

145 EIGHTH AVENUE HOUSE, Manhattan
Built c.1827, architects, unknown

Landmark Site: Borough of Manhattan Tax Map Block 741, Lot 31

On June 23, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation of the 145 Eighth Avenue House and the proposed designation of the related Landmark Site (Item No. 4). The hearing was duly advertised according to provisions of law. The two co-owners of the building opposed the designation. Three witnesses spoke in favor of designation, including representatives of the Historic Districts Council, the Society for the Architecture of the City, and Community Board 4.

Summary

The modest rowhouse at 145 Eighth Avenue is one of a pair of highly intact 3 1/2 story Federal style houses constructed 1827 for owner Aaron Dexter, a dry goods merchant, who retained ownership of the property until 1846. At the time of its completion 145 Eighth Avenue was situated between Greenwich Village and Chelsea. No. 145 Eighth Avenue has continuously housed both residential tenants and businesses, reflecting the evolving commercial character of Eighth Avenue. Over the course of centuries, the original storefront configuration of the ground floor has had several alterations, most notably the historic 1940 arcaded shop front.

This row house, in concert with its neighbor at 147 Eighth Avenue, is intact above its storefront and exhibits all of the attributes of Federal style houses of the era. The building has a steeply pitched roof with double dormer windows, shares a party wall and central chimney with its neighbor, and a façade clad in Flemish bond brickwork. The windows on the second and third floors have flat stone lintels and sills. No. 145, together with 147 Eighth Avenue is among the rare extant significantly intact Federal style houses with a commercial ground floor that have survived north of 14th Street.



DESCRIPTION AND ANALYSIS

Early History of the Site¹

Prior to the arrival of European fur traders and the Dutch West India Company, Manhattan and much of the modern-day tri-state area were populated by bands of Lenape Indians. The Lenape traveled from one encampment to another with the seasons. Fishing camps along the river were occupied in the summer and inland camps were used during the fall and winter to harvest crops and hunt. In 1626, Dutch West India Company Director Peter Minuit “purchased” the island from the Lenape for sixty guilders worth of trade goods. Under the Dutch, the area along this portion of the Hudson River shoreline, the current west side of midtown Manhattan, was divided into a series of large farms, which continued through the 18th century. In the 19th century, the area was described as a largely rural space of market gardens, and estates.

During the early 19th century, a vast portion of the area was under the ownership of George Rapelje, son of one of the earliest Dutch settlers of New York, Joris Rapelje. George Rapelje purchased the tract from James Rivington in 1790.² Rivington according to the 1790 census owned eight slaves. The tract was roughly bounded by 18th Street to the north, 16th Street to the south, Fitzroy Road (Seventh Avenue) to the east, and Tenth Avenue to the west. The Rapelje family owned slaves. George Rapelje mentioned owning two slaves and recalled a man named Shadrach that his family owned in his narratives.³

In 1825, the entire population of New York numbered 166,000 and very few people lived north of 14th Street.⁴ Gradually however, the west side of Manhattan began attracting new residents, many of them new immigrants looking for less expensive places to live. In May 1825, George Rapelje’s grandson - also named George - and his wife Susanna began to sell sections of farm land as development tracts.⁵

The neighborhood of Chelsea was once a village in Manhattan, in the 18th and 19th centuries the island consisted of a series of small villages, that later, all became an indistinguishable part of the metropolis. No. 145 Eighth Avenue sits in a small area situated between Greenwich Village to the south, the then-suburb of Chelsea to the north and Paisley Place to the east. Today this area is widely considered to be a part of the neighborhood of Chelsea.

Chelsea⁶

Captain Thomas Clarke, veteran of the French and Indian Wars, built a house on a hill overlooking the Hudson, and called it Chelsea---in reference to London’s Royal Chelsea Hospital for old soldiers. The family resided here until fire destroyed the building a short time later. The house was rebuilt by his wife, who lived there until her death in 1802, when the building became the property of her grandson, Clement Clarke Moore, who expanded his estate from 19th Street to 24th Street, from 8th Avenue to the Hudson River.⁷ Clement Clarke Moore, whose father Benjamin Moore was president of Columbia College, received an advanced degree there in 1801. He inherited the estate in 1809, living the life of the landed gentleman, enjoying his extensive property, and dabbling in politics through the writing of several political pamphlets, as well as the first American-produced lexicon of the Hebrew language. The owner of a large estate, Moore held slaves at this time.

