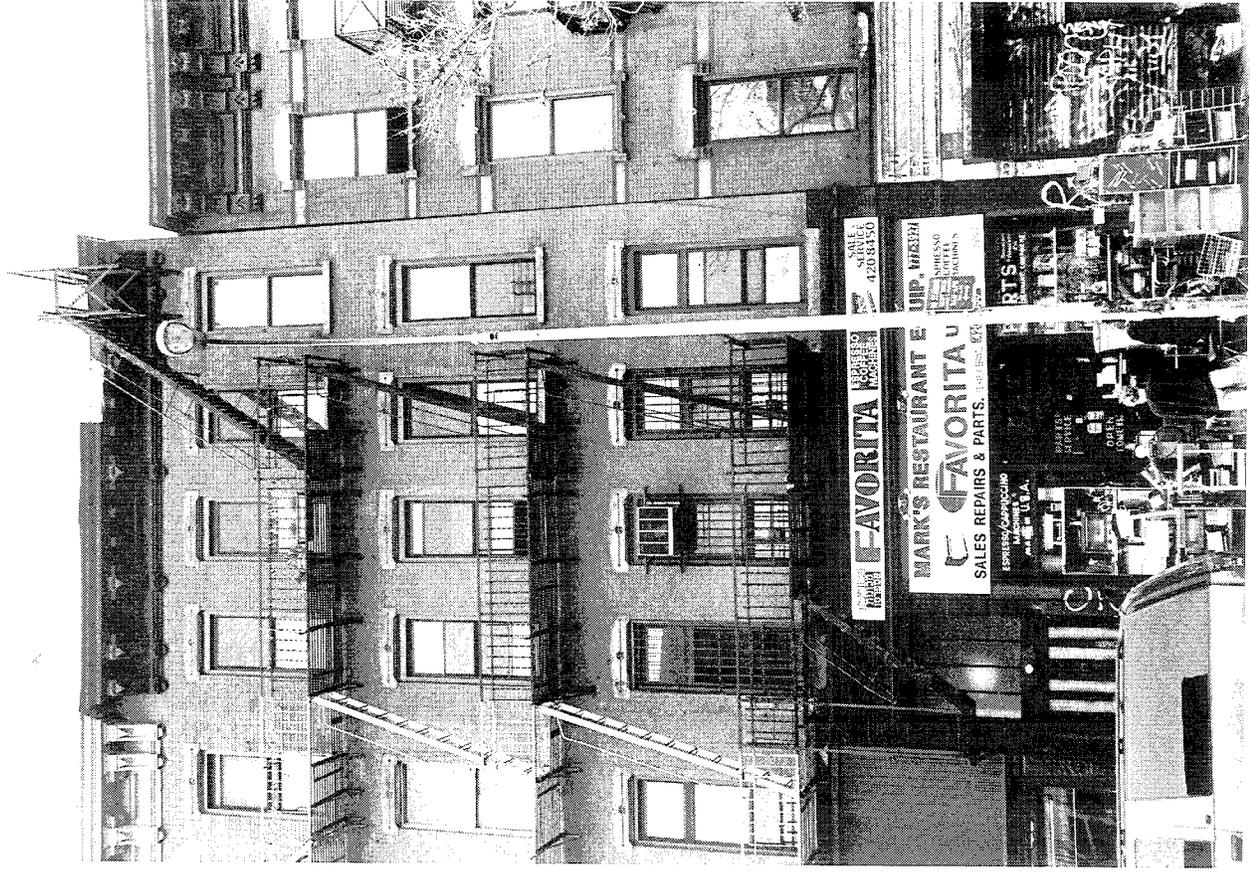
4-6 Bleeker Street  
(c. 1813; alt. 1869, Nicholas Whyte).

Photo: Carl Forster, 2003.



