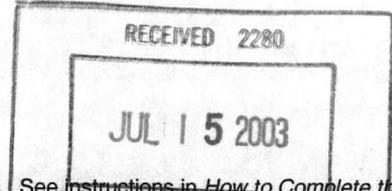


United States Department of the Interior  
National Park Service

### National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

#### 1. Name of Property

historic name Two Bridges Historic District  
other names/site number \_\_\_\_\_

#### 2. Location

street & number Roughly bounded by East Broadway, Market St., Cherry St.,  
Catherine St., Madison St., and St. James Place [ ] not for publication  
city or town New York [ ] vicinity  
state New York code NY county New York code 061 zip code 10002

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [X] nationally [X] statewide [X] locally. ([ ] see continuation sheet for additional comments.)  
[Signature] SAPO 6/20/03  
Signature of certifying official/Title Date  
New York State Office of Parks, Recreation & Historic Preservation  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] see continuation sheet for additional comments.)  
\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:  
 entered in the National Register  
[ ] see continuation sheet  
 determined eligible for the National Register  
[ ] see continuation sheet  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 2/29/03  
Signature of the Keeper date of action  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Two Bridges Historic District

New York County, New York

Name of Property

County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- [X] private
[X] public-local
[ ] public-State
[ ] public-Federal

Category of Property

(Check only one box)

- [ ] building(s)
[X] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property

(Do not include previously listed resources in the count)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and TOTAL. Values: 170, 29.

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

6

6. Function or Use

Historic Functions

(enter categories from instructions)

Domestic: Single Dwelling; Multiple Dwelling

Education: School; Library

Religion: Religious Facility; Church School; Church-related residence

Funerary: Cemetery

Commercial: Business; Specialty Store; Restaurant

Government: Fire Station

Current Functions

(Enter categories from instructions)

Domestic: Multiple Dwelling; Single Dwelling

Education: School; Library

Religion: Religious Facility; Church School; Church-related residence

Funerary: Cemetery

Comm'l: Business; Specialty Store; Restaurant

Vacant/Not in use

Landscape: Parking Lot

7. Description

Architectural Classification

(Enter categories from instructions)

No Style; Early Republic: Federal

Mid-19th Century: Greek Revival

Late Victorian: Italianate, Neo-Grec, Italian Renaissance, Queen Anne

Late 19th & 20th Century Revivals: Beaux Arts, Colonial Revival

Late 19th & Early 20th Century American Movements: Commercial Style

Mixed

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

Materials

(Enter categories from instructions)

foundation Stone, Brick

walls Brick, Stone, Terra Cotta

roof

other

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 1

**7. Narrative Description**

**Summary**

The Two Bridges Historic District encompasses approximately 9 city blocks on the Lower East Side of Manhattan. The neighborhood is so-named for its situation between the Brooklyn (1883) and Manhattan (1909) bridges, however it was well developed a century before the Brooklyn Bridge was even conceived. The historic district is composed of 170 contributing buildings; five buildings additional to this number are already National Register-listed properties and New York City Landmarks: House at 51 Market Street (NR-listed 7-29-77); Mariner's Temple, 12 Oliver Street (NR-listed 4-16-80); Sea and Land Church, 61 Henry Street (NR-listed 4-09-80); Alfred E. Smith House (National Historic Landmark, 11-28-72), 25 Oliver Street; St. James Church, 32 James Street (NR-listed 7-24-72). One site, First Shearith Israel Graveyard, 55-57 St. James Place (4-17-80), is also previously listed and a city landmark. The district contains 29 buildings that are non-contributing either due to major alterations or new construction. There are more buildings within the district when rear tenements are taken into account. These buildings, however, were inaccessible to the surveyor and therefore not considered in the count of non- or contributing buildings.

The architectural periods represented in the Two Bridges period of significance span the late-eighteenth century through the early 1930s. The range of vernacular and nationally-popular styles has produced a multi-textured and visually appealing streetscape. Buildings are typically four-to-six stories in height, with an uninterrupted row of three-story row houses along Oliver, and the occasional two-and-one-half to three-and-one-half former town or row house sprinkled along Market, Henry and Madison. There are no setbacks or front yards; therefore articulation in the streetscape comes from the variety of styles of buildings. Three major churches are located on James Oliver and Market Streets, a fairly even distribution across the district. East Broadway is the major commercial strip, while the remainder of the district is largely residential, punctuated by first-floor commercial space in many of the tenements.

The neighborhood's eastern edge is defined by the Manhattan Bridge (NR-listed 9-01-83), in effect a white and blue steel and stone "wall" which creates a distinct boundary between Two Bridges and other parts of the Lower East Side. The eclectic mix of commercial and tenement buildings along the north side of East Broadway forms the northern boundary; behind these buildings, beyond the district boundary, stand contrasting new development and modern high rises. Across St. James Place stands the undulating high-rise of Chatham Green and a jumble of low-rise structures and open space. South of Madison Street stand the Alfred E. Smith Houses, a primarily residential campus containing ten high-rise public housing blocks with elongated X-shaped footprints (ca. 1950), ancillary buildings, and P.S. 114. The southern end of the district is dominated by Knickerbocker Village, the mass of which clearly defines a distinct boundary. South and directly east of

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 2

Knickerbocker are small parks; the East Side Drive and the East River are due south. The overall effect of the modern development that encircles the district is to intensify the experience of the historic buildings; in aggregate, and girdled by modern development, the sense of place and feeling achieved while walking through Two Bridges' uninterrupted blocks of tenements is significant. It is set off from the surrounding neighborhoods by its textured concentration of historic buildings.

**Sites**

First Shearith Israel Cemetery is the sole known contributing site in the neighborhood. It is also the property, as an early outpost of development in the neighborhood, which defines the earliest date of the period of significance.

Rear tenements and rear yards were not examined, however based on New York archaeological precedents, it is likely that intact archaeological deposits remain throughout the neighborhood. These potential historic sites are not counted as contributing to the overall district, but should be taken into account in future investigations of the neighborhood. Because archaeological testing was not undertaken as a part of this project, however, criterion D has not been recommended.

**Architecture**

The architectural periods represented in the Two Bridges period of significance span the late-eighteenth century through the early 1930s. The range of vernacular and nationally-popular styles has produced a multi-textured and visually appealing streetscape. Buildings are typically four-to-six stories in height, with an uninterrupted row of three-story row houses along Oliver, and the occasional two-and-one-half to three-and-one-half former town or row house sprinkled along Market, Henry and Madison.

As the neighborhood steadily gained in population from the 1850s onwards, new incentive to develop tenement houses emerged. The overcrowding and unsanitary conditions of many shoddily converted or purpose-built tenements induced the City and State to regulate the industry of housing the poor. Physical results of laws enacted or updated in 1867, 1879 (Old Law) and 1901 (New Law) are visible either in plan, footprint or in aesthetic impacts on the streetscape, such as the façade-mounted fire escapes.<sup>1</sup>

<sup>1</sup> Buildings constructed prior to 1879 are considered "Pre-Law," and the footprints are typically rectangular with no light or airshafts. A more detailed discussion of the tenement house laws can be found in Section 8. The authority, however, is Richard Plunz, *A History of Housing in New York City* (Columbia, 1990).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 3

Two Bridges Historic District  
**Name of Property**  
New York County, New York  
**County and State**

*Colonial, Federal and Greek Revival Periods*

The colonial and early republic periods in Two Bridges would have been dominated by vernacular single family dwellings interspersed with mixed-use buildings built in vernacular and national styles, such as Georgian or Federal. The local vernacular—a generic “Colonial,” was a two-and-one-half-story, three-bay-wide, side-gabled brick house typically featuring two dormers. Two extant examples of this type, though with later modifications, can be found in Two Bridges at no. 47-49 Madison Street and 24 Henry Street. More Georgian in inspiration, the house on Madison was built on a central hall plan, whereas the more Federally-inspired Henry Street house has a side hall plan.

No. 26 Henry Street would have been a near twin of its neighbor at no. 24 at the time of its construction. The half-story was raised to a full third floor, the most common modification in the district to the small, single-family dwelling. Market Street contains several examples of this modification, also including the application of ornament to update the building to a later period. Oliver Street is a study in this form of upgrading. The houses all show evidence of a change in brickwork above the second story, indicating that the roof was raised to create a third floor. These changes took place throughout the century, and many roof-raising occurred around the 1900.

Within the late-Federal period, an anomalous church was built on Market Street. The imposing Northeast Dutch Reformed Church was conceived in 1816 and completed in 1819. It is a large, symmetrical, gable-front church built of granite ashlar with sandstone trim. The form is Georgian, while the detail, such as pointed arched openings, is Gothic. The multipane double and triple sash windows also seem to refer to Georgian precedents.

Domestic examples of the Federal and Greek Revival periods overlap in the district, and most extant examples appear to date to the 1820s. There is a cluster of these borderline types on Market Street, where an 1815 fire forced the rebuilding of many houses. The late-Federal/early-Greek Revival is a grey area as far as ascribing either style to a particular building on this street. Federal in form and often in detail, such as door surrounds, the lintels of these building are incised with very simple Greek Revival motifs. The house at 51 Market Street is the most intact example of this stylistic overlap. The Robert Dodge House, 2 Oliver Street, was built in 1820 and enlarged in 1850; it therefore contains elements of both the Federal and Greek Revival styles.

The 1820s and 30s, the period of transition from Federal to Greek Revival, also saw the end of the Rutgers-stimulated boom in Two Bridges with the shift of a large portion of the shipping industry to the West Side. These too were considered waning years of the neighborhood’s “respectability” as a district of middle- and upper-class single-family homes. The transition was substantiated architecturally as stylish single-family houses were enlarged or converted to boarding houses, tenements and commercial buildings.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 4

Two Bridges Historic District  
Name of Property  
New York County, New York  
County and State

Even in this period of transition, two of the most significant examples of Greek Revival church design in New York were constructed in the neighborhood: St. James R.C. Church (1837) and Oliver Street Baptist/Mariner's Temple (ca. 1844). Both are educated examples of the *distyle in antis* temple form, St. James of granite ashlar walls with a brownstone façade; Mariner's Temple of brownstone.

New housing construction in the mid-century tenement era would not always be as elegant as the high-styles of this period. Utilitarian forms, nearly devoid of ornament, predominated during the early mid-nineteenth-century. A denticulated or bracketed cornice might be the sole decorative feature of a building of this period. Generously labeled "Greek Revival" or "Italianate," these were very often simple vernacular structures, built to suit a utilitarian purpose with a nod to appearances. Examples of this style include a four-building set of tenements at 39-45 Madison Street in this pared down style of Greek Revival/Italianate, built on the cusp of the Italianate wave that followed.

During the Colonial era, business was often conducted at home, and even commercial and retail enterprises would have shared space with domestic functions. Few shop-fronts were erected in commercial buildings until the mid-nineteenth century. Even during this period, the shops were generally first-floor use of a primarily residential building, so most of the shops in this era can be described under mid-to late-nineteenth century tenement architecture.

Mid-Nineteenth Century: Italianate

The Italianate and later the Italian Renaissance Revival predominates in the neighborhood, and examples in the neighborhood range from the very simple to the overblown. Ranging in height from three- or three-and-one-half-stories to six, the shorter buildings are typically earlier. Window hoods and bracketed cornices are hallmarks of the Italianate, however more modestly ornamented examples are common. Many buildings have ornament of a later period applied to an earlier building, resulting in a number of mixed-style buildings, most of which incorporate the Italianate in some fashion.

No. 25 Monroe Street is a five-story, four-bay-wide brick tenement featuring segmentally-arched openings with ornate window hoods (ca. 1865). No. 37 Monroe is a more modest four-story example, without window hoods, but with a simple bracketed cornice (ca. 1860-70).

The single mid-century Gothic Revival-inspired building is St. James School, constructed in 1868, which owes as much stylistically to the Italianate as to the Gothic. It is brick with sandstone and limestone trim, creating a polychrome composition highlighting the pointed-arched window openings.

Late-Victorian Eclecticism

Beginning in the 1870s and continuing through the early twentieth century, tenements of the Two Bridges neighborhood exhibit an eclecticism and architectural exuberance that would seem unexpected in rental property. Some of the most successful firms in New York were engaged as

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 5

architects designing this most common housing type. Some designs were for new buildings to replace old; many were reconfigurations of older buildings into seemingly entirely new buildings. The Tenement House Law of 1879 (Old Law), in effect until 1901 (when the New Law was enacted), was the first to significantly impact the building plan. It was during the Old Law era that the dumbbell tenement came into being.

A handful of textbook examples of Late Victorian styles are evident in Two Bridges. Many buildings, however, are hybrids of styles, incorporating elements from several prevailing decorative schemes into remarkably busy facades. The Queen Anne, Neo-Grec, Italian Renaissance Revival, Beaux-Arts, and Colonial Revival styles dominate this era. No matter how elaborate the exterior, interior configurations of the tenements generally manifested a dull sameness dictated by the limitations of lot size, zoning, economics, and the current tenement house law.

Queen Anne

Towards the end of the 1870s, the Queen Anne style came into fashion, but it is not as heavily represented in the neighborhood as other styles. Ornate friezes, complexly textured facades, oriel windows are hallmarks of this style. Examples are found in the neighborhood, but they are often less purely Queen Anne than Eclectic admixtures of late Victorian styles.

The Lincoln Tenement, 84 Madison Street, is five-stories, four-bays-wide, built of brick with a brownstone first floor, molded brick and terra cotta trim. Polychrome Minton tiles embellish the second floor around the windows, and an embossed flower motif is used above those of the first floor. The pressed metal cornice reads "Lincoln" in a banner below a Federal shield in a broken swan neck pediment. This is one of the busiest and most eclectic facades in the neighborhood, designed by Alex Finkle in 1889. Finkle favored eclectic interpretations of the Queen Anne, designing three matching tenements with commercial first-floors—19-21-23 Monroe Street—in 1888. The five-story, four-bay-wide brick tenements feature inset terra cotta panels, pilasters and colonettes.

A pair of tenements, 39-41 Henry Street, are both five-story, four-bay-wide brick buildings featuring stone trim; stone first floor facades; round arched openings, masks, busts, and rustication. J.B. Cashman designed them in 1890, in a Queen Anne/Italian Renaissance Revival mixed style. A similar mix of styles is found in the tenement at 22 James Street, a six-story irregularly-shaped brick building that conforms to the corner of St. James Place and James Street. Masks, inset molded terra cotta and brick plaques, and a bracketed cornice enliven the facade (unknown architect, 1884).

Neo-Grec

The Neo-Grec came into fashion in the 1880s, and while elements can be attributed to other design traditions, hallmarks of this style include incised geometric elements and the use of Greek architectural elements. A five-story, four-bay-wide tenement at 33 Henry Street employs composite pilasters, round arch windows at top floor with the elaborate cornice carried down around arched

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 6

openings in the form of pilasters (Alex Finkle, 1888). Another interpretation is No. 32 Henry Street, a six-story, four-bay-wide, brick tenement with stone and terra cotta trim and a simple cornice, designed by Max Müller in 1896.

***Italian Renaissance Revival and Beaux-Arts***

Of all the styles present in Two Bridges, some of the most interesting and ornate are examples of the Italian Renaissance Revival. Tenements and civic buildings were both designed in this style, resulting in a wide array of interpretations. Hierarchical design schemes in which each floor is treated with distinct elements particular to that floor, and commonly the schemes are less elaborate on the higher floors; rustication, and the use of terra cotta ornament in an elaborate decorative program (masks or geometric relief) are common elements. Some overlap between Italian Renaissance Revival and Beaux-Arts is common in Two Bridges.

The five-story, four-bay-wide, brick and stone trim Manhattan Tenement, 43 Henry Street, is an excellent example of the overlap of the Italian Renaissance Revival and Beaux-Arts. It employs the hierarchical design scheme, features elaborate window hoods, lion masks and rustication to create a very textured façade (Charles Rentz, 1890).

Schneider & Herter designed a large tenement, 56 Market Street/43-45 Monroe Street in the Italian Renaissance Revival in 1898. The five-story, four-bay-wide brick tenement with three-part, eight-bay elevation extending along Monroe Street incorporates rusticated brickwork, decorative brick ornamentation, stone moldings and masks into a hierarchical façade. Still working in the same style in 1901, Schneider & Herter designed the tenement at 23 Catherine Street/19-21 Henry Street. The six-story building has three-bays on Catherine, fourteen-bays on Henry, and is brick with carved stone trim, rusticated stonework, brick arches, a bracketed cornice, engaged chimneys, and elaborate bowed wrought iron fire escapes.

