

# **TRIBECA SOUTH HISTORIC DISTRICT EXTENSION Designation Report**



**New York City Landmarks Preservation Commission  
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# TRIBECA SOUTH HISTORIC DISTRICT EXTENSION Designation Report

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On the front cover: 120 Chambers Street (1905). NYPL, *Photographic Views of NYC*, fiche #787.

**TRIBECA SOUTH HISTORIC DISTRICT EXTENSION**

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## **TRIBECA SOUTH HISTORIC DISTRICT EXTENSION BOUNDARIES**

The Tribeca South Historic District extension consists of the property bounded by a line beginning at a point in the northern curbline of Murray Street, formed by its intersection with a line extending southerly from the eastern property line of 41 Murray Street, northerly along the eastern property lines of 41 Murray Street and 41-43 Warren Street to the southern curbline of Warren Street, westerly along the southern curbline of Warren Street to a point in said curbline that is formed by its intersection with a line extending southerly from the eastern property line of 46 Warren Street, northerly across Warren Street, northerly along the eastern property line of 46 Warren Street, easterly along the southern property lines of 114 Chambers Street, 112 Chambers Street, and 110 Chambers Street, northerly along the eastern property line of 110 Chambers Street to a point at the center of Chambers Street, westerly along a line at the center of Chambers Street to a point along said line formed by its intersection with a line extending northerly from the western property line of 126 Chambers Street, southerly along the western property lines of 126 Chambers Street and 56-58 Warren Street, westerly along the northern property line of 56-58 Warren Street, southerly along the western property line of 56-58 Warren Street to the northern curbline of Warren Street, easterly along the northern curbline of Warren Street to a point in said curbline formed by its intersection with a line extending northerly from the western property line of 55 Warren Street (aka 55 Murray Street), southerly across Warren Street, southerly along the western property line of 55 Warren Street (aka 55 Murray Street) to the northern curbline of Murray Street, easterly along the northern curbline of Murray Street to the point of the beginning.

## **TESTIMONY AT THE PUBLIC HEARING**

On October 1, 2002, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Tribeca South Historic District Extension (Item No. 2). The public hearing was continued on November 19, 2002. The hearing was duly advertised in accordance with the provisions of the law. Eight people spoke in favor of the designation, including representatives of Manhattan Borough President C. Virginia Fields, City Councilmember Alan Gerson, State Senator Martin Cohen, Manhattan Community Board No. 1, the New York Landmarks Conservancy, the Historic Districts Council, and the Tribeca Community Association. No one spoke in opposition to the proposed designation.

## TRIBECA SOUTH HISTORIC DISTRICT EXTENSION SUMMARY

Located between Church Street and West Broadway, and Chambers and Murray Streets are 28 predominantly five-story, Italianate-style store-and-loft buildings primarily constructed during the 1850s. Faced in stone, brick, or in one instance, cast iron, and originally featuring cast-iron and glass storefronts, these buildings were erected to provide large and open interior spaces for the storage and selling of goods. They are representative of the once much larger wholesale warehouse district dominated by the textile and dry goods trades which developed northward from Cortlandt Street in the area west of Broadway following the destruction of the earlier dry goods district on Pearl Street in the fire of 1835. The development of docks along the Hudson River waterfront and the extension of the Hudson River Railroad in 1851 to a terminal at the intersection of Chambers and Hudson Streets, diagonally across from the historic district extension, also contributed to the commercial transformation of the area.

The facades of these store-and-loft buildings suggest the profound impact made by the Italian Renaissance Revival style introduced by Joseph Trench and John B. Snook with their design for the A.T. Stewart Department Store (a designated New York City Landmark), located on the east side of Broadway between Chambers and Reade Streets. The buildings in the Tribeca South Historic District Extension, ranging in width from three to six bays, share certain design elements, which collectively create harmonious streetscapes, rich in a variety of Italianate-style architectural features. Window openings of different shapes are emphasized by pediments, arched hoods, flat lintels, pilasters, and projecting sills. The buildings are crowned by deep cornices, characteristic of the Italianate style. Many of the buildings retain parts of their early cast-iron and glass storefronts, some of which are documented in the 1865 catalogue of Daniel D. Badger's Architectural Iron Works. The through-block building at 120 Chambers Street and 50 Warren Street, constructed in 1857-58 for William Henry Jones, has two identical cast-iron facades, also documented in the Badger catalogue. It is among the earliest surviving cast-iron buildings in New York. The Swift, Seaman & Co. Building (a designated New York City Landmark), a through-block structure at 122 Chambers Street and 52 Warren Street, was constructed in 1857-58 for Emily Jones, William's sister. It originally housed the company's saddlery hardware business.

Other noteworthy buildings include 41-43 Warren Street, which was built c.1851-54 for Pearl Street merchant Thomas Suffern, attributed to architect J.W. Ritch; the through-block building at 55 Murray Street and 55 Warren Street, erected c.1854 for an investment by the prominent attorney James R. Whiting; 41 Murray Street, erected c.1856 for China importer Ebenezer Cauldwell and attributed to architects Thomas & Son; 45 Murray Street, built c.1854-55 for clothing merchant Francis W. Hutchins and attributed to architect Samuel A. Warner; and 58 Warren Street, one of the later buildings in the area, which was constructed in 1887-88 as an investment for socialite James Renwick Brevoort to the designs of J.B. Snook & Sons.

By the early 1860s, the area had become the thriving hub of a national system for the distribution of wholesale dry goods, as well as the location of textile importers, dry goods jobbers, and related businesses. After the Civil War, as the dry goods firms began moving northward, new kinds of businesses, such as hardware and cutlery merchants, moved into the area's store-and-loft buildings. The endurance of such enterprises reflects a continuity in the mercantile use of the district, and has been a major factor in retaining much of its nineteenth-century architectural character. The Tribeca South Historic District Extension represents a significant pre-Civil War commercial architectural environment in New York City.

## DEVELOPMENT OF THE TRIBECA SOUTH HISTORIC DISTRICT EXTENSION<sup>1</sup>

### Early Development

The Tribeca South Historic District Extension was open land owned by the Episcopal parish of Trinity Church throughout the seventeenth and most of the eighteenth centuries. Trinity's property was part of a large tract of land, extending from Broadway to the Hudson River, from Fulton Street to Reade Street, and then running irregularly north between the Hudson River and Hudson Street to Christopher Street.<sup>2</sup> Trinity at first leased the land to farmers. After the Common Council voted to extend Broadway from Ann Street to Reade Street in 1760, the church envisioned the potential for future development and had the portion of the farm south of Reade Street mapped into streets and lots. In 1761, the streets between Fulton and Reade Street were ceded to the city. St. Paul's Chapel (a designated New York City Landmark) was constructed in 1764-66 to serve the population that was expected to move to the new neighborhood, and the first King's (Columbia) College building (demolished) was erected in 1760 on a wooded lot, donated by Trinity Church, bounded by Church Street, Murray Street, West Broadway, and Warren Street, now part of the Tribeca South Historic District Extension.

This early history of the Tribeca South Historic District extension is reflected in the names of most of the streets in the area.<sup>3</sup> In the blocks belonging to Trinity Church, including those in the Tribeca South Historic District Extension, the cross streets - Chambers, Warren, and Murray - were named for the parish's most prominent families. Church Street was named in honor of Trinity Church, while Chapel Street (now West Broadway) was named for St. Paul's Chapel.

Though the area of the Tribeca South Historic District Extension had been mapped in the mid-eighteenth century, the first phase of urban development did not occur until the late 1770s with the construction of small brick and frame dwellings.<sup>4</sup> During this period, Trinity Church either sold lots for development, but more commonly rented the properties on long-term leases. As the mother church for the Protestant Episcopal Church in New York State, Trinity also deeded land to parishes with the proviso that they continue to follow the rituals and teachings of the Episcopal Church. Because of the covenant regarding continued observance, the churches were not free to sell these lots; they instead rented the properties, also on long-term leases. Among the Episcopal churches and organizations to receive lots in what is now the district were Grace Church, the Third Congregational Church, St. George's Church in Flushing, and the Orphan Asylum Society in the City of New York. On these lots, buildings were built by either

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<sup>1</sup>This section has been adapted from Landmarks Preservation Commission (LPC), *Tribeca South Historic District Designation Report*, "Historical Development of the Tribeca South Historic District," essay by Gale Harris with contributions from Margaret M.M. Pickart (New York, 1992), 5-17, and includes the following sources: D.T. Valentine, "Operations in Real Estate in the City of New York in the Olden Time," [*Valentine's*] *Manual of the Corporation of the City of New York* (New York, 1860), 547-552; "History of Broadway," *Valentine's* (New York, 1865), 544-551; and LPC, *Tribeca West Historic District Designation Report*, "Historical Development of the Tribeca West Historic District," essay by Kevin McHugh (New York, 1991), 7-17, 45-46.

<sup>2</sup>The land had been held by the Dutch West India Company in the early colonial period, before passing to the Crown under British Rule. In 1705, the British governor, Lord Cornbury, acting on behalf of Queen Anne, deeded this property to Trinity Church as a means of establishing an endowment for the Church of England in New York.

<sup>3</sup>On the origin of the street names in the area, see Henry Moscow, *The Street Book* (New York, 1978); "Derivation of the Names of Streets in the City of New York," *Valentine's* (New York, 1869), 780-84.

<sup>4</sup>This section on the urbanization of the Tribeca South area is based on Elizabeth Blackmar, *Manhattan For Rent, 1785-1850* (Ithaca: Cornell University Press, 1989), 89-91.

speculators or individuals for their own use. Houses often contained ground-story workshops or commercial space as well as living space for one or more families. They were occupied by tradesmen such as carpenters, masons, and shoemakers. None of these buildings survive within the Tribeca South Historic District Extension, although one such building is extant at 135 West Broadway (c.1810) in the Tribeca South Historic District.

Beginning about 1806, as the initial leases granted by Trinity and related churches expired, new leases were drafted requiring leaseholders to erect substantial brick or brick-fronted houses within a prescribed period of time. Most leases also prohibited hazardous or noisome uses. Artisans who had maintained businesses in their homes were forced to move elsewhere and were replaced by well-to-do merchants and professional men, who could afford to maintain separate premises in the downtown business district for their stores and offices. Within a decade, the district lost its early mixed-use character and became one of the most desirable residential areas of the city.

### Early Commercial Development

In the 1820s and 1830s, wealthy New Yorkers displaced by the expansion of banks and other financial institutions in the previously residential Wall Street area began moving to Broadway and the side streets between Barclay and Chambers Streets, replacing the earlier development with elegant Federal- and Greek Revival-style townhouses.<sup>5</sup> This concentration of wealth soon attracted fashionable hotels and shops to the area. A few blocks to the southeast of the Tribeca South Historic District Extension, John Jacob Astor began acquiring the mansion adjoining his house on Broadway to create a development site for a new luxury hotel that would occupy most of the block bounded by Church, Barclay, and Vesey Streets, and Broadway. Planned by Isaiah Rogers, America's foremost hotel designer, the Astor House (demolished), which opened in 1834, set a new standard for size and luxurious accommodations among New York hotels, leading to a wave of new hotel building in the area. By the mid-1840s, Broadway from City Hall Park to Canal Street had become the major commercial artery for the city, lined with fashionable shops, hotels, restaurants, saloons, and daguerreotype parlors. The spread of commerce into the neighborhoods to the west and north of City Hall Park hastened the movement of wealthy residents from the area in and around the Tribeca South Historic District Extension to new neighborhoods uptown. Their houses were converted to businesses or rooming houses, or gradually replaced by hotels and commercial buildings.

The commercialization of Broadway in the 1840s led to similar developments on the blocks of Chambers, Warren, and Murray Streets now within the Tribeca South Historic District Extension. By the early 1850s, a number of houses had become boarding houses or were divided into apartments with commercial space on the first floors.

### The Port of New York

The development of the waterfront on the west side of Manhattan was crucial to the city's overall mercantile expansion and the development of the dry goods market. Although shipping tended to be concentrated at the East River docks in the early nineteenth century, piers had been constructed on the west side of Manhattan at the end of every street between Vesey and King Streets by the late 1830s.<sup>6</sup> As commercial shipping interests switched to longer ships and steam boats, it was found that these vessels could not easily navigate the East River and the new piers on the deeper Hudson River prospered. This Hudson River waterfront development was driven by the rapid expansion of the port of New York, which had become the chief port of entry for

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<sup>5</sup>Information on the transformation of the blocks off City Hall Park in the 1820s and 1830s is based on Charles Lockwood, *Manhattan Moves Uptown* (Boston, 1976), 25-47.

<sup>6</sup>A general account of Manhattan's commercial waterfronts may be found in Ann C. Buttenwieser, *Manhattan Water Bound* (New York, 1987), especially pp. 39-50 and 75.

foreign trade as well as a coastal shipping hub and a distribution center for manufactured goods. By the 1840s, New York was rapidly rising to preeminence as the country's leading commercial center.

The development of the port was complemented by the introduction of railroads to the west side of Manhattan in the 1850s, creating a vital link between New York and America's inland cities. The Hudson River Railroad, incorporated in 1846, opened its river route between New York and Peekskill in 1849, and in 1851 expanded the line to Albany where it connected with railroads to the north and west.<sup>7</sup> The line's southern terminus was a depot, opened in 1851, at the southwest corner of Chambers and Hudson Streets, just beyond the boundaries of the Tribeca South Historic District and Extension. A spur at Canal Street connected the railroad's mainline with the Hudson River waterfront where the railroad used the old Clinton Market building at Canal and West Streets as a freight depot. In 1851-53, the New York and New Haven Railroads, which operated over the same tracks on the east side of Manhattan, constructed a large freight depot at Centre and Franklin Streets. The Hudson, Harlem, and New Haven lines were the only railroads with bridges into Manhattan in the nineteenth century; however, during the 1850s a number of other railroads established wharf stations on the Hudson River waterfront where railroad cars, ferried across the river from New Jersey on car floats, were unloaded on the Manhattan piers.<sup>8</sup> According to Carl Condit, the

nearly simultaneous openings of the New York and Erie and the Hudson River railroads, in addition to the presence of the relatively long-established Erie Canal, gave New York City an immediate and overwhelming advantage over Philadelphia and Baltimore... In the year 1858, for example, the total of rail freight carried into the New York port area exceeded the combined total for Baltimore and Philadelphia by 141,000 tons.<sup>9</sup>

The opening of the Hudson River Railroad terminal hastened commercial development in the Tribeca South Historic District Extension. By the late 1850s, most of the houses had been either replaced with new loft buildings or significantly enlarged and redesigned during conversions. In addition, horse-drawn street railways were established in the 1850s, providing an efficient passenger link between the Hudson terminal and more northern portions of the city.

#### The Emergence of the Dry Goods District in Tribeca<sup>10</sup>

Following the Fire of 1835, Pearl Street merchants sought to re-establish their businesses in one concentrated commercial district since competitors needed to be close to one another to offer buyers the convenience of a central market place. Throughout the 1840s, they remained concentrated on Pine, Broad, and Cedar Streets, but in 1851 a city project to widen Dey and Courtlandt Street between Broadway and Greenwich Street suddenly made large tracts of cleared land available for development. Within the space of two years, Dey and Courtlandt Streets had been almost entirely rebuilt with store-and-loft buildings for dry goods businesses and similar buildings were going up on Park Place, Vesey Street, and Church Street. Over the next fifteen years, the city's dry goods trade continued to move northward to the blocks west and north of

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<sup>7</sup>This section on railroads is based on Carl W. Condit, *The Port of New York* (Chicago, 1980), v. 1, pp. 16-40, 53-63; *The Hudson River & the Hudson River Railroad* (Boston, 1851); John B. Jervis, *The Reminiscences of John B. Jervis: Engineer of the Old Croton* (Syracuse, 1971), 176-179.

<sup>8</sup>The New York & Erie Railroad, then the longest railroad in the country, extending from Dunkirk on Lake Erie to Piermont-on-Hudson, operated a ferry service from Piermont to a large depot, constructed in 1851, at the foot of Duane Street.

<sup>9</sup>Condit, v.1, p.59.

<sup>10</sup>This section is based on Lois Severini, *The Architecture of Finance: Early Wall Street* (Ann Arbor, 1983), 55; and Lockwood, 91-105.



City Hall Park, into the area that now comprises the Tribeca East Historic District and the Tribeca South Historic District and Extension, where merchants could take advantage of the new transportation facilities in the area.

In what is now the Tribeca South Historic District Extension, the earliest store-and-loft building is 41–43 Warren Street, which was built c.1851-54 for Pearl Street merchant and Washington Square North resident Thomas Suffern, from a design attributed to architect John W. Ritch. After its completion, the building was leased to J.A. Sweetser & Co., dry goods jobbers.<sup>11</sup> It features a marble facade designed in the then-fashionable Italianate style above a cast-iron facade (now altered) that was supplied by the Architectural Iron Works Co. Twenty-two more store-and-loft buildings followed between 1854 and 1858; all were designed in the Italianate style and most were faced with stone above cast-iron storefronts, several of which were produced by the Architectural Iron Works Co. They were largely built by merchants and professional men, many of whom owned these lots or had been leasing them for many years from Trinity Church or related institutions. Most of these men had occupied houses at these addresses in earlier years, when this neighborhood was an affluent and desirable residential area; in the interim, many of the houses were rented out to families, operated as boarding houses, converted to small apartment buildings, or modified in whole or in part for commercial use, until they were replaced with or rebuilt as larger store-and-loft buildings in the 1850s. A number of these new commercial buildings have been attributed to the major architects of the day, such as Joseph C. Wells, Samuel A. Warner, Thomas & Son (Griffith Thomas), and John W. Ritch. Most were leased to dry goods businesses upon completion.

Of the twenty-three store-and-loft buildings built during the 1850s in the Tribeca South Historic District Extension, only two were specifically built by businessmen for their own use. In 1844, Felix Ingoldsby, a hardware and cutlery importer whose business was located on Maiden Lane, purchased a house at 46 Warren Street, residing there until c.1853, when he moved to West 14<sup>th</sup> Street. By 1855, Ingoldsby had built a five-story, brownstone-faced store-and-loft building, designed by architect Samuel A Warner in the Italianate style. Ingoldsby moved his business, Ingoldsby, Halsted & Co., into the building upon its completion. The company remained there until c.1870, and Ingoldsby sold the building in 1874. This was the first of many hardware and cutlery businesses that moved into the area, making Tribeca South a center for the hardware trade after the Civil War. It retained this distinction well into the twentieth century. In 1850, Francis W. Hutchins, a wholesale clothier whose business was located on William Street, purchased the house at 45 Murray Street, residing there until c.1854, when he moved to East 14<sup>th</sup> Street. By 1855, Hutchins had built a five-story, marble-faced store-and-loft building, also in the Italianate style, into which he moved his business, remaining there through 1860.<sup>12</sup>

A row of five store-and-loft buildings were built c.1854 on the south side of Warren Street, including Nos. 45 through 53 Warren Street. A pair of marble-faced, Italianate-style buildings were constructed on land leased from Trinity Church at 45 and 47 Warren Street, possibly by hardware merchants William H. Churchill and Henry Rogers. Their company, Churchill, Rogers & Westmore, which was located on Pearl Street, appears never to have occupied either building. The first occupant of 45 Warren Street was the firm of Sutton, Beach & Co., dealers of cloths, cassimeres, and vestings, which remained in the building through 1862. Wholesale clothiers, P. Pfeiffer & Co. were the first to occupy 47 Warren Street, remaining there until around 1860. No. 49 Warren Street, another marble-faced, Italianate-style commercial

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<sup>11</sup>A jobber was a businessman who dealt directly with the manufacturers to purchase goods in bulk and sell them to smaller dealers. He was distinguished from a commission merchant who sold goods on a percentage basis either in his name or in that of a manufacturer. Commission merchants often acted as financiers, advancing capital to manufacturers and accepting the credit risks of the buyer.

<sup>12</sup> The Hutchins family retained ownership of 45 Murray Street until 1900.

building completed c.1854 was attributed to architect Samuel A. Warner. It was developed by either the Estate of Elizabeth Walsh or by business partners William C. Walker and Thomas Rogers, whose lace importing firm was located on Barclay Street. The company did not occupy the new building, which was leased instead to William M. Lummis & Co., dealers of cloths, cassimeres, and vestings, which remained at this location through 1862. A similar marble-fronted building was constructed at 51 Warren Street on land leased from the Orphan Asylum Society of the City of New York by commission merchant Edward C. Center. Center, whose business was located on Old Slip, operated this building as an investment, renting the space to a variety of dry goods firms for the next twenty years. No. 53 Warren was developed by the Gilbert family, which had occupied a house at this location from 1826 through 1853. They retained ownership of this marble-faced Italianate-style loft building until 1896, leasing it over the years to a number of different dry goods and liquor importers.

A pair of brick-faced, Italianate-style store-and-loft buildings was erected c.1854 at 110 and 112 Chambers Street by physician Austin L. Sands, who had occupied a house at No. 110 from 1828 to 1838, when he moved to Lafayette Place. While Sands owned the lot at 110 Chambers Street, he had been leasing the adjacent property at No. 112 from Trinity Church since 1828. Both properties remained in the Sands family into the twentieth century. Upon its completion, 110 Chambers Street was rented to the wholesale hosiery and glove dealers Aaron Altmayer & Bro., which remained in the building through 1865. The button importers, Schack & Hotop, moved into 112 Chambers Street upon its completion, staying through 1859. A through-the-block building, No. 55 Murray Street (aka 55 Warren Street), was also constructed c.1854. This Italianate-style, store-and-loft building with similar marble-faced facades on both streets was developed as an investment by attorney James R. Whiting, who acquired the property in 1853. He leased the building upon its completion to the dry goods jobbers, Todd Converse & Co., which remained at this location through 1862.

Between 1854 and 1856, a brownstone-faced, Italianate-style store-and-loft building was constructed at 51 Murray Street by gun dealer Orison Blunt on land he had been leasing from the Orphan Asylum Society in the City of New York since 1851. He resided in a house at this location during the interim. Blunt operated his new commercial building as an investment, leasing it over the years to dry goods businesses and china importers. A pair of similar marble-faced, Italianate-style, store-and-loft buildings went up c.1855 at 116 and 118 Chambers Street. No. 116 was developed by the Estate of James Boggs on land leased from St. George's Episcopal Church in Flushing, Queens (a designated New York City Landmark). The family of James Boggs, a downtown New York banker who died in 1834, had been leasing the property from the church since 1819, and occupied a house at this location until 1835. The estate operated the new commercial building as an investment, renting it to a variety of dry goods and hardware firms. Around 1870, space in the building was rented to china-dealer Lazarus Straus, who later took over R.H. Macy & Co., transforming it into a modern and innovative department store. No. 118 Chambers Street was developed by owner Luke L. Holmes, who acquired the property in 1851 for an investment. Holmes, a dry goods merchant whose business, Holmes & Hunting, was located on Broadway and Tenth Street, never occupied 118 Chambers, but rented it to a number of dry goods jobbers.

A Dorchester sandstone-faced store-and-loft building was constructed c.1855 at 47 Murray Street by owner Oscar W. Sturtevant; its Italianate-style design was attributed to architect Joseph C. Wells. Sturtevant, a prominent New York attorney and politician, acquired the property in 1851 for an investment. Upon its completion, Sturtevant leased his new commercial building to the hosiery and glove wholesale firm, Van Doren, Richmond & Hasbrouck. A brownstone-faced, Italianate-style store-and-loft building was erected c.1855 at 48 Warren Street for Hubbard Winslow, who acquired the property as an investment in 1853. Winslow rented the newly-completed commercial building to hardware and cutlery importer Edward Lynes, who occupied the building through 1862. Another Italianate-style store-and-loft building, now stripped of its ornament, was constructed c.1855-56 at 53 Murray Street by owner Isaac J. Greenwood, who purchased the property in 1842 and lived there until 1854. Greenwood rented

the new commercial building to the firm of Cunningham, Frost & Throckmortons, dry goods jobbers, who remained there through 1860. The Greenwood family retained ownership of this building until 1949.