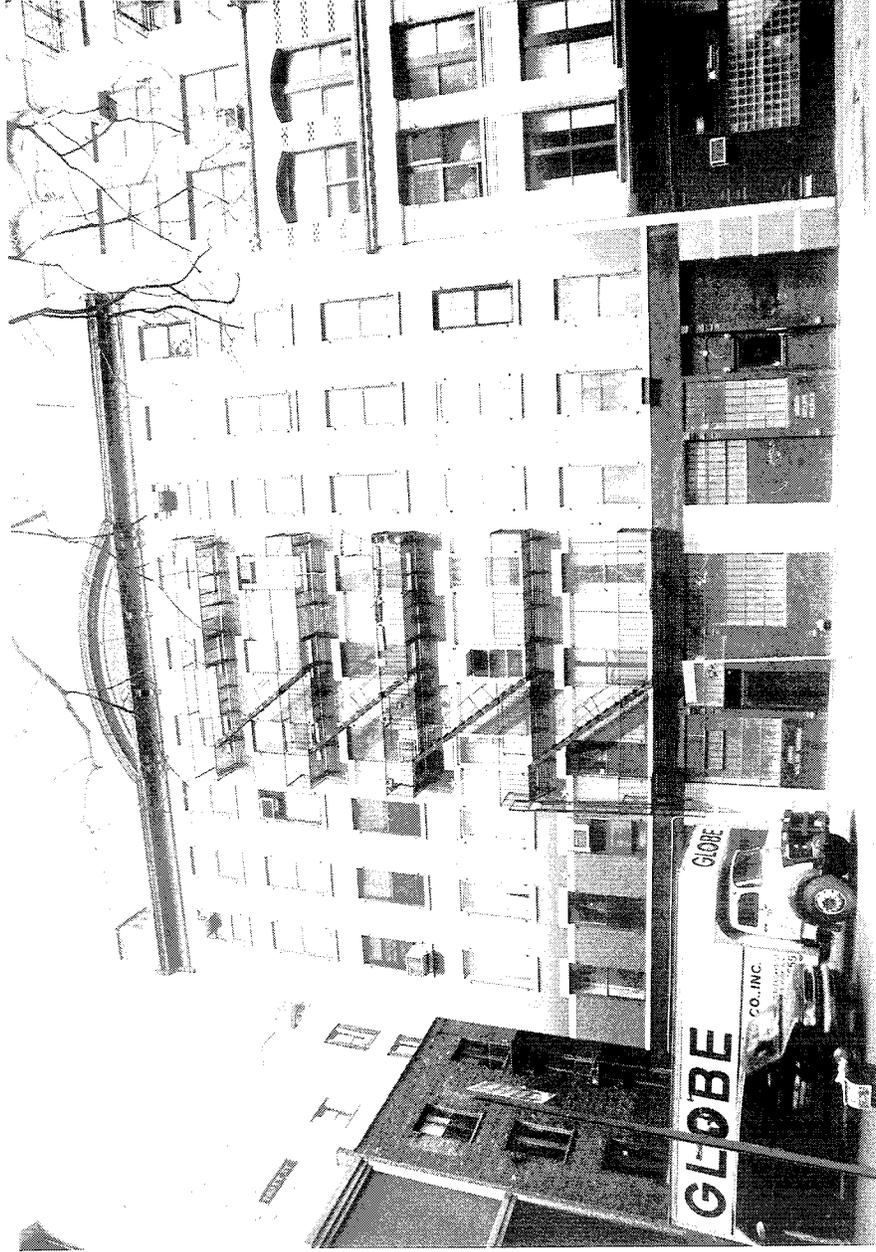
32-36 Bleecker Street (1882-85, Edward E. Raht).

Photo: Carl Forster, 2003.