The preeminent firm of the American Renaissance, McKim Mead & White, designed the Chatham Square Branch of the New York Public Library, built in 1902. The three-story, limestone-clad library features a rusticated, arcaded first floor supporting a two-story Ionic colonnade *in muris*. A somewhat similarly styled example of civic architecture of the same period was also erected on East Broadway to house Engine Company no. 9. The narrow, three-story limestone-clad firehouse featured a garage bay at the first floor, with two-story, fluted Ionic pilasters and Ionic columns *in muris*, flanking banks of tripartite windows.

***Colonial Revival***

The Colonial Revival was popularized by the Chicago World's Fair of 1893 and by the Jamestown Tricentennial in 1907. Typically red-brick buildings feature quoins, splayed or jack arches (decorative or functional), elaborate door surrounds with sidelights and transoms, and divided multipane windows (6/6 being common).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 7

No. 45 Henry Street is a six-story, four-bay-wide red brick tenement with contrasting light beige or white colored brick quoins and terra cotta ornament. (Sass & Smallheiser, 1903). No. 82 Madison Street is another six-story, four-bay-wide brick New Law tenement with terra cotta trim, splayed terracotta lintels, and an intact cornice with garland frieze. It is similar to 94 and 98 Madison Street, but with projecting central bays (Bernstein & Bernstein, 1906).

Commercial Style

Commercial or loft buildings of the late nineteenth century were not lacking in detail, though typically they were less extravagant than the tenements. Commercial buildings built during the first quarter of the nineteenth century range from more stylish to more utilitarian as the decades progressed. The Commercial Style itself is a very general description, but typically in the commercial building, style is subordinate to utility, so a bank of windows may dominate over marginal stylistic features, such as quoins or a cornice. This is evident on East Broadway, where the Commercial Style is most concentrated. A typical example is the loft building at 35-37 East Broadway. The six-story building has a cast-iron facade over brick and a modillion cornice. Banks of windows are the major facade element (Max Müller, 1907).

Mid-twentieth-century commercial buildings include No. 49 Market Street, a two-story, two-bay-wide modest beige brick garage/commercial building with horse-head bust at cornice level and a flat parapet, built ca. 1930.

In addition to purpose-built commercial buildings, several older buildings of a variety of uses (mixed use or domestic) were remodeled during the 1920s, resulting in the removal of cornices and other ornament, and often the smoothing of surfaces with stucco. Parapets were built and typically included polychrome or articulated brick designs, such as the building at No. 24 Market Street, a four-story, three-bay-wide, stuccoed brick, mid-nineteenth-century Italianate building remodeled with a Mission-style parapet ca. 1920.

Functionalism or the Utilitarian Modern

Modern affordable housing was introduced into the neighborhood in 1933-4, with the construction of the massive Knickerbocker Village. This seemingly style-less functionalist monolith was designed to achieve specific light and ventilation requirements, and includes open, green courtyards as integral to its design. Two twelve-story brown-brick perimeter-block buildings were paired on the site of two notoriously overcrowded and unhealthy blocks. The crenellated footprint was developed to provide a maximum surface area into which windows could be placed and cross-ventilation could be achieved.

This dramatic departure from the traditional building styles came at a time when modern architects and housing reformers were espousing numerous theories about how affordable housing should be

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 8

designed. Housing theory had existed as a pseudo-scientific discipline since at least the mid-nineteenth century. Those early tenements still conformed to the 25'x100' lot, and were, as a result, small in scale and always privately developed. The facades were still the most important element of the old tenements, as the interiors were generally dull and subordinate to the tenement house law or the constraints of narrow lots.

Ideas advanced in the first quarter of the twentieth century informed a generation of socially motivated architects, who developed prototypical housing high-rises that no-longer conformed to the 25'x100' lot. New ideas for wholly-integrated designs of green campuses across which slab or articulated slab blocks would rise became the new way to house low-income families.

Knickerbocker Village's perimeter block plan maintains the type of "street address" found across Two Bridges—with no setbacks or front yards; it does, however, dominate the southern portion of the district, casting a deep shadow across Monroe Street, where few street-level access points and no shops punctuate the essentially block-long brick wall. Within the Two Bridges Historic District, Knickerbocker Village is a significant counterpoint to the earlier tenements, the failures of which inspired its creation.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 9

Two Bridges Historic District  
**Name of Property**  
New York County, New York  
**County and State**

**Building-by-building description<sup>2</sup>**

Building summaries are organized by street name and block location, i.e., Street Name; Street Face (cardinal direction) and block (between bounding cross streets). Streets are listed in alphabetical order following New York State register guidelines. Individual building data is organized and formatted as follows:

Building name or type, street address; block, lot; description; architect of original construction (if known), year built or approximate date; architect of alteration (if known), year altered (if known). Style. Status within district (individually listed/contributing/not contributing).

The use of style classifications can be problematic for buildings with many periods of alteration and for those that are generally vernacular but with some minor reference to a particular style. Classifications, therefore, are based on major stylistic elements, and include the category Eclectic, when many styles of a particular period are used, and Mixed, to denote evidence of more than one style from two or more periods.

Though parking lots and vacant lots are listed below they are not included in the final resource count in accordance with the National Park Service's rules for counting resources (*National Register Bulletin: Guidelines for Completing the National Register of Historic Places Forms*, 1997, p. 17).

**Catherine Street; East Side from south of East Broadway to Henry Street**

Tenement, **15 Catherine Street**; 280, 51; 5-story, 4-bay-wide brick tenement, dentil cornice, fire escape. Mid-19C (pre-law). Italianate. Contributing.

Store & Tenement, **17-19 Catherine Street**; 280, 52; 6-story, 7-bay-wide brick tenement; light brick with terra cotta trim (window hoods, pediments, volutes), ornate bracketed cornice, fire escape. Charles B. Meyers, 1908. Eclectic/Beaux-Arts. Contributing.

Tenement, **21 Catherine Street**; 280, 54; 5-story, 4-bay-wide, brick tenement with 2/2 windows, intact ornate cornice with arched pediment, projecting lintels. Fire escape. W.E. Waring (1871); Bernstein & Bernstein, 1904. Italianate/Mixed. Contributing.

Tenement, **23 Catherine Street, aka 19-21 Henry Street**; 280, 55; 6-story, 3-bays on Catherine, 14-bays on Henry, brick with carved stone trim, rusticated stonework, brick arches, bracketed cornice, engaged chimneys, bowed wrought iron fire escapes. Schneider & Herter, 1901. Italian Renaissance Revival. Contributing.

<sup>2</sup> Data primarily based on field survey and culled from Building Permit applications in the Municipal Archives, where available.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 10

**Catherine Street; East Side from Henry to Madison Street**

Tenement, **25<sup>1/2</sup>-27 Catherine Street**; 277, 49; 6-story, 4-bay-wide brick tenement with terra cotta and possibly stone trim and quoins. Cornice missing. Fire escape. Charles B. Meyers, 1909. Colonial Revival/Mixed. Contributing.

Tenement, **29 Catherine Street**; 277, 51; 5-story, 3-bay-wide brick tenement with terra cotta insets; asymmetrical facade; cornice missing. Fire escape. One of the most unique buildings stylistically. F.J. Camp, 1890. Neo-Grec/Romanesque Revival/Eclectic. Contributing.

Tenement, **31 Catherine Street**; 277, 52, 5-story, 4-bay-wide brick tenement. Metal window hoods; cornice missing. Fire escape. Mid-19C; William Graul (1876). Italianate. Contributing.

Tenement, **33-35 Catherine Street**; 277, 53; 6-story, 4-bay-wide, light colored brick tenement with molded brick or terra cotta wave repeating motif over second story. Cornice missing. Fire escape. Samuel Cohen, 1913. Colonial Revival/Eclectic. Contributing.

Hobson Tenement, **37-1/2 Catherine Street**; 277, 54; 6-story, 4-bay-wide light colored brick tenement with stone trim; the word "Hobson" appears at cornice level. ca. 1885, 1920s. Neo-Grec/Mixed. Contributing.

Five Points Mission/Chinese United Methodist Church/former boarding house, **39-41 Catherine Street/aka 69 Madison Street**; 277, 56; 5-story, two-bay corner tenement/former boarding house of brick with bracketed cornice. Brick church building stands to north; 2-story, pedimented parapet with corbelled brickwork; mission entrance on Madison Street: 3-story, 4-bay-wide brick with corbelled cornice attached to rear of former tenement (41 Catherine). Mid-19C; Late 19C, 1914. Mixed. Contributing (three buildings).

**Catherine Street; East Side from Madison to Monroe Street**

Tenement, **43 Catherine Street**; 276, 52; 6-story, 3-bay-wide, brick tenement with terra cotta and limestone trim, intact cornice with garland frieze. Splayed terracotta lintels, brick quoins. Edward Meyers, 1906. Colonial Revival. Contributing.

Tenement, **45-45<sup>1/2</sup> Catherine Street**; 276, 53; 5-story, 4-bay painted brick tenement, all ornament removed. Fire escape. William Graul, 1885; No style. Not Contributing (altered).

Tenement, **47 Catherine Street**; 276, 54; Twin of 49 Catherine Street; 5-story, 4-bay-wide tenement of light colored brick with terra cotta trim. Retains some original 6/1 windows, ornate cornices. Fire escape. John C. Burn, 1888. Neo-Grec. Contributing.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 11

Tenement, **49 Catherine Street**; 276, 55; Twin of 47 Catherine Street; 5-story, 4-bay-wide tenement of light colored brick with terra cotta trim. Fire escape. Replacement windows. Ornate cornice. John C. Burn, 1888. Neo-Grec. Contributing.

Tenement, **51 Catherine Street**; 276, 56; 5-story, 4-bay-wide brick tenement with sandstone trim, intact cornice. Fire escape. Babcock & McClovy (1883); Max Müller (1906). Neo-Grec. Contributing.

San Giuseppe/St. Joseph's Roman Catholic Church School and Rectory, **5 Monroe Street, aka 53-59 Catherine Street**; 276, 59; Rectory: 6-story of beige brick; Church/School: Yellow brick, symmetrical facade crowned with two domed towers. Matthew W. Del Gaudio, 1923; Religious Institutional/Italian Renaissance/Eclectic. Contributing.

**Catherine Street; West Side from Henry to south of East Broadway**

Tenement, **24 Catherine Street; aka 5-11 Henry Street**; 279, 53; 6-story, 3-bay-wide (on Catherine) brick with carved stone trim, floral plaques, brick arches, bracketed cornice, fire escapes. Light colored brick with stone trim. A less-refined preview of the Schneider & Herter building across the street (23 Catherine, 1901). Schneider & Herter, 1897. Italian Renaissance Revival. Contributing.

Tenement, **22-1/2 Catherine Street**; 279, 54; 5-story, 4-bay-wide brick tenement, segmentally arched window hoods, fire escape. Elaborate late-19C cornice with central arch. Mid-19C (pre-law); W.E. Waring (1871); George F. Pelham (1893). Italianate/Mixed. Contributing.

Commercial/Tenement, **22 Catherine Street**; 279, 55; 7-story brick commercial building/tenement with limestone trim, molded brick panels. Cornice missing. Fire escape intact. Schneider & Herter, 1893. Colonial Revival/Mixed. Contributing.

**East Broadway; North Side from east of Catherine to Market Street**

Tenement, **24 East Broadway**; 281, 10; 5-story, 4-bay-wide brick tenement with projecting lintels and a cornice with foliate brackets. Front fire escape. Mid-19C (pre-law). Italianate. Contributing.

Tenement, **26 East Broadway**; 281, 11; 6-story, 4-bay-wide brick tenement. Round arch windows at top floor, brick, stone and terracotta ornament, bracketed cornice. Horenburger & Straub, 1899. Italian Renaissance Revival. Contributing.

Tenement, **28 East Broadway**; 281, 12; Unrecognizably altered former tenement; W.E. Waring (1871); 1950s or later. Not Contributing (altered).

Tenement/New Apostolic Church, **30 East Broadway**; 281, 13, 5-story, 4-bay-wide brick tenement; facade stripped or ornament & stuccoed and struck to mimic ashlar; ornate Neo-Grec cornice remains. Late 19C/Mid-20C/Neo-Grec. Not Contributing.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 12

Loft/Tenement, **32 East Broadway**; 281, 14; 7-story, three-bay-wide, brick tenement with stone and terra cotta trim, round-arched windows at top floor with composite pilasters. Fire escape intact. Charles E. Reid, 1901. Italian Renaissance Revival. Contributing.

Tenement, **34 East Broadway**; 281, 15; 6-story, 4-bay-wide tenement with ornate ironwork fire escape, segmentally arched windows, bracketed cornice. Mid-19C (pre-law). Italianate. Contributing.

Store & Lofts, **36 East Broadway**; 281, 16; 5-story, 2-bay-wide brick, stone and terracotta commercial building with segmentally-arched upper windows, Scamozzi pilasters, a bracketed metal cornice with garlands. Fire escape. Bernstein & Bernstein, 1904. Italian Renaissance Revival/Commercial style. Contributing.

Tenement, **38 East Broadway**; 281, 17; 5-story, 4-bay-wide brick tenement with stone window hoods (incised) and inset molded brick panels. Elaborate intact cornice. Fire escape. ca. 1885; Neo-Grec. Contributing.

Tenement, **40 East Broadway**; 281, 18; 5-story, 3-bay-wide brick tenement with sandstone lintels, bracketed cornice. Mid-19C (pre-law). Italianate. Contributing.

Commercial, **42-44 East Broadway**; 281, 19; Stone veneered office-style building. 1950s. Not Contributing (modern).

Edward M. Brown Building/Lower East Side Service Center, **46 East Broadway**; 281, 20; 7-story brick commercial building with articulated quoins, modest metal cornice. Twin of 45 East Broadway. Samuel Sass, 1910. Commercial style. Contributing.

Grace Gratitude Buddhist Temple/Loft, **48 East Broadway**; 281, 22; 6-story, paired windows in bilateral facade, garlanded cornice, Corinthian pilasters, gothic-arched windows at 5th story. Mid-19C; 1897. Eclectic/Mixed/Commercial style. Contributing.

Lofts, **50 East Broadway**; 281, 23; 5-story, brick, bilateral facade with arched windows at 5th story, Scamozzi Ionic pilasters flank windows; bracketed and garlanded metal cornice; Greek fretwork bands above windows. ca. 1895. Eclectic/Mixed/Commercial style. Contributing.

Lofts, **52 East Broadway**; 281, 24; 6-story commercial building devoid of ornament. Max Muller, 1908; 1968; Not Contributing (altered).

Tenement, **54 East Broadway**; 281, 25; 6-story, bilaterally symmetrical facade, 2/2 windows; arched windows at 6th floor, Doric pilasters at 7th; terracotta fretwork motifs; terra cotta or limestone

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 13

window hoods, corbels. Bracketed cornice. Pair with 56 East Broadway. Fire escape. Schneider & Herter, 1899. Italian Renaissance Revival/Beaux-Arts. Contributing.

Tenement, **56 East Broadway**; 281, 26; 6-story, bilaterally symmetrical facade, 2/2 windows; arched windows at 6th floor, Doric pilasters at 7th; terracotta fretwork motifs; terra cotta or limestone window hoods, corbels. Cornice and fire escape missing. Schneider & Herter, 1899. Italian Renaissance Revival/Beaux-Arts. Contributing.

Commercial, **58 East Broadway**; 281, 27; H.J. Nurich, 1954. 1950s office style. Not Contributing (modern).

Tenement, **60 East Broadway**; 281, 28; 5-story, 4-bay-wide brick tenement with segmental window hoods, intact cornice, fire escape. A. Blaubein, 1873. Italianate. Contributing.

Lofts, **62 East Broadway**; 281, 29; 5-story loft building with banks of hung sash windows (6 across) flanked by pilasters. Yellow bricks. Metal cornice with elongated brackets. ca. 1910; Commercial style. Contributing.

Tenement, **64 East Broadway**; 281, 30; 5-story, 4-bay-wide brick tenement with projecting lintels, bracketed cornice. Fire escape. Mid-19C (pre-law); 1873. Italianate. Contributing.

Tenement/Commercial, **66 East Broadway**; 281, 31; 5-story, four-bay brick with stuccoed facade. Mid-19C (pre-law); 1909 & later. Not Contributing (altered).

Tenement/Commercial, **68 East Broadway**; 281, 32; 5-story, four-bay brick with stuccoed facade. Mid-19C (pre-law); 1909 & later. Not Contributing (altered).

Commercial, **70 East Broadway**; 281, 33; 3-story, brown brick corner commercial (offices or small loft) building, with metal cornice. Sass & Springsteen, 1916. Commercial style. Contributing.