Ebenezer Cauldwell, who was one of New York's most important importers of china, glass, and earthenware in the 1850s, erected c. 1856 a marble-faced store-and-loft building at 41 Murray Street; its Italianate-style design was attributed to the eminent New York architectural firm Thomas & Son. Cauldwell, whose business was located on Pearl Street and Stone Street, purchased the house at 41 Murray Street in 1843, and resided there through 1853. However, his company apparently did not occupy the new commercial building, which Cauldwell rented to Thomas E. Bishop, a hardware and cutlery wholesaler. The Cauldwell family owned the building until 1882. About 1857, stockbroker Henry W. Olcott constructed a brick-faced, Italianate-style store-and-loft building at 114 Chambers Street on a lot he had been leasing from Trinity Church since 1835. Olcott resided in the house until 1841, thereafter operating it as an investment until he redeveloped the property in the mid-1850s. Upon its completion, Olcott rented the new commercial building to James Keeley, a dry goods commission merchant, who remained there through 1862. A marble-faced, Italianate-style store-and-loft building was erected c.1857 at 126 Chambers Street by dry goods merchant Samuel Holmes. Holmes had been leasing the lot from Trinity Church since the early nineteenth-century, and had lived at the address through 1834, when he moved to Fifth Avenue. Afterwards he operated 126 Chambers Street as an income-producing property before purchasing it from the church in 1851, possibly anticipating its redevelopment. Holmes leased 126 Chambers Street the dry goods jobbers, Noah Loder and Charles Lockwood, who remained at this location through 1865.

Around 1857-58, members of the prominent Jones family of New York, whose patriarch, Isaac Jones, was the president of Chemical Bank, developed a pair of adjacent, through-the-block store-and-loft buildings at 120 and 122 Chambers Street, also known as 50 and 52 Warren Street, respectively. No. 120 was developed by William H. Jones, son of Isaac Jones; the elder Jones acquired the property in 1828, and lived at this address through 1838. Thereafter, he kept it as an investment and willed it to his son after his death in 1854. The building has two identical, Italianate-style, cast-iron facades, produced by Daniel D. Badger & Company, and is the historic district's only cast-iron-faced building. Upon its completion, Jones leased it to Abraham R. Van Nest (Van Nest & Co.), wholesaler of saddles, harnesses, and horse hardware, which remained at this address until 1915. No. 122 Chambers Street, known as "The Swift, Seaman & Co. Building" (a designated New York City Landmark), was developed by the elder Jones's daughter, Emily Jones. The saddlery hardware business, Swift, Seaman & Co., occupied the building from 1858 to 1879. This Dorchester sandstone-faced, Italian Renaissance Revival-style building remained in the Jones family until 1903.

In the Tribeca South Historic District Extension, the last Italianate-style, store-and-loft building of the 1850s was constructed c.1858 at 49 Murray Street. This five-story, brownstone-fronted commercial building was developed by Hubert Van Wagenen, Jr., on land he acquired from Trinity Church in 1844. The family occupied a house at this address until c.1855, after which they moved to West 23<sup>rd</sup> Street. Space in the newly completed loft building was leased to three firms: Jacob Conklin & Sons - china importers, A.D. Dickenson & Co. - saddlery hardware dealers, and Solomon Wolff - importer of hardware and cutlery. The building remained in the Van Wagenen family until 1944.

Although no additional new buildings were constructed in the Tribeca South Historic District Extension until after the Civil War, construction activity continued on the surrounding blocks, including those within the Tribeca South Historic District to the north, through the early 1860s. By then, however, building in the area declined sharply, partly due to the Civil War but also because of the limited potential for new development following the extensive construction of the previous decade. After the war, most of the new development in the Tribeca area took place between Worth and Canal Streets. Several factors favored a development boom in that area, including the growth of the dry goods trade during the war years, which made expanded

quarters a necessity for many firms, and the construction of a new freight terminal in 1867 at St. John's Park by Cornelius Vanderbilt. It replaced the earlier Hudson River Railroad terminal at Chambers and Hudson Streets, across from the Tribeca South Historic District Extension. Afterwards, many of the firms located in both the Tribeca South Historic District and the Extension moved to the blocks around Worth, Franklin, White, Lispenard, and Canal Streets. Within the Tribeca South Historic District Extension, the five remaining under-developed sites, still occupied by early-nineteenth-century houses<sup>13</sup> were gradually replaced by new store-and-loft buildings in the remaining decades of the nineteenth century.

### Late Nineteenth Century Developments

By the time of the Civil War, twenty three of the twenty eight loft buildings that comprise the present-day Tribeca South Historic District Extension had been completed. The remaining five sites were gradually redeveloped with new commercial buildings from 1876 to 1890. In 1876-77, architect Thomas S. Godwin designed a six-story, store-and-loft building in the neo-Grec style at 43 Murray Street. The building, which has a brick facade with sandstone ornament, was developed by George V. Davies on a lot he leased from owner Charles H. Jones. Upon its completion, the building was rented to William B. Dean, a china wholesaler, who occupied it until 1895.

In 1880-81, a pair of similar, five-story store-and-loft buildings were erected at 54 and 56 Warren Street by owners Elias and James R. Brevoort. They engaged M.G. Lane to design these buildings, which have brick facades with sandstone trim, in the Renaissance Revival style. The Brevoorts were descended from one of New York's oldest families; James R. Brevoort was a well-known landscape painter who briefly worked in the architectural office of his cousin, the renowned architect James Renwick. During the remaining years of the nineteenth century, the Brevoort family, which retained ownership of the buildings well into the new century, leased these properties to hardware and cutlery firms, saddle and harness wholesalers, a maker of patent medicines, and a leather dealer. In 1882, the Elias Brevoort acquired the adjacent property at 58 Warren Street, which he transferred in 1887 to James R. Brevoort, who completed a new five-story, store-and-loft building at this location in 1888. The noted architectural firm, John B. Snook & Sons, was engaged to design this Renaissance Revival-style commercial building with a brick facade and sandstone ornament. After its completion, the building was rented to hardware and plumbing supply firms.

The last new construction in the Tribeca South Historic District Extension was the six-story store-and-loft building at 124 Chambers Street, which was developed in 1889-90 by owner William Hodsdon, a local merchant and real estate operator. He engaged architects F. & W.E. Bloodgood, who were prolific designers of commercial buildings, to plan this Renaissance Revival-style edifice, which has a brick facade with sandstone trim. Hodsdon leased the space to Mason & Parker, hardware and cutlery wholesalers, and J.B. Tatem & Sons, a manufacturer of handles.

As the dry goods firms moved northward, new kinds of wholesale businesses began to move to the Tribeca South Historic District Extension area, notably hardware and cutlery merchants, china importers, and horse saddle and harness dealers. The hardware and cutlery trade began moving from the Beekman Street area around 1870. By 1880 a number of purchasing agents, jobbers, commission agents, export and import merchants, and manufacturers' representatives dealing in hardware, cutlery, and related items were located within the district. Hardware firms such as B. Kamak & Co., Bain & Richards, Richard Patrick & Co., Rowe & Post, Union Hardware Co., Theodore F. Cheriton, and Van Horn & Co. leased space within the extension. W.H. Crossman, one of the city's leading nineteenth-century hardware merchants, occupied space at 118 Chambers Street between c. 1875 and 1880. The area continued to be a

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<sup>13</sup>They had long since been converted completely or in part to commercial use.

prominent location for the hardware industry into the 1960s. At about the same time, china importers began to relocate into the area from Pearl Street. Firms such as William B. Dean, Rutger Bigby, Thomas Forrester & Sons, Fensterer & Ruhe, Jacob Conklin & Sons, and A. deReisthal & Co. occupied space in the extension, especially along Murray and Warren Streets. The prominent china importer, Lazarus Straus started at 116 Chambers Street around 1870, and by the 1880s had expanded into 46 and 48 Warren Street, also in the Tribeca South Historic District Extension. The company remained at this location until the 1920s. Saddlery hardware firms also concentrated in the area, especially along Chambers Street.<sup>14</sup> An 1880s advertisement for the Cosmopolitan Hotel, across Chambers Street from the Tribeca South Historic District Extension, touted the location as “in the immediate vicinity of the largest Harness, Saddlery, Horse-Clothing, and other business houses.”<sup>15</sup> Among related businesses in the Tribeca South Historic District Extension were Swift, Seaman & Co., C.M. Moseman & Bro., Veil Bros., Knorr & Paul, and Whitman Saddle Co.

Other important businesses in the area included wine and liquor importers, leather dealers, light manufacturers (of such items as buttons and brushes), and publishers. Between 1881 and 1891, the noted publisher, Patrick O’Shea (1832-1906), one of the leading producers of books on the Roman Catholic faith, was located at 45 Warren Street. A native of Kilkenny, Ireland, O’Shea published Catholic storybooks, textbooks, and history books. He was also the author of several works on the faith.

Even as the nature of the businesses changed in the late-nineteenth century, the district remained an important center of New York’s economy. In 1899, writing in *The New Metropolis*, E. Idell Zeisloft reported that Chambers Street was:

An extremely busy street of greatly diversified interests, the cutlery and hardware trade being the best represented. Traffic . . . is very heavy, . . . the crossing at West Broadway often being a dangerous place for the pedestrian. The people seen are businessmen, clerks, grocers, and truckmen, each and all rushing along the sidewalk at top speed.<sup>16</sup>

### Early Twentieth Century Trends

In the early twentieth century, the upper stories of the buildings in what is now the Tribeca South Historic District Extension continued to be used for wholesale businesses, primarily those of the hardware and printing trades, while ground floors were increasingly converted to retail use to serve workers from the large office buildings that were going up on Broadway and around City Hall.<sup>17</sup> Restaurants and luncheonettes occupied a large percentage of ground-story space in these store-and-loft buildings. From about 1910 through 1940, the ground floor of 124 Chambers Street was occupied by the Standard Cafeteria, one of the earliest chains of eating establishments, founded at this location by noted restaurateur Max Auster (c.1876-1953). Although the Chambers Street restaurant was sold in 1940, Standard Cafeterias continued to operate Standards at other locations through the 1950s. Beginning in the 1920s, the ground

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<sup>14</sup>Saddlery hardware consisted of such metal items associated with saddles, bridles, harnesses, and riding equipment as bits, stirrups, spurs, buckles, rings, hooks, screws, rosettes, ornaments, and hames (parts of the harness resting on the horse’s neck). *Memorial from the Saddlery Hardware Manufacturers of the United States* (c.1904); C.M. Moseman & Bro., *Moseman’s Illustrated Guide for Purchasers of Horse Furnishing Goods* (c.1880s).

<sup>15</sup>Moseman.

<sup>16</sup>E. Idell Zeisloft, *The New Metropolis* (New York, 1899), 603.

<sup>17</sup>Improvements in transportation, including the advent of subway service and a commuter rail line from New Jersey, made the surrounding area attractive for office development.

floor of 120 Chambers Street was occupied by the Chamberlain Restaurant, which was owned by the noted hotelier and restaurateur Louis H. Saltzman (c.1876-1950). His operations included several restaurants in New York City and Philadelphia, and resort hotels in Miami, New Jersey, and on Long Island.

Meanwhile, in addition to hardware wholesalers and printers, the upper-story loft spaces in these buildings were occupied by firms dealing in radios and electronics, lithography, engraving, photography, horse supplies, china, and patented medicines. The Mohawk Electric Co., which remains in business on Duane Street in the Tribeca South Historic District, was located at 58 Warren Street in the 1920s. In 1907, No. 45 Murray Street was purchased by Brent Good (1837-1915), who founded in 1866 Brent Good & Co. (known as the Carter Medicine Co. after 1880), makers of patent medicines. Good, a native of Rochester, New York, was a founder of the Franklin National Bank and proprietor of the Lyceum Theater. He remained president of the Carter Medicine Co. until he was killed during a zeppelin bomb raid while visiting London in 1915. The Carter Medicine Co. remained at 45 Murray Street through the mid-1930s.

The Kopf Manufacturing Co. occupied 49 Warren Street from c.1917 through the 1960s. The company, which was founded by Joseph B. Kopf (1874-1960), specialized in the manufacture of horse-racing equipment. Kopf purchased the building in 1920; it remained in the Kopf family until 1969. The Kopfs also owned 58 Warren Street from 1929 to 1969. The Straus family, proprietors of L. Straus & Sons, which had been a major presence on Chambers and Warren Streets since the 1870s, continued to operate its china business in the Tribeca South Historic District Extension through the 1920s. Over time, the Tribeca South neighborhood gradually evolved to include a greater number of service-related businesses; nevertheless, it remained a vibrant and important contributor to New York's economy.

### Tribeca South at Mid-Century

At mid-century, building occupancy within the Tribeca South Historic District Extension was at its most diverse due to the continuing development of office space in the downtown area and the opening of the Holland and Brooklyn Battery Tunnels. Other factors, such as the economic depression of the 1930s, the effects of World War II, and the flight of manufacturing and shipping out of the city after the war, contributed to significant changes in the Tribeca area.

During the Depression, in spite of a generally poor business climate and several foreclosures, buildings in the Tribeca South Historic District Extension maintained a high level of occupancy. Although many wholesalers either moved away or ceased operating during these years, they were nevertheless replaced by new businesses, such as retail stores (mostly selling neckwear, jewelry, sporting goods, and electronics), more restaurants and pubs, and office service establishments (mainly printers, stationers, photographers, and typewriter shops). Most of the new office workers in the area were employed by either the city or federal governments, which were greatly expanding as public spending increased in the 1930s. Employment in private businesses that served the public sector also grew. Reflecting the proximity of the new vehicular tunnels to New Jersey and Brooklyn and the growing popularity of cars, the ground floors of several of the buildings in the Tribeca South Historic District Extension were converted to automobile service and gas stations, tire stores, and motorcycle showrooms. Nevertheless, hardware stores remained the most common tenant at mid-century. Other businesses represented at this time included electrical suppliers, distributors of marine equipment, and small manufacturers of products such as light fixtures, horse hardware, and rubber goods.

Several wholesale shoe dealers, long a fixture along Duane Street in the Tribeca South Historic District, moved south to the Extension during the middle years of the twentieth century, including I. Blyn & Sons, owner of the Red Cross Shoe Store chain, whose main office was at 55 Murray Street in the 1930s. The Steiger Co., which was one of the nation's major publishers of German language textbooks and of works of German-Americans, was located at 47 Warren Street from the late 1930s until World War II. From c.1940 through 1955, the Pearl Paint Co., one of the city's major suppliers of art supplies, was located at 110 Chambers Street. Denmark-

native, Louis J. Larsen, who specialized in making racing yacht sails for members of New York and international societies, had his factory at 120 Chambers Street during the 1940s and 50s. The Timberland Corp, now one of the largest retailer of sporting goods, occupied space at 47 Warren Street in the late 1940s and early 1950s.

In the years following World War II, two new occupancy trends started. First, a growing number professionals - attorneys, optometrists, dentists, and real estate agents - were taking space in these buildings. Also, city directories from the period list a small, but increasing number of individual occupants not connected with any business or profession, possibly the early urban pioneers who were reclaiming the area's large and relatively inexpensive lofts as art studios, a trend already that was already underway to the north in what is now the SoHo - Cast Iron Historic District.

In the twentieth century's middle decades, the Tribeca South Historic District Extension was in a slow transition from an area dominated by wholesale distributors of imported products toward its modern-day reincarnation as a mixed-use, residential/commercial neighborhood. The century-old, store-and-loft buildings remained the neighborhood's constant element during these changes; their generous proportions, sturdy construction, and handsome facades made them attractive for the diverse uses to which they were put.

#### Changes in the Late-Twentieth and Early Twenty-First Centuries

Beginning in the 1970s, residential tenants began to locate in loft spaces that small businesses were increasingly vacating due to the accelerating collapse of New York City's manufacturing base. In 1976, the City Planning Commission proposed a Special Lower Manhattan Mixed Use District ("LMM"), a zoning designation like that established in SoHo, which allowed for residential lofts and light manufacturing in the same area.<sup>18</sup> The affected district, as adopted by the City Planning Commission, is roughly a triangular area south of Canal Street to Murray Street, from Broadway to West Street.<sup>19</sup> The acronym, TriBeCa, for Triangle Below Canal Street, was thus coined.

Also during this period, some notable businesses occupied space in the Tribeca South Historic District Extension, including the Lafayette Radio Electronics Corp., which occupied space in 45 and 47 Warren Street in the 1970s. In 1981, Lafayette merged with another firm to form Circuit City Stores, now one of the leading consumer electronics retailers in the United States.

Presently, the ground level storefronts in the Tribeca South Historic District Extension are occupied by numerous small retailers, especially along Chambers Street, as well as a scattering of restaurants, bars, and clubs. Some contain professional offices, such as design and technology firms. A number are currently vacant and/or under construction, presumably to be occupied by additional professional offices, restaurants, and boutiques. The upper stories appear to be occupied by a mix of residential and commercial tenants. Several buildings have recently been converted to luxury apartments and condominiums, while others are currently being renovated. Nevertheless, a few long-lived businesses remain. The Frederick Pfeifer Corp., makers of casters and wheels, had owned and occupied 53 Warren Street since 1948; while the Blan Electronics Corp. has continuously operated its electrical supply business at 56 Warren Street since the 1970s.

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<sup>18</sup>NYC, City Planning Commission, Manhattan, Calendar, Jan. 28, 1976.

<sup>19</sup>NYC, City Planning Commission, Zoning Map, 12a and 12b.

## ARCHITECTURE IN THE TRIBECA SOUTH HISTORIC DISTRICT EXTENSION

### The Store-and-Loft Building Type in the Tribeca South Historic District Extension

All of the structures in the Tribeca South Historic District Extension are store-and-loft buildings, bestowing a distinctiveness to this district. During the 1850s, merchants and real estate speculators replaced the dwellings and converted dwellings of this neighborhood with structures specifically built to satisfy the needs of the city's growing trade. These buildings have come to be called "store and loft" buildings, after terms whose meanings have changed over time.<sup>20</sup> In the mid-nineteenth century the verb "to store" had basically the same meaning as it has today, while the noun "store" was a collective term for a quantity of items stored or moved together. By later in that century, the words store and storehouse were commonly used for a place where goods were held for future use. Store had also come to mean a place where merchandise was sold and this term began to denote the buildings then being constructed for this specific use. During the nineteenth century, the word "loft," previously meaning an unfinished upper story where work such as sailmaking was done, took on the definition of an upper story of a warehouse, commercial building, or factory, as well as a partial upper area, such as a hay loft. Loft floors were used for a variety of purposes including storage, light manufacturing, showrooms, and offices. The common usage of the term "loft" as a manufacturing loft is a twentieth-century development.

Most of the buildings in the district extension predate building codes, which were first adopted by the city in the mid-1860s, after which building size and construction methods were regulated. In the Tribeca South Historic District Extension, most of the buildings are twenty-five feet wide, a measurement that corresponds to the standard lot size established by the preexisting residential development. Some fifty-foot wide buildings were erected, their facade designs based on a twenty-five foot module; buildings were sometimes constructed in ensembles, and a certain flexibility in the arrangement of interior spaces was achieved by joining the buildings, if needed. The typical five-story structure has a facade composed of a cast-iron-framed storefront and an upper wall faced in a high quality material: stone (brownstone, marble, or sandstone), brick, or cast iron.<sup>21</sup> While only one building within the historic district extension has full cast-iron facades - the through-block building at 120 Chambers Street (aka 50 Warren Street), cast-iron storefront framing members were commonly used and other iron elements, such as cornices, were usually applied to stone and brick facades. The marble most likely came from the quarries of Westchester County. Among the types of sandstone commonly used were buff and olive-yellow "Nova Scotia" or "Dorchester" stone, quarried in the Canadian provinces of Nova Scotia and New Brunswick, and dove-colored "Ohio" stone from several locations in Ohio.<sup>22</sup>

The post-Civil War store-and-loft buildings in the historic district extension were

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<sup>20</sup>This section 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 Sturges, *A Dictionary of Architecture and Building*, vol. 3 (1902; rpt. Detroit, 1966); *Annual Report* (New York, 1867), 290, 295; and New York City Building Codes: 1862, Chapter 356 of the *Laws of New York*; Chapter 873 of the *Laws of New York*. See also: *Annual Report* (1865), 151-152; 177-178; (1866), 210; (1867), 274-275.

<sup>21</sup>The use of marble for mercantile facades gained popularity during the mid-1850s in part because marble was thought to be more durable than sandstone. "New Banking Houses, Splendid Stores, etc.," *United States Economist & Dry Goods Reporter* N.S. 8, n. 19 (March 1, 1856), 309.

<sup>22</sup>Dr. Alexis A. Julien, "The Decay of the Building Stone in New York City," reprint of papers read before the New York Academy of Science, Jan, 29 and Apr. 30, 1883, also printed in *Transactions of the Academy*; John C. Smock, "Building Stone in the State of New York," *Bulletin of the New York State Museum of Natural History* 3 (Mar., 1888), esp. 38-39.



constructed to conform to the city's building codes. These controls were adopted to address fears, expressed in the *Annual Report* of 1865, for example, that unregulated building additions together with increasing loads of merchandise and other heavy materials endangered public safety because of the lack of adequate structural support. The codes of 1862 and 1866 mandated thick exterior walls, but allowed the thickness requirements to be met in piers or buttresses, alternating with a thinner wall between them; this mandate reflects the common system of piers and recessed spandrels adopted for the facades of many commercial buildings. The Department of Buildings codified terms to classify commercial structures. "First-class" stores were large commercial buildings of the best-quality materials and included those with iron and masonry facades. Four of the five post-Civil War store-and-loft buildings in the extension belong to this category; most of those that predated the Department of Buildings also would have been classified as such. "Second-class" stores, to which only one post-war building in the extension belongs, were rough but substantially-built structures that were used for storage, retail, and light manufacturing, as well as butcher shops and milk depots.<sup>23</sup>

The store-and-loft buildings incorporated changing construction technologies. During the mid-nineteenth century, this consisted of cast-iron columns, aligned in rows perpendicular to the facade, and yellow pine girders and beams, an arrangement that remains extant in many of the buildings. In the later years of that century, rolled iron and steel support elements were commonly employed in new construction and in alterations to existing buildings. Circulation was provided by stairs located against one of the side walls; workers moved goods vertically through open hoist-ways and later via elevators. Early New Building Applications often lacked detailed information and many buildings predate the requirement to file applications, so it is impossible to gauge accurately the cost and time of construction for the average store-and-loft building. The available data suggest that the average construction period for a store-and-loft building was less than one year and that the choice of facade material did not have a direct effect on length of construction or cost, except that brick-fronted structures were generally less expensive.

Like many of New York's historic commercial buildings, the store-and-loft buildings in the Tribeca South Historic District Extension were probably constructed with trabeated, cast-iron-framed, one-story storefronts in which columns and piers support the lintels, and with bays filled with paneled and glazed wood doors and wood-framed transoms. Some of the bays may have contained large wood-framed show windows above paneled bulkheads. To provide security from fire and theft, rolling iron shutters were often incorporated into the cast-iron framing, allowing each bay to be secured independently. Very few buildings in the district extension retain historic fabric at their bases. At the upper portions of the facades, the historic window sash is typically double-hung wood. The building codes required the use of fireproof iron shutters on all openings not facing onto a street. Beginning in 1867, codes required that all factories and workshops have fire escapes; many historic examples survive in the extension.

Also related to the mercantile use of the district is the subterranean vault which extends from the basement of a building under the sidewalk to the street. At the sidewalk, the vaults were usually covered by granite slabs and, in the area immediately in front of the building, by a stepped form of iron-framed lens glass, called a stepped vault light. A number of historic vault covers and sidewalk pavements survive in the Tribeca South Historic District Extension. Granite pavements are found at 124 Chambers Street, 47 Murray Street, and 54 through 56 Warren Street. Bluestone slab sidewalk paving is present at 126 Chambers Street, while 46 Warren Street has a lens-glass vault cover that has been partially obscured by metal plates.

While the store-and-loft buildings in the Tribeca South Historic District Extension display an overall consistency in form and scale, their exteriors vary somewhat in design

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<sup>23</sup>"Third-class" stores were one-story, shed-like buildings, usually located near piers; there are no such buildings in the Tribeca South Historic District Extension.

sophistication and ornamental quality. Some of the ornamental elements, such as sheet-metal cornices, were chosen from catalogs; almost every building was erected with some exposed cast-iron elements which were often selected from manufacturers' stock. In general, the buildings of the district were consciously designed to be impressive advertisements for the businesses they housed.