Flourishing domestic and foreign trade brought prosperity and population growth to New York. The population grew from 124,000 in 1820 to 203,000 in 1830. To accommodate this growth, Chelsea's isolation as a small village ended by 1835, as detached mansions on separate estates were developed with many new, smaller homes. Moore began opening streets and avenues through his Chelsea property, and used covenants and agreements to control the plans and appearance of new houses.⁸ Moore sought and achieved a pleasing variety of stylistic detail within a harmonious uniformity of building dimensions, materials, quality of construction, and relations of buildings to each other and to the streetscape. Later covenants gave a detailed list of prohibited uses, including "any kind of manufacturing, trade or business whatever which may in any ways be noxious to the neighboring inhabitants." Still later, the covenant would prohibit the use of a building for "what is generally termed a community or tenement house."⁹

By 1830 a community had developed near the General Theological Seminary, around Chelsea Square, including many tenants of Clement Moore.¹⁰ The seminary was growing and began to add more buildings. They started a Sunday school for local children, and in 1831 St. Peter's Church was organized. Clement Moore was a major contributor to St. Peter's new building, which was constructed in 1836-7. From 1831-1840 more than 500,000 immigrants came to New York; many settled in Chelsea, and were generally of British descent.¹¹

During the boom years of the early 1830s development started moving north in Manhattan at an unprecedented pace. It was temporarily stopped by the Panic of 1837, but continued again by the early 1840s. Huge numbers of people were moving to the city and speculators began to build long rows of townhouses for well-to-do businessmen.¹² As the population increased, commercial activity moved into previously residential areas, forcing residential growth northward. This was the beginning of major development in Chelsea.

As Chelsea developed in the 1840s, it appears that the character of the neighborhood changed from block to block. The Hudson Railroad laid tracks along 10th and 11th Avenues (in 1847), bringing light industry to the area. Factories were locating west of 10th Avenue and those who worked in them settled in tenements nearby. Gradually more and more of the marshy land west of 10th Avenue was filled in, creating more inexpensive land that became home to many of the city's recent immigrants, including a large group of Irish workers. The city's first stagecoach line began in 1838 and ran on Broadway from South Ferry to 23rd Street and 9th Avenue, increasing Chelsea's accessibility. Large estate houses began to give way to smaller homes built along the newly-opened streets.

Although much of Chelsea was developed with an eye toward wealthy and middle-class families, they did not stay long in the area and less-affluent, often Irish-Catholic families took their places.¹³ A quote from a local newspaper in 1855 stated: "Recent neighborhood changes had not helped make Chelsea the court end of town. Tongues very different from English were heard on its streets."¹⁴

During much of the 20th century, the area became less affluent. With the construction of Pennsylvania Station just to the north, more factories and warehouses located nearby and residential units were taken over by less fortunate residents.

Eighth Avenue¹⁵

Although Eighth Avenue has different names at different points in Manhattan, it is one uninterrupted span of road. The New York Commissioners adopted a plan that established a street and avenue grid system in 1811. It was not until 1835, however, that the avenues were regulated and extended northward to 155th Street. Eighth Avenue was one of the first avenues under construction; its first section was completed in 1816. This section was initially intended to connect with Hudson Street and run to the Hudson River, however, the Commissioners decided Eighth Avenue would extend from Greenwich Lane to Old Road at 121st Street; it would later be extended approximately to the Harlem River.¹⁶ As parts of northern Manhattan developed Eighth Avenue became one of the major thoroughfares to the commercial part of the city, allowing citizens that had moved to other parts of the island easy access to jobs and other commercial interests.¹⁷ Eighth Avenue developed as a commercial center for the middle west side of Manhattan and was considered the middle west side's "Main Street." During the early 1900s the section of Eighth Avenue between 17th and 23rd Streets was considered "The Bowery of the West Side; because, after dark it was one of the liveliest and noisiest streets in town."¹⁸

Construction, 19th Century Ownership and Tenancy of the 145 Eighth Avenue House¹⁹

In 1827, dry goods merchant Aaron Dexter purchased two lots north of 17th Street.²⁰