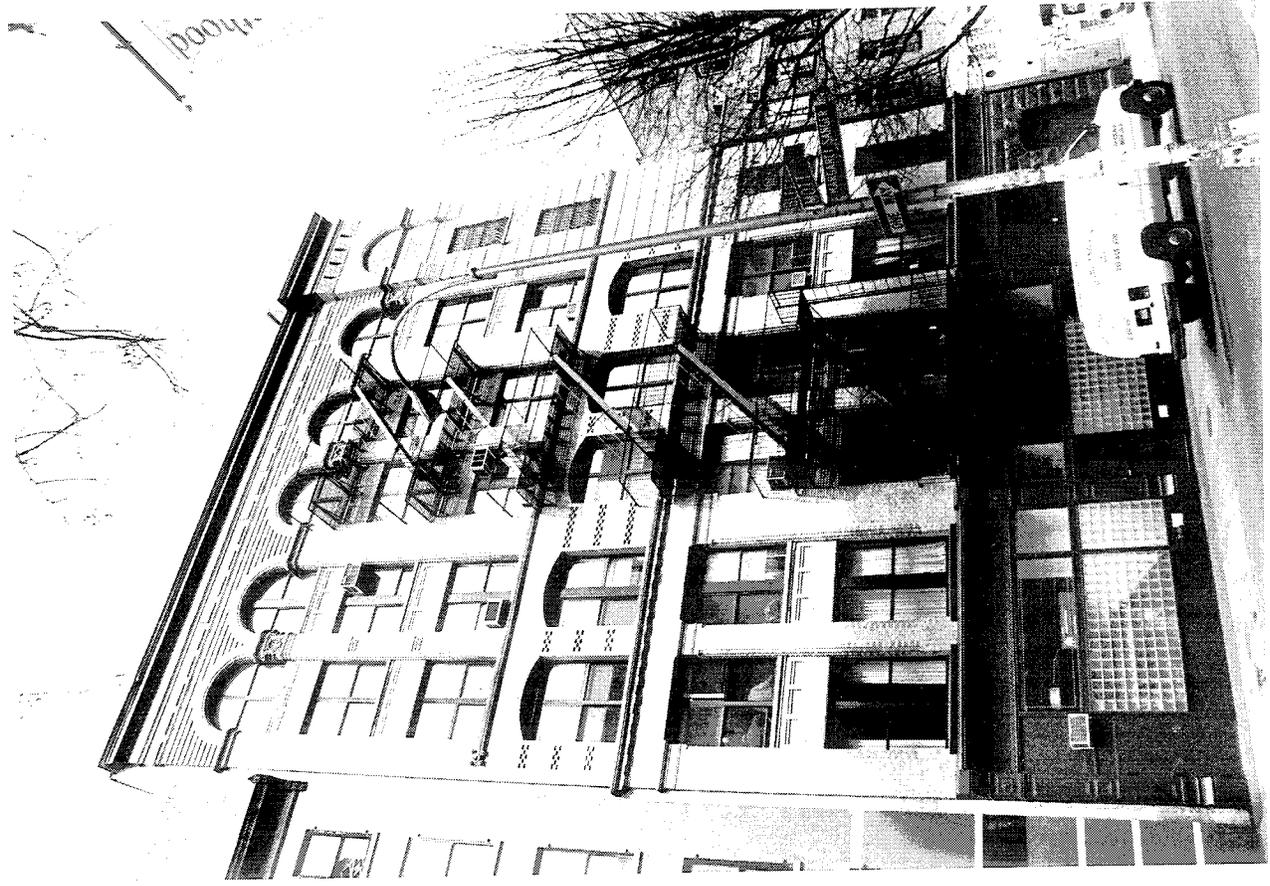
302 Bowery (1878, Charles Mettam).

Photo: Carl Forster, 2003.



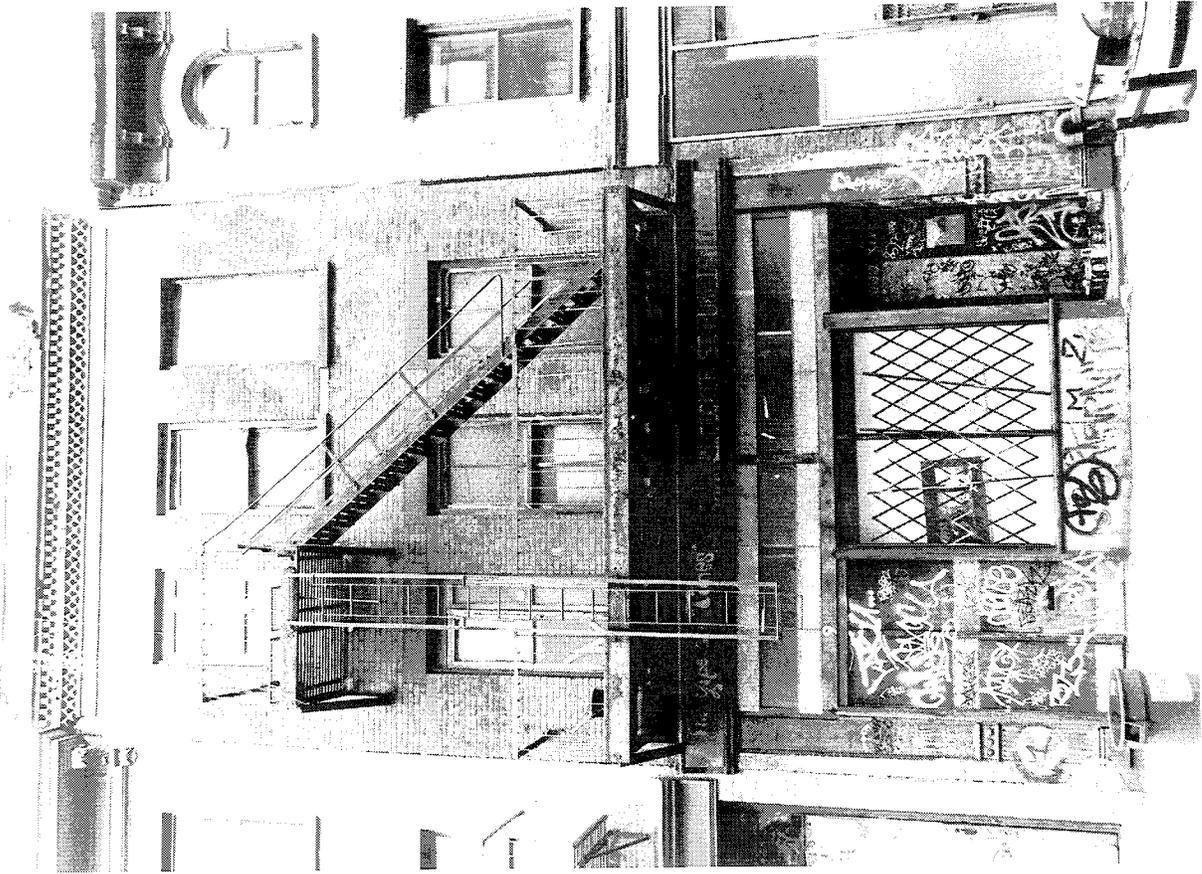
33-37 Bleeker Street.  
(1884, Maclay & Davis).