**East Broadway; South side from Market to Catherine Street**

Shiels Building/Lofts, **67-73 East Broadway**; aka **9 Market Street**; 280, 27; 7-story, 12-bay-wide brick loft building with limestone trim; Corinthian capitals at 5th floor; cast iron pilasters; replacement windows. Intact cornice; fire escape. Horenburger & Straub, 1902. Commercial style. Contributing.

Lofts, **65 East Broadway**; 280, 28; 5-story brick loft building with articulated quoins, metal cornice. Similar to 45 and 46 East Broadway. William Gaul, 1885; ca. 1910. Commercial style. Contributing.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 14

Lofts, **63 East Broadway**; 280, 29; 5-story, 3-bay-wide brick commercial building; metal bracketed cornice, pilasters articulate the facade. Mid-19C; Morris North, 1886. Commercial/Italian Renaissance. Contributing.

Tenement, **61 East Broadway**; 280, 30; 5-story, 4-bay-wide brick tenement with projecting lintels, intact bracketed cornice and fire escape. Mid-19C (pre-law); 1868; 1874; Max Müller (1902). Italianate. Contributing.

Tenement, **59 East Broadway**; 280, 31; 4-story, 3-bay-wide tenement laid in Flemish bond brick. Ca. 1911 reconfigured 2/2 sash windows at 2nd floor; pedimented window hoods at 3rd & 4th floors. Minimalist metal cornice. Fire escape. Early/mid-19C (pre-law); Max Müller (1911). Italianate. Contributing.

Tenement, **57 East Broadway**; 280, 32; 4-story, 3-bay-wide brick tenement; pedimented window hoods. Rebuilt corbelled brick cornice. Early mid-19C (pre-law); Charles Rentz, 1885. Greek Revival/Italianate. Contributing.

Fire House Engine Company #9, **55 East Broadway**; 280, 33; 3-story brick fire house with limestone facade; fluted Ionic pilasters and columns *in muris*, modillion cornice surmounted by limestone balustrade. Converted to commercial building. ca. 1905; Neo-Classical Revival. Contributing.

Lofts, **53 East Broadway**; 280, 34; 4-story, 3-bay-wide brick commercial building laid in a common bond. Windows replaced. Fire escape, cornice intact. Max Müller (1917); Charles M. Straub (1922). Commercial style. Contributing.

Tenement, **51 East Broadway**; 280, 35; 5-story, 3-bay-wide brick tenement. Projecting lintels; garland motif on frieze of dentil cornice. Fire escape. Mid-19C (pre-law); Fred. Ebeling, (1887); Fred Wandelt (1891); Max Müller (1907). Italianate. Contributing.

Lofts, **49 East Broadway**; 280, 36; 5-story brick loft building with deep over hanging bracketed cornice, articulated geometric and floral frieze. 1886; Max Müller (1905). Commercial style/Mixed. Contributing.

Lofts, **47 East Broadway**; 280, 37; 5-stories, 4-bay-wide, brick tenement with ornate cornice; pedimented window hoods. Mid-19C (pre-law); Herman Horenburger (1889); George Frederick Pelham (1902). Neo-Grec/Italianate/Mixed. Contributing.

Commercial,/Lofts **45 East Broadway**; 280, 38; 7-story brick commercial building with articulated quoins, modest metal cornice. Twin of 46 East Broadway. Rebuilt considerably to 5th floor. Samuel Sass, 1909. Commercial style. Not Contributing (altered).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 15

Two Bridges Historic District  
Name of Property  
New York County, New York  
County and State

Glamour Furniture/House/Tenement, **43 East Broadway**; 280, 39; 5-story, 3-bay-wide tenement remodeled with ornate Neo-Grec cornice, projecting pedimented window hoods. Mid-19C; 1872; Schneider & Herter (1889); Max Müller (1910). Mixed/Neo-Grec. Contributing.

Lofts & Stores, **39-41 East Broadway**; 280, 40; 6-story lofts, cast-iron facade over brick; modillion cornice, fire escape. Max Müller, 1908. Commercial style. Contributing.

Lofts & Stores, **35-37 East Broadway**; 280, 42; 6-story lofts, cast-iron facade over brick; modillion cornice, fire escape. Max Müller, 1907. Commercial style. Contributing.

New York Public Library, Chatham Square Regional Branch, **33 East Broadway**; 280, 44; 3-story Italian Renaissance style building; limestone rustication on base supporting bank of 2-story Ionic columns *in antis (in muris)*. McKim Mead & White, 1902; Italian Renaissance Revival. Contributing.

Commercial, **29 East Broadway**; 280, 46; 5-story, 4-bay-wide brick tenement with ornate window hoods, cornice missing. Fred Ebeling, 1886; Neo-Grec. Contributing.

HSBC Bank, **27 East Broadway**; 280, 47; Modern bank building; Late 20C; Not Contributing.

Shop, **25 East Broadway**; 280, 48; 4-story brick shop (from building permit), stepped parapet; fire escape. Abram Siegel, 1900. Commercial style. Contributing.

Lofts, **17-23 East Broadway**; 280, 49; 7-story, 8-bay-wide commercial/loft building of rusticated banded brick with bracketed metal cornice, fire escape on Catherine Street elevation. Michael Bernstein, 1899. Colonial Revival/Commercial style. Contributing.

**Henry Street; North Side from Catherine to Market Street**

Tenement, **23 Henry Street**; 280, 1; 5-story, 4-bay-wide, rusticated brownstone facade, one of the only all-stone facades in the neighborhood. Cornice and fire escape intact. Louis Korn, 1891. Eclectic. Contributing.

Tenement, **25 Henry Street**; 280, 2; 6-story, 4-bay-wide brick tenement with carved stone masks, rusticated bands of stone and brick; brick rustication on upper floors; original stone entrance intact. Cornice and fire escape intact. George Hoffman, 1897. Italian Renaissance Revival. Contributing.

Tenement, **27 Henry Street**; 280, 3; 5-story, 4-bay-wide, brick tenement. Original 2/2 wood sash windows, segmentally arched window hoods. Fire escape intact; cornice missing. W.E. Waring (1871); Charles B. Meyers (1901). Italianate. Contributing.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 16

Tenement, **29 Henry Street**; 280, 4; 5-story, 4-bay-wide, brick tenement. Projecting lintels and sills with foliate corbels. Elongated bracketed cornice. Mid-19C (pre-law); George A. O'Rourke, 1902. Italianate. Contributing.

Tenement, **31 Henry Street**; 280, 5; 5-story, 4-bay-wide, articulated end bays, carved stone and terra cotta trim, ornate cornice intact. Fire escape. Herman Horenburger, 1890. Italian Renaissance Revival/Eclectic. Contributing.

Tenement, **33 Henry Street**; 280, 6; 5-story, 4-bay-wide, composite pilasters, round arch windows at top floor, cornice carried down around arched openings in the form of pilasters. Fire escape. Alex Finkle, 1888. Neo-Grec/Eclectic. Contributing.

Tenement, **35 Henry Street**; 280, 7; 6-story, 4-bay-wide, light-colored brick tenement with terra cotta trim. Bracketed cornice and fire escape intact. Horenburger & Straub, 1897. Eclectic/Queen Anne. Contributing.

Tenement, **37 Henry Street**; 280, 8; 6-story, 3-bay-wide, light-colored brick tenement with stone trim. Paired windows. Cornice missing, fire escape intact. Bernstein & Bernstein, 1907. Colonial Revival. Contributing.

Tenement, **39 Henry Street**; 280, 9; Twin of 41 Henry Street; 5-story, 4-bay-wide brick building with stone trim; stone first floor facade; round arched openings, masks, busts, rustication. Intact cornice. Retains early double-leaf entry doors. Fire escape. J.B. Cashman, 1890. Queen Anne/Italian Renaissance Revival. Contributing.

Tenement, **41 Henry Street**; 280, 10; Twin of 39 Henry Street; 5-story, 4-bay-wide brick building with stone trim; stone first floor facade; round arched openings, masks, busts, rustication. Intact cornice. Retains early double-leaf entry doors. Fire escape. J.B. Cashman, 1890. Queen Anne/Italian Renaissance Revival. Contributing.

Manhattan Tenement, **43 Henry Street**; 280, 11; 5-story, 4-bay-wide, brick and stone trim tenement, stone first floor. Round arched openings, lion masks, rustication, intact cornice. Cornice and fire escape intact. Elaborate decorative program. Charles Rentz, 1890. Italian Renaissance Revival/Beaux-Arts. Contributing.

Tenement, **45 Henry Street**; 280, 13; 6-story, 4-bay-wide brick tenement. Polychrome--red brick with light colored brick quoins; terra cotta ornament. Parapet rebuilt, cornice missing. Fire escape intact. Sass & Smallheiser, 1903. Colonial Revival/Eclectic. Contributing.

Parking garage building, **47 Henry Street**; 280, 14; New construction. ca. 2000. Not Contributing.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 17

Parking lot, **49-59 Henry Street**; 280, 15; Surface parking.

Sea & Land Church, **61 Henry Street**; aka **19 Market Street**; 280, 22; Imposing, 3-bay-wide, front-gabled granite ashlar church with sandstone trim. Gothic arched openings, multipane double and triple sash windows. 1819. Georgian/Gothic. Individually listed, Contributing.

McAllister House, **61 Henry Street**; 280, 22; 4-story, 2-bay-wide brick parish house. Cady & Gregory, 1909; No style. Contributing.

**Henry Street; South Side from Market to Catherine Street**

Apartment high-rise, **62 Henry Street**; 277, 27; New building. ca. 2000. Not Contributing.

Tenement, **58 Henry Street**; 277, 29; 6-story, 4-bay-wide brick tenement with terra cotta and stone trim. Splayed arch lintels and pedimental window hoods. Cornice missing. Fire escape. Bernstein & Bernstein, 1907. Colonial Revival. Contributing.

Tenement, **54-56 Henry Street**; 277, 30-31; Pair of 6-story, 4-bay-wide red brick tenements with terra cotta masks, floral plaques & stone trim. Cornices missing. Fire escapes. Horenburger & Straub, 1896. Italian Renaissance Revival/Neo-Grec/Eclectic. Contributing (two buildings).

Tenement, **52 Henry Street**; 277, 32; 6-story, 3-bay-wide, light colored brick tenement with stone trim. Cornice, splayed arches with volute/foliate keystone ornament, rusticated brick work on lower floors. Elaborate wrought iron fire escape Charles M. Straub, 1906. Colonial Revival. Contributing.

Former site of Jacob A. Riis Neighborhood Settlement/Episcopal Church, **46-48-50 Henry Street**; 277, 33-35; Modern building on site of former Riis Settlement, which had been located in earlier building modified for that purpose by Janes & Leo in 1906. ca. 2000. Not Contributing (replaced).

Tenement, **44 Henry Street**; 277, 36; 6-story, 4-bay-wide, light colored brick tenement with terra cotta trim, wrought iron fire escape. Elaborate cornice intact. Bernstein & Bernstein, 1897. Italian Renaissance Revival. Contributing.

Parking lot, **38-42 Henry Street**; 277, 37; Surface parking. Site of synagogue (1857).

Parking lot, **36 Henry Street**; 277, 40; Surface parking replacing William Frank (1885) tenement.

Parking lot, **34 Henry Street**; 277, 41; Surface parking.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 18

Tenement, **32 Henry Street**; 277, 42; 6-story, 4-bay-wide, brick tenement with stone and terra cotta trim. Simple cornice, fire escape. Max Müller, 1896. Neo-Grec. Contributing.

Tenement, **30 Henry Street**; 277, 43; 6-story, 4-bay-wide, brick tenement with terra cotta trim, asymmetrical facade, half projecting and half recessed; rustication through 3rd floor. Bracketed cornice. Fire escape. Sass & Smallheiser, 1904. Colonial Revival/Eclectic. Contributing.

Tenement, **28 Henry Street**; 277, 44; 5-story, 4-bay-wide red brick tenement with terra cotta trim, intact brownstone on first floor, masks worn away; intact cornice. M.V.B. Ferndon, 1891. Neo-Grec/Eclectic. Contributing.

Tenement, **26 Henry Street**; 277, 45; 5-story, 4-bay-wide, brick with rusticated brownstone at first floor; sandstone trim on upper floors, intact elaborate cornice. Fire escape. ca. 1890; Neo-Grec/Italian Renaissance Revival. Contributing.

House, **24 Henry Street**; 277, 46; 3-bay, 2.5 story early brick building reworked in the mid-19C. Side hall plan. Two dormers. Mid-19C. Mixed. Contributing.

House converted to Tenement, **22 Henry Street**; 277, 47; 3-bay, 3-story early brick building reworked in early 20C. Side hall plan. Change in brickwork apparent above 2nd floor, indicating raising of half-story to full story. Awkward open-bracketed craftsman-style shed cornice. Early 19C; Max Müller (1916). Italianate/Mixed. Contributing.

Market Stand, **20 Henry Street**; 277, 48; One-story brick & block market stand. Not Contributing (modern).

**Henry Street; South Side between Oliver and Catherine**

P.S. 1 - Alfred E. Smith School (Elementary), **2 Henry Street**; 279, 40; Massive, limestone-clad 4.5-story school dominates north end of its block. Symmetrical facade with projecting central entrance pavilion; tripartite windows. Hip-roof punctuated by Dutch gablettes. Almost a stripped-down and overly-symmetrical Chateausque; C.B.J. Snyder, 1895. Eclectic. Contributing.

**James Street; West Side from north of Madison to St. James Place**

Tenement, **31-33 James Street**; 116, 48; 5-story, 6-bay-wide brick tenement with 20C alterations. Tripartite windows in end bays; central projecting pavilion. Stepped parapet, no cornice. Fire escape. Mid-19C; James Strand (1877); Gaetano Papa, contractor (1939). Mixed/No Style. Contributing.

St. James R.C. School, **37 St. James Place; aka 25-29 James Street**; 116, 49; 3.5 story flatiron brick and sandstone school building. Mansard roof with gabled dormers; round and pointed arched openings; sand or limestone trim; 1868; Gothic Revival/Italianate. Contributing.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 19

**James Street; East Side from St. James Place to Madison Street**

Tenement, **22 James Street**; 279, 22; 6-story irregularly-shaped brick tenement conforms to corner of St. James Place and James Street. Masks, inset molded terra cotta and brick plaques, bracketed cornice. Fire escape. 1884. Eclectic/Queen Anne/Italian Renaissance Revival. Contributing.

Tenements (front & rear), **24 James Street**; 279, 23; 5-story, 4-bay-wide stuccoed brick tenement with fire escape. All ornament removed. Mid-19C (pre-law); Mid-20C. No style. Not Contributing (altered).

Parking lot/former site of St. James Home & Children's House/Parish School (1901), **26 James Street**; 279, 24; site of a frame church demolished in 1929. Now surface parking.

St. James Church, **32 James Street**; 279, 25; Doric *distyle in muris* facade composition, surmounted by simple Doric frieze and pediment. Granite ashlar walls with brownstone facade. 1837. Greek Revival. Individually listed; Contributing.

**Madison Street; South Side from Market to Catherine Street**

Tenement, **122 Madison Street**; aka **39 Market Street**; 276, 28; 5-story, 4-bay-wide brick corner tenement; segmentally-arched window openings with stone hoods (removed and smoothed over); bracketed/modillion cornice intact. Fire escape. Mid-19C; Max Müller (1898). Italianate. Contributing.

Tenement, **120 Madison Street**; 276, 29; 5-story, 3-bay-wide brick tenement with bracketed metal cornice and elaborate window hoods. The 4-bay-wide building at 118 Madison was built at the same time and includes identical detailing. The separate cornices are used to discern the two masses from one-another, which otherwise share a contiguous facade. Mid-19C. Italianate. Contributing.

Tenement, **118 Madison Street**; 276, 30; 5-story, 4-bay-wide brick tenement with bracketed metal cornice and elaborate window hoods. The 3-bay-wide building at 120 Madison was built at the same time and includes identical detailing. The separate cornices are used to discern the two masses from one-another, which otherwise share a contiguous facade. Mid-19C. Italianate. Contributing.

Tenement, **116 Madison Street**; 276, 31; 6-story, 4-bay-wide, brick tenement with stone trim. Bracketed cornice intact; large window hoods. Fire escape. Mid-19C; Burnett (1905). Italianate. Contributing.