#### The Architecture of Store-and-Loft Buildings<sup>24</sup>

*The A.T. Stewart Store and the Italianate Style.* During the early nineteenth century, the commercial buildings of New York were built largely of brick and granite and designed in the austere Greek Revival style, an outgrowth of the neo-Classical aesthetic that dominated the arts in western culture at that time.<sup>25</sup> In the 1840s, the architectural symbolism of such buildings was criticized by architects as an inappropriate representation of American society. Concurrently, New York's increasingly prosperous merchant class, which began to lavishly display its wealth, became dissatisfied with such restraint.

From the ranks of the merchants and other advocates of a new architecture emerged a leader, Alexander Turney Stewart. When Stewart was ready to expand his business in the mid-1840s, he set his sights high. Purchasing a site on the southeast corner of Broadway and Reade Street, he commissioned the architectural firm Trench & Snook to design a dry goods store of incomparable splendor that would be divided internally into departments for the sale of different varieties of goods. Built in 1845-46 and faced in white marble, the exterior of the A.T. Stewart Store featured a one-story storefront base of Corinthian columns and a tall entablature framing large glazed openings, and a three-story upper section of smooth walls trimmed in quoining, punctured by a regular pattern of framed window openings, and surmounted by a simple cornice. Appropriately modeled after a Renaissance *palazzo* and described as the "Marble Palace" in contemporary accounts, it far exceeded in size and elegance other shops of the period.<sup>26</sup>

The A.T. Stewart Store and the Philadelphia Athenaeum (1845-47, John Notman) were among the earliest American examples of what is commonly called the "Italianate" style; though Italy was the ultimate source of design motifs for the Stewart Store, features such as the projecting central section probably derived from American examples of Georgian architecture. In any case, historians agree that this building represented a turning point in New York's commercial architecture. Within a year of the opening of his original store, Stewart began planning the first of several additions, for which he commissioned Trench & Snook. A later

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<sup>24</sup>This section has been adapted from Landmarks Preservation Commission (LPC), *Tribeca South Historic District Designation Report*, "Architectural Expression of the Store and Loft Building," essay by Elisa Urbanelli with contributions from David Breiner (New York, 1992), and includes the following sources: Winston Weisman, "Commercial Palaces of New York 1845-1875," *Art Bulletin* 36 (Dec. 1954), 285-294; Ellen W. Kramer, "Contemporary Descriptions of New York City and its Public Architecture ca. 1850," *JSAH* 27 (Dec. 1968), 271; Daniel J. Boorstein, *The Americans: The Democratic Experience* (New York, 1973), 101; Mary Ann Clegg Smith, "The Commercial Architecture of John Butler Snook," Ph.D. dissertation (Pennsylvania State University, 1974), 22-36; Henry Russell Hitchcock, *Early Victorian Architecture*, I, 163-174, 375-390; Roger Dixon and Stefan Muthesius, *Victorian Architecture* 2<sup>nd</sup> ed. (London: Thames and Hudson, Ltd., 1985), 125-135; Mark Girouard, *Cities and People: A Social and Architectural History* (New Haven and London, 1985), 264-267. Regarding the history and significance of the A.T. Stewart Store, see: Harry E. Resseguie, "A.T. Stewart's Marble Palace - - The Cradle of the Department Store," *New-York Historical Society Quarterly* 48, no. 2 (Apr. 1964), 130-162; Smith, "John Snook and the Design for A.T. Stewart's Store," *N-YHSQ* 58, no. 1 (Jan. 1974), 18-33; LPC, *Sun Building Designation Report* [formerly the A.T. Stewart Store] (New York, 1986).

<sup>25</sup>A concentration of mercantile buildings from that era remain in the area of the South Street Seaport.

<sup>26</sup>Located at 280 Broadway and now known as the Sun Building after a subsequent occupant, this building is a designated New York City Landmark.

addition was designed by Snook alone.

The Italianate style in America was given further legitimacy by architectural pattern books that were published at mid-century. In the preface to *City Architecture; or Designs for Dwelling Houses, Stores, Hotels, etc.*, published in 1853, M. Field notes that he “ offers to architect, builder, and capitalist a variety of novel designs and adaptations of the street architecture of Rome, Florence and Venice.”<sup>27</sup> His illustration for “first class” buildings show “store” facades that are hierarchically arranged with almost every story uniquely articulated. Field recommended that storehouses be built with marble facades, round-arched openings framed by narrow piers, and stability-evoking cornices and stringcourses. He even noted that certain illustrated elements could also be adapted to cast iron. The Italian palace motifs shown in the book were amply employed by New York’s architects and builders.

The neighborhood of the A.T. Stewart Store, of which the Tribeca South Historic District Extension is a part, was transformed during the next two decades by the erection of store-and-loft buildings that generally were given modest versions of the Stewart Store facade and served businesses that aspired to that company’s success.<sup>28</sup> Many of the buildings in the neighborhood of the A.T. Stewart Store copied the Italianate theme of a wall pierced by a regular pattern of amply decorated window openings and crowned by a bracketed cornice.

*The Stewart Store’s Influence.*<sup>29</sup> In the Tribeca South Historic District Extension, many of the pre-Civil War, store-and-loft buildings follow the Stewart Store model, using the following elements: a four-story stone veneer, sometimes framed by quoins or paneled pilasters; rectangular window openings - - three or four across each story - - embellished with molded surrounds and lintels; a first-story storefront composed of engaged cast-iron columns and pilasters supporting an entablature; stringcourses separating the stories; and bracketed and/or modillioned metal cornices. Often, these buildings were constructed in pairs or in groups, creating cohesive ensembles of similar or nearly-identical buildings that read as a unified facade. A smaller number of 1850s buildings in the district extension were built with brick facades above cast-iron bases. These featured Italianate-style ornamentation in stone, such as window surrounds, lintels, and stringcourses, as well as pressed-metal roof cornices. There is only one building in the extension that is faced entirely in cast-iron. Built in 1857-58, both facades feature the material. The through-block building at 122 Chambers Street (aka 52 Warren Street), known as the Swift, Seaman & Co. Building (built 1857-58, architect unknown, a designated New York City Landmark), features ornately-carved Rococo Revival-style ornamentation. Such detailing above the surrounds of the fenestration was popular in New York City throughout the 1850s for commercial buildings and row houses. It provided an alternate, more decorative, variation on the *palazzo* model, or Italianate style, which often had simpler molded surrounds. This architectural usage appears to parallel the popularity of the Rococo Revival style in interior decoration and furniture at the time.

*Later Nineteenth-Century Store-and-Loft Buildings.* Only five new buildings were constructed in the Tribeca South Historic District Extension following the Civil War; all were store-and-loft buildings designed in what were among the fashionable architectural styles of the period, neo-Grec and Renaissance Revival. The facades of these buildings are all faced in brick with stone

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<sup>27</sup>M. Field, *City Architecture; or Designs for Dwelling Houses, Stores, Hotels, etc.* (New York, 1853).

<sup>28</sup> In 1862, the Stewart Store became the center of Stewart’s growing wholesale trade as his retail business moved into a new cast-iron commercial palace (1859-62, Kellum & Son, demolished) further uptown on Broadway and 9<sup>th</sup> Street.

<sup>29</sup>This section includes information from: LPC, *Swift, Seaman & Co. Building Designation Report* (LP-2061), prepared by Jay Shockley (New York, 2000).

trim, and two of the five buildings have six stories, rather than five stories as was common in the 1850s.

Epitomized in Henri Labrouste's masterpiece, the Bibliotheque Sainte-Genevieve (1843-50), the French architectural movement called the neo-Grec was a progressive attempt to formulate a modern architectural expression of the era.<sup>30</sup> American designers and builders developed their own variation of the neo-Grec style, characterized by abstracted classical motifs, angular forms, and machine-cut, incised ornament, producing flattened and stylized forms that were well suited to cast iron and to brick trimmed in stone. Richard Morris Hunt's Studio Building (1857, demolished) at 15 West 10<sup>th</sup> Street was a very early example of this style in New York.<sup>31</sup> In the Tribeca South Historic District Extension, the neo-Grec style building at 43 Murray Street, designed by architect Thomas S. Godwin and constructed in 1876-77, has a three bay brick facade with crisply-incised limestone ornament and an elaborate pressed-metal roof cornice.

Following the mid-1880s, the Romanesque and Renaissance Revival styles replaced the neo-Grec in the design of commercial architecture. The final four store-and-loft buildings to be constructed in the Tribeca South Historic District Extension featured Renaissance Revival-style facades executed in brick with sandstone ornament. The facades of buildings in that style are often boldly organized through the use of arches or grids and sometimes had multi-story bases, with structural emphasis given by arched openings, projecting piers, and stone banding; decorative counterpoints are usually provided by such elements as plaques, keystones, shields, and other ornamental forms. The Renaissance Revival-style buildings in the Tribeca South Historic District Extension are simplified interpretations of the style, reflecting the neighborhood's diminution as a prime commercial area after the Civil War.

The brick building at 124 Chambers Street, designed by F. & W.E. Bloodgood and erected in 1889-90, is the most elaborate of this group. It features a two-story base, arched windows at the sixth story with molded surrounds, and a corbeled cornice with decorative brickwork. A group of three similar adjacent brick buildings at 54 and 56 Warren Street (1880-81, M.G. Lane) and 58 Warren Street (1887-88, John B. Snook & Sons) has simple projecting window cornices and sills, and a bracketed cornices. The grid-like facades of these structures are indicative of the movement toward a straightforward commercial style of architecture in the twentieth century in which the historically derivative, stylistic references are subdued, abstracted, or abandoned.

#### Late Nineteenth and Twentieth Century Alterations

Over the years, most of the alterations in the Tribeca South Historic District Extension consisted of changes to the interiors or the storefronts to accommodate new occupants, and the replacement of the original stone sidewalks and iron-and-glass vault covers with concrete paving. In the late nineteenth century, several buildings were joined internally or connected by exterior bridges at the rear to meet the spatial needs of growing businesses. China dealer, Oscar Goerke, made an internal connection between 53 and 55 Murray Street in 1894, and L. Straus & Sons, also a china dealer, built a connecting bridge between 116 Chambers Street and 46 Warren Street in 1893. Several owners also installed elevators. Other alterations, such as the installation of exterior fire escapes made of iron and the enclosure of interior stairs, were mandated by the city's

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<sup>30</sup>For an extensive discussion of the French roots of the American neo-Grec style, see Neil Arthur Levine, *Architectural Reasoning in the Age of Positivism. The Neo-Grec Idea of Henri Labrouste's Bibliotheque Sainte-Genievieve* (Ann Arbor, 1975).

<sup>31</sup>Hunt's role in introducing the neo-Grec style into the United States is examined in Sarah Bradford Landau, "Richard Morris Hunt: Architectural Innovator and Father of a 'Distinctive' American School," in *The Architecture of Richard Morris Hunt*, ed. Susan R. Stein (Chicago, 1986), 47-77.

building codes. Some of the buildings were extended at the rear to provide more space for prosperous businesses.

Around the turn of the twentieth century, second-story show windows were installed at 116 and 118 Chambers Street for china wholesaler L. Straus & Sons and the Whitman Saddle Co., respectively, reflecting the growing attractiveness for retail on that street. New trends in storefront design and merchandise display favored the complete reconstruction of many first-story facades, including the removal of cast-iron columns and lintels and their replacement with narrower and stronger steel systems and more expansive glass. By the mid-twentieth century, the deterioration of the aging sandstone on many of the facades required the removal of some or all of their ornament. The facades at 110 Chambers Street, 53 Murray Street, and 46 and 48 Warren Street have been either partially or totally stripped.

Late twentieth-century alterations continued the trend of interior renovations for new occupants, including residential conversions. Common alterations at this time included the construction of new storefronts, the renewal of interior systems, the installation of new elevators, the replacement of window sash, the laying of new concrete sidewalks and the removal of vault covers, and in one instance - at 118 Chambers Street - the construction of an additional story.

#### Current Architectural Character

The Tribeca South Historic District Extension retains much of its nineteenth-century commercial architectural character. Most of the upper-story ornamentation remains on the facades and a number of cast-iron storefront systems are preserved at street level. Overall, the district extension remains remarkably intact, providing an invaluable view of mid-nineteenth-century architecture in the service of commerce. This extraordinarily cohesive district is a visible reminder of New York's role as the center of American trade in the mid-nineteenth century.

## BUILDING PROFILES

### *CHAMBERS STREET (South side between Church Street and West Broadway)*

#### **110 Chambers Street**

*Borough of Manhattan Tax Map Block 136, Lot 27*

Date: c.1854

Architect: Not determined

Land Owner: Austin L. Sands

Builder/Developer: Austin L. Sands

Type: Store & lofts

Style: Stripped

Facade Materials: Cement stucco

Stories: Five

#### *Summary*

This stripped store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1854, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The owner and developer of this building, Dr. Austin L. Sands, was a well-known physician and member of the prominent Sands family of New York City and Newport, Rhode Island, who occupied the house from 1828 to 1838. Sands then moved to 30 Lafayette Place, where he resided until his death in 1877 while visiting Cairo, Egypt. The building, which over the years housed a variety of hardware, cutlery, printing, and paint supply firms, including the Pearl Paint Co. (c.1940-55), remained in the Sands family until 1906. By the mid-twentieth century, the facade was stripped of its ornament and a wrought-iron fire escape was installed.

#### *Building Features*

Main Facade: Four bays; historic cast-iron columns at the first story with non-historic brick and cement-stucco infill; non-historic concrete bulkheads at ground level; non-historic, wood-and-glass recessed storefront doors; non-historic neon signboards; non-historic entryway to the upper floors topped by non-historic louvered grille; ground story topped by historic molded brownstone crown; projecting window sills; cement-sealed window on second story; historic and non-historic wood and metal sash and casements; historic angled neon sign; historic wrought-iron fire escape; projecting roof cornice, altered. East Elevation: Brick, painted; non-historic metal sign. Roof: Metal flues, stairwell bulkheads, HVAC equipment, antenna.

#### *Ownership and Leasehold History*

1828 Austin L. Sands  
1885 Elbridge T. Gerry (Sands Realty Trust)  
1906 Leonard Weill (New Amsterdam Realty Co.)  
1906 Rosa Wolff  
1925 Lena S. Yohalem & Eva S. Smith  
1953 Aaron Levine  
1959 Hocut Realty Corp.

#### *Known Occupants*

c.1828-37 Austin L. Sands - residence  
c.1858-65 Aaron Altmayer & Bro. - wholesale hosiery & gloves  
c.1870 Sampter & Ash - clothiers  
c.1875 D.A. Newton & Co. - hardware & cutlery  
George W. Peck - hardware & cutlery

c.1880 Pitkin, Waterbury & Co. - wholesale saddles & harnesses  
 Henry Twaits - imported hardware & cutlery  
 James Wisner - hardware & cutlery  
 c.1890 Harry C. Marshall - hardware & cutlery commission merchant  
 c.1900-25 Charles W. Dunlap - hardware & cutlery manufacturing  
 c.1929 H. Bedrosian - engraving  
 E. Dession - electrician  
 Illustration Engraving Corp.  
 c.1929-40 H.B. Ackerson - lithographic goods  
 c.1929-55 J.H. Bertine & Co. - stationery & printing  
 c.1935 Zolin Hardware Corp.  
 c.1940-55 Pearl Paint Co.  
 c.1950-55 L. Lewey - paints  
 Sidney Ritter - printing  
 c.1980 Blarney Castle Restaurant  
 P. George  
 Robert John George  
 E. Webb  
 R.H. Wilson

#### *Significant Alterations*

- Twentieth century: The facade was stripped and a fire escape was added.  
 - Late twentieth century: Storefront alterations.

#### *Significant References*

“Death of an American in Egypt,” *New York Times* (Dec. 26, 1877), 1.

### **112 Chambers Street**

*Borough of Manhattan Tax Map Block 136, Lot 25 (in part, formerly lot 26)*

Date: c.1854  
 Architect: Not determined  
 Land Owner: Trinity Church  
 Builder/Developer: Austin L. Sands  
 Type: Store & lofts  
 Style: Italianate  
 Facade Materials: Brick with stone ornament, painted  
 Stories: Four

#### *Summary*

This Italianate-style, store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1854, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The developer of this building was Dr. Austin L. Sands, who leased the lot from Trinity Church. Sands was a well-known physician and member of the prominent Sands family of New York City and Newport, Rhode Island. He occupied the adjacent house at 110 Chambers Street from 1828 to 1838, when he moved to 30 Lafayette Place, residing there until his death in 1877 while visiting Cairo, Egypt. Over the years, the building housed a variety of hardware, cutlery, printing, and automotive supply firms, including the B.F. Goodrich and the Goodyear Tire & Rubber Co. (c.1930s). By the mid-twentieth century, a wrought-iron fire escape had been installed on the facade, which remains largely intact.

#### *Building Features*

Four bays, non-historic aluminum and glass storefront, awning, sign, lighting, cement-stucco fascia, security gates, and entryway to the upper floors; segmental-arch window lintels, deteriorated and altered at the second and third stories; projecting window sills; historic two-

over-two wood sash; historic wrought-iron fire escape; bracketed wood roof cornice, altered.

### *Ownership and Leasehold History*

1828 Austin L. Sands (lease)  
1885 Elbridge T. Gerry (Sands Realty Trust)  
1927\* Maison Sacher (lease of store)  
1930 Waterproof Novelty Co. (lease of store)  
1930 Maison Sacher (lease of store and basement)

\* The chain of title is broken after 1885, but by 1927 the property had been acquired by Edmond Bensamon.

### *Known Occupants*

c.1857-59 Schack & Hotop - imported buttons  
c.1885 B. Kamak & Co. - imported hardware & cutlery  
c.1890 Lena Hilborn - wholesale saddles & harnesses  
G. Mandelbaum & Co. - brushes  
Moore & Barnes Manufacturing Co. - hardware & cutlery  
c.1895 Hunter & Co. - printing  
Joseph Watson - printing supplies  
c.1895-1900 Hilborn Harness Agency - wholesale saddles & harnesses  
c.1900 Victor Press Co. (Joseph Watson) - printing  
c.1925-29 Chamberlain Electric Co. (Edmond B. Bensamon) - radio instruments  
c.1929 B.C. Hammond Co. - stationery & printing  
Maisson Smoke Shop  
c.1929-35 Waage Electric Co. (A.H. Waage)  
c.1935 Ace Signs Co.  
Consumers Supply Co.  
Electric Home Servants Co.  
Exide Battery Service Station  
Albert S. Flanagan - automobile supplies  
B.F. Goodrich Co. - service station  
Goodyear Tire & Rubber Co. - service station  
Pederson & Flanagan Inc. (W.H. Flanagan) - automobile supplies  
U.S. Tire Service Station  
c.1935-40 John Weiger - machine shop  
c.1935-55 Chambers Shoe Repairing Co.  
c.1940 Apex Metal Trophy Co.  
Apex Optical Co.  
Dr. Theodore Fishkin - optometrist  
Samuel Solot - optician  
c.1945-55 Camp & Trail Outfitters  
c.1945-50 Ben Siminow  
c.1950 Calderon Belts & Bags - office & factory  
I. Sicherman - men's neckwear  
c.1950-55 Reese Leather Novelty Co.  
c.1955 Chambers Neckwear  
Fiala Outfits, Inc.  
Robert John  
Eugene J. Nagy  
Ben Siminow  
c.1975 Bahr Records & Tapes  
Discount Records & Tapes  
Gojuryu Kubudo Assn.  
c.1975-80 Roselle Shoe Corp.  
c.1980 J. Saunders  
Ving TsunKung Fu  
Winner Wear II



### *Significant Alterations*

- 1930 (ALT 899-1930): The storefront, including the cast-iron columns, was removed and replaced with a new unit. Owner: Trinity Church. Architect: Benjamin H. Whinston.
- Twentieth century: A fire escape was installed.
- Late twentieth century: Storefront alterations.

### *Significant References*

“Death of an American in Egypt,” *New York Times* (Dec. 26, 1877), 1.

## **114 Chambers Street**

*Borough of Manhattan Tax Map Block 136, Lot 25 (in part)*

Date: c.1857

Architect: Not determined

Land Owner: Trinity Church

Builder/Developer: Henry W. Olcott

Type: Store & lofts

Style: Italianate

Facade Materials: Brick with stone ornament, painted

Stories: Four

### *Summary*

This Italianate-style, store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1857 by Henry W. Olcott, a stockbroker who had been leasing the property from Trinity Church since 1835. Olcott, who lived at 114 Chambers Street from 1835 to 1841, redeveloped the property at a time when the residential streets to the west and north of City Hall Park were being rapidly improved with new commercial buildings for the dry goods trade. Over the years, the building housed a variety of hardware, cutlery, seed distributing, and sporting goods firms. Trinity Church sold the building in 1930; in the 1940s and 50s, the building was owned by noted real estate broker Charles F. Noyes, who was chairman of the Charles F. Noyes Co., Inc. one of the city’s major property management concerns. The brick facade remains largely intact above the second story.

### *Building Features*

Three bays; non-historic aluminum storefront, entryway to upper floors, box awnings, security gates and signs; historic second-story wood-and-glass show window, altered; projecting window sills, altered; segmental window lintels, altered and deteriorated; historic multi-pane wood sash; non-historic flagpole and banner; bracketed pressed-metal roof cornice.

### *Ownership and Leasehold History*

1814 Rensselaer Havens (lease)  
1835 Henry W. Olcott (lease)  
1892 Charles Weeber & Alexander L. Don (lease)  
1907 Charles C. Weeber (lease)  
1925 Floyd E. Tether (lease)  
1927 William Shaine (lease)  
1927 Nathan Basescu (lease)  
1929 Henry Drimer (lease)  
1930 Henry Casper & John C. Sparks (deed)  
1946 Charles F. Noyes  
1954 Ann Findlay Koons  
1956 112-14 Corp.

### *Known Occupants*

c.1835-41 Henry W. Olcott - residence

c.1859-62 James Keeley - dry goods commission merchant  
 c.1864 Thomas Bird II & Co. - dry goods jobbing  
 McIntyre & Hamilton - dry goods jobbing  
 c.1865 Goldman & Falk - cloths, cassimeres & vestings  
 c.1870 Levy Bros. & Co. - cloths, cassimeres & vestings  
 c.1871-77 Charles M. Moseman & Bro. - harnesses  
 c.1880 Robert Gibson - fancy hardware  
 c.1880-90 Pope & Stevens - fancy hardware & leather goods  
 c.1885 Louis Hilborn & Co. - wholesale saddles & harnesses  
 c.1885-90 A.D. Cowan & Co. - seeds  
 c.1888-90 Alexander L. Don - seeds  
 c.1895 Horace F. Sise - handle manufacturing  
 c.1895-1905 C.S. Osborne & Co. - saddlery hardware  
 c.1895-1920 Weeber & Don (Charles C. Weeber & Alexander L. Don) - seeds  
 c.1929 Cottage Color Co., Inc.  
 Henry & Jacob Drimer - jewelers  
 New Palace Restaurant  
 Daniel Pellegrino  
 Placard Color Co.  
 The Watch Shop  
 c.1929-35 Ross Engraving Co.  
 c.1945-50 Jet Luncheonette  
 c.1950 Mosalcon Co. - giftware  
 c.1950-75 Craig's Shoes Inc.  
 Harvan Sporting Goods Co.  
 Harold Koppelson - sporting goods  
 c.1955 Allstate Detective Bureau (Alvin Snyder)  
 Lancer Photo Service  
 c.1975 Philipson-Chambers  
 G&G Shops, Inc.

#### *Significant Alterations*

- Early twentieth century: Show windows were installed at the second story.
- Late twentieth century: Storefront alterations.

#### *Significant References*

"Charles Floyd Noyes," *Who's Who in New York*, ed. Winfield Scott Downs (New York: Lewis Historical Publishing Co., Inc., 1952), 848.

### **116 Chambers Street**

*Borough of Manhattan Tax Map Block 136, Lot 24*

Date: c.1855

Architect: Not determined

Land Owner: St. George's Church in Flushing

Builder/Developer: Estate of James Boggs

Type: Store & lofts

Style: Italianate

Facade Materials: Marble, painted, with non-historic granite panels at the first and second stories

Stories: Five

#### *Summary*

This Italianate-style, store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1855 by the Estate of James Boggs, a downtown Manhattan banker who had been leasing the property from St. George's Church (Flushing) since 1819. Boggs lived at 116 Chambers Street from 1819 until his death in 1834. His estate, which

retained the lease until 1885, rented the house to various tenants over the next twenty years. By the mid-1850s, when the residential streets to the west and north of City Hall Park were being rapidly improved with new commercial buildings for the dry goods trade, the Boggs Estate redeveloped the site with a marble-fronted, five-story store-and-loft building, which was operated as an investment for the next thirty years.