Dexter constructed 145 Eighth Avenue in 1827-28 and conducted business there for close to twenty years before selling the property in 1846.²¹ No. 145 Eighth Avenue was built for commercial as well as residential use. Over the years, the property changed hands several times.²² According to census records, there is no evidence that Dexter was ever a slave owner. In 1846 the property was acquired by Elizabeth Montgomery. Dr. C. Dixon Varley purchased the property in 1852. He was a graduate of New York University Medical School, treasurer of the Alumni Association, and a founding member of the Church of the Holy Apostles (Protestant Episcopal). While it is not known whether or not Dr. Varley practiced medicine here, he owned the property for thirty-five years, and upon his death in April of 1887, the property went to his heirs and remained in the family until 1925.²³

From the 1850s to the present, 145 Eighth Avenue was rented to a variety of tradesmen and laborers and their families. As noted by Elizabeth Blackmar in her book *Manhattan for Rent, 1785-1850*, these households often included lodgers who helped pay the rent.²⁴ From 1850 until 1870 it was the address of the studio of renowned portraitist and photographer Fernando Dessaur.²⁵ Another photographer named Royce also rented studio space here in the 1930s.²⁶

Later History

There has been a steady stream of commercial tenants housed in the ground-floor storefront of 145 Eighth Avenue. The original owner operated a shoe store well into the 1840s; Murray's Shoes occupied the ground floor from 1929 to 1937; Sundial Shoes from 1938 to 1949.²⁷ The earliest known images of the house are a 1937 photograph by an unknown photographer²⁸ and the c.1940 tax photograph. At that time, the red brick building was strikingly similar to the house-shops of the early nineteenth century.

In 1931 Oscar Hanpachian acquired this property, but later lost it to foreclosure. It is listed as his address however, well into the late 1960s. Harry ZaZula leased the property in 1940 and purchased the property in 1944.²⁹ A New York City Buildings Department application was filed in 1940 to alter the storefront. Mr. ZaZula is listed as the lessee and the arcaded shop front is credited to this period.³⁰ He and his wife Anna owned the property until 1975.

No. 145 Eighth Avenue contains an historic arcaded shop front, which was typically found in upscale shops along Fifth Avenue in Manhattan. The arcaded shop front was first introduced in 1925 at the Exposition des Arts Decoratifs in Paris. This new configuration increased the linear amount of show window by recessing the entrance and linking the resulting exterior passageway with display windows.³¹ The increase in the popularity of the arcaded shop front was fueled by retail businesses trying to attract middle-class buyers, whose tastes for luxury items increased due to a booming economy and expanded European travel. The arcaded shop front was well suited to mass merchandizing establishments, the window shopper could peruse potential purchases from the passage, away from street, yet protected from the elements. Several different type of businesses exploited this display configuration, including booksellers, shoe stores, perfumers, cosmeticians, and beauticians.³²

Federal Style Rowhouses in Manhattan³³

As the city of New York grew in the period after the Revolution, large plots of land in Manhattan were sold and subdivided for the construction of groups of brick-clad houses. Their architectural style has been called “Federal” after the new republic, but in form and detail they continued the Georgian style of Great Britain. Federal style houses were constructed from the Battery as far north as 23rd Street between the 1790s and 1830s.

The size of the lot dictated the size of the house: typically each house lot was 20 or 25 feet wide by 90 to 100 feet deep, which accorded with the rectilinear plan of New York City, laid out in 1807 and adopted as the Commissioners’ Plan in 1811. The rowhouse itself was as wide as the lot, and 35 to 40 feet deep. This allowed for a stoop and small front yard or areaway, and a fairly spacious rear yard, which usually contained a buried cistern to collect fresh water and the privy.

During the early 19th century, several houses were often constructed together, sharing common party walls, chimneys, and roof timbering to form a continuous group. The houses were of load-bearing masonry construction or modified timber-frame construction with brick-clad front facades. With shared structural framing and party walls, each house in a row was dependent on its neighbor for structural stability.

With the increasing availability of pattern books, such as Asher Benjamin’s *American Builders Companion* (published in six editions between 1806 and 1827), local builders had access to drawings and instructions for exterior and interior plans and details. Federal style rowhouses usually had a three-bay facade with two full stories over a high basement and an additional half story under a peaked roof with the ridge line running parallel to the front facade. (Very modest houses were sometimes two bays wide, while grander houses had three full stories, and could be up to five bays wide). The front (and sometimes rear) facade was usually clad in red brick laid in the Flemish bond pattern, which alternated a stretcher and a header in every row. This system allowed the

linking of the more expensive face brick with the cheaper, rougher brick behind. Walls were usually two “wythes,” or eight inches, thick. Because brick was fabricated by hand in molds (rather than by machine), it was relatively porous. To protect the brick surface and slow water penetration, facades were often painted.