Tenement, **114 Madison Street**; 276, 32; 5-story, 4-bay-wide brick tenement with sand- or limestone trim. Bracketed cornice intact; raised stoop and intact entrance surround. Fire escape. Frederick Jenth, 1886. Neo-Grec. Contributing.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 20

Two Bridges Historic District  
**Name of Property**  
New York County, New York  
**County and State**

Tenement, **112 Madison Street**; 276, 33; 3-story, 3-bay-wide brick tenement. First floor renovated with decorative brickwork; Neo-Grec cornice and projecting lintels intact. Fire escape. Early mid-19C; 1885. Mixed/Neo-Grec. Contributing.

Tenement, **110 Madison Street**; 276, 34; 6-story, 4-bay-wide brick tenement; brownstone first floor, rusticated, with terra cotta trim, pedimental window hoods, masks, intact cornice. Fire escape. George Frederic Pelham, 1899. Italian Renaissance Revival. Contributing.

Tenement, **108 Madison Street**; 276, 35; 5-story, 4-bay-wide brick tenement with stucco struck to look like stone; stone trim (eroding); hierarchical decorative scheme; cornice intact. Fire escape. ca. 1875 or earlier; 1909. Italianate/Italian Renaissance Revival/Mixed. Contributing.

Tenement, **106 Madison Street**; 276, 36; 5-story, 4-bay-wide tenement; sandstone first floor; brick upper floors with terra cotta trim, Corinthian colonnettes, masks, rustication. Elaborate decorative scheme. Schneider & Herter, 1892. Neo-Grec/Italian Renaissance Revival/Eclectic. Contributing.

New Building, **104 Madison Street**; 276, 37; new construction. ca. 1995. No style. Not Contributing (modern).

New Building, **102 Madison Street**; 276, 38; new construction. ca. 1995. No style. Not Contributing (modern).

Bakery & Tenement, **100 Madison Street**; 276, 39; 5-story, 4-bay-wide brick tenement with stone trim, bracketed cornice. Fire escape. Mid- late 19C; Charles Reid (1904). Neo-Grec. Contributing.

Tenement, **98 Madison Street**; 276, 40; 6-story, 3-bay-wide brick New Law tenement with terra cotta trim, Greek fret patterns, intact cornice with garland frieze. Splayed terracotta lintels. Fire escape. Similar to 94 Madison Street. Post-1901, ca. 1906; Colonial Revival. Contributing.

Tenement, **96 Madison Street**; 276, 41; 3-story, 3-bay-wide, side hall brick dwelling enlarged and painted, with stone trim, intact late-19C cornice and projecting lintels. Early mid-19C; Bernard M. McGurk, 1886. Mixed/Greek Revival/Neo-Grec. Contributing.

Tenement, **94 Madison Street**; 276, 42; 6-story, 3-bay-wide brick New Law tenement with terra cotta trim, Greek fret patterns, intact cornice with garland frieze. Splayed terracotta lintels. Fire escape. Similar to 98 Madison Street. Post-1901, ca. 1906. Colonial Revival. Contributing.

Parking lot, **90-92 Madison Street**; 276, 43; Surface lot.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 21

Parking lot, **88 Madison Street**; 276, 45; Surface lot.

Tenement, **86 Madison Street**; 276, 46; 5-story, 4-bay-wide brick tenement with brownstone first floor, keyhole-arched entrance, brick and terra cotta trim, intact cornice. A[uguste?] Sevestre, 1892. Eclectic/Queen Anne/Italian Renaissance Revival. Contributing.

Lincoln Tenement, **84 Madison Street**; 276, 47; 5-story, 4-bay-wide brick tenement with brownstone first floor, molded brick and terra cotta trim. Polychrome Minton tiles on second floor around windows, first floor embossed flower motif. Metal cornice reads Lincoln in banner below Federal shield in broken swan neck pediment. One of the busiest and most interesting facades, including cornice, in the neighborhood. Alex Finkle, 1889. Eclectic/Queen Anne. Contributing.

Tenement, **82 Madison Street**; 276, 48; 6-story, 4-bay-wide brick New Law tenement with terra cotta trim, intact cornice with garland frieze. Splayed terracotta lintels. Projecting center bays. Fire escape. Similar to 94 and 98 Madison Street. but with projecting central bays. Bernstein & Bernstein, 1906. Colonial Revival. Contributing.

**Madison Street; North Side at Mechanics Alley**

Tenement, **125 Madison Street**; 275, 28; 5-story, 4-bay brick tenement with ornate 3-bay rusticated brownstone first floor; cartouches, masks, relief plaques, shell motifs in terracotta, stone and brick, round arched top floor windows. Intact cornice. Fire escape. 1891. Eclectic/Italian Renaissance Revival/Beaux-Arts/Queen Anne. Contributing.

**Madison Street; North Side from East of Catherine to Market Street**

Tenement, **75 Madison Street**; 277, 1; 5-story, 4-bay-wide brick tenement with sandstone trim, original wrought iron window guards intact. Ernest Dennis, 1885. Neo-Grec. Contributing.

Tenement, **77-79 Madison Street**; 277, 2; 6-story, 8-bay-wide brick tenement with terra cotta trim; one fire escape intact. Cornice with garland frieze. Horenburger & Straub, 1902-03. Italian Renaissance Revival/Eclectic. Contributing.

Tenement, **81 Madison Street**; 277, 4; 5-story, 4-bay-wide brick tenement; sandstone first floor, brick and sandstone trim, intact elaborate cornice with mask corbel. Fire escape. 1887. Neo-Grec/Italian Renaissance Revival/Eclectic. Contributing.

St. Joseph's R.C. Church Convent, **83-85 Madison Street**; 277, 5; 1950s building replaced L19C Finkle tenement. 1957. Not Contributing (mid-20C).

Parking lot, **87 Madison Street**; 277, 7; Surface lot replaced Herter Brothers (1889) tenement.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 22

Tenement, **93 Madison Street; 277, 10;** 6-story, 4-bay-wide, stone and brick with terra cotta and stone trim; masks and volute brackets as ornament keystones of splayed arches; ornate bowed wrought iron fire escape. Cornice intact. George Frederick Pelham, 1903. Italian Renaissance Revival/Colonial Revival/Eclectic. Contributing.

Altered Tenement, **95 Madison Street; 277, 11;** Thoroughly altered tenement building. A. Sevestre, 1893. Not Contributing (altered).

Church, **97 Madison Street; 277, 12;** New construction. ca. 1990. Not Contributing.

Tenement/Buddhist Society Temple of Wonderful Enlightenment, **99 Madison Street; 277, 13;** 5-story, 4-bay-wide, brick tenement with elaborate bracketed cornice and window hoods. Stone and metal ornament. Fire escape. ca. 1875. Italianate/Neo-Grec. Contributing.

Tenement, **101 Madison Street; 277, 14;** 4-story, 3-bay-wide brick tenement with stone trim, bracketed cornice. Fire escape. Mid-19C (pre-law). Italianate. Contributing.

Chinese Baptist Church, **103 Madison Street; 277, 15;** Modern church building. ca. 1995. Not Contributing (modern).

Tenement, **105 Madison Street; 277, 16;** 5-story, 4-bay-wide brick tenement with 2/2 wood sash windows, projecting window hoods and sills. Broken pediment centered in metal cornice. Frederick Jenth, 1873. Italianate. Contributing.

Tenement, **107 Madison Street; 277, 17;** 6-story, 4-bay-wide brick tenement with projecting window hoods and sills. Stone trim, stoop removed, cornice missing. Fire escape. Frederick Jenth, 1873. Italianate. Contributing.

Tenement, **109 Madison Street; 277, 18;** 5.5 story, 4-bay-wide brick tenement with stone trim; alternating bands of brick/stone rustication. Cornice missing. Fire escape. One of the few buildings left with raised stoop, hence the 1/2 story. Ca. 1885. Neo-Grec/Eclectic. Contributing.

New building, **111 Madison Street; 277, 19;** Modern brick and block bunker. ca. 1995. Not Contributing (modern).

Bakeshop/Laundry, **115 Madison Street; 277, 20;** 5-story, 5-bay-wide, brick building with flat, flush lintels. Missing cornice. Fire escape. Mid-19C (pre-law); Max Müller (1901). Italianate/Mixed. Contributing.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 23

**Madison Street; North Side from St. James Place to James Street**

Peter's Store/Tenement, **27-29 St. James Place; aka 25 Madison Street**; 116, 42; 5-story brick flatiron building with flat, flush stone lintels bracketed cornice. Fire escape. Mid-19C. Italianate/Mixed. Contributing.

Vanella's Funeral Home/Tenements, **29-33 Madison Street**; 116, 43; Three early mid-nineteenth century tenements joined together at first floor with pebble-dash stucco when converted to funeral home (1953). No. 29: 2.5-story brick store/house raised to four stories; bracketed cornice, fire escape (1874 alterations); 31-33: two 4-story, 4-bay-wide brick tenements with bracketed cornices.; early and mid-19C, 1874; 1953. Greek Revival/Italianate/Mixed. Contributing (3 buildings cobbled together).

Tenements (front & rear), **35 Madison Street**; 116, 46; 4-story, 3-bay-wide brick tenement, replacement windows, keyed, splayed jack arches/lintels. Storefront altered 1879. Modillion cornice, fire escape. Rear building not examined. Early and mid-19C; 1879. Mixed. Contributing (state of rear building unknown).

Commercial/Tenement, **37 Madison Street**; 116, 47; 3-story, 3-bay wide, 4-bay-deep brick corner building. Simple bracketed cornice, flat lintels. Early mid-19C. Greek Revival/Italianate. Contributing.

**Madison Street; North Side from Oliver to James Street**

Tenements, **39-45 Madison Street**; 279, 29; Four identical tenements, each 6-story, 4-bay-wide, brick with simple cornices, flat lintels. Fire escapes; ca. 1850. Greek Revival. Contributing (4 buildings).

House, **47-49 Madison Street**; 279, 1; 2.5 story, 3-bay-wide, brick dwelling; 6/6 sash windows with flat, flush lintels, two segmentally-arched/shallow-pediment dormers; first floor completely altered. Late 18/early 19C. Vernacular. Not Contributing (altered).

Tenement, **51 Madison; 31-33 Oliver Street**; 279, 2; 6-story corner building, 6-bays by 9-bays, polychrome brickwork, rustication and quoins. Cornice missing; replacement windows. Ornate bowed wrought iron fire escapes intact. Bernstein & Bernstein, 1902. Queen Anne/Colonial Revival/Mixed. Contributing.

**Market Street; West Side from East Broadway to Henry Street**

Tenement, **13 Market Street**; 280, 25; 5-story, 4-bay-wide brick with stuccoed facade, altered in 1920s. Rebuilt parapet, cornice removed. Reflects 1920s period more than period of its construction. Excellent advertising mural for Fletcher's Castoria intact on south elevation. 1876; 1920s. No style. Contributing.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 24

Vacant Lot, **11 Market Street**; 280, 26; Vacant lot.

**Market Street; West Side from Madison to Henry Street**

Commercial/Tenement, **37 Market Street**; 277, 20; 4-story, 3-bay-wide, brick building with flat, flush lintels. Post enlarged the former 2.5 story brick building into the current size and configuration. Missing cornice. Fire escape. early mid-19C; George B. Post (1880). No style. Contributing.

Tenement, **35 Market Street**; 277, 21; 6-story, 4-bay-wide, red brick with pale beige/white terracotta trim tenement. Raised stoop. Cornice missing. Fire escape. Nathan Langer, 1901. Eclectic/Colonial Revival with Romanesque elements. Contributing.

Tenement, **31-33 Market Street**; 277, 22; 6-story, undulating facade with bow fronts in end bays. Spans two lots. Red brick with pale beige/white terracotta trim, ornate terra cotta window surrounds, S monogram in 4th story garlands above bowed bays. Cornice missing. Fire escape. Alfred E. Badt, 1902. Eclectic/Colonial Revival/Beaux-Arts. Contributing.

**Market Street; West Side from North of Monroe to Madison Street**

Tenement, **53 Market Street**; 276, 22; 5-story, 4-bay-wide brick tenement with ornate brickwork, alternating brick/stone bands of rustication; painted sandstone (highly eroded) corbels, window hoods, architraves and trim. Cornice missing. Fire escape. William Gaul, 1886. Neo-Grec. Contributing.

House, **51 Market Street**; 276, 23; 4-story, 3-bay-wide brick side-hall-plan dwelling with inscribed lintels, dentil cornice, refined round-arched Federal entrance surround. 1824-5. Federal/Greek Revival. Individually listed; Contributing.

Garage, **49 Market Street**; 276, 24; 2-story, 2-bay-wide modest beige brick garage/commercial building with horse-head bust at cornice level, flat parapet. ca. 1930. Commercial style. Contributing.

Tenement, **47 Market Street**; 276, 25; 5-story, 4-bay-wide, red-brick tenement with inset molded brick garland pattern plaques, window hoods. Ornate cornice. Fire escape. Charles Rentz, 1885-6. Neo-Grec. Contributing.

Converted dwelling, **45 Market Street**; 276, 26; 4-story, 3-bay-wide, late-Federal/early Greek Revival brick building with inscribed stone lintels, wood sills, simple dentil cornice. Converted to store/apartments. Early mid-19C; Greek Revival. Contributing.

Store & apartments, **43 Market Street**; 276, 27; 3-story, 3-bay-wide beige brick mixed use building with red brick detailing, stepped parapet, polychrome checkerboard patterning at cornice level and below windows. 1920s. Commercial style. Contributing.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 25

**Market Street; East Side from Henry to Madison Street**

Tenement, **24 Market; aka 68 Henry Street**; 275, 19; 4-story, three-bay-wide stuccoed brick, with rebuilt Mission-style parapet. Segmentally arched windows. Mid-19C; Frederick Wandelt (1897); early 20C. Italianate/Commercial style/Mixed. Contributing.

Tenement, **26-28 Market Street**; 275, 20; 6-story, 7-bay-wide beige brick tenement with terra cotta and limestone trim, segmental arches. Cornice intact. Two fire escapes. 1898; 1911. Eclectic/Italian Renaissance/Colonial Revival. Contributing.

Tenement, **30 Market Street**; 275, 22; 3-story, 3-bay-wide brick townhouse with metal cornice and projecting lintels. Early mid-19C; Henry Dudley (1887). Greek Revival/Neo-Grec/Mixed. Contributing.

Tenement, **32 Market Street**; 275, 23. 3-story, 3-bay-wide brick townhouse with flush, flat lintels incised with Greek fret design. Parapet rebuilt in early 20C. Early mid-19C; early 20C. Greek Revival/Commercial Style/Mixed. Contributing.

Office/Garage, **34 Market Street**; 275, 24; 2-story brick office/garage. ca.1940s. Commercial style. Not Contributing.

Tenement, **36 Market Street**; 275, 25; 5-stories, 3-bay-wide brick tenement with metal cornice, rusticated limestone trim. Fire escape. M.V.B. Ferdon (1890); Cohen & Felson (1914). Neo-Grec. Contributing.

Store & Dwelling, **38 Market Street**; 275, 26; 4-story, 3-bay-wide, brick dwelling with later alterations, including Colonialized entrance. Incised Greek Revival lintels. Cornice removed, replaced with flat parapet. Fire escape. Early mid-19C; Frederick Wandelt (1886); Horenburger & Straub (1892); early 20C. Greek Revival/Mixed. Not Contributing (altered).

Tenement, **40 Market Street**; 121-123 Madison; 275, 27; 5-story, 3-bays on Market; 1-bay/3-part composition along Madison. Brick and stone with terra cotta trim. Elaborate cornice with shell motif. Bracketed architrave with floral bosses over first floor commercial space. Iron cresting on Madison Street entrance canopy also intact. Fire escape. 1893; Neo-Grec/Eclectic. Contributing.

**Market Street; East Side from Madison to Monroe**

Tenement, **42 Market Street; aka 124 -126 Madison**; 274, 38; 3-story, 3-bay-wide brick corner tenement, 4-bays-wide along Madison. Projecting lintels and sills, intact cornice. Fire escape. Mid-19; late 19C. Mixed. Contributing.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 26

Dwelling/Beauty Salon, **44 Market Street**; 274, 39; 4-story, 3-bay-wide brick dwelling. Incised Greek Revival-style lintels. Early-19C; 1870. Greek Revival/Mixed. Contributing.

Tenement, **46 Market Street**; 274, 40; 3-story, 3-bay-wide brick with stone trim, no cornice. Incised Greek Revival-style lintels. Early 19C; 1873. Greek Revival/Mixed. Contributing.

Apartments, **48-50 Market Street**; 274, 41; Modern building. 1949 & later. Not Contributing.

Tenement, **54 Market Street**; 274, 44; 6-story, 4-bay-wide red brick tenement with ornate terra cotta moldings, jack arches with decorative volute keystones. Bernstein & Bernstein, 1904. Eclectic/Colonial Revival/Beaux-Arts. Contributing.