*Photo: Carl Forster, 2003.*



27-31 Bleecker Street (1887-88, Albert Buchman).

Photo: Carl Forster, 2003.



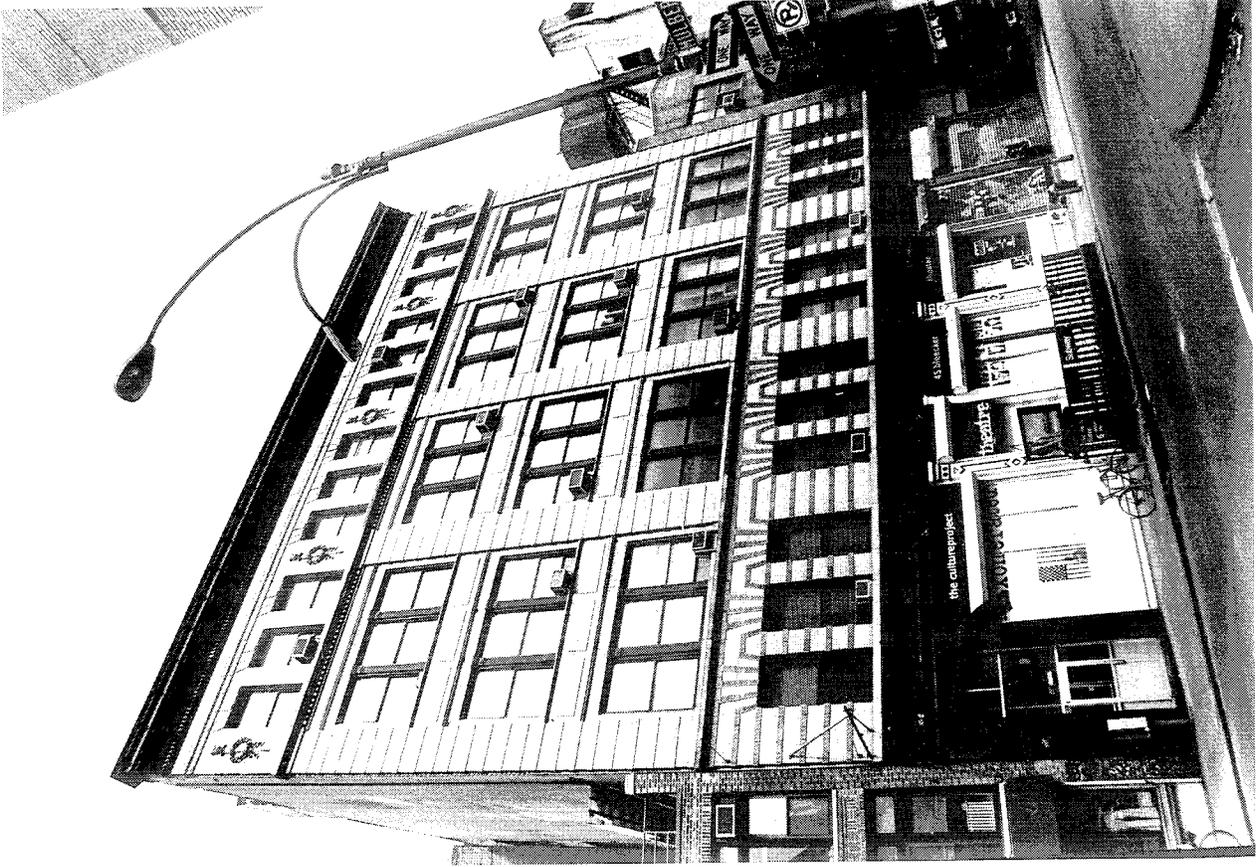
9 Bleecker Street (1884, Frederick C. Withers).