The planar quality of Federal style facades was relieved by ornament in the form of lintels, entrances, stoops with iron railings, cornices, and dormers. Doorway and window lintels, seen in a variety of types (flat, incised or molded), were commonly brownstone. The most ornamental feature was the doorway, often framed with columns and sidelights and topped with a rectangular transom or fanlight, and having a single wooden paneled door. The entrance was usually raised and approached by a stoop – a flight of brownstone steps placed to one side of the facade – which created a basement level below the parlor floor. Commercial structures retained the simple detailing but with minor variations. The raised entry was usually eliminated in favor of a ground story entrance which provided access to residential accommodations at the upper stories and ground story shop for customer convenience. Window openings at the parlor and second stories were usually the same height (the size sometimes diminished on the third story) and were aligned and the same width from story to story. The wood-framed sash was double-hung and multi-light (typically six-over-six). Shutters were common on the exterior, a wooden box cornice with a molded fascia extended across the front along the eave, which carried a built-in gutter. A leader head and downspout that drained onto the sidewalk extended down the facade on the opposite side from the doorway. Pedimented or segmental dormers on the front roof slope usually had decorative wood trim, and the top sashes were often arched with decorative muntins. Typically, the roof was covered with continuous wood sheathing over the rafters and clad in slate.

Significant remaining features of the modest 21-foot-wide and 3-1/2-story rowhouse at 145 Eighth Avenue characteristic of the Federal style are its brick cladding, fenestration pattern on the second story, simple brownstone lintels and sills, peaked roof, molded cornice, and pedimented dormer. Given the lack of a raised basement and stoop, it is likely that there was originally a shop on the ground story, common on such modest houses in this period and vicinity. The earliest known depiction of the house is a c. 1937 photograph; at that time the building had a version of the current ground-story configuration with flanking display window, recessed central entrance, and a secondary entrance to the left to the residential floors. Despite some alterations, 145 Eighth Avenue, notable singly and as part of a pair along with 147 Eighth Avenue, is among the relatively rare surviving and significantly intact Manhattan buildings of the Federal style period. In particular, it is a very rare surviving modest Federal style rowhouse of the 3-1/2-story, 3-bay, double-dormers and peaked-roof type, with a commercial ground story. Its survival is particularly noticeable on a commercial thoroughfare north of 14th Street.³⁴

Description

The modest 21-foot-wide 3 and 1/2 story row house at 145 Eighth Avenue retains characteristics of the Federal style: Flemish bond brick cladding, side entrance and evenly-spaced second-and third-floor windows with simple stone sills, and a steeply pitched roof with two dormer windows. Given the lack of a raised basement and stoop and its location on a historically busy thoroughfare it is likely that there was originally a shop on the ground floor. The current appearance shows the historic 1940

configuration.³⁵ The ground floor storefront has a tripartite division including a deeply recessed central store entrance with a single wood-and-glass door with transom reached by a passage-way from the street. Flanking angled display windows that run the depth of the passage-way, feature seamless glazing and metal casing. The left side culminates in a protruding hexagonal display case. Both glass display cases rest on concrete and glazed metal bulkheads, with non-historic metal basement access doors in front of the northern display window. The floor of the passage-way is clad in alternating light and dark terracotta colored glazed tile, outlined in the darker tile. The entrance to the upper floors at the southern bay is deeply inset within a molded wood reveal. The wood and multi-light door sits on a single stone step and is topped by a denticulated wood cornice and a stained glass transom. The pediment above the door has been removed. A continuous canvas box awning runs the entire width at the top of the ground floor. Throughout the second and third story levels are one-over-one double-hung replacement windows with shaved lintels. Two pedimented dormers are clad in metal siding, with one over-one double-hung replacement windows. The main part of the building is capped by a wood cornice with a plain wide frieze. The building shares a chimney that has been parged, with the building to the north. A metal fire escape extends up the north side of the façade, from the second floor to the dormer window.