Tenement, **56 Market Street; 43-45 Monroe Street**; 274, 45; 5-story, 4-bay-wide brick tenement with 3-part, 8-bay elevation extending along Monroe street. Rusticated brickwork, decorative brick ornamentation, stone moldings, masks. Cornice intact. Fire escape. Schneider & Herter, 1898. Italian Renaissance Revival. Contributing.

**Monroe Street; North Side from East of Catherine to Market Street**

Tenement, **7 Monroe Street**; 276, 3; 5-story, 4-bay-wide brick tenement with articulated outside bays, ornate stone or terra cotta window hoods with shell motif. Elaborate cornice intact. Fire escape. Charles Rentz, 1886. Neo-Grec. Contributing.

Tenement, **9 Monroe Street**; 276, 4; 5-story, 4-bay-wide light-colored brick tenement with light-colored terra cotta, masks above 4th floor windows, round arched windows alternate with flat lintels. Missing cornice. Fire escape. George Frederick Pelham, 1892. Neo-Grec/Italian Renaissance Revival. Contributing.

Parking lot, **11 Monroe Street**; 276, 5; Surface parking lot.

Tenement, **13 Monroe Street**; 276, 6; Twin of 15 Monroe Street; 6-story, 4-bay-wide, light-colored brick with white terracotta trim. Missing cornice. Fire escape. Bernstein & Stone [Michael Bernstein], 1897; Italian Renaissance Revival. Contributing.

Tenement, **15 Monroe Street**; 276, 7; Twin of 13 Monroe Street; 6-story, 4-bay-wide, light-colored brick with white terracotta trim. Missing cornice. Fire escape. Bernstein & Stone [Michael Bernstein], 1897. Italian Renaissance Revival. Contributing.

Tenements (front & rear)/Commercial, **17 Monroe Street**; 276, 8; 4-story, 3-bay-wide front tenement converted to commercial building. Rear building not examined. Yellow bricks, flat parapet. Fire

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 7 Page 27

escape. Thomas Wilson. Mid-19C (pre-law); refaced in 1907. No style/Commercial style. Contributing (state of rear unknown).

Tenement, **19 Monroe Street**; 276, 9; 5-story, 4-bay-wide brick tenement with inset terra cotta panels, pilasters and colonettes. Nos. 19-21-23 Monroe built as identical buildings. Commercial first floor intact; Missing cornice. Fire escape. Alex Finkle, 1888. Queen Anne/Neo-Grec/Eclectic. Contributing.

Tenement, **21 Monroe Street**; 276, 10; 5-story, 4-bay-wide brick tenement with inset terra cotta panels, pilasters and colonettes. Nos. 19-21-23 Monroe built as identical buildings. First floor façade tiled and new windows inserted. Missing cornice. Fire escape. Alex Finkle, 1888. Queen Anne/Neo-Grec/Eclectic. Contributing.

Tenement, **23 Monroe Street**; 276, 11; 5-story, 4-bay-wide brick tenement with inset terra cotta panels, pilasters and colonettes. Nos. 19-21-23 Monroe built as identical buildings. Missing cornice. Fire escape. Alex Finkle, 1888. Queen Anne/Neo-Grec/Eclectic. Contributing.

Tenement, **25 Monroe Street**; 276, 12; 5-story, 4-bay-wide brick tenement with segmentally-arched openings, ornate window hoods. Cornice missing. Fire escape. ca. 1865. Italianate. Contributing.

Tenement, **27-29 Monroe Street**; 276, 14; 6-story, 7-bay-wide brick tenement with ornate terra cotta moldings above windows and decorative brickwork. Missing cornice. Two fire escapes. Horenberger & Straub, 1903. Queen Anne/Italian Renaissance Revival/Eclectic. Contributing.

Parking lot, **31-35 Monroe Street**; 276, 16; Surface parking lot.

Tenements (front & rear), **37 Monroe Street**; 276, 19; 5-story, 4-bay-wide brick tenement with stone sills, intact architrave above commercial first floor. Modillion cornice. Rear building not examined. Mid-19C; 1910. Greek Revival/Mixed. Contributing (state of rear unknown).

Tenements (front & rear), **39 Monroe Street**; 276, 20; 4-story, 4-bay-wide brick tenement with stone trim, intact cornice, fire escape. Rear building not examined. Mid 19C. Italianate/Mixed. Contributing (state of rear unknown).

Tenements/Commercial, **41 Monroe Street; aka 55 Market Street**; 276, 21; 6-story, 2-bays-wide on Market; 9-bays on Monroe (three, 3-bay sections); brick with sandstone lintels, 2/2 windows. Bracketed cornice. Fire escapes intact. Mid-19C. Greek Revival/Italianate/Mixed. Contributing.

**Monroe Street, South Side from Market to Catherine Street**

Knickerbocker Village - East Building, **40 Monroe Street**; 253, 1; 12-story brick perimeter block construction with stepped/ ziggurat penthouse and upper utility floors. Central courtyard.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 28

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Denticulated footprint to provide maximum light and surface area for perimeter block. VanWart & Ackerman and the Fred F. French Company, 1934; Functionalist/Utilitarian Modern. Contributing.

Knickerbocker Village - West Building, **10 Monroe Street**; 253, 1; 12-story brick perimeter block construction with stepped/ ziggurat-style penthouse and upper utility floors. Central courtyard. Denticulated footprint to provide maximum light and surface area for perimeter block. VanWart & Ackerman and the Fred F. French Company, 1934; Functionalist/Utilitarian Modern. Contributing.

**Monroe Street; North Side from East of Market to Manhattan Bridge**

Stable & Lofts, **47 Monroe Street**; 274, 1; 5-story stable and loft building with round arch top floor windows; brick with stone trim, metal cornice, elaborate wrought iron fire escape. J. Kastner, 1891. Neo-Grec. Contributing.

Tenement, **49 Monroe Street**; 274, 2; 4-story, 3-bay-wide brick tenement with pedimented lintels over windows, garage door inserted in first floor. Fire escape. Bracketed cornice. Charles B. Meyers, 1874. Italianate/Mixed. Contributing.

Tenement, **51 Monroe Street**; 274, 3; 5-story, 4-bay-wide stone and brick tenement with stone trim (sandstone). Minimalist cornice with brick parapet, mimicking turned balustrade. Nos. 51 and 53 Monroe Street are a pair. Joseph Wolf, 1895. Colonial Revival. Contributing.

Tenement, **53 Monroe Street**; 274, 4; 5-story, 4-bay-wide stone and brick tenement with stone trim (sandstone). Minimalist cornice with brick parapet, mimicking turned balustrade. Nos. 51 and 53 Monroe Street are a pair. Joseph Wolf, 1895. Colonial Revival. Contributing.

**Oliver Street; East Side from Chatham Square to Henry Street**

Robert Dodge House/St. Margaret's House, **2 Oliver Street**; 279, 68; 3-story brick Federal/Greek Revival single-family dwelling built on side-hall-plan. Stepped side parapets. James O'Donnell, 1820. Third floor added 1850. Federal/Greek Revival. Contributing.

Mariner's Temple, **12 Oliver Street**; 279, 69; Doric *distyle in muris* brownstone Greek Revival church. ca. 1844; 1929. Greek Revival. Individually listed; Contributing.

**Oliver Street; West Side from Madison to St. James Place**

House, **29 Oliver Street**; 279, 4; 3-story, 3-bay-wide brick rowhouse with bracketed cornice, projecting lintels. Double-leaf wood doors with transom. Enlargement of 2.5 story brick single-family dwelling. Early 19C; James Slevin (arch't & mason), 1884. Greek Revival/Italianate/Mixed. Contributing.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 7 Page 29

House, **27 Oliver Street**; 279, 5; 3-story, 3-bay-wide brick rowhouse with bracketed cornice, projecting lintels. Double-leaf wood doors with transom. Enlargement of 2.5 story brick single-family dwelling. Early 19C, Mahoney Brothers (raised roof), 1884. Greek Revival/Italianate/Mixed. Contributing.

St. James Rectory/Alfred E. Smith House, **23-25 Oliver Street**; 279, 6; Two 3-story, 3-bay-wide brick rowhouses with bracketed cornices, flat lintels. Double-leaf wood doors with transoms. 2/2 wood sash windows on 23 Oliver Street. Enlargement of 2.5 story brick single-family dwelling. 25 is Alfred E. Smith House, a National Historic Landmark. Early 19C; William H. Hume (1884); Joseph Wolf (1901). Greek Revival/Italianate/Mixed. Contributing (two buildings).

House, **23 Oliver Street**; 279, 8; 3-story, 3-bay-wide brick rowhouse with bracketed cornice, flat lintels. Enlargement of 2.5 story brick single-family dwelling. Early 19C; M.J. Newman, carpenter, 1874. Greek Revival/Italianate/Mixed. Contributing.

House, **19 Oliver Street**; 279, 9; 3-story, 3-bay-wide brick rowhouse missing cornice, Reconfigured first floor entrance. Enlargement of 2.5 story brick single-family dwelling. Early 19C with later alterations; No style. Not Contributing (altered).

Boarding House, **17 Oliver Street**; 279, 10; 3-story (atop raised basement), 3-bay-wide brick rowhouse with bracketed cornice. Projecting lintels and sills. Entrance located in semi-subterranean basement level. Enlargement of 2.5 story brick single-family dwelling. Early 19C with later alterations; Greek Revival/Italianate/Mixed. Contributing.

House, **15 Oliver Street**; 279, 11; 3-story, 3-bay-wide brick rowhouse with bracketed cornice with dentils and pediment. Projecting lintels and sills. Double-leaf wood doors with transom and architrave supported on volute brackets. Enlargement of 2.5 story brick single-family dwelling. E19C; Charles Rentz, 1891. Mixed/Queen Anne/Eclectic. Contributing.

Dwelling, **13-1/2 Oliver Street**; 279, 12; 4-story, 3-bay-wide brick rowhouse with dentil cornice. Projecting lintels. Commercial first floor. Enlargement of 2.5 story brick single-family dwelling. Early 19C; Bern & McGurk, 1889. Greek Revival/Italianate/Mixed. Contributing.

Apartments, **11 Oliver Street**; 279, 13; 4-story, 3-bay-wide brownstone and Roman brick tenement; first floor veneered in brownstone. Bracketed metal cornice; fire escape. Mirror of neighbor 9 Oliver Street. ca. 1890. Italian Renaissance Revival. Contributing.

Apartments, **9 Oliver Street**; 279, 14; 4-story, 3-bay-wide brownstone and Roman brick tenement; first floor veneered in brownstone. Bracketed metal cornice; fire escape. Mirror of neighbor 11 Oliver Street. ca. 1890. Italian Renaissance Revival. Contributing.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 30

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

---

Hotel, stores, lofts, **1 Oliver Street; aka 59-63 St. James Place**, 279, 15; 5-story brick flatiron building with cast iron columned facade at first floor. Articulated brick quoins, intact cornice and fire escapes. Mid-19C; Joseph Putzel, 1912. Commercial style. Contributing.

**St. James Place between Madison and James Street**

Vanella's Funeral Home Annex, **31-35 St. James Place**, 116; lot # unclear; Two 2-story masonry commercial buildings, one stuccoed and one clad in formstone. Now part of funeral home complex. ca. 1920, 1950s. No style. Not Contributing (2 buildings).

**St. James Place from near Oliver to James Street**

First Shearith Israel Cemetery, **55-57 St. James Place**, 279, 17; Battered random ashlar retaining wall topped with wrought iron pike fence; brick arch entrance, several extant grave markers. 1656-1855. Cemetery. Individually listed; Contributing.

Tenement, **47 St. James Place**, 279, 21; 5-story, 5-bay-wide ornate brick tenement/commercial building. Fire escape intact. William C. Frohne, 1887. Eclectic. Contributing.

Two Bridges Historic District

New York County, New York

Name of Property

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering Record  
# \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: \_\_\_\_\_

**Areas of Significance:**

(Enter categories from instructions)

Architecture

Social History

Ethnic Heritage

**Period of Significance:**

1656-1934

**Significant Dates:**

N/A

**Significant Person:**

**Cultural Affiliation:**

European

**Architect/Builder:**

(See continuation sheet)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 1

**8. Statement of Significance**

*Summary*

The neighborhood between the Brooklyn and Manhattan bridges on Manhattan's Lower East Side contains extensive evidence of New York's development from the seventeenth through the twentieth centuries. The second oldest cemetery—the first Jewish cemetery—in New York, First Shearith Israel (1656), is located in the northwestern portion of the district. This burial place of Sephardic Jews was located beyond the colonial city limits until the neighborhood developed around it during the eighteenth century. The evolution of the neighborhood as a largely residential district began in earnest in the last decade of the eighteenth century, and its transformation into a tenement district during the mid-nineteenth century is clearly linked with the similar transformation of the Lower East Side as a whole. Two-and-one-half-centuries of development and redevelopment have resulted in a dense, cohesive neighborhood containing important examples of domestic, religious, commercial, educational architecture and one funerary site.

The Two Bridges Historic District exudes a distinct sense of place characterized by well-preserved rows of mid-nineteenth century dwellings [Oliver Street]; uninterrupted rows of late-nineteenth-century tenements [Henry and Madison Streets]; nineteenth and early-twentieth-century commercial architecture [East Broadway]; one of the first federally-funded housing projects [Knickerbocker Village, 1934]; landmark examples of religious architecture [Mariner's Temple (12 Oliver Street); Sea and Land Church (61 Henry Street), St. James Church (32 James Street)]; and the remnants of one of the oldest historic cemeteries on Manhattan Island [First Shearith Israel Graveyard (55-57 St. James Place)]. The house at 51 Market Street is individually listed in the National Register and the Alfred E. Smith House [25 Oliver Street] is a National Historic Landmark.

The period of significance proposed for the Two Bridges Historic District is 1656, the date of the founding of Jewish Burial Ground, now the First Shearith Israel Cemetery, to 1934, the date of completion of Knickerbocker Village. As a microcosm of the development of New York and of the nation, and for its association with immigrant life and social history in New York in the nineteenth and early twentieth centuries, the Two Bridges Historic District is nominated under criterion A; and under criterion C as physical evidence of the evolution of single and multiple-dwelling types based on economic factors and private and public goals for housing and social engineering. The district is significant at both the local and national levels for its association with the theme of immigration. The inclusion of Knickerbocker Village in the district, a housing development promoted by State housing and health agencies, adds to the district's statewide level of significance. Based on previous archaeological studies of lower Manhattan and the vicinity that have uncovered significant evidence of New York's development, it is likely that archaeological deposits remain in undisturbed yards. Archaeological potential has not been specifically addressed by this nomination, therefore criterion D has not been recommended.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 2

**Narrative History**

*Pre-Colonial Period*

The New York region had long been populated by nomadic natives the time Giovanni da Verrazzano sailed into New York harbor under the French flag in 1524. Though he was likely not the first European to discover the area, it was the exploration of Verrazzano and Henry Hudson's voyage up the now-eponymous Hudson River in 1609, which were documented well enough to be written into history.<sup>3</sup> Dutch traders made regular forays into the area before a permanent European settlement was established on Manhattan Island.

*Dutch Colonial Era (1625-1664)*

The mythic story of Peter Minuit's 1626 purchase of the island from the native inhabitants for a handful of trinkets persists in varying detail. Whatever the reality of the transaction, European settlement on the island of Manhattan began in earnest in 1625-6, with founding of New Amsterdam as an outpost of the Dutch West India Company.<sup>4</sup> The Dutch colonial system itself was founded on mercantilism—the colony would be an entrepôt for the fur trade and West Indian commerce, but at the same time supplemented by a local agrarian economy.<sup>5</sup> The town was settled south of present-day Wall Street.

The topography of the island beyond the town wall was varied; rugged hills and bluffs rose above the East River south of Corlear's Hook. The bluffs and hills were punctuated by creek valleys, salt meadows and a large swamp meadow. The swamp meadow served as overflow for the fresh water pond, or Collect, to the north of the settlement, which spread out from the base of the southeastern hills. The land of the future Seventh Ward, marsh, meadow and hills, was flanked by expansive frontage along the East River. Shipping, the major engine of the city's economy for well over two centuries, naturally expanded up river, favoring the Seventh Ward for development by the end of the eighteenth century.

Dutch West India Company ran New Amsterdam as its government. Both company-sponsored and private settlement occurred beyond the town's defensive wall at the same time New-Amsterdam proper was being developed. Recorded on the early Manatus maps were "vyf vervallen Boueryen vande Comp~ ledich staan waer van nu A° 1639 weder 3 Bewoont worden"—five of the company's

<sup>3</sup> Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898*, Oxford University Press, New York, 1999:11; Anne-Marie Cantwell and Diana diZerega Wall, *Unearthing Gotham: The Archaeology of New York City*, Yale University Press, New Haven, 2001:119.