From c.1870 until about 1920, the building was occupied by the prominent China import and wholesale firm, L. Straus & Sons. Lazarus Straus emigrated from Germany to the United States in 1852, settling in Talbotton, Georgia, where he established a successful general store. After the Civil War, he moved to New York, where he bought a small chinaware-importing firm, which by 1870 was located at 116 Chambers. The firm grew rapidly over the next several years, taking over several buildings on Warren Street behind the original Chambers Street store, including 46 and 48 Warren Street, also in the Tribeca South Historic District Extension. In 1874, Straus leased space in R.H. Macy's successful department store, where he operated the chinaware department, which by 1887 had become the store's most profitable section, generating almost twenty-percent of the store's sales. That year, Straus was offered a partnership in the Macy's establishment. Straus died a year after buying into Macy's, but his sons, Isador, Nathan, and Oscar, carried on the business. The Straus brothers introduced their odd-price policy, now used virtually everywhere in retailing. Charging \$4.98 instead of \$5, the store motivated consumers to buy in quantity in order to accumulate substantial savings. They also initiated the store's depositor's accounts, which was a forerunner of installment buying and layaway plans. In 1896, the Strauses, which also opened the successful Abraham & Straus department store in Brooklyn in 1893, acquired full ownership of Macy's. In 1902, Macy's built its giant new flagship store at Herald Square. The company was incorporated as R.H. Macy & Co., Inc. in 1919.

Macy's success established the Strauses as one of the nation's wealthiest and socially-prominent families. L. Straus & Sons continued in the chinaware trade into the mid-1920s, remaining in its Tribeca location. In later years, the company was operated by Lee Kohns (1864-1927), Lazarus Straus's grandson. Kohns, who was also the vice-president of Abraham & Straus and who served as president of the New York Board of Trade, as well as a director of the Irving Trust Bank, was also known for his philanthropic pursuits, especially in support of Jewish and educational causes.

Although the facade at the first two stories of the building has been significantly altered, its original marble facade remains largely intact above the second story. By the mid-twentieth century, the building was occupied by electrical supply firms. The underlying land is still owned by St. George's Church in Flushing, Queens.

#### *Building Features*

Four bays; non-historic, two-story granite and glass storefront and bulkhead; non-historic entryway to upper floors; non-historic awning, sign, security gate, and lighting; segmental-arch fenestration with molded sills; non-historic one-over-one metal sash; non-historic bracketed flagpole; bracketed brownstone roof cornice. East Elevation: Cement stucco. Roof: Elevator bulkhead.

#### *Ownership and Leasehold History*

1819 James Boggs (lease)  
1885 James B. Livingston (assignment of lease)  
1892 L. Straus & Sons (assignment of lease)  
1893 Jacob & Julius Veil (sub-lease)  
1901 L. Straus & Sons (lease)  
1927 41 Fulton Corp. (lease)  
1927 Manhattan Electrical Bargain House (assign lease)  
1962 Manhattan Marine & Electric Co. (lease)

#### *Known Occupants*

c.1819-35 James Boggs & family - residence

- c.1864 George F. Burdett - dry goods jobbing  
Giles Bros. - wholesale hosiery & gloves
- c.1864-65 Emanuel Engle - cloths, cassimeres & vestings  
D.H. Goodman & Bro. - clothiers
- c.1870 Bain & Richards - imported hardware & cutlery
- c.1870-80 Richard Patrick & Co. - imported hardware & cutlery
- c.1870-1920 L. Straus & Sons - (Lazarus Straus)- imported & wholesale china, pottery,  
glassware, bronzes & clocks
- c.1875 Phineas Smith - imported hardware & cutlery  
J.L. Wayne & Son - imported hardware & cutlery
- c.1880 Wolcott & Williams - hardware commission merchants
- c.1888-1905 Veil Bros. (J. Henry Veil) - saddlery hardware
- c.1890 Frederick B. Gurney - imported hardware & cutlery
- c.1929 Chambers Shoe Repairing Co.  
Goodyear Rubber Co.  
Goodyear Sundries & Mechanical Co. - rubber goods  
Terminal Hardware Co.
- c.1935-55 Manhattan Electrical Bargain House
- c.1940-55 A.J. Hurwitz - electrical supplies
- c.1940-80 Manhattan Marine & Electric Co.

#### *Significant Alterations*

- 1893 (ALT-635-1893): A bridge between this building and 46 Warren Street was erected. Lessee: L. Straus & Sons. Architect: John H. Duncan.
- 1900 (ALT 467-1900): Show windows were installed on the second-story. Lessee: Nathan Straus. Architect: Kurtzer & Rohl
- 1927 (ALT 567-1927): The storefront, including the cast-iron columns, was removed and replaced with a new unit. Lessee: Manhattan Electrical Bargain House. Architect: Lang & Rosenberg.
- Late-twentieth century: Storefront alterations.

#### *Significant References*

- “Lee Kohns is Dead; A Philanthropist,” *New York Times* (Jan. 19, 1927), 23.
- “R.H. Macy & Co., Inc.,” *International Directory of Company Histories* (Vol. 5), ed. Adele Hast et al (Detroit: St. James Press, 1992), 168.

### **118 Chambers Street**

*Borough of Manhattan Tax Map Block 136, Lot 23*

Date: c.1855  
 Architect: Not determined  
 Land Owner: Luke H. Holmes  
 Builder/Developer: Luke H. Holmes  
 Type: Store & lofts  
 Style: Italianate  
 Facade Materials: Marble, painted, with brick non-historic attic story  
 Stories: Five plus one-story attic

#### *Summary*

This Italianate-style, store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1855, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The developer of this building was Luke H. Holmes, a merchant whose business was located on Maiden Lane, who purchased the lot from Trinity Church in 1851. Holmes kept the building as an investment until 1865. Over the years, the building housed a variety of dry goods, hardware, and cutlery concerns, including W.H. Crossman (c.1875-80),

who was one the city's leading export merchants in the nineteenth century. By the mid-twentieth century, a wrought-iron fire escape had been installed on the facade, which remains largely intact. By the mid-twentieth century, a fire escape was installed on the facade, and in 2000 the building was raised by one story, but the facade remains largely intact.

### *Building Features*

Four bays; non-historic metal-and-glass storefronts and security gates; non-historic sign and marquis; non-historic entryway to the upper floors and corrugated aluminum panel above the first story; segmental arch fenestration; projecting window sills; non-historic one-over-one metal sash; non-historic wrought-iron fire escape; bracketed brownstone roof cornice; non-historic, one-story rooftop addition with brick facade and stone coping above the parapet; Roof: Elevator bulkhead.

### *Ownership and Leasehold History*

1849 Richard Mortimer (assignment of lease)  
1851 Luke H. Holmes (deed)  
1865 Samuel & Abraham Wood  
1947 118 Chambers Street Corp.

### *Known Occupants*

c.1860-63 William Cromwell - dry goods jobbing  
c.1861-62 A. Frank & Co. - dry goods jobbing  
c.1864 Bullowa Bros. - wholesale hosiery & gloves  
c.1865 James Glassford - dry goods jobbing  
William Snedeker - dry goods jobbing  
c.1870-1905 Alfred B., J. Finley, and A. Lockwood Smith - brushes  
c.1875-80 W.H. Crossman & Bro. - hardware commission merchants  
c.1880-85 Greene, Tweed & Co. - leather belting  
c.1885 Baxter Wrench Co. - hardware manufacturing  
c.1890 Harmon & Dixon - wholesale hardware & cutlery  
John J. Quinlan - hardware & cutlery commission merchant  
Henry J. Ronalds - printing  
E.C. Stearns & Co. - hardware & cutlery manufacturing  
C. August Walschied - imported hardware & cutlery  
c.1890-95 Whitman Saddle Co.  
c.1900 Brown Bros. - engraving  
c.1929-45 W.& J. Tiebout - hardware  
c.1950 Goodyear Rubber Co.  
Goodyear Sundries & Mechanical - rubber goods  
Sidney Kalfus - attorney  
R.F. Stroming

### *Significant Alterations*

- Mid-twentieth century: The storefront was altered, a fire escape was installed, and the building was raised by one floor.  
- 2000: The building was raised by one story. Architect: Hsu Chih & Associates. Owner: Li Ping Xie

### *Significant References*

“William H. Crossman,” *New York Times* (Dec. 26, 1907), 7.

### **120 Chambers Street, aka 50 Warren Street**

*Borough of Manhattan Tax Map Block 136, Lots 1001-1007 (formerly lot 9)*

Date: c.1857-58

Architect: Not determined

Land Owner: William Henry Jones  
Builder/Developer: William Henry Jones  
Type: Store & lofts  
Style: Italianate  
Facade Materials: Cast iron  
Stories: Five

### *Summary*

This Italianate-style, store-and-loft building was erected 1857-58 for William Henry Jones, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. Jones was the son of the late Isaac Jones (1795-1854), president of Chemical Bank from 1839 to 1844, who occupied a house at this address from 1828 to 1838; thereafter, he and his heirs kept the property as an investment and redeveloped it with a store-and-loft building in the late 1850s. Extending through the block to 50 Warren Street, the building has two identical cast-iron facades, produced by Daniel D. Badger & Company. These facades are modified three-bay versions of the four-bay facades illustrated in the company's catalogue of 1865. The Badger foundry mark is still visible on the Warren Street facade. Although other versions of this front were constructed in New York City, these are the only two which survive.

Over the years, the building housed a variety of dry goods, hardware, and horse saddlery concerns. In the 1920s and 30s, the ground floor was occupied by the Chamberlain Restaurant, which was operated by the noted hotelier and restaurateur Louis H. Saltzman (c.1876-1950). His operations included several restaurants in New York City and Philadelphia, and resort hotels in Miami, New Jersey, and on Long Island. From about 1940 through 1955, the noted sailmaker Louis J. Larsen (c.1882-1959) had his sailmaking business in this building. Larsen was born in Denmark, came to the United States before World War I, and worked in a South Street sailmaking shop before establishing his own business. Larsen specialized in making sails for racing yachts belonging to many of the leading families of New York and of international society.

Although the storefronts have been altered, both facades remain remarkably intact. The building was the subject of a public hearing for designation by the Landmarks Preservation Commission in 1989.

### *Building Features*

**Chambers Street facade:** Three bays; historic, fluted cast-iron columns at the first story; non-historic multi-pane steel-and-glass storefront infill; first story topped by cement-stucco fascia; two-story fluted, columnar piers on the upper stories; arched fenestration with molded architraves and non-historic one-over one metal sash; scrolled keystones above the third-and-fifth-story fenestration; foliated spandrels; decorative molding above the third story; elaborate cast-iron roof cornice featuring scrolled brackets and rosettes, altered. **Warren Street facade:** Similar to the Chambers Street facade; historic, fluted cast-iron columns at the first story with Badger watermark; non-historic metal-and-glass storefront infill and aluminum bulkhead; non-historic entryway to the upper stories; non-historic one-over-one metal sash.

### *Ownership and Leasehold History*

1921 Jeremiah Donovan  
1921 Manning Realty Corp.  
1922 Louis H. Saltzman (lease of store, basement and sub-basement)  
1923 Morris B. Besen & Alexander Behren (assignment of lease)  
1924 Chamberlain Restaurant Co. (assignment of lease)  
1925 Hermel Realty Corp.  
1926 Theodore Matsukes (lease of store and basement)  
1927 Wealfred Holding Corp.  
1929 Steve A. Coufos (Riviera Food Shops, Inc.) (Lease of store and basement)

1932 120 Chambers St. Corp (foreclosure)  
1932 Louis H. Saltzman (lease of Chambers St. side)  
1946 Kovlom Realty Corp.

#### *Known Occupants*

c.1858-1915 Van Nest & Co. (Abraham R. Van Nest) - wholesale saddles, harnesses, & horse hardware  
c.1864-65 A.W. Welton - button manufacturing  
c.1870 Julius Fuld - button manufacturing  
c.1870-75 T.S. Young & Co. - clothiers  
c.1875 Rowe & Post - hardware & cutlery manufacturing  
Union Hardware Co.  
c.1880 Kamak & Co. - imported hardware & cutlery  
c.1885-90 H. Rosenthal & Bro. - brushes  
c.1895 Herbert Brush Co. (John F. Herbert)  
Phoenix Hardware Manufacturing Co.  
c.1900-05 Coe Manufacturing Co. (Louis S. Coe) - hardware  
M. Kirchberger & Co. (Morris Kirchberger) - lamp shades  
c.1925 Chamberlain Restaurant Co. (Louis H. Saltzman)  
c.1929 Bosworth & Co. - printing  
Mitchell-Bosworth Co. - stationery  
Joe T. Rallis - dry fruit  
Riviera Foods Shops, Inc.  
c.1929-35 Asia Fruit Packing Co.  
c.1935 Para Rubber Co. of New York, Inc.  
c.1940 American Shoe Machinery & Tool Co.  
Camp & Trail Outfitters  
Governor Heat Regulator Co.  
Kay Products  
Manhattan Electrical Bargain House  
Thomas J. Moore- luggage hardware  
Ben Siminow  
Spirling Products Co.  
Milton Spirt - manufacturing representative  
c.1940-45 Manhattan Electrical Bargain House  
Louis J. Larsen - sailmaker  
c.1940-55 Governor Heat Regulator Co.  
Pioneer Air Compressor Co.  
c.1945 EST Precision Mfg. Co. - plastics division  
Roselle Instrument Corp.  
Steber Mfg. Co.  
Todd Industries  
c.1945-55 Chase-Shawmut Co. - electric fuses  
H. Linter & Son - manufacturing representative  
Rusgreen Mfg. Co.  
c.1950 Loyal Novelty Co.  
c.1955 Addressing Machine Services Corp.

#### *Significant Alterations*

- 1927-28 (ALT 2199-1927): The storefront, including the cast-iron columns, was removed and replaced with a new unit. Owner: Charles Fredericks. Architect: Murray Klein.  
- Late twentieth century: Storefront alterations at both the Chambers Street and Warren Street facades.

#### *Significant References*

*Badger Catalog* (1865), pl. 14.

LPC, *Swift, Seaman & Co. Building Designation Report* (LP-2061), prepared by Jay Shockley (New York, 2000).

“Louis J. Larsen,” obit. *New York Times* (Aug. 19, 1959), 30.

“Louis H. Saltzman,” obit. *New York Times* (May 27, 1950), 17.

**122 Chambers Street, aka 52 Warren Street**  
***The Swift, Seaman & Co. Building***  
***A Designated New York City Landmark***  
*Borough of Manhattan Tax Map Block 136, Lot 10*

Date: c.1857-58

Architect: Not determined

Land Owner: Emily Jones

Builder/Developer: Emily Jones

Type: Store & lofts

Style: Italian Renaissance Revival

Facade Materials: Dorchester sandstone

Stories: Five

*Summary*

This Italian Renaissance Revival-style, store-and-loft building was erected c.1857-58 for Emily Jones at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. Jones was the daughter of the late Isaac Jones (1795-1854), president of Chemical Bank from 1839 to 1844. From 1858 to 1879, the building was occupied the saddlery hardware business of Swift, Seaman & Co. and its successors, and continuously housed saddlery hardware, hardware, and saddlery/harness businesses for nearly ninety years. In 1903, the heirs of Emily Jones sold the building to the Estate of Eugene Augustus Hoffman, who was considered at the time of his death in 1902 to be one of the richest clergymen in the country. In later years, the building was occupied by electronics and photographic supply firms. The building, which was designated a New York City Landmark in 2000, remains remarkably intact.

*Building Features*

Chambers Street facade: Three bays; non-original, historic first-story facade featuring sandstone-clad piers with scalloped corners; non-historic aluminum-and-glass storefront and entryway to the upper floors; non-historic box awning, flagpole, and banner; round- and segmental-arched fenestration with surrounds topped by ornate carvings; bracketed window sills; historic two-over-two wood sash; elaborate pressed-metal roof cornice with brackets, modillions, and geometrically-decorated frieze. Warren Street facade: Similar to the Chambers Street facade, including the first-story sandstone facade; non-historic metal-and-glass storefront, security gate, box awning, flagpole, and banner; historic multi-light metal-and-glass transom above the storefront; historic four-over-four metal sash; historic two-over-two wood sash.

*Ownership and Leasehold History*

1818 Joshua Jones (lease)

1833 Isaac Jones (assignment of lease)

1835 Isaac Jones (deed)

1856 Emily Jones

1857 George W. Read (party wall agreement)

1903 Estate of Eugene Augustus Hoffmann

1907 Topping Bros (lease)

1921 Jeremiah F. Donovan

1921 52 Warren Street Corp.

1922 Bartley Bros. (lease)

1942 122 Chambers Street Corp.

1946 Merit Electrical Corp.



1969 David Sandberg et al  
1979 Philip Mendlow & John R. Phillips  
1980 52 Warren Street Owners Corp.

*Known Occupants*

c.1864 Lazarus Minster - cloths, cassimeres & vestings  
c.1865 Stern Bros. - cloths, cassimeres & vestings  
c.1865-75 Seaman Brother & Sniffen - saddlery hardware  
c.1875 John P. Benjamin - leather & findings  
c.1880 Brown & Folk - leather & findings  
Anthony Oechs - imported wine  
William G. Short & Co. - saddlery hardware  
c.1885-90 Theodore F. Cheriton - hardware manufacturing  
Louis Uhe - button hole manufacturing  
c.1890 George W. Davis - publishing  
J. Gundlach & Co. - wholesale wine & liquor  
Reed Bros. - printers  
c.1895 McIlwane & Linn - imported hardware & cutlery  
c.1895-1900 Leopold Reuther - imported wine & liquor  
c.1900 George D. Pine - leather goods manufacturing  
A. Werner & Co. - wholesale wine & liquor  
c.1929 Alfred D. Beeken, Inc. - printing  
California By Products, Inc.  
Clark & Tilson - radio supplies  
H.M. Halsted - stationery  
A.L. Hollinshead - printing  
Herman Krug - manufacturing agent  
Lyons Mfg. Co. Inc.  
N.Y. Sporting Goods Co.  
OK Metal Box Corp.  
Rease Button Hole Machine Co.  
Union Electric Mfg. Co.  
Van Ness J. Newton Co.  
c.1929-40 Plainville Electrical Products Co.  
Frederick Rail - electrical appliances  
O.C. White Co. - electrical fixtures  
c.1929-45 Bartley Bros. & Hall - saddlery  
c.1929-50 Hudson Sporting Goods Co.  
c.1935 American Luberite Corp.  
Champagne Agencies Inc.  
Eri-Nic Hotel & Club Supply Co.  
Kelwax Corp.  
Fred. W. Korth - sporting goods  
Monsey Trading Co. - hardware  
Moosehead-Whitely Exerciser Co.  
c.1935-40 N.Y. Canvas Goods Co.  
c.1935-45 Ralph L. Oakley - canvas  
c.1935-75 Brandfield Corp.  
August Brandmeier Corp.  
c.1940 Joseph B. Cohen - import/export  
Gregory Mfg. Co.  
Louis Guerrieri Co. - fishing tackle  
c.1940-55 Canvas Craftsmen Co.  
Mackay Products Co.  
New Amsterdam Import & Supply Co.  
c.1945 Modern Wire Co.

c.1945-55 New York Canvas Goods Co.  
 c.1950 Ben Rosenbaum - import/export  
 Electronics Contracting Co.  
 Excel Printing Co.  
 David Samberg Electric Sales Co.  
 White Marine Radio Co.  
 c.1950-55 Arco Electric Supply & Fluorescent Light Co.  
 Reliable Textile Seaming Co.  
 c.1955 Apex Photo Suppliers, Inc.  
 The Budget Camera Shop  
 c.1975 Dayton's Mens Shops, Inc.  
 Manning Electric Co.  
 The Mac Carl Corp.  
 c.1975-80 Schuler International  
 c.1980 John D. Brainard  
 Delancey Distributing Co., Inc.  
 G&G Messenger Service, Inc.  
 B.& E. McCormack  
 John Ransome Phillips  
 Spencers Dept. Stores, Inc.

*Significant Alterations*

- 1921-22 (ALT 2857-1921): The ground floor facades on both streets were replaced. Lessee: Bartley Bros. Architects: DeSuarez & Hatton.

*Significant References*

LPC, *Swift, Seaman & Co. Building Designation Report* (LP-2061), prepared by Jay Shockley (New York, 2000).

**124 Chambers Street**

*Borough of Manhattan Tax Map Block 136, Lot 20*

Date: 1889-90 (NB 800-1889)  
 Architect: F. & W.E. Bloodgood  
 Land Owner: William Hodsdon  
 Builder/Developer: William Hodsdon  
 Type: Store & lofts  
 Style: Renaissance Revival  
 Facade Materials: Brick with sandstone ornament  
 Stories: Six

*Summary*

This Renaissance Revival-style, store-and-loft building was designed by architects F. & W.E. Bloodgood (Bloodgood & Bloodgood) and constructed in 1889-90 for local merchant and real estate operator William Hodsdon to replace an earlier brick building acquired by Hodsdon in 1887. Hodsdon, a Brooklyn resident, had an office on Fulton Street and later on Nassau Street. Although the original storefront has been replaced and a fire escape installed, the facade remains largely intact.

Bloodgood & Bloodgood (Freeman Bloodgood and William E. Bloodgood, both dates undetermined) began their practice as partners in an architecture and building firm which was established as early as 1885. The firm designed commercial buildings in Manhattan, including three in the Tribeca West Historic District (349-351 Greenwich Street; 177 & 179 Duane Street) and one in the Tribeca East Historic District (334 Canal Street). The firm also designed a pair of Chateausque houses in the Upper West Side/Central Park West Historic District (134 & 136 West 82<sup>nd</sup> Street). When the firm dissolved, both members continued in independent practice.

Freeman retired in 1895, while William was associated with Walter Lund in 1895-97, and practiced from 1919 through 1923 in the firm of Bloodgood & Sugarman with Henry M. Sugarman.

In 1910, Newbold and Daniel Edgar acquired the building from Hodsdon. Newbold Edgar (c.1863-1924) was a member of the prominent Edgar family of New York, one of America's oldest families. Edgar, whose great grandfather was Daniel Webster, was an attorney who also served as Lieutenant Commander of the United States Navy during World War I. From about 1910 through 1940, the Edgars leased the ground story of this building to the Standard Cafeteria, one of the earliest chains of eating establishments, which was founded at this location by noted restaurateur Max Auster (c.1876-1953). Although the Chambers Street restaurant was sold in 1940, Auster continued to operate Standards at other locations until his death.

### *Building Features*

Four bays; two-story stone and cast-iron base with molded piers and bracketed, cast-iron columns at the second story; non-original, historic wood-and-glass storefront and entryway to the commercial space; non-historic box awning, lighting, and entryway to the upper floors; upper stories feature continuous projecting windows sills, continuous flat lintels, decorative brickwork, and round-arched lintels at the sixth story with molded architraves; historic wood sash; historic metal sash; historic, wrought-iron fire escape; elaborate roof cornice featuring corbels, dentils, and terra-cotta panels. Site feature: Granite slab sidewalk paving.

### *Ownership and Leasehold History*

1887 William Hodsdon  
1910 Daniel & Newbold Edgar  
1910 Max Auster (lease)  
1916 Jacob Pearman & Henry King (assignment of lease)  
1946 Tavern Realty Corp.  
1960 Cowal, Inc.