Report by
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NOTES

¹ Adapted from: Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York: Oxford University Press, 1999), 5-23; Historian R. P. Bolton speculates that the land of lower Manhattan may have been occupied by the Mareckawick group of the Canarsee which occupied Brooklyn and the East River islands. Upper Manhattan was occupied by the Reckgawawanc. The Native American “system of land tenure was that of occupancy for the needs of a group” and that those sales that the Europeans deemed outright transfers of property were to the Native American closer to leases or joint tenancy contracts where they still had rights to the property. The Weckquaesgeek fled to Rechtauck/Naghtogack to escape the Mohawks only to be massacred by order of Willem Kieft of the Dutch West India Company. Reginald Pelham Bolton, *New York City in Indian Possession*, 2d ed. (New York: Museum of the American Indian, Heye Foundation, 1920; reprint, 1975), 7, 14-15, 79; Robert Steven Grumet, *Native American Place Names in New York City* (New York: Museum of the City of New York, 1981), 69; Thomas A. Janiver, *In Old New York* (Harper & Brothers Publishers, New York and London, 1894) 152-191; www.nyc.gov/html/dcp/pdf/hy/hy_chap10_t_fgeis_final No. 7 Subway Extension—Hudson Yards Rezoning and Development Program FGEIS.

² Ancestry.com. 1790 United States Federal Census [database on-line]. Provo, UT, Year: 1790; Census Place: New York City East Ward, New York, New York; Roll M637_6; Image: 0551.

³ Adapted from: George Rapelje, *A Narrative of Excursions, Voyages, and Travels, Performed at Different Periods in America, Europe, Asia, and Africa*, (New York; printed for the author, 1834. Old Road ran from Fitzroy Road to the Hudson River, generally in or near the bed of today's West 30th Street. The shoreline was then midway between Tenth and Eleventh Avenues.

⁴ Janvier, 81.

⁵ New York County Deeds and Conveyances Block 741, The General Statement of Early Title.

⁶ Adapted from: New York City Landmarks Preservation Commission, *Chelsea Historic District Extension*, (LP-1088), (New York: City of New York, 1981), prepared by Research Staff. The part of Manhattan that is defined as Chelsea is generally thought to include the area bordered by the Hudson River on the west, Sixth Avenue on the east, 14th Street on the south and 30th Street on the north, about one square mile.

⁷ Janvier, 164.

⁸ Adapted from: Janvier, 152-191; Frank Bergen Kelly, *Historical Guide to the City of New York*, D. T. Valentine, *Manual of the Corporation of the City of New York for 1852* (New York: n. p., 1852).

⁹ Christopher Gray, "Home of the Man Who Planned Chelsea," *The New York Times* (Oct. 20, 1996).

¹⁰ Samuel White Patterson, *The Poet of Christmas Eve, the Life of Clement Clarke Moore* (New York: Morehouse-Gorham, Co., 1956), 44-77.

¹¹ Lucius A. Edelblute, M.A. *The History of the Church of the Holy Apostles*, (NY: Church of the Holy Apostles, 1949), 11.

¹² Lockwood, 77. In 1847 there were 1,823 row houses completed in New York.

¹³ Edelblute, 97. The Episcopal Church felt their loss and counted only 331 Episcopal residents between 26th and 36th Street, from Eighth Avenue west to the river.

¹⁴ Patterson, 155.

¹⁵ Manhattan Borough President's Office Topographical Bureau Map; Warren Sirepeter 1881 Farm Map; NYC, Common Council Minutes, January 29, 1816; *New York City guide; a comprehensive guide to the five boroughs of the metropolis: Manhattan, Brooklyn, the Bronx, Queens, and Richmond*, Federal Writers' Project 7th ed. (N.Y. Random House, 1939), 176.

¹⁶ It was resolved that Eighth Avenue would extend from Greenwich Lane to the Harlem River. On September 15, 1815, Robert McCombs petitioned the Streets Commission to open Eighth Avenue to his bridge, I. N. Phelps Stokes, *The Iconography of Manhattan Island 1498-1906*, (N. Y. Robert H. Dodd, 1915), 3, 1586, 1587; Stokes, Landmark Map Franklin Street to 23rd Street, plate 176; 6, 585, 593.

¹⁷ Gotham, 578.

¹⁸ B. A Botkin, *New York City Folklore Legends Tall Tales Anecdotes Stories, Sagas, Heroes and Characters, Customs, Traditions, and Sayings* (New York Random House: 1956), 363-368.