<sup>4</sup> Cantwell and Wall 2001:119

<sup>5</sup> New York Landmarks Preservation Commission (hereafter NYLPC), *Towards an Archaeological Predictive Model*, NYLPC, New York, 1982:13.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 3

boweries, abandoned and decrepit, three of which were reoccupied by 1639.<sup>6</sup> That they were abandoned by 1639 would suggest that the boweries had been established upon the settlement of the Dutch on Manhattan. These five of the six original company boweries, stretched along the east side of the island; one stood near Corlear's Hook; the other four extended roughly along what is now the modern Bowery, north of present day Division Street.

The Company-sponsored system of farms, or boweries, served the nascent city in two ways: by providing goods that bolstered the colonial economy, and serving as an advanced warning system against hostile incursions.<sup>7</sup> The land on which New Amsterdam was settled had long been used by the transient Lenape, who regarded regular breeches of good faith and the usurpment of wider areas of Lenape hunting and agricultural lands as cause for conflict.

Other residents, too, found themselves beyond the city wall. Africans granted freedom, more commonly "half-freedom," settled near the fresh water pond, or Collect, on plots of one to 100 acres rented from the Company.<sup>8</sup> This "Negro Coast," and other scattered settlements of whites, mulattoes and Africans, as with the boweries, provided an additional line of defense against possible Indian raids from the north.<sup>9</sup> Ordinances (1656, renewed in 1660) encouraged the establishment of villages outside of New Amsterdam as protection against Indians.<sup>10</sup>

Among the early settlers was the Rutgers family, brewers who arrived in New Amsterdam in 1636.<sup>11</sup> The Rutgers family was one among many families of artisans, trade and crafts people settling in the colony. The artisans, both in manufacture and through contribution to the economy, provided for many of the colony's material needs. The Rutgers soon would prove themselves significant in the history of the Two Bridges neighborhood as its private developers and resident philanthropists.

New Amsterdam was a diverse community, in both ethnicity and religion.<sup>12</sup> Even in a society considered relatively open-minded, the selective tolerance of such diversity was regularly tested. In

<sup>6</sup> I.N. Phelps Stokes, *The Iconography of Manhattan Island*, Vol. II, Robert H. Dood, New York, 1917:188-9; plate 42a.

<sup>7</sup> Elizabeth Blackmar, *Manhattan for Rent, 1785-1850*, Cornell University Press, Ithaca, 1989:17; Stokes

<sup>8</sup> Burrows and Wallace 1999:33. The granting of half-freedom was a common practice through which low-cost labor could be contractually guaranteed without the expense of feeding, housing or otherwise caring for a slave.

<sup>9</sup> Burrows and Wallace 1999:88.

<sup>10</sup> I.N. Phelps Stokes, *The Iconography of Manhattan Island*, Vol. I, Robert H. Dood, New York, 1915:79-80; Burrows and Wallace 1999:28-9.

<sup>11</sup> Kenneth T. Jackson, editor. *Encyclopedia of New York City*, Yale University Press, New Haven and the New-York Historical Society, 1995:1030.

<sup>12</sup> NYLPC 1982:13.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 8 Page 4

1654, two Jewish traders arrived in New Amsterdam from Holland. Within months, a group of Sephardic Jews, fleeing a newly-Portuguese Brazil, arrived and petitioned to settle in New Amsterdam.<sup>13</sup> After considerable debate as to whether to expel the Jews outright, permission to settle was granted. Anti-Semitism was rampant, but the community grew gradually as more Jews arrived from Holland in 1655. A petition for the right to purchase land on which to establish a burial ground was made in 1655; the company granted the Jews a plot in the Outward in 1656.<sup>14</sup> The land on which the Jewish Burial Ground (later renamed First Shearith Israel Cemetery) was established was remote and not ideal. Situated at the base of a hill and on the margin of a broad swamp meadow, erosion and inundation were constant threats to the burials.<sup>15</sup> The construction of a synagogue was not permitted, nor would it ever be under the Dutch. By 1657, however, Jews were entitled to Burgher rights, essential to enjoying full citizenship in New Amsterdam.<sup>16</sup>

*English Colonial Era (1664-1776)*

In 1664, after years of conflict in the colonies and Europe, the English gained control of New Amsterdam, which was renamed New-York to honor its proprietor, the Duke of York and future King of England. At the time of the English take-over, the town of New-York was populated by about 1,500 residents.<sup>17</sup> As evidence of the English preference for an agricultural colonial economy, flour overtook fur as the primary and most profitable export.<sup>18</sup>

As a colony located across an ocean from its mother country, New York's economy unquestionably relied on expedient shipping. The successes—and failures—of the shipping industry defined the city. Raw materials were exported and in exchange, residents enjoyed foodstuffs, housewares and textiles brought from the West Indies or England; they depended on slaves brought from Africa or traded within the colonies to provide cheap manual labor and domestic service, as they did with indentured servants brought from England or Ireland. Fortunes were built on backing privateers, who returned marginally legal loot to the city's auction blocks; and other fortunes were made funding or insuring voyages to the Orient. The waterfront of eighteenth and nineteenth century New York was forested with an array of masts—hundreds, if not thousands of which cluttered the sky around the docks and wharves of the port city.

New-York was rapidly outgrowing the confines of Manhattan's southernmost tip. The population of the English colonial city had reached 7,248 by the census of 1723, and it continued to rise steadily

<sup>13</sup> Burrows and Wallace 1999:60

<sup>14</sup> Samuel Oppenheim, *The Early History of the Jews in New York, 1654-1664*, American Jewish Historical Society, Publication no. 18, 1909:2,8-12,19,75-76.

<sup>15</sup> First Shearith Israel Cemetery National Register of Historic Places nomination form, 1975.

<sup>16</sup> Burrows and Wallace 1999:60.

<sup>17</sup> Ira Rosenwaike, *Population History of New York City*, Syracuse University Press, 1972:3.

<sup>18</sup> NYLPC 1982:16.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection 8 Page 5Two Bridges Historic DistrictName of PropertyNew York County, New YorkCounty and State

over the ensuing decades. A palisade and system of blockhouses was erected across the northern extent of the city in 1745, replacing the earlier defensive line at Wall Street, which had been dismantled in 1699. The zig-zagging palisade stretched from north of Warren Street on the west side, and along the south end of the Collect Pond before swinging due south across the top ends of Queen and Cherry Street. The easternmost blockhouse stood at James Street between Rutgers (Monroe) and Cherry, presently the location of the Alfred E. Smith Dwellings, a public housing development. Within ten years, new city blocks would stretch beyond the palisade, followed by new streets—Water and Front, built atop made-land extending the city out into the East River.<sup>19</sup> A mix of frame (in the Fourth Ward), and brick and stone (in the Seventh Ward) two- to two-and-one-half-story houses filled the blocks.

The Two Bridges neighborhood was originally part of the land holdings of the Roosevelt and Rutgers families. Roosevelt's land in this area was confined to an irregular plat extending roughly from the west side of Oliver Street to Pearl Street, and from Chatham Square to Cherry Street, corresponding to the easternmost part of the Fourth Ward. Hendrick Rutgers chose to settle in a narrow valley on the eastern end of his land on what would become the Seventh Ward. The 108-acre estate was assembled between 1728-32, with money earned in trade and brewing.<sup>20</sup> The creek running through the valley supplied his brewery, which was located just north of his house. Rutgers' land was bounded by modern day Division Street, Montgomery Street, Oliver Street and Cherry.<sup>21</sup> Prior to extensive land filling to expand the city shoreline, Cherry Street ran roughly along part of the original Lower East Side waterfront.

The basis of the neighborhood's street grid was platted by the time of the Maerschallck Plan of New York in 1754. In what may be among the first examples of "systematic development" of private land for profit, Oliver, James, Banker (Madison), Rutgers (Monroe), Cherry and Water Streets, along with a truncated Catherine Street, were laid out on Rutgers and Roosevelt land in the Out Ward of the growing city. In the Fourth Ward end of the neighborhood, James and Oliver Streets honored Delanceys; most of the Seventh Ward street names honored Rutgers relatives.<sup>22</sup> To the east lay more Rutgers land: bluffs and a combination of salt marsh and meadow that would be filled and leveled over time to accommodate the imposition of additional blocks by the turn of the nineteenth century.<sup>23</sup>

<sup>19</sup> Burrows and Wallace 1999:110.

<sup>20</sup> Blackmar 1989:26,30; Burrows and Wallace 1999:178.

<sup>21</sup> J. McIntyre Smith, *Map of New York City from the Battery to 29<sup>th</sup> Street, showing farm boundaries as originally granted, compiled by Edwin Smith, City Surveyor, from 1834-184[-]*, New York, 1891. New York Municipal Reference and Research Center, Department of Records and Information Services.

<sup>22</sup> Burrows and Wallace 1999:282, footnote 2.

<sup>23</sup> Paul E. Cohen and Robert T. Augustyn, *Manhattan in Maps, 1527-1995*, Rizzoli, NY, 1997:64.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 6

***American Revolution (1776-1783)***

The burgeoning neighborhood and its economy was disrupted by the American Revolution (1776-1783). In 1775, on the eve of the Revolutionary War, about 25,000 individuals inhabited the city. To protect this populace from British invasion, American forces threw up a series of defensive positions around the settlement. "Rutgers' Hills" were prime locations for such military earthworks or fortifications. The high ground afforded a panoramic view of the East River and the Brooklyn shore beyond, the likely approach of British forces. Badlam's Redoubt, built by the Americans during the spring of 1776, went up on Rutgers' "first" hill, across the swamp meadow from the Jewish cemetery. Waterbury's Battery presided over the bluff formerly standing in the approximate location of the Catherine and Cherry Street intersection.<sup>24</sup>

The British forces overran New York within a week of landing in Brooklyn. By the time the British took Manhattan only about 5,000 inhabitants remained. However, an influx of Tories seeking refuge behind British lines soon swelled the population to 33,000 in 1777-78.<sup>25</sup>

At the close of the war, New York stood in shambles. The British, deprived of trade in goods and raw materials during the war, had ravaged both property and the landscape. Soldier-occupied houses were reported as near total losses by returning residents; fire destroyed entire neighborhoods; and the island was nearly deforested to provide fuel for the occupying forces and resident Tories. Intensive redevelopment and building campaigns shaped a new, American New York—the capital of the Republic.

***Early Republic (1783-1820)***

During the eighteenth and nineteenth centuries, shipyards, slips, and markets clustered along the city shoreline; lack of efficient transportation dictated that dense residential and commercial development would be its complement. Shipyards along the East River served trans-Atlantic and West Indian trade routes, as well as coastal New England and the Atlantic seaboard. The advantages of the East River were numerous, most significantly having less ice in winter than the Hudson, and more direct access to the bay.

In 1784, the Jews Burial Ground was officially designated the burial ground of the congregation of First Shearith Israel, whose synagogue was on Mill Street. The major blocks of the Two Bridges neighborhood extending beyond present-day Market Street were laid out by 1789, albeit with different street names. Maps dating to the late 1790s indicate that the neighborhood was built out by

<sup>24</sup> Barnet Schecter, *The Battle for New York*, Walker & Co., NY, 2002:184-5; First Shearith Israel Graveyard National Register nomination form, 1975; Burrows and Wallace 1999:228-9.

<sup>25</sup> George W. Edwards, *New York as an Eighteenth Century Municipality*, Columbia University, New York, 1917:16; NYLPC 1982:19.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 8 Page 7

that date.<sup>26</sup> In spite of the late-century building campaign, the streets were still largely unimproved; portions of Roosevelt, Bancker, James, Oliver and Catherine Street could all be characterized as muddy lanes at the turn of the nineteenth century. Market Street, laid out about 1795, was originally called George Street—one of about 8 George Streets in Manhattan. It was renamed Market Street in 1813. Harman Street, named for a Rutgers relative, was renamed East Broadway during the 1820s. Bancker (Madison) Street was filled and graded in 1793; Bancker and Bedlow Streets were later aligned to form Madison Street, so named in the 1820s for president James Madison. Lombard Street ran parallel to Madison from Catherine east towards Corlear's Hook; it was renamed Monroe Street in honor of President James Monroe in 1831. Oliver Street ended at the south side of Bancker; Fayette Street, later realigned into a straight Oliver Street, continued northward from Bancker to Chatham Square.<sup>27</sup>

Streets, of course, were improved for good reason: a post-war building boom in the Two Bridges neighborhood lasted until the 1820s. Between the end of the Revolutionary War and the War of 1812, land values skyrocketed 750%.<sup>28</sup> Seeking to stimulate growth early in the boom, a consortium of local businessmen and investors, including Henry Rutgers, founded Catherine Market in 1786. This public market house, which served the city until about 1909, stood at Catharine Slip south of Cherry.<sup>29</sup> As evidence of the population growth in the neighborhood, the Seventh Ward was established in 1791. No one benefited more from the early development of the Two Bridges neighborhood than Henry Rutgers, the owner of nearly the entire Seventh Ward.

Henry Rutgers (1745-1830) was a patriot who had served as a colonel during the Revolutionary War. In his absence, his property had been occupied by the British; Rutgers' house served as a hospital, and Nathan Hale was reportedly hanged in the orchard. The brewery was run under commission to the British Commissary General.<sup>30</sup> At the time of the occupation, Rutgers owned 12 houses, presumably both family and rental property, all undoubtedly used by the British in some fashion.<sup>31</sup> Upon his resumption of tenure at his estate, Rutgers, whose father, the brewer Hendrick, had amassed the family's landholdings, began subdividing and leasing property for development. Leases

<sup>26</sup> Directory Plan 1789; Taylor-Roberts Plan 1797, reproduced in Cohen and Augustyn 1997:90-95.

<sup>27</sup> Taylor-Roberts Plan 1797, *Ibid.*; Stokes 1926:Vol. V, 1183.

<sup>28</sup> Burrows and Wallace 1999:391,447.

<sup>29</sup> NYLPC 1982:Appendix 8; Thomas F. DeVoe, *The Market Book: A history of the public markets of the city of New York*, A.M. Kelley, NY, 1970: 341-2.

<sup>30</sup> Frederick Brückbauer, *The Kirk on Rutgers Farm*, Peter F. Mallon Co., NY, 1999:np. Accessed online at 10/2002 at

<http://www.webincunabula.com/html/english/books/b/br/bruckbau.htm#rutgersmansion>;  
Burrows and Wallace 1999:278.

<sup>31</sup> Blackmar 1989:33, 37, note 52; Jackson 1995:1030.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 8

on lots were sold with restrictive covenants, which dictated the style and quality of houses to be erected by lessees.

Naval shipyards and dry docks were already located along the East River waterfront by Rutgers' land before the residential development boom. The ease of access to docks, shipyards, and wharves induced maritime tradesmen to settle along the graded bluffs of the Rutgers estate. Merchants and artisans lived in the vicinity of their shops and businesses; unlike colonial-era New York, dwellings and businesses were not necessarily in the same building.

Coincident with the residential development were prohibitions against nuisance trades, including breweries, slaughterhouses, bakeries, and stables, many of which were proscribed by restrictive covenants.<sup>32</sup> The Seventh Ward was a high-rent neighborhood, and the majority of parties entering into lot leases from Henry Rutgers were prosperous mariners. In Rutgers' lease documents, restrictive covenants required brick buildings, far more expensive than the frame buildings going up in other wards. Some brick facades were allowed, but no rear houses could be built.<sup>33</sup> The uniformity of the Seventh Ward was in contrast to the haphazard mixed development of the neighboring De Lancey estate, seized Loyalist property that was auctioned off to several different real estate developers after the war. Rutgers control over his land resulted in homogenous and substantial development with higher property values.<sup>34</sup>

In spite of the high-rent homes that stood on the higher ground of Rutgers' bluffs, the East Side was traditionally a more working class neighborhood than the West Side, and included its share of the very poor. In the low-lying areas of fill along Bancker Street, the former swamp, were "Negro Dancing Cellars," and a small concentration of poor Irish and African American residents inhabiting shanties and cellars—hotbeds of yellow fever and other diseases exacerbated by unsanitary living conditions.<sup>35</sup>

Artisans and craftspeople were a sizable segment of the neighborhood and city population, as well as the foundation on which the economy was built. The landed gentry and old money still occupied the social clubs and the large houses and estates, but there were also well-to-do artisans, such as the Rutgers family who made their fortune in brewing (and real estate). As makers of significant contributions to society, these artisans formed their own political and social clubs, formerly the sole province of the aristocracy. The Society of St. Tammany or Columbian Order was founded by a

<sup>32</sup> Blackmar 1989:100-1.