### *Known Occupants*

c.1864 K. Hirsch & H. Israel - cloths, cassimeres & vestings  
c.1865 Elias M. Sperling - cloths, cassimeres & vestings  
c.1870 Richard S. Devereaux - imported hosiery & gloves  
c.1880 Joseph Naylor & Co. - button making  
c.1883-89 Veil Bros (Julius Veil) - saddlery hardware  
c.1885 Edward H. Pollock - wholesale saddles & harnesses  
c.1895 Mason & Parker - wholesale hardware & cutlery  
J.B. Tatem & Sons - handle manufacturing  
c.1900 W.W. Pryor & Co. (William W. Pryor) - specialty hardware  
c.1900-25 E.A. Whitehouse & Co. (Edward A. Whitehouse) - saddlery hardware  
c.1905-10 Hunter & Co. (John B. Hunter) - publishing  
c.1911-29 Max Auster - restaurant  
c.1916-23 Pearlman & King - restaurant  
c.1929-40 Standard Cafeteria  
c.1929-55 Joseph C. Ford - paper ruling  
c.1940 Charles Harris - camping equipment  
c.1940-50 Lorenzo Restaurant  
c.1950 Charles Harris Camping Equipment Co.  
c.1950-55 American Steel Stamp Co. - steel engraving  
Bartley Bros. - saddlery  
c.1950-75 Stoll's Restaurant (Jack M. Stoll)  
c.1955 Constant & Thor, Inc. - displays  
c.1975 Domax Inc.  
A. Dworin  
Claudia Katayanagi

c.1975-80 Susan Weil  
Robert S. Woods  
Thomas Borek  
S. Hartnett  
c.1980 Brass 'N Wood Inn  
Cora Burnham  
Harvest Dance Foundation Ltd.  
Rosalind Newman  
J. Shea

#### *Significant Alterations*

- 1896-97 (ALT 1785-1896): A new show window was installed. Owner: William Hodsdon. Architect: T.F. Ward.  
- 1921-22 (ALT 1505-1921): Interior alterations were performed and a fire escape was installed in front of the building. (The current storefront may have been installed at this time.) Owner: Daniel & Newbold Edgar. Architect: Robert Teichman.

#### *Significant References*

"Max Auster," obit. *New York Times* (Aug. 3, 1953), 17.  
"Newbold L. Edgar," obit. *New York Times* (Jan. 7, 1924), 19.  
LPC, *Tribeca West Historic District Designation Report*, LP-1713, (New York, 1991).

### **126 Chambers Street**

*Borough of Manhattan Tax Map Block 136, Lot 19*

Date: c.1857  
Architect: Not determined  
Land Owner: Samuel Holmes  
Builder/Developer: Samuel Holmes  
Type: Store & lofts  
Style: Italianate  
Facade Materials: Marble  
Stories: Five

#### *Summary*

This Italianate-style, store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1857, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The developer of this building was Samuel Holmes, a dry goods merchant whose business was located on Broadway in what is now the NoHo Historic District. Holmes, who purchased the lot from Trinity Church in 1851, had been leasing the property from the church since earlier in the century and lived at this location until about 1834. In 1865, Holmes sold the building to import merchants Samuel and Abraham Wood. Over the years, the building housed a variety of dry goods, hardware, and cutlery concerns, as well as light manufacturers and other small businesses. By the mid-twentieth century, a wrought-iron fire escape had been installed on the facade and the original storefront had been replaced. The upper part of the facade remains largely intact.

#### *Building Features*

Three bays; non-historic wood-and-glass storefront; non-historic entryway to the upper floors; non-historic security gates and signs; molded window surrounds featuring bracketed sills and projecting lintels; non-historic one-over-one metal sash at the second and fourth stories; historic one-over-one wood sash at the third and fifth stories; historic, wrought-iron fire escape; bracketed, pressed metal roof cornice. West elevation: Brick; historic painted sign. Roof: Non-historic wrought-iron fence; brick chimney; antenna. Site feature: Bluestone slab sidewalk paving.

### *Ownership and Leasehold History*

1851 Samuel Holmes  
1865 Samuel & Abraham Wood  
1881 Trustees of John A. McGaw  
1884 John A.C. Gray  
1907 Charles M. & Edgar W. Moseman (lease)  
1925 William H. Lane  
1925 W.E. Drake, Inc. (lease of store, basement, and cellar)  
1929 Fletcher Burkard Corp. (lease of entire premises)  
1946 Ruth Lederhandler  
1961 Samuel & Helen Siegel

### *Known Occupants*

c.1857-67 Loder & Lockwood (Noah Loder & Charles Lockwood) - dry goods jobbing  
c.1864-65 C.B. Churchill & Co. - cloths, cassimeres & vestings  
c.1880 Charles A. Miller - button manufacturing  
c.1885 William Burkenshaw - imported hardware & cutlery  
c.1885-95 Harrison Bros. & Howland - imported hardware & cutlery  
c.1890 H. Kohnstamm & Co. - lithographic supplies  
Henry A. Tilly - imported hardware & cutlery  
c.1890-95 Union Publishing House  
c.1890-1905 David H. McConnell - publishing  
c.1900-24 C.M. Moseman & Bro. (Charles M. Moseman) - saddles & harnesses  
c.1929-40 M. Hancher - saddlery goods  
Sterling Twine & Cordage Co.  
c.1935 W.E. Drake & Co. - restaurant  
c.1935-55 Mulhern Belting Co.  
c.1945-55 Colonial Café  
c.1950 Roxter Tool & Die Co.  
c.1975 Craig H.Fisher  
Walter Reuben-Carbone  
c.1975-80 A. Dworin  
c.1980 Captain Mikes Seafood Restaurant, Inc.  
Gerald Hayes  
D. Sacilotto

### *Significant Alterations*

- Twentieth century: A fire escape was installed.  
- Mid-twentieth century: Storefront alterations.

## ***MURRAY STREET (North side between Church Street and West Broadway)***

### **41 Murray Street**

*Borough of Manhattan Tax Map Block 133, Lots 1001-1002 (in part, formerly lot 5)*

Date: c.1856  
Architect: (Attributed to) Thomas & Son  
Land Owner: Ebenezer Cauldwell  
Builder/Developer: Ebenezer Cauldwell  
Type: Store & lofts  
Style: Italianate  
Facade Materials: Marble  
Stories: Five

### *Summary*

This Italianate-style, store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1856, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building's design is attributed to the prominent New York City architectural firm, Thomas & Son; its developer was Ebenezer Cauldwell, who acquired the land from Third Congregation of the Associated Reformed Church in the City of New York in 1843, and resided at this location into the 1850s.

Griffith Thomas (1820-1879) was born on the Isle of Wight and educated in England. He came to New York in 1838 and joined his father, Thomas Thomas, in the practice of architecture. The elder Thomas had been in practice since 1833 and, upon the arrival of his son, changed the firm's name to Thomas & Son. The Thomases' work included many Fifth Avenue residences and numerous Italianate- and Second Empire-style commercial buildings, including stores for Lord & Taylor and Arnold Constable, located in the Ladies Mile Historic District, as well as many buildings in the SoHo-Cast Iron Historic District. In 1871, Griffith formed a new firm called Thomas & Sons. In the Tribeca West Historic District, the firm designed a store-and-loft building at 156 Franklin Street (1874).

Ebenezer Cauldwell (1791-1875) was born in Birmingham, England, and arrived in New York in 1806, where he immediately went into business with his father in the crockery trade. By the 1850s, he was one of the city's most important importers of china, glass, and earthenware; his business operated at several downtown locations. However, he apparently built and operated this store-and-loft building as an investment. It remained in the Cauldwell family until 1882.

Over the years, the building housed a variety of dry goods, liquor imports, small manufacturing, and hardware concerns. The hardware manufacturing firm, Henricks & Howell (later the A.P. Henricks Co.) was founded at this location in the late 1920s, and remained a fixture in Tribeca through the 1960s. Although the original storefront, which was produced by the Architectural Iron Works Co., had been replaced by the mid-twentieth century, the upper part of the facade remains largely intact.

#### *Building Features*

Three bays; non-historic brick-and-wood-faced first-story facade; non-historic entryway to upper floors, signage, lighting, and security gates; segmental-arch fenestration with bracketed sills and molded lintels; non-historic metal sash; historic wrought-iron fire escape (shared with 43 Murray Street) at the fifth story; bracketed pressed-metal roof cornice.

#### *Ownership and Leasehold History*

1843 Ebenezer Cauldwell  
1882 Edward G. Tinker  
1916 Tinker Realty Corp.  
1939 Edward L. Tinker  
1941 John Kunst  
1964 S. & A. Coffee Shop (lease of first floor and basement)

#### *Known Occupants*

c.1843-53 Ebenezer Cauldwell - residence  
c.1858-59 Thomas E. Bishop - wholesale hardware & cutlery  
c.1864-65 Abraham S. Herman - cloths, cassimeres & vestings  
c.1880-1900 Herman Cantor - imported wine  
c.1885 Julius Wile & Brother - imported wine & liquor  
c.1895 Philip Michaelson & Son - brushes  
c.1929 W.O. Barnes - hack saws  
William K. Cavanaugh - manufacturing agent  
Evansville Tool Works  
Hanson Bros. Scale Works

Henricks & Howell (A.P. Henricks & E.W. Howell) - hardware  
 La Pierre Sawyer Handle Co.  
 N-W Expanded Metal Co. - baskets  
 Frank M. Shaw - hack saws  
 Skillman Hardware Manufacturing Co.  
 Spargo Wire Co.  
 c.1945 Electronic Specialty Co.  
 c.1945-50 Edward Levine - printing  
 Mark Service (Moe Mark)- printing  
 c.1945-55 Chemex Corp. - coffeemaking  
 Dever & Edds Electrical Supply Co. (Edward J. Dever & John R. Edds) -  
 electrical equipment  
 John Kunst Co. - machine castings  
 Dr. Peter Schlumbohm - manufacturing  
 c.1950 Appellate Press Corp.  
 c.1955-80 Columbia Nut & Bolt Corp.  
 Benjamin Rocklin Co. - import/export  
 c.1975-80 Gem Precision Parts, Inc.  
 Murray Lauer  
 Rosie O'Grady's Pub

#### *Significant Alterations*

- 1924 (ALT 48-1924): A new elevator shaft was installed. Owner: Tinker Realty Corp.  
 Architect: Henry Wilkins.  
 - Mid-twentieth century: The current storefront was installed.

#### *Significant References*

*Catalog of the Principal Works erected by the Architectural Iron Works*, 31.  
 "Ebenezer Cauldwell," obit. *New York Times* (June 20, 1875), 7.  
 "Arthur P. Henricks," obit. *New York Times* (Dec. 18, 1965), 29.  
 LPC, *NoHo Historic District Designation Report* (LP-2039), (New York, 1999)

### **43 Murray Street**

*Borough of Manhattan Tax Map Block 133, Lots 1001-1002 (in part, formerly lot 6)*

Date: 1876-77 (NB 456-1876)  
 Architect: Thomas S. Godwin  
 Land Owner: Charles H. Jones  
 Builder/Developer: George V. Davies  
 Type: Store & lofts  
 Style: neo-Grec  
 Facade Materials: Brick with sandstone ornament  
 Stories: Six

#### *Summary*

This neo-Grec-style, store-and-loft building was designed by architect Thomas S. Godwin (dates undetermined) and constructed in 1876-77 for builder/developer George V. Davies on a lot he leased from Charles H. Jones. It replaced an earlier brick building the Jones family had owned since 1851. Little is known about Godwin's career, except that he designed a row of houses in 1876 on East 77<sup>th</sup> Street, three of which (Nos. 57, 59 & 67) survive within the Upper East Side Historic District, and that in the 1890s he formed a partnership, Godwin & Cunningham.

Over the years, the building was occupied by various china importers, engravers, and small manufacturers. In 1924, the building was purchased by John Kunst (1882-1943), founder and owner of the John Kunst Company, makers of tools and dies, which occupied the premises from c.1920 until the principle's death. Although the original storefront has been replaced, the upper

part of the facade remains largely intact.

### *Building Features*

Three bays; non-historic wood-clad first-story facade; historic pressed-metal crown molding above the first story; historic angled and bracketed neon sign; non-historic security gates and box awning; non-historic entryway to the upper floors; bracketed window sills set in a continuous band; incised window surrounds with molded hoods; non-historic metal sash; sixth-story windows sealed with brick; historic wrought-iron fire escape; bracketed, pressed-metal roof cornice with modillions and a paneled frieze.

### *Ownership and Leasehold History*

1851 Walter R. Jones  
1876 Charles H. Jones  
1885 Edith Tinker  
1920 Arrow Holding Co.  
1924 John Kunst  
1924 N. Groenendyke (lease)  
1927 Alfred Mitchell (lease of ground floor store and basement)  
1964 S. & A. Coffee Shop (lease of store and basement)

### *Known Occupants*

c.1851 Josiah S. Bennet - residence  
c.1858-60 Townsend, Jobnes & Co. - dry goods jobbing  
c.1858-62 Mathews & Co. (Henry C. Mathews) - wholesale hosiery & gloves  
c.1864-65 Chuck & Brother - cloths, cassimeres & vestings  
c.1880-95 William B. Dean - wholesale china  
c.1895 M. Redon - imported china  
c.1900 O'Shea & Co. (Francis B. O'Shea) - publishing  
c.1920-40 John Kunst Co.- patternmaking  
c.1929 Yale Ribbon & Carbon Co.  
c.1929-35 A.R. Mitchel - restaurant  
c.1935 Bliss Co. - office specialties  
John G. Ebel - engraving  
c.1940 Alanjo Café Restaurant Inc.  
Ebel & Kindermann - engraving  
Three-W Footwear Corp.  
c.1945 Hampden Brass Co.  
Lust-O-Yarns  
Stevens Walden Inc. - tools  
c.1955 Alvin Herrmann  
c.1975-80 Blarney Star

### *Significant Alterations*

- 1920-21 (ALT 3448-1920): A fire escape was installed and window openings were altered.  
Lessee: John Kunst. Architect: John B. Clermont.  
- Late-twentieth century: The current storefront was installed.

### *Significant References*

"John Kunst," obit. *New York Times* (Feb. 4, 1943), 23.  
LPC, *Upper East Side Historic District Designation Report* (LP-1051), (New York, 1981).

### **45 Murray Street**

*Borough of Manhattan Tax Map Block 133, Lot 7*

Date: c.1854-55

Architect: (Attributed to) Samuel A. Warner



Land Owner: Francis W. Hutchins  
Builder/Developer: Francis W. Hutchins  
Type: Store & lofts  
Style: Italianate  
Facade Materials: Marble  
Stories: Five

### *Summary*

This Italianate-style store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1854-55, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building's design is attributed to the prominent New York City architect, Samuel A. Warner; its developer was Francis W. Hutchins, who acquired the land in 1850. Hutchins, a clothier whose store was located on William Street, resided at the Murray Street address until he improved the property with this marble-fronted commercial building. He then moved his wholesale clothing business to this location, where it remained until 1860.

Samuel A. Warner (1822-1897), born in Geneseo, New York, received his architectural training in the office of his father, Cyrus L. Warner, and in 1849 became a partner in the firm of C.L. Warner & Son. After the elder Warner's death, Samuel practiced independently, achieving prominence with his designs for several large stores for dry-goods merchants. He also designed the early Romanesque Revival-style Marble Collegiate Reformed Church (275 Fifth Avenue, a designated New York City Landmark). He designed 49 Warren Street in the Tribeca South Historic District Extension, as well as commercial buildings in the other Tribeca historic districts and in the SoHo-Cast Iron Historic District. Samuel remained in practice until his death in 1897, at which time the firm was turned over to his brother and nephew. During his career, he also had commissions in Texas, Louisiana, and South Carolina.

In 1907, the building was purchased by Brent Good (1837-1915), who in 1866 founded Brent Good & Co. (known as the Carter Medicine Co. after 1880), makers of patent medicines, which continuously occupied this building until c.1935. Good, a native of Rochester, New York, was a founder of the Franklin National Bank and proprietor of the Lyceum Theater. He remained president of the Carter Medicine Co. until he was killed during a zeppelin bomb raid while visiting London in 1915. His son-in-law, Charles C. Orcutt (1868-1960), took over as company president after Good's death. He remained in that position until his retirement in 1940.

Other occupants over the years included numerous dry goods businesses, and electronics and plumbing suppliers. Although the original storefront, which was produced by the Architectural Iron Works Co., has been replaced, the upper part of the facade remains largely intact.

### *Building Features*

Four bays; historic fluted cast-iron columns at the first story with Corinthian capitals; historic copper-and-glass storefront infill with copper bulkheads; non-historic entryway to the upper stories with historic wood-and-glass transoms; denticulated crown molding above the first story; engaged balustrades below the second-story window sills; segmental fenestration at the second, third, and fourth stories with molded enframements and bracketed hoods (hoods removed at the second story); bracketed window sills at the third, fourth, and fifth stories; eared window surrounds at the fourth and fifth stories; non-historic wrought-iron sign bracket at the second story; non-historic metal sash at the second and fifth stories; historic two-over-two wood sash at the third and fourth stories; bracketed, pressed-metal roof cornice with paneled frieze.

### *Ownership and Leasehold History*

1850 Francis W. Hutchins  
1900 Florence Oppenheim  
1907 Alfred B. Dunn  
1907 Jefferson M. & L. Napoleon Levy

1907 Brent Good  
1913 David Wallach & William I Kollisch [Kollisch & Wallach, Inc] (lease)  
1916 David Wallach & William I. Kollisch [Kollisch & Wallach, Inc] (lease)  
1951 45 Murray Street Corp.  
1969 Maxwell, Louis, and Lawrence Becker

*Known Occupants*

c.1851-54 Francis W. Hutchins- residence  
c.1855-60 Francis W. Hutchins - wholesale clothes  
c.1861-62 A. Weinstein & Co. - wholesale clothiers  
E.S. Wheeler & Co.(Elonzo S. Wheeler) - buttonmaking  
Churchill, Ingalls & Co. - merchants  
c.1864 C.R. Cutler & Co. - yarns  
Meriman & Long - dry goods merchants  
Lewis Mills - dry goods merchant  
Alexander Munkitrick - dry goods merchant  
c.1864-65 Black & Alexander - clothiers  
c.1864-66 Zebediah Ingalls - dry goods merchant  
c.1865 Aiken & Co. - yarns  
Rettich & Reichmann - cloths, cassimeres & vestings  
c.1870 J. Baum & Co. - clothier  
Rutger Bigby - imported china  
c.1875 Greenbaum Brothers - clothiers  
c.1911-25 Brent Good & Co. - patternmaking  
c.1913-17 Kollisch & Wallach, Inc. - glassware  
c.1929 Roach-Appleton Mfg. Co. - electrical products  
c.1929-35 Carter Medicine Co.  
H.H. Good Advertising Co.  
c.1935 Feminine Products Inc.  
H.H. Hoyt  
Charles C. Orcutt - medicines  
c.1935-55 Louis V. Becker  
Maxwell A. Becker  
Nathan Becker  
Enbee Mfg. Co.  
International Plumbing Supply Co.  
c.1940-45 Harrington J. Bradford & Co.  
Universal Systems - stamp pads

*Significant Alterations*

- 1911 (ALT 540-1911): A new elevator shaft was installed. Owner: Brent Good. Architect: A.S. Traub.  
- Mid-twentieth century: The current storefront was installed.

*Significant References*

*Catalog of the Principal Works erected by the Architectural Iron Works*, 31.  
"Brent Good," obit. *New York Times* (Nov. 15, 1915), 13.  
"Brent Good," *Who's Who in New York City and State*, ed. William F. Mohr (1914).  
LPC, *Tribeca West Historic District* (LP-1713), (New York, 1991).  
"Charles C. Orcutt," obit. *New York Times* (Nov. 11, 1960), 39.  
*Real Estate Record & Guide* (March 25, 1911), 536.

**47 Murray Street**

*Borough of Manhattan Tax Map Block 133, Lot 8*

Date: c.1855  
Architect: (Attributed to) Joseph C. Wells  
Land Owner: Oscar W. Sturtevant  
Builder/Developer: Oscar W. Sturtevant  
Type: Store & lofts  
Style: Italianate  
Facade Materials: Dorchester sandstone  
Stories: Five

### *Summary*

This Italianate-style, store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1855, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building's design is attributed to the architect Joseph C. Wells, of whom little is known; its developer was prominent New York City attorney and politician Oscar W. Sturtevant (c.1810-59), who acquired the land in 1851. A Vermont native who moved to New York City as a child, Sturtevant was elected to the Board of Alderman several times, serving for a time as its president.

Over the years, the building was occupied by numerous dry goods firms, light manufacturers, and printers. Although the original storefront, which was produced by the Architectural Iron Works Co., has been replaced, the upper part of the facade remains largely intact.

### *Building Features*

Three bays; historic fluted cast-iron columns at the first story with Corinthian capitals; historic paneled wood bulkheads at ground level; non-historic wood-and-glass doors to the commercial space and the upper floors; non-historic box awning, and hanging sign; historic sandstone crown molding over the first story with brackets and dentils; security gates; historic wood-and-glass shop windows topped by non-historic HVAC louver; bracketed window sills; segmental-arch fenestration with paneled architraves and heavy, bracketed hoods; historic two-over-two wood sash; bracketed, pressed-metal roof cornice with modillions and a paneled frieze. Site feature: Granite-slab sidewalk pavement.

### *Ownership and Leasehold History*

1844 David Hale  
1851 Oscar W. Sturtevant  
1891 Nathan Necarsulmar  
1896 Joseph Slevin  
1902 Jane W. Slevin  
1944 Sherwatt Equipment & Manufacturing Co.

### *Known Occupants*

c.1845-51 David Hale - residence  
c.1851-53 Oscar W. Sturtevant - residence  
c.1858-59 Van Doren, Richmond & Hasbrouck - wholesale hosiery & gloves  
c.1859-66 Schack & Hotop (Frederick Schack & Frank Hotop) - imports  
c.1875 T.C. Richards & Co. - fancy hardware  
c.1890 Thomas Forrester & Sons - wholesale china  
c.1895 Koscherak Bros. (Emanuel Koscherak) - imported china  
c.1900-20 Fensterer & Ruhe (Gabriel Fensterer & Francis H. Ruhe) - wholesale china  
c.1929 Abendroth Bros. - exports  
Alvarez & Co.  
G.S. Blodgett Co. - exports  
Graham-Chisholm Co. - warehouse  
Kauffmann Lincoln Co.  
Bernard Mayer - printing

Paul Moran - contractor  
 Motorware Mfg. Co.  
 L.F. Pease  
 Richmond Stove Co. of Virginia  
 Sandusky Nut Co. - semi-finished nuts  
 Lewis M. Schwartz - automobile supplies  
 Steyn-Pease Co. - export brokers  
 H. Tobin - trucking  
 Union Manufacturing Co.  
 Vlachek Tool Co.  
 c.1929-35 Cameron & Byington (A.G. Cameron) - lithographic supplies  
 A.P. Roos - hardware & tools  
 c.1929-45 White Mop Wringer Co.  
 c.1929-50 Cleveland Cap Screw Corp  
 c.1929-55 Arthur Ohlbaum - manufacturing agent  
 c.1929-80 Sherwatt Equipment & Manufacturing Co. - machinery  
 c.1935 Caille Motor Co. - distributors  
 Chesler Express Co.  
 Cottrell Printing Co.  
 George J. Gelberg - printing  
 J.K. Jensen, Inc.  
 Marine Coil Brush Mfg. Co.  
 W.A. O'Connell - printer  
 Reed & Schaer, Inc. - marine equipment  
 c.1935-40 D.B. Smith & Co. - sprayers  
 c.1935-45 C.J. Hahner  
 c.1935-55 Blumgold & Co. - printers  
 Page Belting Co.  
 D.F. Van Wormer - belting  
 c.1940 S.J. Devoe - tobacco  
 c.1940-45 D. Gottlieb - bicycles  
 c.1940-50 City Cycle Supply Co.  
 c.1940-55 W B Printing Co.  
 c.1940-75 Walter B. Ensdorff  
 Paul Ziller  
 c.1940-80 Ulmer Tool & Mfg. Co. (Rowland Ulmer)  
 Paul W. Winter - engineer  
 c.1950 Bardwell & McAllister Co.  
 Butcher & Hart Mfg. Co.  
 Dorfman Metal Co. (Harry R. Dorfman)  
 Galloping Dominoes Mfg. Co.  
 George P. Timmerman  
 c.1950-55 Meakins McKinnon Inc.  
 c.1950-75 Arthur Watts - wire cloth  
 c.1955 Industrial Gift Specialties Co.  
 Lincoln Bicycle & Supply Co., Inc.  
 c.1975 Blue Ribbon Printing Corp.  
 c.1980 Continental Business Products  
 Manning Electric Inc. - electrical supplies  
 Wire & Metal Products

*Significant Alterations*

- 1916 (ALT 1488-1916): A new elevator shaft was installed and interior alterations were performed. Owner: Mrs. Josephine B. Slevin. Architect: William A. Kenny.  
 Early twentieth century: The current storefront was installed.