¹⁹ New York County, Office of the Register, Deeds and Conveyances, Liber 227, Page 269; New York Tax Assessments (1826-84); Tax Assessment Map (1845-52), (1851-73); 12th Ward of the City of New York, property of George Rapelje Esq. 1827, collection of The New-York Historical Society; New York City Directories (1818-60), accessible through the collections of The New-York Historical Society.

²⁰ Tax assessment did not employ house numbers for the properties along Eighth Avenue until 1839, nor did the city directories until 1834. 145 Eighth Avenue is listed in the tax assessments as 124 Eighth Avenue, from 1839 until 1844, when the address changes to the current address in city directories.

²¹ Janvier, 190. The corner building is attributed to Mr. Dexter as well, and was described as a "wood and brick dwelling with a quaint porch with iron railing and graceful newel posts."

²² From 1827 to 1838 at the address of 145 Eighth Avenue, Aaron Dexter's occupation is listed as dry goods; from 1839 to 1846 his occupation is listed as shoes. Thomas Longworth, *Longworth American Almanac New York Register and City Directory*, New York, New York 1826-1846, accessible through the collections of The New-York Historical Society; John Doggett, *The Doggett New York Directory* (1844-47), accessible through the collections of The New-York Historical Society; John F. Trow, *Trow's New York City Directory, 1852-57*, accessible through the collections of The New-York Historical Society.

²³ "Obituary Notes," *New York Medical Journal*, 46 (July -December, 1887), 719; Edelblute, 32, 57, 79; New York County, Office of the Register, Deeds and Conveyances, 1852, Liber 599, Page 561; 1925, Liber 3522, Page 137.

²⁴ Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (Ithaca: Cornell University Press, 1989), 194.