<sup>33</sup> Blackmar 1989:101-102.

<sup>34</sup> Blackmar 1989:102:

<sup>35</sup> Ibid:84; Burrows and Wallace 1999:391,403.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 9

group of artisans in 1788.<sup>36</sup> Henry Rutgers donated significant funds for the construction of the first Tammany Hall in 1811.<sup>37</sup>

The shipping industry suffered a devastating blow during the first decade-and-a-half of the nineteenth-century. The economic crisis brought about by British embargos, and later blockades during the War of 1812, yielded to a rebound by the mid-teens. The well-regarded international status of New York shipyards and advances in ship technology were largely responsible for the recovery.

Two Bridges, the fortunes of which were intertwined with the shipping industry, continued to evolve. Street improvements encouraged further growth. Chatham Square was paved in 1816; and Oliver Street was cut through from Bancker (Madison) to Chatham Square in 1818. Lots along Oliver and Madison, some of which contained houses, were sold off by First Shearith Cemetery in 1823 and 1829.<sup>38</sup>

Several houses in the northeastern edge of the neighborhood, built out by the turn of the nineteenth century—seven houses on Market Street, three or four on Bedlow (Madison) and twelve interior-block buildings—were burned in a devastating fire in 1815.<sup>39</sup> That same year, the legislature enacted a law that all buildings constructed south of Jay Street and west of Montgomery be built of brick and stone with a tile or slate roof to limit the threat of such devastating fires.<sup>40</sup> Redevelopment followed shortly thereafter, with new brick Federal- and early Greek Revival-style houses rising out of the ashes. The house at 51 Market Street is among these transitional-style houses, and one of the properties rebuilt following the fire.

A handful of diverse congregations worshipped in neighborhood churches. The first substantial edifice built was the Northeast Dutch Reformed Church, later called the Sea and Land Church (currently the First Chinese Presbyterian, 61 Henry Street at Market). Henry Rutgers deeded five lots for the erection of the church in 1816. The large Georgian- and Gothic-inspired edifice of random granite ashlar with brownstone trim was completed and dedicated in 1819.<sup>41</sup> The Greek Revival-style St. James Roman Catholic Church was erected in 1837.<sup>42</sup> The Mariner's Temple on Oliver Street was constructed ca. 1844, the fourth Baptist church to occupy that site. Rutgers had deeded this land, too.<sup>43</sup>

<sup>36</sup> Jackson 1995:1149.

<sup>37</sup> Brückbauer 1999:np.

<sup>38</sup> First Shearith Israel Cemetery National Register nomination form, 1975.

<sup>39</sup> House, 51 Market Street National Register nomination form, 1976; Stokes 1926:Vol V, 1583.

<sup>40</sup> Stokes 1926:Vol V, 1581.

<sup>41</sup> Northeast Dutch Reformed Church National Register nomination form, 1979.

<sup>42</sup> St. James Church National Register nomination form, 1971.

<sup>43</sup> Oliver Street Baptist Church/Mariner's Temple National Register nomination form, 1979(?).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 10

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

During the 1820s, a large part of the Seventh Ward's population was still engaged in maritime trades and crafts. Master craftsmen and successful artisans still occupied the impressive, single-family homes; journeymen and other maritime workers found rooms in boarding houses and two- and three-family dwellings located farther from the waterfront. Most residents were native New Yorkers, and a few were foreign born.<sup>44</sup> Shipyards and dry docks remained active along the East Side shoreline in spite of the competition from the west. The Fourth and Seventh Wards retained a large concentration of maritime tradesmen until their ultimate displacement by successive waves of immigrant laborers.

***Neighborhood in Transition (1820-1840)***

The opening of the Erie Canal in 1825 significantly enhanced the port of New York's economy. The canal carried farm produce and manufactured goods from the Mid-west through New York harbor and out in the city's ships for export.

By the 1830s, the neighborhood was not without its lowlights; the steady influx of lonely sailors made the south end of Market Street near the docks a reasonably profitable place for prostitution.<sup>45</sup> Oliver Street, too, had its own skin trade, and no one in the neighborhood had to travel very far to arrive at the notoriously debauched and squalid Five Points, just north of Chatham Square.

Over time, maritime trades were gradually being supplanted by a diverse array of light and heavy industry scattered among a proliferation of new tenements to house the poor. The first city tenement was reportedly constructed near Corlear's Hook in 1833.<sup>46</sup> Other sources cite modified single-family dwellings and purpose-built tenements dating to the 1820s as among the earliest examples of tenement housing.<sup>47</sup> Increasing population density, a geographically limited real estate market and limited means of transportation to and from places of work and business undoubtedly contributed to the development of the tenement house form. Perhaps the most significant factor was more nefarious: the industry of supplying substandard housing to the poor was a lucrative one. Minimal investments in infrastructure or maintenance could yield high returns at the expense of those with few other housing options.

The city experienced several deadly epidemics during the 1840s; high death tolls in overcrowded slums pointed to tenements as threats to public health. Although germ theory was not yet understood, the fact that dense populations suffered disproportionately high rates of disease and death was evidence enough of a housing-related health crisis.

<sup>44</sup> Blackmar 1989:88.

<sup>45</sup> Brückbauer 1999:np.

<sup>46</sup> Jackson 1995:696.

<sup>47</sup> Richard Plunz, *A History of Housing in New York City*, Columbia University Press, New York, 1990:6.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 11

Gotham Court, erected on Cherry Street in 1850, was paradigmatic of the privately developed, substandard housing form.<sup>48</sup> The court's inhabitants suffered from its poor design, lack of adequate ventilation, and gross overcrowding—hallmarks of the nineteenth-century tenement.

The Tenant League of the late 1840s was formed by a coalition of Irish and native reformers specifically to combat the evils of "landlordism," and the unfairness of a system so skewed as to keep the average wage-earner from owning his own property. Health reformers writing in the 1850s added to the outcry for better conditions. Growing awareness of the wretched conditions of the poor resulted in state intervention in the housing market during the 1840 and 1850s. Special taxes and assessments were instituted, and building codes and standards were imposed to prevent landlords from maximizing profit at the expense of tenants.<sup>49</sup> Building code enforcement was not rigorous, and it would be years before enforceable and enforced codes were on the books.

Mid-Nineteenth-Century Immigration

By the mid-nineteenth century, Irish and Italian immigrants—mostly unskilled laborers, domestics or garment workers—were the primary demographic of the Two Bridges neighborhood, in contrast to the Russian and Polish Jews, Germans and Eastern European immigrants who predominated throughout most of the Lower East Side. One of the largest early influxes of immigrants into the Two Bridges neighborhood was the result of the Irish Diaspora. The Irish Potato Famine, underway in 1840, drove thousands to immigrate to New York and beyond. By 1855, 2/3 of all immigrants in New York were Irish.<sup>50</sup> New York already had an established Irish population. The vicinity of St. James [Roman Catholic] Church on James Street in the Fourth Ward was a popular location for Irish settlement, as well as near Greenwich Village on the West Side.

A small community of northern Italians existed in New York by 1860. After the unification of Italy in 1861, however, New York experienced a steady influx of southern Italians, too. Italian communities, composed of largely unskilled laborers and garment workers, were settled on the West Side around Greenwich Village and, like many Irish, on the East Side in Two Bridges in the vicinity of St. James Roman Catholic Church.<sup>51</sup>

A German immigration during the 1840s and 50s brought Ashkenazic Jews to the Lower East Side, small pockets of which settled in the Two Bridges vicinity. A large synagogue stood on Madison Street by 1857. Jewish pawnbrokers and other businesses were established on Catherine Street, and a residential district of immigrant Jews could be found on Market Street. A second wave of Jewish

<sup>48</sup> Plunz 1990:6.

<sup>49</sup> Blackmar 1989:260.

<sup>50</sup> Robert Ernst, *Immigrant Life in New York City, 1825-1863*, King's Crown Press, New York, 1949:82.

<sup>51</sup> Joyce Mendelsohn, *The Lower East Side Remembered and Revisited*, Lower East Side Press, NY, 2001:6

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 12

immigration from Russia and Poland followed the brutal campaign of pogroms instigated by the 1881 assassination of Czar Alexander II of Russia. Between 1881 and 1924, one-third of Eastern Europe's Jewish population fled, mainly to New York.<sup>52</sup>

Many Catholics and Jews preferred parochial schooling to the secular public schools. St. James opened a school in 1854. St. James School relocated to the impressive Gothic Revival and Italianate school building, which it still occupies, in 1868. Jewish parochial schools were scattered across the neighborhood, many located in tenements or in commercial buildings, rather than purpose-built edifices. The Italians, still the dominant ethnic group in 1923, built San Giuseppe, or St. Joseph's School, at the corner of Catherine and Monroe.

By the mid-nineteenth century, Tammany Hall was dominated by the Irish, but included Jewish and German constituents. The inclusion of Catholics, Jews, and immigrants in general set Tammany in opposition to Protestant-dominated nativist political organizations.<sup>53</sup> Tammany wielded extraordinary political power during the mid-nineteenth century. By the end of the century, the Downtown Tammany Clubhouse was located on Madison Street near Oliver, a historical hotbed of its constituency. As Tammany waned in the 1940s, the site of the old club was cleared in 1946 to make way for the current city playground no.1.

Composed of native and immigrant alike, the neighborhood's population of seamen was still served by community organizations. In the mid-1860s, the Dutch Reformed Church was converted to the Church of the Sea and Land, a congregation founded by the Seaman's Friend Society. This missionary congregation actively participated in establishing settlement houses and other social welfare-related programs.<sup>54</sup> Changes in the streetscape came about when the northern section of the Jewish cemetery near Chatham Square was condemned for the creation of New Bowery in 1855. This diagonal street cut from Chatham Square southward; over a hundred burials were relocated to a cemetery on 21st Street.<sup>55</sup>

Transportation Improvements

The construction of the Brooklyn Bridge (1867-1883) and the completion of the Manhattan Bridge (1909) parenthetically define the neighborhood and lend it its name. Transportation improvements starting in the mid-nineteenth century altered the physical city, as well as the social landscape. Catherine Ferry made regular passages between Catherine Slip and Main Street, Brooklyn starting c.1850. Ferries from Grand Street, Manhattan, to Grand Street, Williamsburg, started in 1859, as did

<sup>52</sup> Allon Schoener, *Portal to America: The Lower East Side, 1870-1925*. Holt, Reinhart & Winston, New York, 1967:220; Mendelsohn 2001:11-12.

<sup>53</sup> Jackson 1995:1149.

<sup>54</sup> Northeast Dutch Reformed Church National Register nomination form, 1979.

<sup>55</sup> First Shearith Israel Cemetery National Register nomination form, 1975.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 13

the Annex Ferry, which traveled between James Slip and Hunter's Point, a Long Island Rail Road connection.<sup>56</sup> Completion of the Manhattan Bridge in 1909 (a suspension bridge designed by Gustav Lindenthal), and the opening of additional bridge crossings, such as the Williamsburgh Bridge, competed with the ferries that had operated since mid-century. One-by-one, the Annex (1907), Williamsburg (1909), and Catherine (1912) ferries ceased operations.<sup>57</sup>

Streetcars ran at grade along Second and Third Avenues by the 1850s. Elevated railroad lines (known as "els") were opened in 1878 (Third Avenue from South Ferry to 129th Street) and 1880 (Second Avenue from Chatham Square to 129th Street), accelerating the city's northward development.

The el, a true rapid transit system, opened an exit door to those with the means or desire to settle outside of the neighborhood, while making it possible to commute back in to work.<sup>58</sup> The neighborhood was one of the most expensive in the city, with rents in the Seventh Ward averaging 25-30% higher than in other less populous wards.<sup>59</sup> Paradoxically, most residents were unskilled laborers or garment workers, among the lowest paid wage earners in the city. This inverse proportion of rent to the quality of accommodations made the prospect of a move to newly constructed neighborhoods a logical and attractive one. In spite of these new routes in and out of the neighborhood, however, the strength of kinship, social bonds and familiarity encouraged many immigrants to remain in the neighborhood, and many newly-arrived immigrants to settle among their fellow native country people.

***Civil War and Class War (1861-1865)***

The 1860s was a watershed decade for the poor in New York. For two decades, civil disturbances and sensationalistic newspaper accounts of the condition of the poor prompted essays and pseudoscientific studies—some sympathetic, many not—equating low economic status with poor health, immorality, low intelligence and any other societal ill that the author sought to explain. Essays citing a causal relationship between substandard housing and negative social circumstances began to generate results in the form of legislation seeking to ameliorate the condition of the poor. Polarization of the classes created conditions ripe for a dramatic display of discontent.

Unskilled Irish laborers, mostly belonging to the Sixth Ward, are cited as the instigators of the Draft Riots [13-14 July 1863], among the most violent and chaotic civil disturbances in New York history. The uprising, sparked by the institution of a military draft out of which moneyed individuals could buy, was, at its root, a riot against an oppressive class system. The unleashed frustration of the poor

<sup>56</sup> Jackson 1995:399.

<sup>57</sup> Jackson 1995:399-400.

<sup>58</sup> Jackson 1995:368.

<sup>59</sup> Jacob A. Riis, *How the Other Half Lives: Studies Among the Tenements of New York*, edited by Sam Bass Warner, Jr., Belknap Press, Harvard University Press, Cambridge, 1970:9.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 14

Two Bridges Historic District  
Name of Property  
New York County, New York  
County and State

manifested itself in a murderous racist and classist rage. Attacks on property occurred in Two Bridges, where the Brooks Brothers clothing store at Catherine and Cherry Streets was sacked and looted. An African-American man was killed by a mob near Chatham Square, and battles raged in the streets.<sup>60</sup>

The Draft Riots highlighted dramatically the discontents and the miserable living conditions among the poor and immigrant classes. Ironically, the riots were used to buttress both the arguments of the reformers, who sought to link the substandard living conditions and lack of education of the poor with inevitably violent behavior, and those who condemned the poor outright as pathological in their moral bankruptcy, and therefore the agents of their own condition. In this politically charged environment, at a time when an estimated 15,000 tenements housed the city's poor [1864], the first health survey was conducted, linking crowded tenement conditions to poor health. As a result of the health survey, extrapolated by many to describe social or moral "health," the largely unregulated industry of housing the poor was finally subjected to prescribed standards.<sup>61</sup>

*Early Tenement House Reforms (1866-1879)*

Tenements had existed for decades in New York before the 1860s. In the Two Bridges neighborhood, there are numerous three- to six-story tenements, either purpose built or modified; examples include number No. 101 Madison Street; 37 and 39 Monroe, and the uniform row of four, six-story brick tenements at 39-45 Madison Street.

In 1866, improved building codes for New York City were defined. A corollary, the more specific Tenement House Act of 1867, first codified standards for the design of "low-cost housing."<sup>62</sup> A major safety feature was the provision for fire escapes, but this was not regularly enforced. The goal of reducing density was not achieved by this law.

As defined by the 1867 statute, a tenement was any "house occupied by three or more families, living independently and doing their cooking on the premises; or by two or more families on a floor, so living and cooking and having a common right in the halls, stairways, yards . . ." <sup>63</sup> Furthermore, the tenement was categorized as "generally a brick building from 4-6 stories high. . . frequently with a

<sup>60</sup> Eric Homberger, *Historical Atlas of New York City*, Henry Holt, New York, 1994:6.

<sup>61</sup> Homberger 1994:110-111.

<sup>62</sup> Plunz 1990:22. Plunz thoroughly addresses tenement housing and the adoption and revision of tenement house legislation in this book, and it should be referred to for detailed information on this topic.

<sup>63</sup> Tenement House Act of 1867 as cited in Jacob A. Riis, *How the Other Half Lives: Studies Among the Tenements of New York*, edited by Sam Bass Warner, Jr., Belknap Press, Harvard University Press, Cambridge, 1970 (originally published in 1889):15.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 15

Two Bridges Historic District  
**Name of Property**  
New York County, New York  
**County and State**

store on the first floor."<sup>64</sup> Examples of this building type, generally modest structures with Italianate detailing, are found throughout Two Bridges. The rectangular footprints of the buildings do not differ from pre-1867 buildings, as evident in the Bromley and Sanborn maps.<sup>65</sup>

Land in Manhattan was at a premium by the late 1870s, and Manhattan developers focused on tenement and apartment construction, making up for large investments in land with "intensified occupancy."<sup>66</sup> A revision of the Tenement House Act made in 1879 addressed the physical nature of the tenement with greater specificity, the most significant provision being that a building could occupy only 65% of its lot (based on the standard 25x100-foot lot). As with the 1867 law, the legal prescription yielded to reality. The resultant compromise was the dumbbell tenement, based on a competition design submitted in 1878 by James E. Ware to the *Plumber and Sanitary Engineer*, a trade periodical.<sup>67</sup> This flawed design—commonly called an "Old Law Tenement"—provided light and ventilation shafts virtually decorative in their inadequacy, particularly at the lower floors. They also failed to meet the footprint percentage requirements of the law, instead averaging over 80% lot coverage. Some improvement was made in lighting interior spaces, but still not every room had its own window.