### *Significant References*

*Catalog of the Principal Works erected by the Architectural Iron Works*, 31.  
"Oscar W. Sturtevant," *New York Times* (Apr. 4, 1859), 4.

### **49 Murray Street**

*Borough of Manhattan Tax Map Block 133, Lots 1201-1206 (formerly lot 9)*

Date: c.1858  
Architect: Not determined  
Land Owner: Hubert Van Wagenen, Jr.  
Builder/Developer: Hubert Van Wagenen, Jr.  
Type: Store & lofts  
Style: Italianate  
Facade Materials: Brownstone, painted  
Stories: Five

### *Summary*

This Italianate-style, store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1858, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was developed by Hubert Van Wageneen, Jr. on land he acquired from Trinity Church in 1844. The Van Wagenen's occupied the house through 1855; soon thereafter, they redeveloped it as an investment. It remained in the Van Wagenen family until 1944.

Over the years, the building was occupied by numerous dry goods firms, light manufacturers, and saddlery hardware suppliers. Although the original storefront, which was supplied by the Architectural Iron Works Co., has been somewhat altered, some cast-iron elements remain, including the columns bearing the Badger foundry mark. While the facade has been painted and a fire escape installed, the upper part of the facade remains largely intact.

### *Building Features*

Three bays; historic fluted cast-iron columns at the first story with Corinthian capitals and Badger foundry mark; non-historic brick bulkhead and concrete steps at ground level; historic wood-and-glass show window with transom; non-historic entryways to the commercial space and the upper floors; non-historic lighting; segmental-arch fenestration with bracketed sills and molded hoods; historic two-over-two wood sash; historic three-over-three metal sash; historic, wrought-iron fire escape; bracketed, brownstone roof cornice with molded frieze.

### *Ownership and Leasehold History*

1844 Hubert Van Wagenen, Jr.  
1913 Edward Van Wagenen  
1944 Selmer Loft  
1946 Seaboard Twine & Cordage Co.

### *Known Occupants*

c.1851-55 Henry & Mary Van Wagenen - residence  
c.1870 Jacob Conklin & Sons - imported china  
A.D. Dickenson & Co. - saddlery hardware  
Solomon Wolff - imported hardware & cutlery  
c.1875 Norton & Dickenson Manufacturing Co. - saddlery hardware  
c.1890-95 Sadlery Hardware Manufacturing Co.  
c.1890-1945 Bernhard Meiners Inc. - lithographic supplies

c.1929 Steiger Trading Co. - merchants  
c.1929-35 E. Steiger & Co. - books  
c.1929-45 Gustav P. Meiners  
c.1950-55 Roland Tank Cleaning & Treating Corp.  
c.1950-80 Seaboard Twine & Cordage Co.  
c.1955 Kahir Brush Co. (Frank J. Kahir)  
Jason Cashmore Furniture Corp.  
Collegiate Pennant Co.  
Speth-Cipolla Marine Sales, Inc.  
Toledo Metal Furniture Co.

### *Significant Alterations*

- Mid-to-late twentieth century: Storefront alterations were performed, the facade was painted, and a fire escape was installed.

### *Significant References*

*Catalog of the Principal Works erected by the Architectural Iron Works*, 31.

## **51 Murray Street**

*Borough of Manhattan Tax Map Block 133, Lot 10*

Date: c.1854-56

Architect: Not determined

Land Owner: Orphan Asylum Society in the City of New York

Builder/Developer: Orison Blunt

Type: Store & lofts

Style: Italianate

Facade Materials: Brownstone, painted

Stories: Five

### *Summary*

This Italianate-style store-and-loft building was constructed c.1854-56, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was developed by Orison Blunt (1816-79) to replace a house he had been occupying on a lot leased from the Orphan Asylum Society in the City of New York since 1851. Afterwards, Blunt moved to Ninth Avenue in Chelsea, but this building remained as an investment for the Blunt family until 1881. Blunt, who had opened a small gunsmith's shop on Chatham Street in the late 1830s, was one of the city's biggest gun suppliers by the 1850s, and one of the major suppliers of weapons to the Union army during the Civil War. He also invented and patented several innovative types of pistols and rifles. In the 1850s and 60s, he was elected to the City Board of Alderman and to the New York County Board of Supervisors, and had become one of the city's wealthiest men.

The Orphan Asylum Society in the City of New York was founded in 1806 in Greenwich Village. Its mission was to care for homeless children under ten years of age. By the late-nineteenth century, the Society was considered the oldest and best-endowed orphanage in the country. In 1833, Trinity Church transferred ownership of this lot to the Orphan Asylum Society as part of its endowment. The orphanage, which also owned 45 Murray Street, retained this property until 1928.

Over the years, the building was occupied by numerous dry goods, hardware, and electrical supply firms, including the Mitchell-Rand Company, manufacturers of electrical insulation, which occupied space in the building from the 1930s through 1955. The hardware manufacturing firm, Henricks & Howell (later the A.P. Henricks Co.), which began business at 41 Murray Street in what is now the Tribeca South Historic District Extension, and which remained a fixture in Tribeca through the 1960s, was located in this building in the 1940s. Although the original

storefront has been replaced and the facade had been painted, the building remains largely intact.

### *Building Features*

Three bays; non-historic brick bulkhead and steps at ground level; historic, fluted cast-iron columns at the first story with Corinthian capitals; non-historic brick and cement-stucco first-story facade; non-historic entryway to upper floors, security gates, and lighting; non-historic, cement-stucco-covered fascia above the first story; segmental-arch fenestration with projecting sills and cast-iron hoods with scrolled brackets; non-historic metal sash with non-historic transoms; bracketed roof cornice; east windows have been sealed with masonry; elevator bulkhead on roof.

### *Ownership and Leasehold History*

1851 Orison Blunt (lease)  
1857 Orison Blunt (lease)  
1879 Anna Louise Blunt (lease assigned from Orison Blunt)  
1881 Frazer Lubricator Co. (leased assigned from Anna Blunt)  
1896 Frazer Lubricator Co. (lease)  
1920 Max J. Breitenbach (lease)  
1927 Daniel F. Farrell (lease assigned from Breitenbach)  
1929 Mitchell-Rand Manufacturing Co. (lease assigned from Farrell)  
1963 Walter J. Fitzpatrick  
1965 Fitzpatrick, Inc.

### *Known Occupants*

c.1832-50 Edward C. Center - residence  
c.1851 Orison Blunt - residence  
c.1857-60 Carhart, Bacon & Clark - cloths, cassimeres & vestings  
c.1861-62 Carhart, Bacon & Greene - cloths, cassimeres & vestings  
c.1858-59 Edward Smith - clothier  
c.1861-64 Jaroslowsky & Bros. (Jacob, Lewis & Leopold) - wholesale clothing  
c.1864 Albert C. Lamson - dry goods merchant  
c.1865 George T. Knight - imported wool  
c.1880 Goldschmidt & Bros. - china dealer  
John H. Marren - china dealer  
Julius Wile & Bros. - imported wine  
c.1895-1929 John R. Gibney - wholesale china  
c.1900-25 M.(ax) J. Breitenbach Co. (Julius Breitenbach, Pres.) - patent medicine  
c.1935-55 Joseph H. Lecour - lawyer  
J.R. Mitchell & Son - soaps  
Mitchell-Rand Dampproofing Corp.  
W.E.G. Mitchell - insulation  
c.1940 Champion Hardware Co.  
H.J. Drentlau Co. - hardware  
Hartford Clamp Co.  
A.P. Henricks, Jr. - manufacturing representative  
Vaughan & Bushnell Mfg. Co. - tools  
Wilmington Abrasive Works Inc.  
c.1940-45 Edward J. Colley - manufacturing representative  
c.1975-80 FitzPatrick Inc.

### *Significant Alterations*

- 1930-31 (ALT 2597-1930): A new storefront was installed and a rear extension was constructed. Lessee: Mitchell-Rand Manufacturing Co. Architect: A.F. Evans & Carroll E. Welsh.  
- Mid-twentieth century: Alterations to the storefront.

### *Significant References*

“Orison Blunt.” obit. *New York Times* (Apr. 22, 1879), 2.

“Arthur P. Henricks,” obit. *New York Times* (Dec. 18, 1965), 29.

“Joseph H. Lecour,” obit. *New York Times* (March 24, 1954), 27.

“The Orphan Asylum Society,” *Kings Handbook of New York City*, 2<sup>nd</sup> ed. (Boston: Moses King, 1893), 431-432.

### **53 Murray Street**

*Borough of Manhattan Tax Map Block 133, Lot 11*

Date: c.1855-56

Architect: Not determined

Land Owner: Isaac J. Greenwood

Builder/Developer: Isaac J. Greenwood

Type: Store & lofts

Style: Italianate, stripped

Facade Materials: Pigmented cement stucco

Stories: Five

### *Summary*

This stripped, Italianate-style store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1855-56, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was developed by Isaac J. Greenwood on land he acquired from Trinity Church in 1842. Greenwood occupied a house at this address from about 1842 through 1855; afterwards, he redeveloped the property with a commercial building, which remained as an investment for the Greenwood family until 1949.

Over the years, the building was occupied by numerous dry goods firms and small manufacturers. By the mid-twentieth century, the facade had been stripped of most of its ornament and its original storefront, although the roof cornice remains intact. The facade is now covered with pigmented cement stucco.

### *Building Features*

Three bays; non-historic, metal-clad first-story facade with metal bulkhead, non-historic show window, doors, and security gates; segmental fenestration; non-historic metal sash; non-historic metal-and-glass transoms at the second-story windows; historic four-over-four wood sash at the shaftway; non-historic angled sign; historic, wrought-iron fire escape; bracketed, stone roof cornice.

### *Ownership and Leasehold History*

1842 Isaac J. Greenwood

1925 Greenwood Properties Corp.

1949 Pearson Brothers, Inc.

1964 George A. Boehm

### *Known Occupants*

c.1842-54 Isaac J. Greenwood - residence

c.1857-60 Cunningham, Frost & Throckmortons - dry goods jobbers

c.1864 Burgess & Seaver (George Burgess) - imported hosiery & gloves

c.1875 Booth & Curtiss - imported china

c.1890-95 Oscar Goerke - china dealer

c.1900 Maddock & Miller (Sidney & John J.) - wholesale china (dinner, tea & toiletware)



c.1900-25	M.(ax) J. Breitenbach Co. (Julius Breitenbach, Pres.)- patent medicine
c.1929	Quaker City Rubber Co. Joseph Satin
c.1940	Delapierre Handle Corp.
c.1940-55	Pearson Bros. Inc. (W.W. Pearson) - contracting supplies & hardware
c.1945-75	Swan Handle Corp.
c.1975-80	Boehm Paper Co., Inc.

### *Significant Alterations*

- 1890-91 (ALT 1381-1890): Unspecified interior and exterior alterations were performed. Owner: Estate of Isaac Greenwood. Architect: John G. Porter.
- 1894 (ALT 852-1894): Internal openings to the adjacent building at 55 Murray Street were created at the basement, first, second and fifth stories. Owner: Isaac J. Greenwood. Architect: Not determined.
- Mid-twentieth century: The facade was stripped of its detailing, except for the cornice. Also, the storefront was altered.

### **55 Murray Street, aka 55 Warren Street**

*Borough of Manhattan Tax Map Block 133, Lot 12*

Date: c. 1854  
 Architect: Not determined  
 Land Owner: James R. Whiting  
 Builder/Developer: James R. Whiting  
 Type: Store & lofts  
 Style: Italianate  
 Facade Materials: Marble  
 Stories: Five

### *Summary*

This Italianate-style, store-and-loft building, which extends through the block to Warren Street, was constructed c.1854, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was developed as an investment by attorney James R. Whiting, who acquired the property in 1853. Whiting, a resident of Kingsbridge, the Bronx, maintained his law office, Whiting & Clark, on Park Row. The building remained in the Whiting family until 1877. Over the years, the building was occupied by numerous dry goods, hardware, china, and imported liquor firms. From about 1922 through 1935, the main office of the I. Blyn & Sons, shoe merchants, was located in this building. Founded in 1874, the company owned the popular Red Cross Shoe Store chain. Although both storefronts, which were produced by the Architectural Iron Works Co., have been altered, the building remains largely intact.

### *Building Features*

Murray Street facade: Three bays; historic, fluted cast-iron columns at the first story with Corinthian capitals; non-historic brick bulkhead topped by diamond-plated steel platform; historic, paneled wood entryway to elevator shaft with multi-pane transom; non-historic show windows at the first story with glass-block transoms; non-historic security gates; bracketed stone crown above the first story; segmental-arch fenestration at the second, third, and fourth stories; round-arch fenestration with scrolled keystones at the fifth story; window openings feature carved surround with bracketed sills, molded architraves, and bracketed hoods; second-story hoods topped by decorative carvings; angular pediments above the second- and the fourth-story windows; curved pediments above the third- and the fifth-story windows; non-historic fixed metal sash; bracketed stone roof cornice. Warren Street facade: Three bays; similar to Murray Street facade; non-historic, metal-clad first-story facade; non-historic security gates and signs; bracketed stone crown molding above the first story; non-historic fixed metal sash. West elevation: Cement stucco. Roof: HVAC equipment.

### *Ownership and Leasehold History*

1842 Moses A. Happock  
1843 Jacob Happock  
1853 James R. Whiting  
1877 John W. Hammersley  
1920 NITA Realty Corp.  
1921 I. Blyn & Sons  
1928 Ornom Realty Co.  
1932 55 Warren Street Realty Co.  
1936 Bank of New York (foreclosure)  
1945 Rose Korrol  
1946 U.S. Electrical Supply Co.  
1955 55 Warren Realty Corp.

### *Known Occupants*

c.1851 W.G. West - residence  
c.1859-62 Todd Converse & Co. - dry goods jobbers  
c.1863-67 Abraham Altmeyer - imported hosiery & gloves, men's furnishing  
c.1864 Jacob August - clothier  
c.1870 M. Neubrick & Brother - clothiers  
John Market - hardware & cutlery  
c.1880 F.R. Emmons - hardware commission merchant  
S.N. Wolff & Co. - imported china  
c.1880-90 A. deReisthal & Co. - imported china, lamps & chandeliers  
c.1884-87 Elias Hartman - liquors  
c.1885 I. Hays & Co. - imported wine & liquor  
c.1895 (Morris) Loeb & Co. - imported wine & liquor  
c.1922-35 I. Blyn & Sons - shoes  
c.1929-35 Rambler Shoe Co. - main office  
Red Cross Shoe Shops - main office  
c.1929-45 Spielman & Co., Inc. - drugstore sundries  
c.1935 Worth Shoe Co.  
c.1940 Federal Research Products Inc.  
Pierce Cycle Co. Inc.  
George M. Port - expediter  
c.1940-45 F.A. Baker Co. - bicycles  
c.1945-80 U.S. Electrical Supply Co.  
c.1945 Little Imported Products, Inc. - talcum powder  
c.1980 Constellations Inc.

### *Significant Alterations*

- 1894 (ALT 852-1894): Internal openings to the adjacent building at 53 Murray Street were created at the basement, first, second and fifth stories. Architect: Not determined.  
- 1909 (ALT 1382-1909): A new elevator shaft was erected. Owner: Estate of John W. Hammersley. Architect: J. Odell Whitenack.  
Mid-twentieth-century: Alterations to both storefronts.

### *Significant References*

"Henry Blyn," obit. *New York Times* (Nov. 20, 1941), 27.  
*Catalog of the Principal Works erected by the Architectural Iron Works*, 31.  
*Real Estate Record & Guide* (June 12, 1909), 1193.

## **WARREN STREET (South side between Church Street and West Broadway)**

### **41-43 Warren Street**

*Borough of Manhattan Tax Map Block 133, Lots 1401-1408 (formerly lot 26)*

Date: c.1851-54  
Architect: (attributed to) John W. Ritch  
Land Owner: Thomas Suffern  
Builder/Developer: Thomas Suffern  
Type: Store & lofts  
Style: Italianate  
Facade Materials: Marble  
Stories: Five

*Summary*

This double-width, Italianate-style, store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1851-54, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was erected by Pearl Street merchant Thomas Suffern on land he had acquired from Trinity Church in 1825. Suffern lived at this address from 1825 until he moved to Washington Square North in 1835. After he moved, he kept the Warren Street house for rental income until he redeveloped it as an investment with a commercial building in the early 1850s. It remained part of the Suffern Estate until 1920.

The design of the building is attributed to architect John W. Ritch. A native of Putnam County, New York, he began the study of architecture at the age of sixteen as an apprentice to William Hurry. He opened his own architectural office in New York City in 1846 and remained in practice until c.1896. A charter member of the American Institute of Architects, which was founded in 1857, Ritch served the group as its first treasurer and as a director until 1861. Ritch associated with various architects during his career; in 1848, he was in the partnership of Ritch & Fleming, and then had a short-lived partnership with John McL. Murphy in the early 1860s. From 1866 to 1868, he worked with Evan Griffiths. Ritch appears to have practiced alone from 1869 to 1896. He produced designs for banks, hospitals, commercial buildings, and residences. His work is found in both the Tribeca North and the NoHo Historic Districts.

Over the years, the building was occupied by numerous dry goods, hardware, and electrical supply firms. Although the original storefront, which was supplied by the Architectural Iron Works Co., has been somewhat altered, the facade remains remarkably intact.

*Building Features*

Six bays; historic, fluted cast-iron columns at the first story; non-historic steel-plated bulkhead; non-historic concrete pedestrian ramp; non-historic, wood-and-glass paneled doors at the first story, topped by historic round-arch transoms with molded architraves; east bay of the first story covered with cement stucco; bracketed marble crown above the first story; round-arch upper-story fenestration with molded architraves springing from a continuous molding; projecting window sills in a continuous band; four-over-over, non-historic wood sash; east window bays sealed by cement stucco; elaborate, bracketed marble roof cornice; cement-stucco-covered elevator bulkhead on the roof, topped by non-historic, wrought-iron fence.

*Ownership and Leasehold History*

1825 Thomas Suffern  
1913 Estate of Thomas Suffern, Inc.  
1920 Daniel F. Farrell  
1920 Doro Realty Co.  
1927 41 Warren Street Holding Co.  
1934 Bowery Saving Bank (foreclosure)  
1934 Frederick H. Vahlsing  
1943 EKKO Realty Corp.

### *Known Occupants*

- c.1825-34 Thomas Suffern - residence  
c.1850 Maria Cammeyer - residence  
c.1856-63 J.A. Sweetser & Co. - dry goods jobbers  
c.1864 Andrus & Bowers - dry goods merchants  
Albert Jewett & Co. - wholesale hardware  
c.1870 Schaefer & Brother - clothiers  
c.1875 Hyams Bros. - clothiers  
c.1875-90 Lock-Shank Button Co. - button makers  
c.1880-1905 Frederick deBary & Co. - imported wine  
c.1900 P. Monlun - brushes  
J.D. Boyd & Co. - lamp manufacturing  
c.1929 Barnstead Mfg. Co. - water stills  
Thomas Christianson  
J.H. & W.H. Cushman  
East Coast Electrical Supply Co.  
Keystone Bolt & Nut Corp.  
Keystone Hardware Corp.  
Charles O'Connor - trucking  
H. Riesenkonig  
Schubel Bros., Inc. - laboratory glassware  
Sterling Products Co. - chemicals  
Teschner Myers Co. (Bruno S. Teschner & Bradley Myers) -laboratory supplies  
c.1929-35 Lithoprint Co. of New York, Inc.  
R.H. Voight  
c.1935 Kayline Co. - light fixtures  
Keystone Reamer & Tool Co.  
F. Van Blarcom - machine tools  
F.W. Wakefield Brass Co. - hangers  
c.1935-40 Harvey Bronner - manufacturing representative  
Dynex Reflector Corp.  
H.H. Roberts & Co. - lighting equipment  
Shelby Spring Hinge Co.  
c.1935-45 Paramount Electric Supply Co.  
c.1935-50 Charles B. Alvord - locks  
c.1935-55 EK Hardware Co.  
c.1940 Edwin F. Guth Co. - lighting equipment  
Quadrangle Mfg. Co. - reflectors  
M.H. Rhodes Inc. - timing devices  
Harry Rothstein  
F.W. Wakefield Brass Co. - light fixtures  
c.1945 Herbert Hammersley  
Harry Ralston  
c.1950 Hunter Fan & Ventilating Co.  
c.1950-80 Elk Mfg. Corp. - hardware  
c.1955 Barnell Co. - exports  
Edco Sales Co. of N.Y. - manufacturing representative  
Electric Agencies  
Townsend Co. - exports  
c.1975-80 Annex Outlet Ltd.

### *Significant Alterations*

- Early-twentieth century: An elevator bulkhead was constructed on the roof.
- Late-twentieth century: Storefront alterations were performed.

### *Significant References*

LPC, *NoHo Historic District Designation Report* (LP-2039), (New York, 1999)  
*Catalog of the Principal Works erected by the Architectural Iron Works*, 31.

### **45 Warren Street**

*Borough of Manhattan Tax Map Block 133, Lots 1101-1105 (in part, formerly lot 25)*

Date: c.1854

Architect: Not determined

Land Owner: Trinity Church

Builder/Developer: William S. Sears or William H. Churchill & Henry Rogers

Type: Store & lofts

Style: Italianate

Facade Materials: Marble

Stories: Five

#### *Summary*

This Italianate-style, store and loft was constructed c.1854 as one in a pair of similar buildings including the adjacent 47 Warren Street, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was developed by either William S. Sears, of whom nothing is known, or Pearl Street hardware merchants William H. Churchill and Henry Rogers, on land belonging to Trinity Church. Their firm, Churchill, Rogers, and Wetmore, did not occupy the new Warren Street commercial building that the two men either built or leased; instead, they appear to have operated both buildings as investments until 1859.

Over the years, the building was occupied by numerous dry goods, imported china, and hardware firms. Between 1881 and 1891, the noted publisher, Patrick O'Shea (1832-1906), one of the leading publishers of books on the Roman Catholic faith, was in business at this address. A native of Kilkenny, Ireland, O'Shea published series of Catholic storybooks, textbooks, and history books. He was also the author of several books on Catholicism. In the 1970s, the building was the location of one of the Lafayette Radio Electronics Corp.'s New York City stores (which also occupied the adjacent building at 47 Warren Street). In 1981, Lafayette merged with Wards Electronics (founded in 1949) to form Circuit City Stores, Inc., currently one of the nation's leading retailers of consumer electronics.

Although the original storefront has been altered, the upper part of the facade of 45 Warren Street remains largely intact.

#### *Building Features*

Three bays; fluted, cast-iron columns at the first story; non-historic, steel-plated bulkhead; non-historic metal-and-glass entryways and shoe windows; bracketed, pressed metal crown above the first story; segmental-arch fenestration with bracketed sills and eared surrounds; non-historic, one-over-one metal sash; bracketed, pressed-metal roof cornice with modillions and a molded frieze.