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- ²⁵ Henry Cole Quinby, *Genealogical History of the Quinby (Quimby) Family: In England and America*, (New York: New York, 1906), 452; William Young, *Dictionary of American Artists, Sculptors, and Engravers* (Cambridge Mass: 1968) 134; George C. Groce, David H. Wallace, *Dictionary of Artists in America 1564-1860*, (Yale University Press, 1957) 176; New York City Directories 1852-1870; Ancestry.com, *1880 United States Federal Census* [database on line]1880; Census Place: *New York (Manhattan), New York City-Greater, New York*; Roll T9_884; Family History Film: 1254884; Page: 253.1000; Enumeration District: 354; Image: 0221.
- ²⁶ Thomas Longworth, *Longworth American Almanac*, (1816-1844); *New York Register and City Directory*, (1818-60); John Doggett, *The Doggett New York Directory*, (1844-1851); New York Telephone Company Reverse Directories October 1933.
- ²⁷ New York Telephone Reverse Address Directories (January 1938 to June 1949).
- ²⁸ Photographs are accessible through the collections of The New-York Historical Society, PR020 Graphic file New York City box-42 Eighth Avenue Street file, 160-163.
- ²⁹ New York County, Office of the Register, Deeds and Conveyances, 1944, Liber 4261, Page 363.
- ³⁰ See New York City Department of Buildings, Alterations Alt: 3206-1940, Alt: 3203-1940.
- ³¹ Adapted from: Robert Stern, Gregory Gilmartin, Thomas Mellins, *New York 1930* (New York, Rizzoli, 1987); "Shops and Showrooms," 293-301.
- ³² Merchants that adapted the arcaded shop front were A. S. Beck Shoe Shop, 539 Fifth Avenue (1929), John Ward Men's Shoe Shop, 555 Fifth Avenue (1928), and Helena Rubenstein Salon, 715 Fifth Avenue (1937).
- ³³ Adapted from New York City Landmarks Preservation Commission (LPC), 488 *Greenwich Street* (LP-2224) (New York: City of New York, 2007), prepared by Jay Shockley and originally adapted from LPC, 281 *East Broadway House (Isaac T. Ludlam House)* (LP-1993) (New York: City of New York, 1998), prepared by Marjorie Pearson. For the history of Federal-style rowhouses, see: Blackmar, Ada Louis Huxtable, *The Architecture of New York: Classic New York Georgian Gentility to Greek Elegance* (Garden City, N.J.: Anchor Books, 1964); Charles Lockwood, *Bricks and Brownstone: the New York Rowhouse, 1783-1929: An Architectural and Social History* (New York: McGraw-Hill, 1972); Montgomery Schuyler, "The Small City House in New York," *Architectural Record* (April-June, 1899), 357-388.
- ³⁴ The following Federal-style houses are designated New York City Landmarks: Edward Mooney House (1785-89), 18 Bowery; James Watson House (1793, attrib. to John McComb, Jr.; 1806), 7 State Street; nine houses at 25-41 Harrison Street (1796-1828; two designed by John McComb, Jr.); 94 Greenwich Street House (1799-1800), fourth story added by 1858; rear addition c. 1853/1873; Nicholas and Elizabeth Stuyvesant Fish House (1803-04), 21 Stuyvesant Street; Gideon Tucker House (1808-09), 2 White Street; Robert and Anne Dickey House (1809-10), 67 Greenwich Street; Stephen van Rensselaer House (ca. 1816), 149 Mulberry Street; James Brown House (ca. 1817), 326 Spring Street; 502 Canal Street House (1818-19); 83 and 85 Sullivan Street Houses (1819; third stories added 1880 and 1874); 486 and 488 Greenwich Street Houses (ca. 1823, attributed to John Rohr); William and Rosamond Clark House (1824-25; two stories added in the nineteenth century), 51 Market Street; 506-508 Canal Street Houses (ca. 1826); 511 and 513 Grand Street House (1826-27); 265 Henry Street House (1827; third story added 1895); 127, 129, and 131 MacDougal Street Houses (ca. 1828-29); Isaac Ludlam House (ca. 1829), 281 East Broadway; Hamilton-Holly and Daniel Leroy Houses (1831), 4 and 20 St. Mark's Place; Seabury Treadwell House (1831-32), 29 East 4th Street; 116 Sullivan Street (1832; third story added 1872); 131 Charles Street House (1834); and 203 Prince Street House (1834; third story added 1888); 511 and 513 Grand Street House (1826-27).
- ³⁵ See New York City Department of Buildings, Alterations Alt: 3206-1940, Alt: 2103-1965.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this building, the Landmarks Preservation Commission finds that the 145 Eighth Avenue house has a special character and special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the modest rowhouse at 145 Eighth Avenue is the one of a pair of highly intact 3 1/2 story Federal style that 145 Eighth Avenue was constructed c.1827-28 for owner Aaron Dexter, a dry goods merchant who retained ownership of the property until 1846; that since its construction 145 Eighth Avenue has continuously housed both residential tenants and businesses, reflecting its location on the major commercial thoroughfare Eighth Avenue; that over the course of the centuries, the original store front configuration of the ground floor has had several alterations, most notably the historic 1940 arcaded shop front; that this row house in concert with its neighbor is well maintained and intact above its storefront; that 145 Eighth Avenue exhibits all of the attributes of the federal style houses of the era; that this row house has a steeply pitched roof with double dormers windows, sharing a party wall and central chimney with its neighbor and the façade is clad in Flemish bond brickwork; that the windows on the second and third floors have flat stone lintels and sills; and that 145 in concert with 147 Eighth Avenue is among the rare extant significantly intact Federal style houses with a commercial ground floor that have survived north of 14th Street.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a landmark the 145 Eighth Avenue House, Borough of Manhattan, and designates Manhattan Tax Map Block 741, Lot 31 as its Landmark Site.

Robert B. Tierney, Chair

Pablo E. Vengoechea, Vice-Chair

Stephen F. Byrns, Roberta Brandes Gratz, Christopher Moore,

Elizabeth Ryan, Roberta Washington, Commissioners



145 Eighth Avenue, Manhattan
Borough of Manhattan Tax Map Block 741, Lot 31
Photo: Christopher D. Brazee, 2009



145 Eighth Avenue Storefront Detail

Photo: Christopher D. Brazee, 2009



145 Eighth Avenue Second Floor Detail

Photo: Christopher D. Brazee, 2009



145 Eighth Avenue Roof Detail
Photo: Theresa C. Noonan, 2009



145 Eighth Avenue Dormer Detail
Photo: Christopher D. Brazee, 2009



New York City Dept. of Taxes Photo c.1939
Photo Source: NYC, Dept. of Records and Information Services, Municipal Archives



145

Eighth Avenue Storefront Detail
Photo: Theresa C. Noonan, 2009