Photo: Carl Forster, 2003.



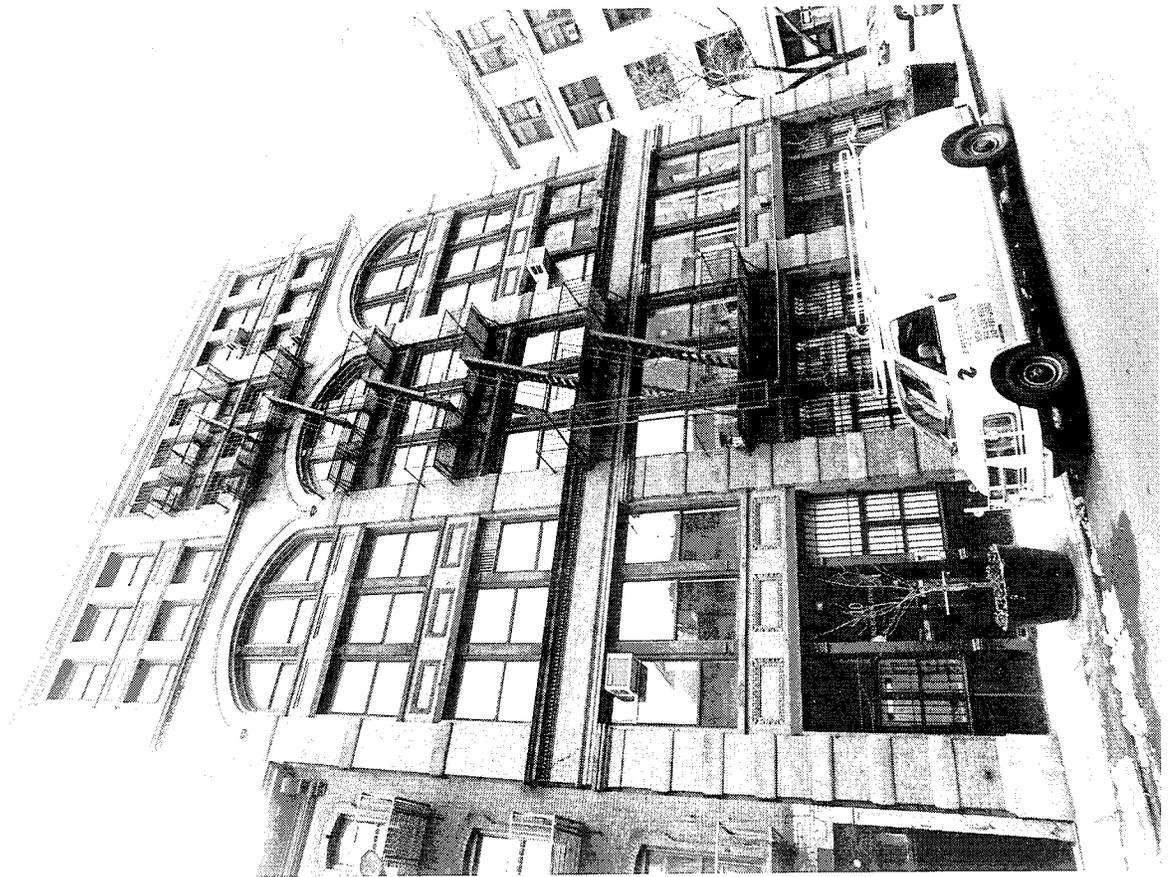
10-16 Bleeker Street (1893-94, John T. Williams).  
Original cast-iron storefront columns with later alterations.

*Photo: Carl Forster, 2003.*



43-49 Bleeker Street (1896, Ralph S. Townsend).

Photo: Carl Forster, 2003.