#### *Ownership and Leasehold History*

1842 William S. Sears (lease)  
1854 William H. Churchill & Henry Rogers (assignment of lease)  
1859 William H. Churchill & Henry Rogers (lease)  
1859 Robert H. Pearson (assignment of lease)  
1873 Robert H. Pearson (lease)  
1881 Annie T. O'Shea (assignment of lease)  
1891 Georgina Pollock (assignment of lease)  
1892 Georgina Pollock (lease)  
1892 James Carlew (assignment of lease)  
1897 Elias Hartman & Carl Porges (assignment of lease)

- 1906 William Ferris (assignment of lease)
- 1907 Louis Davis (assignment of lease)
- 1914 Louis David (lease)
- 1915 Davis & Sons, Inc. (assignment of lease)

*Known Occupants*

- c.1851 Elizabeth Martinet - residence
- c.1858-62 Sutton, Beach & Co. - cloths, cassimeres & vestings
- c.1861-67 Schuffner & Muldener - dry goods merchants
- c.1864 Bohnstedt, Kind & Co. (William Kind) - imported hardware  
Doremus & Nixon - dry goods jobbers
- c.1875 J.K. Kreig & Co. - leather & findings
- c.1880 Fabian S. Kaliske - leather dealer
- c.1881-91 Patrick O'Shea - publishing
- c.1890 A.E. & R. Ford - publishing
- c.1890-99 Hartman, Goldsmith & Co. (Elias Hartman & Carl Porges)- imported wine & liquor
- c.1895 M. Kirchberger & Co. - imported china & lamp shades
- c.1929 Adams Bros. Mfg. Co.  
Jekyl Island Club  
C.W. Lovell
- c.1929-35 Ernest W. Davis- locks  
Eastern Sales Co.  
Thomas Evans - aluminum ware  
Graham Mfg. Co. - key blanks  
Oswego Tool Co. - wrenches
- c.1929-40 Olmsted-Flint Co. - belting
- c.1929-45 Detroit Torch & Mfg. Co. - blow torches
- c.1929-55 Draper Mfg.Co. - recording instruments  
Griffin Mfg. Co. - butt hinges  
Wrightville Hardware Co. - cast-iron hardware
- c.1935 M.A. Koerber & Co. - graphite
- c.1935-40 Lewis Abrams
- c.1935-50 Luther Grinder & Tool Co.
- c.1935-55 B.S. Alder Co. - hardware  
E.T. Fraim Lock Co. - padlocks
- c.1940-50 E.O. Hausberg & Co.
- c.1940-55 Northwestern Steel & Wire Co.  
William B. Bernard  
MacLane Hardware Co.  
John McCallon - hardware  
Philadelphia Chain Block and Mfg. Co.
- c.1945 Harvey Bronner - manufacturing representative  
Champion Hardware Co.  
H.J. Drentlau Co. - hardware  
Hartford Clamp Co.
- c.1945-50 Northwestern Steel & Wire Co.
- c.1945-55 James S. Anderson & Co. - real estate  
Shelby Spring Hinge Co.
- c.1950 E.O. Hausberg & Co.
- c.1950-55 Ralph F. Christman - hardware  
William H. Lavac  
M.W. Robinson Mfg. Co., Inc.
- c.1975 Murray Baum  
Lafayette Radio Corp.
- c.1975-80 Continental Radio & Electronics Corp.

## G&G Radio & Electronics Corp.

### *Significant Alterations*

- Late twentieth century: Storefront alterations.

### *Significant References*

“Catholic Publisher Dies,” *New York Times* (March 5, 1906), 9.

“Circuit City Stores, Inc.,” *International Directory of Company Histories* (v.9), ed. Paula Kepos (Detroit: St. James Press, 1994), 120-122.

### **47 Warren Street**

*Borough of Manhattan Tax Map Block 133, Lots 1101-1105 (in part, formerly lot 24)*

Date: c.1854

Architect: Not determined

Land Owner: Trinity Church

Builder/Developer: John McLaren or William H. Churchill & Henry Rogers

Type: Store & lofts

Style: Italianate

Facade Materials: Marble

Stories: Five

### *Summary*

This Italianate-style, store and loft was constructed c.1854 as one in a pair of similar buildings including the adjacent 45 Murray Street, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was developed by either John McLaren, of whom nothing is known, or Pearl Street hardware merchants William H. Churchill and Henry Rogers, on land belonging to Trinity Church. Their firm, Churchill, Rogers, and Wetmore, did not occupy the new Warren Street commercial building that the two men either built or leased; instead, they appear to have operated both buildings as investments until 1859.

Over the years, the building was occupied by numerous dry goods, imported liquor, and printing firms. In c.1940, the building was partially occupied by the noted publisher, the Steiger Co., which was one of the nation's major producers of German language textbooks and of works of German-American writers. The company was founded in 1864 by Ernst Steiger (1832-1917), a native of Saxony, who emigrated to the United States in 1855. In the 1970s, the building was the location of one of the Lafayette Radio Electronics Corp.'s New York City stores (which also occupied the adjacent building at 45 Warren Street). In 1981, Lafayette merged with Wards Electronics (founded in 1949) to form Circuit City Stores, Inc., currently one of the nation's leading retailers of consumer electronics.

Between 1922 and 1955, the building was leased by downtown New York real estate and insurance businessman, James S. Anderson (1872-1959), a native of Ireland, who also served as the mayor of Ridgewood, New Jersey, from 1931 until 1935. Anderson started his real estate business in 1918, and apparently operated this building as an investment. Although the original storefront has been altered, the upper part of the facade remains largely intact.

### *Building Features*

Three bays; historic, fluted cast-iron columns at the first story; non-historic, steel-plated bulkhead and steps; non-historic, metal-and-glass entryways and show windows; bracketed, pressed-metal crown above the first story; segmental-arch fenestration with bracketed sills and eared surrounds; non-historic, one-over-one metal sash; bracketed, pressed-metal roof cornice with modillions and a molded frieze.

### *Ownership and Leasehold History*

1836 Andrew Buckman (lease)  
 1845 John McLaren (lease)  
 1854 William H. Churchill & Henry Rogers (assignment of lease)  
 1859 Louisa P. Furnald (assignment of lease)  
 1890 Louisa P. Furnald (lease)  
 1890 Francis P. Furnald, Jr. (assignment of lease)  
 1919 David Bros. Realty Corp. (lease)  
 1922 James S. Anderson (assignment of lease)  
 1955 Blendo Corp (assignment of lease)  
 1964 Theodore L. & Anne Black (assignment of lease)  
 1965 Murray Baum (assignment of lease)  
 1966 Harmacol Corp. (assignment of lease)  
 1968 Lafayette Radio Electronics Corp. (sub-lease)

#### *Known Occupants*

c.1850 John McLaren - residence  
 c.1855-60 P. Pfeiffer & Co. - wholesale clothing  
 c.1860-1883 Furnald & Champion - brushes  
 c.1870 Leonard Thompson - imported dry goods  
 T.C. Richards & Co. - hardware manufacturing  
 Wolf & Levy - cloths, cassimeres & vestings  
 c.1885 Alfred H. Deronge - imported wine & liquor  
 c.1890-1900 Folk & Fritz - leather dealers  
 c.1890-95 Henry C. Webb - imported wine & liquor  
 c.1929 Arcadia Lubricator Co.  
 George R. Bennett  
 c.1929-35 Frank C. Crawford  
 Fiala Outfits, Inc. (Anthony Fiala) - engineers' outfits  
 Goes Lithographing Co.  
 Albert B. King & Co. - printers  
 c.1935 Donald E. Buckley - lithography  
 Fiala Rifle & Pistol Range  
 H. Nelson Knowles - printing  
 Page Belting Co.  
 Charles S. Pate - sheet pictures  
 D.F. Van Wormer - belting  
 c.1940 Steiger Co. (Ernst Steiger, Jr.) - books  
 c.1940-55 Sandvik Saw & Tool Corp.  
 c.1945-55 J.K. Villevik  
 c.1950 Timberland Equipment Corp.

#### *Significant Alterations*

- 1955 (ALT 1111-1955): A new elevator shaft was constructed. Owner: Blendo Corp. Architect: Emanuel Weisfeld.  
 - Late twentieth-century: Storefront alterations.

#### *Significant References*

"James S. Anderson," obit. *New York Times* (Jan. 21, 1959), 31.  
 "Circuit City Stores, Inc.," *International Directory of Company Histories* (v.9), ed. Paula Kepos (Detroit: St. James Press, 1994), 120-122.  
 "Ernst Steiger," *Who Was Who in America* (V.1), 1176.

#### **49 Warren Street**

*Borough of Manhattan Tax Map Block 133, Lot 22 (in part, formerly lot 23)*

Date: c.1854



Architect: (Attributed to) Samuel A. Warner  
Land Owner: Estate of Elizabeth Walsh and/or Thomas Rogers & William C. Walker  
Builder/Developer: Estate of Elizabeth Walsh and/or Thomas Rogers & William C. Walker  
Type: Store & lofts  
Style: Italianate  
Facade Materials: Marble  
Stories: Five

### *Summary*

This Italianate-style, store-and-loft building was constructed c.1854, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building's design is attributed to the prominent New York City architect, Samuel A. Warner; its developer was either the Estate of Elizabeth Walsh or Thomas Rogers and William C. Walker. The Walsh family had acquired the property in 1812, and may have resided there for a time, but by 1850 they had converted the building to a boarding house. Rogers and Walker, who were partners in a lace importing business located at various times on Barclay, Chambers, and Leonard Streets, purchased this property in 1854 from the Estate of Elizabeth Walsh, possibly during its construction. The men retained ownership of 49 Warren Street until 1865, but never occupied it. They apparently operated the building for rental income.

Samuel A. Warner (1822-1897), born in Geneseo, New York, received his architectural training in the office of his father, Cyrus L. Warner, and in 1849 became a partner in the firm of C.L. Warner & Son. After the elder Warner's death, Samuel practiced independently, achieving prominence with his designs for several large stores for dry-goods merchants. He also designed the early Romanesque Revival-style Marble Collegiate Reformed Church (275 Fifth Avenue, a designated New York City Landmark), 45 Murray Street in the Tribeca South Historic District Extension, and several commercial buildings in the other Tribeca historic districts and the SoHo-Cast Iron Historic District. Samuel remained in practice until his death in 1897, at which time the firm was turned over to his brother and nephew. During his career, he also had commissions in Texas, Louisiana, and South Carolina.

Over the years, the building was occupied by numerous dry goods, leather, and hardware businesses including the Kopf Manufacturing Co., which occupied the property from c.1917 through 1960. The company, which was founded by Joseph B. Kopf (1874-1960), specialized in the manufacture of horse-racing equipment. Kopf purchased the building in 1920; it remained in the Kopf family until 1969. Although the original storefront, which was produced by the Architectural Iron Works Co., has been altered and a fire escape has been installed, the facade remains largely intact.

### *Building Features*

Three bays; (first-story facade currently under construction and obscured by scaffolds); bracketed, marble crown above the first story; segmental-arch fenestration with bracketed sills and eared surrounds; historic, four-over-four wood sash; historic, three-over-three metal sash; historic, wrought-iron fire escape; bracketed, pressed-metal roof cornice with modillions and a molded frieze.

### *Ownership and Leasehold History*

1812 James Walsh  
1847 Elizabeth Walsh  
1854 Thomas Rogers & William C. Walker  
1865 Samuel & Abraham Wood  
1887 Lewis L. Fosdick  
1887 Abraham Hewlett  
1889 Charles B. Sentell  
1889 Charles F. Hoffman, Jr.

1901 Marietta Wilsey  
1901 Maxwell Mannes  
1902 Albert V. Donellan  
1902 Charles J. Bosch  
1905 Robert J. Masbach  
1920 Joseph B. Kopf  
1969 51 Warren Street Realty Co., Inc.

#### *Known Occupants*

c.1850 Alida Earle - residence  
Daniel Pomeroy - residence  
Augusta Garcia - residence  
c.1855-59 William M. Lummis & Co. - cloths, cassimeres & vestings  
c.1861-62 Lummis Bros. & Sutton - cloths, cassimeres & vestings  
c.1864 Charrles Beardslee - cloths, cassimeres & vestings  
Nathan Hellman - dry goods jobbers  
c.1865 K. Hirsch & H. Israel - cloths, cassimeres & vestings  
c.1875 Charles H. Raymond - hardware commission merchant  
c.1885 Sophia Steinberg - leather & findings  
c.1890-1900 Hahn Bros. (Berthold Hahn) - leather dealers  
c.1895 Alfred H. Howe - leather belting  
c.1917-60 Kopf Manufacturing Co. (Joseph B. Kopf) - horse clothing & goods

#### *Significant Alterations*

- 1916 (ALT 2544-1916): A stair bulkhead was constructed on the roof. Owner: Robert J. Masbach. Architect: Charles Richter.  
- Twentieth century: Fire escapes were installed.  
- Early twenty-first century: Storefront alterations were performed.

#### *Significant References*

*Catalog of the Principal Works Erected by the Architectural Iron Works*, 33.  
"Joseph B. Kopf," obit. *New York Times* (July 17, 1960), 61.  
LPC, *Tribeca West Historic District* (LP-1713), (New York, 1991).

### **51 Warren Street**

*Borough of Manhattan Tax Map Block 133, Lot 22 (in part)*

Date: c.1854  
Architect: Not determined  
Land Owner: Orphan Asylum Society of the City of New York  
Builder/Developer: Edward G. Center  
Type: Store & lofts  
Style: Italianate  
Facade Materials: Marble, painted  
Stories: Five

#### *Summary*

This Italianate-style, store-and-loft building was constructed c.1854, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was developed by Old Slip merchant Edward G. Center, who had been leasing the property from the Orphan Asylum Society in the City of New York and operating it as a boarding house since 1840. Center kept this building as an investment until he gave up the lease in 1875; that year, the Orphan Society rented the premises to Wall Street broker and Yonkers resident, Joseph Agate, whose family operated the building as an investment until 1928.

The Orphan Asylum Society in the City of New York was founded in 1806 in Greenwich Village. Its mission was to care for homeless children under ten years of age. By the late-nineteenth century, the Society was considered the oldest and best-endowed orphanage in the country. In 1833, Trinity Church transferred ownership of this lot to the Orphan Asylum Society as part of its endowment. The orphanage, which also owned 51 Murray Street, retained this property until 1928.

Over the years, No. 51 Warren Street was occupied by a variety of dry goods, liquor import, printing, and hardware firms. Although the original storefront, which was produced by the Architectural Iron Works Co., has been altered and a fire escape has been installed, the building remains largely intact.

#### *Building Features*

Three bays; (first-story facade currently under construction and obscured by scaffolds); marble crown above the first story with brackets; segmental-arch fenestration with bracketed sills and eared surrounds with molded hoods; historic, four-over-four and two-over-two wood sash; historic wrought-iron fire escape with historic, metal-and-glass doors; bracketed, marble roof cornice with modillions and a molded frieze.

#### *Ownership and Leasehold History*

1833 Solomon J. Joseph & Moses Henriques (lease)  
1837 Henry Dudley & Nicholas Stuyvesant (assignment of lease)  
1840 Edward Center (assignment of lease)  
1875 Joseph Agate (lease)  
1889 Fred Agate (assignment of lease)  
1896 Fred Agate (lease)  
1928 E.C. Atkins & Co. (deed)  
1944 Kalrob Corp  
1949 51 Warren Street Realty Co.

#### *Known Occupants*

c.1850 Ann Van Riper - boarding house  
c.1861-66 August & Bernheim - clothiers  
c.1862-63 Abraham Altmayer - hosiery  
c.1865 Solomon Strauss & Co. - dry goods importer  
c.1870 Gabriel Turk - clothier  
c.1880 Julius Einstein - leather dealer  
c.1885-95 Anthony Oechs - imported wine & liquor  
c.1890 R.W. Lapper & Co. - printing  
c.1890 N.J. Demarest - saddle & harness manufacturing  
c.1929-40 E.C. Atkins & Co. - saws  
E.W. Clark  
c.1950-75 Atlas Hardware Co.  
Louis & Irving Fisdell - hardware  
c.1975 Superior Twist Drill Co.

#### *Significant Alterations*

- 1916 (ALT 2086-1916): A skylight was installed on the roof. Owner: Orphan Asylum Society. Architect: Robert Teichman.  
- 1921 (ALT 756-1921): An elevator shaft was constructed. Owner: Orphan Asylum Society. Architect: Samuel Livingston.  
- Twentieth century: A fire escape was installed.  
- Early twenty-first century: Storefront alterations were performed.

#### *Significant References*

*Catalog of the Principal Works Erected by the Architectural Iron Works*, 33.

“The Orphan Asylum Society,” *Kings Handbook of New York City* 2<sup>nd</sup> ed. (Boston: Moses King, 1893), 431-432.

### **53 Warren Street**

*Borough of Manhattan Tax Map Block 133, Lot 21*

Date: c. 1854

Architect: Not determined

Land Owner: Nicholas or Frederick E. Gilbert

Builder/Developer: Nicholas or Frederick E. Gilbert

Type: Store & lofts

Style: Italianate

Facade Materials: Marble

Stories: Five

#### *Summary*

This Italianate-style store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1854, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was developed by Nicholas or Frederick E. Gilbert on a lot Nicholas acquired from Trinity Church in 1826. The Gilbert family, which included James T. Gilbert, a physician, and William N. Gilbert, an attorney, occupied the house through 1853; soon thereafter, they redeveloped it as an investment. It remained in the Gilbert family until 1897.

Over the years, the building was occupied by numerous dry goods, liquor import, and china businesses, as well as small manufacturers. Although the original storefront, which was supplied by the Architectural Iron Works Co., has been replaced and a fire escape has been installed, the facade remains largely intact.

#### *Building Features*

Three bays; historic, non-original first-story facade featuring pressed-metal-clad columns, vented bulkhead, recessed commercial entryway with historic wood-and-glass door and transom, and historic show windows with geometrically-paned transom (modified for an air conditioner); non-historic entryway to the upper floors, security gates, and sign; bracketed, marble crown above the first story; segmental-arch fenestration with bracketed sills and eared surrounds with molded hoods; historic, four-over-four and two-over-two wood sash; historic wrought-iron fire escape with historic three-over-three metal sash; non-historic metal sign bracket at the second story; bracketed, pressed-metal roof cornice with modillions and a paneled frieze.

#### *Ownership and Leasehold History*

1826 Nicholas Gilbert  
1860 James T. Gilbert  
1896 Haida Lamp & China Co. (lease)  
1897 Henry Davidson  
1897 Robert B. Woodward  
1906 Max J. Breitenbach Co. (lease)  
1906 Francis Hustace  
1946 Reymore Co.  
1947 100 Van Dam Corp.  
1948 Frederick Pfeiffer Corp.  
1957 Akron Rubber Corp (lease)  
1957 American Express Field Warehousing Corp. (lease)

#### *Known Occupants*

c.1825-53 Nicholas Gilbert & family - residence  
c.1854-62 George W. Underhill & Co. - cloths, cassimeres & vestings

- c.1864 Springer & Co. - dry goods merchant
- Hahn, Fritz & Hahn - leather dealers
- c.1865-70 Henry Brash - cloths, cassimeres & vestings
- c.1880 Julia Heyman - imported wine
- F.W. Mathias & Co. - imported wine
- Emanuel Meyer - imported wine
- Mark P. Poley - imported wine
- c.1890-1900 Cox, Parish & Ungar - wholesale china, lamps & chandeliers
- c.1892-98 Haida Lamp & China Co. - imported china, lamps & chandeliers
- c.1895 E.A. Whitehouse & Co. - saddlery hardware
- c.1940-45 Duplex Sales Co.
- John Obermaier
- c.1945 Courtcraft Mfg. Co.
- John F. Daly
- c.1950-55 Akron Rubber Co.
- Harris & Reed Mfg. Co.
- c.1950-80 The Paine Co.
- The Payson Mfg. Co. - casters
- Frederick Pfeifer Corp.
- c.1975-80 Killian Casters, Inc.

*Significant Alterations*

- 1901 (ALT 1373-1901): An elevator shaft was installed. Owner: Robert B. Woodward.  
Architect: J.O. Whitenack.
- 1905-06 (ALT 3324-1905): A new storefront was installed. Owner: Robert B. Woodward.  
Architect: J.O. Whitenack.
- Early twentieth century: A fire escape was installed.

*Significant References*

*Catalog of the Principal Works Erected by the Architectural Iron Works*, 33.  
*Real Estate Record & Guide* (June 15, 1901), 1077; (November 18, 1905), 811.

**55 Warren Street, aka 55 Murray Street**

*Borough of Manhattan Tax Map Block 133, Lot 12*

See 55 Murray Street

***WARREN STREET (North side between Church Street and West Broadway)***

**46 Warren Street**

*Borough of Manhattan Tax Map Block 136, Lot 7*

Date: c.1854-55  
 Architect: Not determined  
 Land Owner: Felix Ingoldsby  
 Builder/Developer: Felix Ingoldsby  
 Type: Store & lofts  
 Style: Italianate, stripped  
 Facade Materials: Brownstone, painted  
 Stories: Five

*Summary*

This stripped, Italianate-style store-and-loft building may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1854-55 by Felix Ingoldsby to house his hardware and cutlery import firm, Ingoldsby, Halsted & Co., which occupied the

building from the time of its completion through 1870. Ingoldsby acquired the property in 1844 from Daniel Kissam, and resided at this address until c.1853. By the early 1850s, while the residential streets to the west and north of City Hall Park were being rapidly improved with new commercial buildings for the dry goods trade, Ingoldsby, whose business was previously located on Maiden Lane, redeveloped the site with a brownstone-fronted, five-story store and loft building.

In 1874, Ingoldsby sold the building to Adelaide M. Bell, wife of the noted cotton merchant and philanthropist, Isaac Bell (1814-1897), who was descended from one of New York City's oldest families. A native New Yorker, Bell moved as a young man to the south (Charleston, and later, Mobile) where he soon became a major cotton merchant, trading between the southern United States, New York City, and Europe. In 1856, after earning his fortune, he sold his southern cotton interests and returned to New York to reside. Having earlier been elected to the Alabama legislature, he became politically active in New York City, where he was elected to the Board of Supervisors and became associated with Tammany Hall. Bell was the first commissioner appointed under a 1859 law that created the Board of Charities and Correction for New York County, where he served as its president for fourteen years. He was instrumental in improving public hospital services and was the major force behind the creation of the Bellvue Hospital and Medical College. During the cholera epidemic of 1866, he spent much of his time in medical wards helping to care for the sick. Bell also served as the Commissioner of Education and of Immigration. Following the Civil War, during which he was the major shareholder in the transport ships, the Arago and the Fulton, which were employed by the government to carry troops and supplies, he organized the Old Dominion Steamship Company. The Bells operated 46 Warren Street as an investment until the building was sold in 1902.

From c.1885 until about 1925, the building was occupied by the prominent China import and wholesale firm, L. Straus & Sons. Lazarus Straus emigrated from Germany to the United States in 1852, settling in Talbotton, Georgia, where he established a successful general store. After the Civil War, he moved to New York, where he bought a small chinaware-importing firm, which by 1870 was located at 116 Chambers Street, also located in the Tribeca South Historic District Extension. The firm grew rapidly over the next several years, taking over several buildings on Warren Street, behind the original Chambers Street store, including 46 and 48 Warren Street. In 1874, Straus leased space in R.H. Macy's successful department store, where he operated the chinaware department, which by 1887 had become the store's most profitable section, generating almost twenty-percent of the store's sales. That year, Straus was offered a partnership in the Macy's establishment. Straus died a year after buying into Macy's, but his sons, Isador, Nathan, and Oscar, carried on the business. The Straus brothers introduced their odd-price policy, now used virtually everywhere in retailing. Charging \$4.98 instead of \$5, the store motivated consumers to buy in quantity in order to accumulate substantial savings. They also initiated the store's depositor's accounts, which was a forerunner of installment buying and layaway plans. In 1896, the Strauses, which also opened the successful Abraham & Straus department store in Brooklyn in 1893, acquired full ownership of Macy's. In 1902, Macy's built its giant new flagship store at Herald Square. The company was incorporated as R.H. Macy & Co., Inc. in 1919.

Macy's success established the Strauses as one of the nation's wealthiest and socially-prominent families. L. Straus & Sons continued in the chinaware trade into the mid-1920s, remaining in its Tribeca location. In later years, the company was operated by Lee Kohns (1864-1927), Lazarus Straus's grandson. Kohns, who was also the vice-president of Abraham & Straus and who served as president of the New York Board of Trade, as well as a director of the Irving Trust Bank, was also known for his philanthropic pursuits, especially in support of Jewish and educational causes.

The building has been altered, including replacement of the original storefront, removal of the facade ornamentation, and the installation of a fire escape.

### *Building Features*

Three bays; historic, non-original first-story facade, featuring paneled cast-iron columns, metal-and-glass storefront, multi-pane transoms, and molded, pressed-metal crown; non-historic entryway to the upper floors topped by an historic paneled wood fascia; non-historic steel bulkhead, security gates, and box awning; segmental arch fenestration with altered sills and lintels; historic, multi-pane wood sash; historic wrought-iron fire escape; bracketed and molded pressed-metal cornice. Site feature: Historic prism-glass vault cover topped by a non-historic steel plate.