10-16 Bleeker Street (1893-94, John T. Williams).

Photo: Carl Forster, 2003.



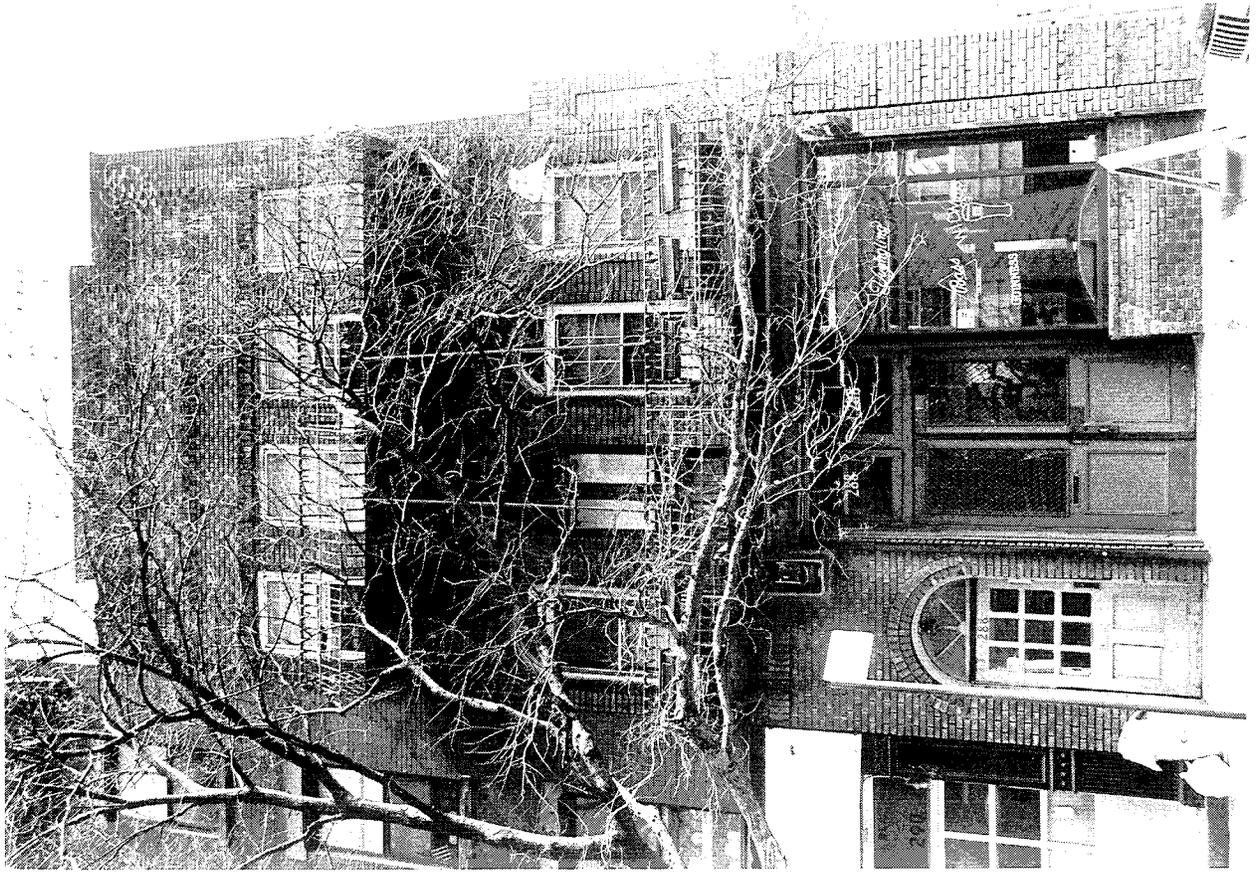
26-30 Bleecker Street (1900-01, Louis F. Heinicke).

*Photo: Carl Forster, 2003.*



314-316 Mott Street (1901-02, Schneider & Herter).

*Photo: Carl Forster, 2003.*



288 Elizabeth Street (1922, Louis A. Sheinart).

Photo: Carl Forster, 2003.



17-19 Bleeker Street (1909, Frederick Ebeling).

Photo: Carl Forster, 2003.



41 Bleeker Street (alt. 1924, Winston & Hurwit).

Photo: Carl Forster, 2003.



**Our Lady of Loretto School**  
18-24 Bleecker Street (1926-27, Silvio A. Minoli)

*Photo: Carl Forster, 2003.*