#### *Ownership and Leasehold History*

1844 Felix Ingoldsby  
1874 Adelaide M. Bell  
1902 Edmund E. Wise  
1912 Fourteenth Street Realty Co.  
1920 Lee Kohns  
1925 Nathan & Lina Straus  
1925 Ostrich Holding Co.  
1925 Broadway John Street Corp.  
1926 Nathan & Rose Hirschfeld  
1926 JJM Realty Corp.  
1945 46 Warren Street Corp.  
1967 Murray Baum & Bernard Levine

#### *Known Occupants*

c.1844-53 Felix Ingoldsby - residence  
c.1855-70 Ingoldsby, Halsted & Co. (Felix Ingoldsby & David C. Halsted) - imported hardware & cutlery  
c.1861-64 Stetheimer & Altman - imported dry goods  
c.1864 Amstein, Loth & Hartman - imported lace & embroidery  
c.1870 A. Halle & Co. - clothiers  
c.1885-1925 L. Straus & Sons (Nathan Straus & Lee Kohns) - imported china, glassware & pottery  
c.1929 E. J. Frisch - wholesale cigars  
c.1929-45 Norton Door Closer Co.  
c.1929-50 Gleason Bros. - door springs  
c.1929-55 Hirschfeld Electrical Supplies Co.  
c.1940 Autobal Balance Door Co.  
Walter S. Ely Inc.  
c.1945-55 J.C. Virden Co. - light fixtures  
c.1975 Silver & Horland, Inc. (Herbert A. Horland) - musical instruments  
c.1980 Robert Bodley  
Richard Bull  
Guitar & Amp Clearance Outlet  
Cynthia Novack  
Rex Typewriter Co.  
Arlen Roth  
B.K. Stevens III  
World Trade Business Machines Co.

#### *Significant Alterations*

- 1893 (ALT-635-1893): A bridge between this building and 116 Chambers Street was erected. Owner: Mrs. Isaac Bell. Lessee: L. Straus & Sons. Architect: John H. Duncan.  
- 1900 (ALT 1886-1900): Interior structural work was performed. Owner: Adelaide Bell. Architect: A.W. Brunner.  
- 1902 (ALT 396-1902): A fire escape was installed. Lessee: L Straus. Architect: The Hinckle Iron Co.  
- 1926 (ALT 219-1926): The entire storefront, including the cast-iron columns, was removed and

replaced with a new unit. Owner: Nathan Hirschfeld. Architect: Charles Sheres.  
- Twentieth century: The facade was stripped.  
- Mid twentieth century: Storefront alterations were performed.

### Significant References

“Isaac Bell Passes Away,” *New York Times* (Oct. 1, 1897), 7.  
“Lee Kohns is Dead; A Philanthropist,” *New York Times* (Jan. 19, 1927), 23.  
“R.H. Macy & Co., Inc.,” *International Directory of Company Histories* (Vol. 5), ed. Adele Hast et al (Detroit: St. James Press, 1992), 168.  
*Real Estate Record & Guide* (August 18, 1900), 221.

### **48 Warren Street**

*Borough of Manhattan Tax Map Block 136, Lot 8*

Date: c.1855  
Architect: Not determined  
Land Owner: Hubbard Winslow  
Builder/Developer: Hubbard Winslow  
Type: Store & lofts  
Style: Italianate, partially stripped  
Facade Materials: Brownstone, painted  
Stories: Five

### *Summary*

This Italianate-style, store-and-loft building with later alterations may have originally been an early nineteenth-century house that was enlarged and reconstructed c.1855, at a time when the residential streets to the west and north of City Hall Park were being rapidly redeveloped with new commercial buildings for the dry goods trade. The building was developed by Hubbard Winslow on a lot he acquired in 1853. The building remained as an investment in the Winslow family until 1875.

Over the years, the building was occupied by a variety of dry goods and office supply firms, as well as light manufacturers. From c.1886 through 1895, the building was occupied by L. Straus & Sons, china importers, whose growing business was located in several nearby buildings, including the adjacent building at 46 Warren Street, as well as 116 Chambers Street, both located in the Tribeca South Historic District Extension. (See 46 Warren Street for information about L. Straus & Sons.) The building was significantly altered in 1946, including the removal of much of its brownstone ornamentation and the installation of a wrought-iron fire escape. The original storefront has also been altered.

### *Building Features*

Three bays; non-historic wood and ceramic tile first-story facade, entryway to the upper stories, lighting, surveillance camera, and security gate; segmental-arch fenestration with projecting sills and molded lintels, altered; historic multi-pane sash; historic wrought-iron fire escape with historic metal-and-glass doors; bracketed and molded, pressed-metal roof cornice.

### *Ownership and Leasehold History*

1844 James Matthews  
1853 Edward Warren  
1853 Hubbard Winslow  
1867 Edward H Winslow et al  
1873 William C. Winslow  
1875 Henry A. Warren & John W. Shaw  
1920 Hopkinson-Bergen Co.  
1920 Pritchard & Constance Inc.  
1946 Ben Green & Co., Inc.



1948 Joseph Cohen (through foreclosure)  
1957 48 Warren Street Corp.  
1969 Warren-Church Corp.

*Known Occupants*

c.1844-53 James Matthews - residence  
c.1858-62 Edward Lynes - imported hardware & cutlery  
c.1864 L. Heidenheimer & Co. - dry goods merchants  
c.1865-70 F.& L. Many - wholesale hardware & cutlery  
c.1875 I.L. Falk & Co. - clothiers  
c.1880 Buchenholz & Gerstenfeld - button-hole manufacturing  
c.1886-95 L. Straus & Sons - wholesale china  
c.1917-45 Pritchard & Constance, Inc. - perfumes  
c.1929-45 Amami Perfume Co.  
c.1940-45 Harris & Reed Mfg. Co.  
Paine Co.  
Payson Mfg. Co.  
Fred Pfeifer - hardware  
c.1950 American Ball Pen Corp.  
Amex Trading Corp - manufacturing  
C. Chlupsa Co.  
Ford Adding Machine Service (Charles J. Ford)  
Ford & Wynn Inc. - office machines  
Gem Wholesale Hardware Co.  
F.C. Haard - typewriters  
Michael Sales Corp.  
Carl Schwarzbach - typewriters  
Typewriter Rebuilding Co.  
c.1950-55 ABC Typewriter Co.  
Colonial Hardware Co.  
John E. Cunningham - hardware  
c.1955 Amesway Typewriter Laundry Service  
Crown Advertising Co.  
Charles A. Flanagan  
Oscar Kronenberg - advertising  
William Michelotti - hardware  
Standard Platen Co.  
Trojan Fire Prevention Corp.  
William F. Wies & Son - fire equipment  
Albert J. Wynn - welding  
c.1955-75 Manhattan Woodcraft Corp.  
c.1975 48 Enterprises, Inc.  
Guy's & Doll's  
George A. Matreson  
Christian Ruapp - woodwork  
M.C. Squerciati  
c.1980 Prometheum Realty Corp.  
Spartacist Publications

*Significant Alterations*

-1886 (ALT 568-1886): Major interior alterations. Lessee: L. Straus & Sons.  
- 1899 (ALT 36-1899): An elevator shaft was installed. Architects: J.B. & J.M. Cornell.  
- 1946 (ALT 1388-1946): The building received a major interior overhaul, which may have included the partial removal of its facade ornamentation and the installation of a fire escape. Owner: Ben Green. Architect: Emil Koeppl.  
- Mid-twentieth century: Storefront alterations were performed.

**50 Warren Street, aka 120 Chambers Street**

*Borough of Manhattan Tax Map Block 136, Lots 1001-1007 (formerly lot 9)*

See 120 Chambers Street.

**52 Warren Street, aka 122 Chambers Street**

*The Swift, Seaman & Co. Building*

*A Designated New York City Landmark*

*Borough of Manhattan Tax Map Block 136, Lot 10*

See 122 Chambers Street.

**54 Warren Street**

*Borough of Manhattan Tax Map Block 136, Lot 11*

Date: 1880-81 (NB 386-1180)

Architect: M.G. Lane

Land Owner: Elias & James R. Brevoort

Builder/Developer: Elias & James R. Brevoort

Type: Store & lofts

Style: Renaissance Revival

Facade Materials: Brick with sandstone ornament

Stories: Five

*Summary*

This Renaissance Revival-style, store-and-loft building, constructed as one in a pair with the adjacent building at 56 Warren Street, was designed by architect M.G. Lane, of whom nothing is known, and constructed in 1880-81 for Elias and James R. Brevoort, who acquired the property from Grace Church in 1880. It replaced an earlier brick building.

James Renwick Brevoort (1832-1918) was a well-known landscape painter and a descendant of one of New York's oldest families; he was also a cousin of the notable New York architect, James Renwick, in whose office he briefly worked. Brevoort was well-traveled, having spent time studying and painting in England, Holland, and Italy. He also taught at the National Academy of Design. Brevoort also developed the building at 58 Warren Street in 1887-88. Over the years, the building was occupied by hardware, electronic equipment, and rubber products supply firms. Although the original storefront has been altered and a wrought-iron fire escape has been installed, the building remains remarkably intact.

*Building Features*

Four bays; historic, paneled metal bulkhead; historic metal-and-glass storefront with recessed commercial entryway with historic wood-and-glass door; historic paneled wood entryways to the upper stories and the elevator shaft; historic, molded pressed-metal crown above the first story; projecting window sills and molded lintels; historic one-over-one and two-over-two wood sash; historic wrought-iron fire escape; bracketed, pressed-metal roof cornice with dentils. Site feature: Granite slab sidewalk paving.

*Ownership and Leasehold History*

1880 Elias & James R. Brevoort

1887 Henry F. Brevoort

1910 Eta Gloc Holding Co.

1910 Trustees of Eugene A. Hoffman

1921 Jeremiah F. Donovan

1921 Manning Realty Corp.

1923 Fabian Hedges, Inc.

1943 United Rubber Supply Co.

1958 Harry Zone & Sidney J. Miller

*Known Occupants*

c.1890 F.S. VanHorn & Co. - wholesale hardware & cutlery  
c.1900-10 Knorr & Paul (J. Frank Knorr & John P. Paul) - saddlery hardware  
c.1929 Bisby Mfg. Co. - radio equipment  
Fabian Hedges Inc. - soda fountain supplies  
c.1929-35 Elsa Farms Lunch Co.  
c.1943-80 United Rubber Supply Co.  
c.1945-55 Sidney J. Miller - rubber  
H. Zone - rubber

*Significant Alterations*

- 1923 (ALT 469-1923): A new elevator shaft was installed. Owner: Fabian Hedges, Inc.  
Architect: Paul Orzel.  
- Early twentieth century: Storefront alterations and fire escape.

*Significant References*

"J.R. Brevoort," obit. *New York Times* (Dec. 16, 1918), 15.

**56 Warren Street**

*Borough of Manhattan Tax Map Block 136, Lot 12 (in part)*

Date: 1880-81 (NB 386-1880)

Architect: M.G. Lane

Land Owner: Elias & James R. Brevoort

Builder/Developer: Elias & James R. Brevoort

Type: Store & lofts

Style: Renaissance Revival

Facade Materials: Brick with sandstone ornament, painted

Stories: Five

*Summary*

This Renaissance Revival-style, store-and-loft building, constructed as one in a pair with the adjacent building at 54 Warren Street, was designed by architect M.G. Lane, of whom nothing is known, and constructed in 1880-81 for Elias and James R. Brevoort, who acquired the property in 1880. It replaced an earlier brick building. James Renwick Brevoort (1832-1918) was a well-known landscape painter and a descendant of one of New York's oldest families; he was also a cousin of the notable New York architect, James Renwick, in whose office he briefly worked. Brevoort was well-traveled, having spent time studying and painting in England, Holland, and Italy. He also taught at the National Academy of Design. Brevoort also developed the adjacent building at 58 Warren Street in 1887-88.

Over the years, the building was occupied by a large variety of businesses, such as hardware, harness, electronics, and rubber dealers, among many others. From 1929 to 1969, the building was owned by Joseph B. Kopf (1874-1960) and his survivors. Kopf founded the Kopf Manufacturing Co., which occupied 49 Warren Street, also in the Tribeca South Historic District Extension. The company specialized in the manufacture of horse-racing equipment. Since the company apparently never occupied 56 Warren Street, it is likely that Kopf operated the building as an investment. Although the original storefront has been altered and the facade has been painted, the building remains remarkably intact.

*Building Features*

Four bays; non-historic aluminum-and-glass storefront and security gate; non-historic entryway to the upper floors; non-historic aluminum fascia above the first story; non-historic, angled sign on brackets; projecting window sills and molded lintels; historic one-over-one wood sash on the

second and third stories; non-historic one-over-one aluminum sash on the fourth and fifth story; historic wrought-iron fire escape (shared with 58 Warren Street) with non-historic access doors; through-the-wall air-conditioning unit at the third story; bracketed, pressed-metal roof cornice with dentils. Site feature: Granite slab sidewalk paving.

#### *Ownership and Leasehold History*

1863 Joseph & Elizabeth Grafton  
1880 Elias & James R. Brevoort  
1920 Hopkinson-Bergen Corp.  
1920 Broadway Corp.  
1924 Kupseptic Realty Corp.  
1929 Joseph B. Kopf  
1969 Taney Holding Corp.

#### *Known Occupants*

c.1885 Winfield S. Serven - wholesale saddles & harnesses  
c.1885-90 Julius Einstein - leather dealer  
c.1893-97 M.J. Breitenbach Co. - patent medicines  
c.1895 Lena Hilborn - wholesale saddles & harnesses  
Royal Harness Co. - wholesale harnesses  
c.1900 Disbrow & Co. - twine & cordage  
c.1929 G.A. Bielefeld - motorcycles  
Hewitt Gutta Percha Rubber Corp.  
N.Y & N.J. Motor Cycle Corp.  
F.H. Strong Co. - chemicals  
c.1929-35 R.N. Nason & Co.  
c.1929-50 R.E. Rodriguez - supplies  
c.1935 Heller Nut Co. (Herman Heller)  
Kalart Co.  
Punctual Towel Supply Co.  
c.1935-40 United Rubber Supply Co.  
H. Zone - rubber  
c.1940 Sidney J. Miller - rubber  
c.1940-45 Dama Co. - marzipan  
Alfred Mittelstadt - marzipan  
c.1945 Metropolitan Weather Strip Co.  
c.1950-55 Kelvin Electronics  
c.1955 Easton Mahler Corp.  
c.1975 Components Supply Co.  
W. Frost  
P. Kaplan  
Michael Mulhern  
Terence O'Connor  
Richard Okamoto  
Danny Seagren  
c.1975-80 Blan Electronics Corp.  
Tom Evans  
c.1980 D. Byer  
Glenn Daniels  
Ken Ferris

#### *Significant Alterations*

- 1952 (ALT 1017-1952): A new elevator shaft was constructed. Owner: P.F. Kopf. Architect: J.B. Snook & Sons.  
- Mid-twentieth century: Storefront alterations were performed.

### *Significant References*

“J.R. Brevoort,” obit. *New York Times* (Dec. 16, 1918), 15.

“Joseph B. Kopf,” obit. *New York Times* (July 17, 1960), 61.

### **58 Warren Street**

*Borough of Manhattan Tax Map Block 136, Lot 12 (in part, formerly lot 13)*

Date: 1887-88 (NB 694-1887)

Architect: John B. Snook & Sons

Land Owner: James R. Brevoort

Builder/Developer: James R. Brevoort

Type: Store & lofts

Style: Renaissance Revival

Facade Materials: Brick with sandstone ornament, painted

Stories: Five

### *Summary*

This Renaissance Revival-style, store-and-loft building was designed by the notable New York architectural firm John B. Snook & Sons, and constructed in 1887-88 for James R. Brevoort, who acquired the property in 1887. It replaced an earlier brick building. James Renwick Brevoort (1832-1918) was a well-known landscape painter and a descendant of one of New York's oldest families; he was also a cousin of the notable New York architect, James Renwick, in whose office he briefly worked. Brevoort was well-traveled, having spent time studying and painting in England, Holland, and Italy. He also taught at the National Academy of Design. In addition, Brevoort developed the buildings at 54 and 56 Warren Street in 1880-81.

John Butler Snook (1815-1901) was born in England, where as a young man he learned about building construction while working as a bookkeeper and draftsman in his father's carpentry and construction business. By 1835, the younger Snook had immigrated to the United States and became established in New York City as a carpenter/builder. After working with architects William Beer and Joseph Trench, he formed a partnership with the latter; the firm helped to introduce the Anglo-Italianate style to New York with buildings such as the A.T. Stewart Store, the country's first department store (1845-46, 280 Broadway, a designated New York City Landmark), and the Metropolitan Hotel (demolished). By 1857, Trench left the firm, and Snook went into practice on his own. In 1887, the year 58 Warren Street was designed, Snook took his three sons (James Henry, Samuel Booth and Thomas Edward) and a son-in-law (John W. Boyleston) into his office, changing the firm's name to John B. Snook & Sons. Snook designed numerous commercial buildings now within designated historic districts, such as Ladies' Mile, Tribeca West, and NoHo. A few years after the deaths of John B. Snook and two of his sons, the firm's name was changed to John B. Snook's Sons. The firm continued well into the twentieth century.

Over the years, the building has been occupied by variety of businesses, including plumbing suppliers, printers, saddles and harness dealers, and electrical equipment manufacturers, among many others. Although the original storefront has been altered, a fire escape installed, and the facade painted, the building remains remarkably intact.

### *Building Features*

Three bays; historic cast-iron columns at the first-story facade with non-historic brick infill, non-historic entryway to the upper floors, and non-historic security gate; cement-stucco fascia above the first story facade; projecting window sills and molded lintels; non-historic metal sash; historic wrought-iron fire escape (shared with 56 Warren Street) with non-historic access doors; through-the-wall air-conditioning unit at the third story; bracketed, pressed-metal roof cornice with dentils. Roof: Brick elevator bulkhead. Site feature: Granite slab sidewalk paving.

### *Ownership and Leasehold History*

1843 Peter Schenk  
1853 John J. Dortie  
1870 Matthew Byrnes  
1870 Maltby G. Lane  
1882 Elias Brevoort  
1887 James R. Brevoort  
1893 Edward J. Brady (lease)  
1920 Hopkinson-Bergen Corp.  
1920 Warren-Broadway Corp.  
1924 Kupseptic Realty Corp.

#### *Known Occupants*

c.1893-97 Edward J. Brady - plumbing supplies  
c.1885 William A. Brown, Jr. - leather & findings  
William T. Burke - printing  
S.H. May & Co. - imported wine & liquor  
c.1890 Robert A. Keasbey - pipes & boiler plates  
c.1890-1900 Charles B. Bartley - saddlery hardware  
c.1895-1900 James O'Kane - wholesale saddles & harnesses  
c.1929 Barber Electric Mfg. Co.  
Binks Spray Equipment Co.  
Espey Mfg. Co - radios  
Robert Milton Co., Inc. - machinery  
Mohawk Conduit Co.  
Paramount Electrical Supply Co.  
Quadrangle Mfg. Co.  
Radio Dealers Supply House  
Harold Shevers - radio jobbing  
M.S. Sullivan - spray painting equipment  
Universal Electric Log Co.  
Weir, Smith & Co. (G.V. Weir) - manufacturing agents  
R. Williamson & Co. - light fixtures  
c.1940-45 Punctual Towel Supply Co.  
c.1945 Silver Standard Inc.  
c.1950 Bohling's Café  
c.1950-75 Harold Lindner, Inc. - general merchandise  
c.1955 Construction Products Corp.  
Pullman Mfg. Co. - sash balances

#### *Significant Alterations*

- Mid-twentieth century: Storefront alterations were performed and a fire escape was installed.

#### *Significant References*

"J.R. Brevoort," obit. *New York Times* (Dec. 16, 1918), 15.  
LPC, *NoHo Historic District Designation Report* (LP-2039), (New York, 1999).

## 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 Tribeca South Historic District Extension 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 Tribeca South Historic District Extension consists of twenty-eight predominantly five-story, Italianate-style store-and-loft buildings primarily constructed during the 1850s; that the buildings are faced in either stone, brick, or in one instance, cast iron; that they originally featured cast-iron and glass storefronts; that these buildings were erected to provide large and open interior spaces for the storage and selling of goods; that they are representative of the once much larger wholesale warehouse district dominated by the textile and dry goods trades which developed northward from Cortlandt Street in the area west of Broadway; that the facades of these store-and-loft buildings suggest the profound impact made by the Italian Renaissance Revival style introduced by Joseph Trench and John B. Snook with their design for the A.T. Stewart Department Store; that the buildings in the Tribeca South Historic District Extension, ranging in width from three to six bays, share certain design elements, which collectively create harmonious streetscapes; that the buildings are rich in a variety of Italianate-style architectural features; that the window openings of different shapes are emphasized by pediments, arched hoods, flat lintels, pilasters, and projecting sills; that the buildings are crowned by deep cornices, characteristic of the Italianate style; that many of the buildings retain parts of their early cast-iron and glass storefronts, some of which are documented in the 1865 catalogue of Daniel D. Badger's Architectural Iron Works; that by the early 1860s, the area had become the thriving hub of a national system for the distribution of wholesale dry goods, as well as the location of textile importers, dry goods jobbers, and related businesses; that after the Civil War, as the dry goods firms began moving northward, new kinds of businesses, such as hardware and cutlery merchants, moved into the area's store-and-loft buildings; that the endurance of such enterprises reflects a continuity in the mercantile use of the district, and has been a major factor in retaining much of its nineteenth-century architectural character; that the Tribeca South Historic District Extension represents a significant pre-Civil War commercial architectural environment in New York City; and that the intact and cohesive streetscapes provide the Tribeca South Historic District Extension 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 Tribeca South Historic District Extension, Borough of Manhattan, consisting of an area bounded by a line beginning at the beginning at a point in the northern curbline of Murray Street, formed by its intersection with a line extending southerly from the eastern property line of 41 Murray Street, northerly along the eastern property lines of 41 Murray Street and 41-43 Warren Street to the southern curbline of Warren Street, westerly along the southern curbline of Warren Street to a point in said curbline that is formed by its intersection with a line extending southerly from the eastern property line of 46 Warren Street, northerly across Warren Street, northerly along the eastern property line of 46 Warren Street, easterly along the southern property lines of 114 Chambers Street, 112 Chambers Street, and 110 Chambers Street, northerly along the eastern property line of 110 Chambers Street to a point at the center of Chambers Street, westerly along a line at the center of Chambers Street to a point along said line formed by its intersection with a line extending northerly from the western property line of 126 Chambers Street, southerly along the western property lines of 126 Chambers Street and 56-58 Warren Street, westerly along the northern property line of 56-58 Warren Street, southerly along the western property line of 56-58 Warren Street to the northern curbline of Warren Street, easterly along the northern curbline of Warren Street to a point in said curbline formed by its intersection with a line extending northerly from the western property line of 55 Warren Street (aka 55 Murray Street), southerly across Warren Street, southerly along the western property line of 55 Warren Street (aka 55 Murray Street) to the northern curbline of Murray Street, easterly along the northern curbline of Murray Street to the point of the beginning.

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# NYC Landmarks Preservation Commission Tribeca South Historic District Extension



Designated Tribeca South Historic District

W BROADWAY

CHAMBERS ST

110

126

58

WARREN ST

46

55

41




CHURCH ST

55

MURRAY ST

41

1. Calendared: June 25, 2002
2. Public Hearing Date: October 1, 2002
3. Continued Public Hearing: November 19, 2002
4. Designated: November 19, 2002

-  Tribeca South Extension
-  Tribeca South Historic District
-  Individual Landmarks





No. 41-43 Warren Street, attributed to architect John W. Rich



No. 45 Murray Street, built c. 1854-55

*Photos: Carl Forster, 2002*



No.s 45 and 47 Warren Street, built c. 1854



No. 50 Warren Street, built c. 1857-58

*Photos: Carl Forster, 2002*



No.52 Warren Street, aka 120 Chambers Street, built c 1857-58



No. 55 Murray Street, built c. 1854

*Photos: Carl Forster, 2002*



No. 47 Murray Street, built c. 1855, attributed to architect Joseph c. Wells



No. 49 Murray Street, built c. 1858

*Photos: Carl Forster, 2002*





No 43 Murray Street, built 1876-77, designed by Thomas S. Godwn



No. 124 Chambers Street, built 1889-90, designed by F. & W. E. Bloodgood

*Photos: Carl Forster, 2002*



No. 45 Murray Street, built c. 1854-55, with ground-story ironwork by Badger

*Photo: Carl Forster, 2002*



No. 55 Murray Street, built c. 1854, with ground-story ironwork by Badger

*Photo: Carl Forster, 2002*