In the Two Bridges Neighborhood, the Old Law tenement is exemplified by a wide range of building styles. The enactment and period of enforcement of the law roughly coincided with a development boom in the 1880s and 90s, therefore a large number of older buildings were replaced with the new dumbbell type during that period. Ten out of the seventeen extant buildings on the north side of Monroe Street (between the Manhattan Bridge and Catherine) are Old Law dumbbell tenements; eight out of twelve on the north side of Henry (from Catherine to Market) are Old Law.

***Reform, Redevelopment and a Real Estate Building Boom (1885-1910)***

The opening of the Brooklyn Bridge (John A. Roebling and Washington Roebling, 1883), like the els, provided another expedient route in and out of the neighborhood. Whether there is an obvious correlation between new development and these transportation improvements is unclear. New

---

<sup>64</sup> Plunz 1990:16

<sup>65</sup> See the accompanying sketch map based on the Sanborn Atlas of Manhattan (1990-91:Plates 7,12). The footprints of buildings clearly indicate which buildings are Pre-Law, Old Law and New Law buildings. Pre-law are typically rectangular and built to the adjacent side lot-lines; Old Law have a distinctive hour-glass or "dumbbell" shape; and New Law are again typically rectangular, but with unbuilt space left between "ells" and adjacent side lots, or have large rectangular ventilation shafts to one side or the other. Modern buildings, however, can appear with similar footprints to Pre-Law buildings, as modern ventilation systems allow interior rooms with no windows.

<sup>66</sup> Blackmar 1989:252.

<sup>67</sup> Plunz 1990:24-8.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 16

buildings, however, were constantly under construction, but a spike in building permit applications for the neighborhood is evident in the mid- to late 1880s.<sup>68</sup>

During this period of intensive development, an 1887 revision to the earlier Tenement House Act placed emphasis on enforcement of the 1879 standards, but no new design guidelines were stipulated. The dumbbell form, therefore, remained the standard until 1901, when another Tenement House Commission devised a new model.

Settlement House Movement

The high concentrations of the poor and immigrant class uninitiated into the ways of the city had inspired philanthropic housing programs of 1850s, as well as regular revisions of tenement house laws. Beginning in 1886, social reformers of the Settlement House Movement, its roots in the English Industrial Revolution, began moving into the Lower East Side tenements along side the poor and immigrant residents in hopes of instituting a new kind of intellectual philanthropy. The Settlement House workers were predominantly young, white, middle-class, college-educated Protestants, who sought ways to manage the housing and social integration of immigrant groups by example.<sup>69</sup> The goal was not necessarily assimilation, but rather a general improvement in the living conditions of the poor. Settlement Workers were instrumental in initiating housing reforms and easing the transition into urban New York life for many immigrants on the Lower East Side. The Jacob Riis Settlement House (demolished), formerly located at 48-50 Henry Street in 1906, was a "quasi-settlement," more of a community center without permanent residents.<sup>70</sup>

By 1890, three-quarters of New Yorkers lived in tenements.<sup>71</sup> A new Tenement House Commission appointed in 1894, reported that population densities on the Lower East Side were greater than in any other city in the world. Some blocks packed in 800.47 persons per acre, far higher than dense inner city neighborhoods in Philadelphia (118 persons per acre); Boston's South End (157 persons per acre); and Chicago, where the average slum crowded 83.5 persons per acre.<sup>72</sup> Even parts of London and Bombay, India, were topped by Lower East Side density.<sup>73</sup> Among the most crowded blocks were those bounded by Monroe, Cherry, Catherine, and Market—the notorious Lung Blocks, cleared in 1933 because of the history squalid and deadly overcrowded conditions.

<sup>68</sup> Building Permit Applications, Block and Lot Folders, Department of Buildings. Located in the Municipal Archives.

<sup>69</sup> Harry P. Kraus, *The Settlement House Movement in New York City, 1886-1914*, Arno Press, NY, 1980:207.

<sup>70</sup> Ibid.:198-99;242.

<sup>71</sup> Riis 1970:4.

<sup>72</sup> Ibid.: XVII; Plunz 1990:37.

<sup>73</sup> Plunz 1990:37.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 8 Page 17

An economic depression following a collapse in the railroad industry hit New York in 1893. Development slowed and few new projects were undertaken. Greater New York City was formed in 1897, with the incorporation of the outer boroughs into a unified metropolis. By 1898, New York had pulled well out of the nation-wide depression. Within the first six months of that year, \$3,598,000 was spent on real estate improvements in the Seventh Ward, with another \$2,775,000 planned for the second half. The greatest improvements made in the neighborhood came to Monroe, Madison, Cherry, and Henry Streets.<sup>74</sup>

By 1899, the *New York Times* was reporting on the "Changes on the East Side:"

Within the past few years changes, at once gratifying and wonderful, have been made in the Character and kind of buildings situated in that portion of the city bounded by Catherine, the Bowery, St. Marks Place and the East River. Many thousands of dollars have been put into new buildings there to replace the old-time, ill-constructed, poorly ventilated tenements.

As well as some things that weren't changing:

The transformation is not changing the character of the East Side residents; that promises for some time yet to be more or less a constant factor, made up as it is of all sorts of people and of diverse elements."<sup>75</sup>

The planned construction of the Manhattan Bridge (built 1904-1909) had precipitated this real estate frenzy during which much of the real estate in the Two Bridges area was bought on speculation. Factories, a former mainstay of the neighborhood, were replaced by tenements, which yielded a higher return on investment. Nine-tenths of new investment in the neighborhood was made in tenement and apartment buildings, and, as the *New York Times* reported at the time, "[p]rivate dwelling houses are a rarity."<sup>76</sup>

In 1900, New York could claim 42,700 tenements housing 1,585,000 people. The main tenement districts flanked Manhattan's East and West sides [from approximately Third Avenue to the East River; roughly Seventh Avenue to the Hudson]. The Seventh Ward alone claimed 1,500 tenements housing 72,466 residents—the densest population in any city ward.<sup>77</sup>

<sup>74</sup> Schoener 1967:216.

<sup>75</sup> Excerpt of *New York Times* article of 9 July 1899, reproduced in Schoener 1967:215.

<sup>76</sup> Schoener 1967:216-217.

<sup>77</sup> Homberger 1994: 110-111.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 18

These densities, highlighted in studies of the Tenement House Commission of 1900, prompted the adoption of the Tenement House Act of 1901. The "New Law" came to describe the newly-mandated tenement form.<sup>78</sup> A maximum of seventy-percent lot coverage was to be strictly enforced; air shaft dimensions were increased; building height was restricted to a maximum of 1-1/3 times the width of the street it fronted; running water was required in every apartment, as were water closets; and for the first time, every room was required to have an exterior window.<sup>79</sup> Buildings constructed during this period include several with Colonial Revival design elements, such as 31-33 Market Street and 82 Madison Street.

By far, the Old Law form is most prevalent in the Two Bridges neighborhood, which corresponds to a general trend in the tenement-building boom experienced city-wide. Of the 80,000 tenements estimated to have been built in New York by 1900 (the year before the New Law), 60,000 of these buildings had been constructed since 1880, the year after the Old Law took effect.<sup>80</sup> Of the 20,000 built "Pre-Law," they included a range of both remodeled single-family dwellings and purpose-built tenements. Ironically, the population and building densities in Pre-Law-dominated blocks were often lower than those of the Old Law.

During the building boom of the late 1890s and early 1900s, new buildings were constructed to accommodate other community amenities and needs. The new P.S. 1 was built on Henry Street in 1896. The massive limestone-clad building dominates the northern half of the block. Designed by city schools engineer C.B.J. Snyder, the three-and-one-half-story is crowned by a hip roof punctuated by Dutch gablettes, a probable reference to New York's colonial past.

The preeminent firm of the American Renaissance, McKim Mead & White, designed the Chatham Square Branch of the New York Public Library, built in 1903. A somewhat similarly styled building of the same period was also erected on East Broadway to house Engine Company no. 9.

Architects

A number of notable New York architects and firms were engaged in tenement house design during the late nineteenth and early twentieth century. George B. Post, designer of elegant commercial and civic structures, took on such comparatively minor jobs as a roof-raising on Market Street.<sup>81</sup> Herter Brothers, tastemakers for New York society, were repeatedly cited in building permit applications for excessive lot coverage and inadequate ventilation and light, although their frothy exterior ornament might compete with that of the best Uptown addresses. A descendant firm, Schneider and Herter, seemed to specialize in tenement design, as did several others whose names appear repeatedly on

<sup>78</sup> Plunz 1990:30-1; 47.

<sup>79</sup> Ibid.:47.

<sup>80</sup> Plunz 1990: 30-1.

<sup>81</sup> Building Permit Block, Lot

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 19

Two Bridges Historic District  
**Name of Property**  
New York County, New York  
**County and State**

building permit applications. Bernstein & Bernstein and descendent firm Bernstein & Stone, Max Müller, George Frederic Pelham, Alex Finkle, William Graul, Charles Rentz, Charles E. Reid, Herman Horenburger and Horenburger & Straub, Samuel Sass, Sass & Smallheiser, Sass & Springsteen, William E. Waring, Auguste Sevestre and Frederick Jenth each have more than three and as many as twelve tenements or tenement renovations attributed to their practice.<sup>82</sup> Other types of buildings were designed by well-known or professional firms, such as McKim Mead & White's Chatham Square Branch of the New York Public Library.

There are likely more attributable buildings, but permit records were not maintained until after 1866, and those permit files in the Municipal Archives are not complete. The professionalization of architecture practice that began in earnest during the 1870s and 80s, coincided with the boom in new tenement construction. The variety of architects engaged in the design of this dominant building type is evidence of not only the lucrative nature of the business, but of the attempt of architects to specialize and thus professionalize the field. Many early permits list masons and carpenters as architects of record; by the 1880s, most record trained architects and architecture firms in this capacity.

***Neighborhood in Decline (1910-1930)***

By 1910, 15 out of 100 Americans were foreign born. Immigration was at an all-time high, with an estimated 9 million people immigrating to the United States between 1900 and 1909.<sup>83</sup> In spite of this great influx, vacancy and building abandonment was common on the Lower East Side in the 1910s, as transportation improvements enabled the population to scatter across the city. Skyrocketing rent increases elsewhere, however, forced families back into Lower East Side slums previously abandoned as uninhabitable.<sup>84</sup> The Five Points Mission, a religious-based reformer organization, relocated to Two Bridges (Madison Street; see 39-41 Catherine/aka 69 Madison Street in building list) during this period in order to serve the local population.

Unskilled and skilled labor, domestic work, garment work and light manufacturing remained the major job categories of the Italian and Irish immigrants of the neighborhood. Merchants, such as the olive oil importer and grocery at 1 Oliver Street, and a variety of retail shops along East Broadway provided other occupations as well as places for residents to spend money.

<sup>82</sup> This data comes directly from the building permits located in the Municipal Archives. Available Buildings Department documents filed by blocks and lots within the district were examined. The available data is included in the building-by-building descriptions, which follow this narrative description.

<sup>83</sup> Roger Waldinger and Jennifer Lee, "New Immigrants in Urban America," in *Stranger at the Gates: New Immigrants in Urban America*, UCLA Press, Los Angeles, 2001:32.

<sup>84</sup> James Ford, *Slums and Housing*, Vol. II, Oxford University Press, London, 1936:520.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 20

The National Origins Quota Act (1921), followed by the Johnson-Reed Act (1924), effectively shut the door to Southern and Eastern European immigrants. Immigration from Italy, Poland and Russia declined, while the number of immigrants from Ireland, Great Britain and Germany actually rose.<sup>85</sup> The composition of the Two Bridges neighborhood, and of the Lower East Side as a whole, was well established by this time; from Oliver to Pike Street was predominantly Italian; From Pike to near Corlear's Hook was populated by Russian, Polish and other Eastern European Jews; Corlear's Hook was Irish.<sup>86</sup> There were of course exceptions on every block, contributing to a wide range of ethnicities within a geographically discrete area.

Though immigration virtually stopped in the early 1920s under the restrictive quota system, there remained the issue of humanely housing poor and working class immigrants who had arrived in previous decades. Social and architectural theories were advanced to combat outdated or poorly-conceived housing stock, which strained and crumbled in a neighborhood that was at times the most densely populated in the world. A shift from a strictly private housing market to one which included publicly funded projects with a strong social mission radically altered the neighborhood fabric.

***Slum Clearance and Renewal (1920s-1930s)***

The slum clearance projects initiated under Mayor Fiorello LaGuardia's administration encouraged—and enforced—the dispersal of resident populations.<sup>87</sup> The city and federal agencies offered free demolition and tax reduction in exchange for permission to clear privately-owned slums. These concessions to slumlords were made possible in a Depression-era economy through the cheap labor courtesy of the federally-authorized Civil Works Administration and Emergency Relief Administration.<sup>88</sup>

The Lower East Side by far saw the greatest number of clearance projects during the early 1930s. By 1935, twenty-five different projects resulted in the clearance of 63 buildings—a loss of 566 dwelling units. In comparison, Hell's Kitchen was the second most-impacted area; nine projects removed 28 buildings and 230 dwelling units.<sup>89</sup> More clearance would follow by the end of the decade. Works Progress Administration (WPA) project numbers are listed on numerous demolition permits for Two Bridges tenements cleared during the 1937-1940 period.<sup>90</sup>

<sup>85</sup> Homberger 1994:114; Waldinger and Lee 2001:31.

<sup>86</sup> Reproduction of the Lusk Committee "Ethnic Map" (1920) in Cohen and Augustyn 1997:150-1.

<sup>87</sup> Mendelsohn 2001:18.

<sup>88</sup> Ford 1936:515-16.

<sup>89</sup> Ibid.

<sup>90</sup> Building Records, Municipal Archives, New York.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 21

Two Bridges Historic District  
**Name of Property**  
New York County, New York  
**County and State**

The Board of Health, having taken over for the Tenement House Commission, deemed it essential to public health to do away with blighted tenements. Clearance of privately owned buildings made way for public projects all over town: bridges, tunnels, highways, and railroads.<sup>91</sup> The State Board of Housing was made responsible for the development of new housing to replace cleared land. Knickerbocker Village was the largest and most significant clearance project at the time of its construction, removing two dense blocks of notorious tenements with high populations and staggering rates of infectious disease. The so-called Lung Block, infamous for its high tuberculosis rates at the turn of the century, was bounded by Monroe, Market, Catherine and Cherry Streets.<sup>92</sup> Knickerbocker Village, along with First Houses (NR-listed 12-18-79; located at East Third Street and Avenue A) to the north, were the first State Board of Housing projects to result in slum clearance, Knickerbocker Village resulting in the most clearance.

Though under the jurisdiction of the State Board of Health, funding came from federally financed loans made by the Reconstruction Finance Corporation (RFC). Knickerbocker Village, in fact, was the only project built with RFC funds. The loan was approved October 6, 1933, and demolition began October 11, 1933. The Fred F. French Company, as architects, builders and owners, constructed two high-rise housing blocks built out to the perimeter of the city block, protecting large interior courtyards.<sup>93</sup> The first building was completed October 1, 1934, followed by the second on December 1, 1934.<sup>94</sup>

Not all of Two Bridges was deemed in need of redevelopment or renovation. Oliver Street between Madison Street and New Bowery (St. James Place) was called "an oasis in the slums," where a uniform row of intact townhouses stood, most with only mid-nineteenth-century alterations.<sup>95</sup> Among these stood the house of Alfred E. Smith, who lived at 25 Oliver Street from 1907 to 1923, not far from his birthplace in the Fourth Ward. The period of Smith's residency coincided with the formative years of his political life.<sup>96</sup>

As the cityscape was transformed by new forms of development, so too were major demographic changes brought about in the mid-twentieth century. The Italian/Irish/Jewish communities that had established themselves since the mid-nineteenth century were dispersing to other boroughs and suburbs, making way for new waves of Lower East Side settlers and immigrants.

<sup>91</sup> Ford 1936:515-16.

<sup>92</sup> Ford 1936:516-8.

<sup>93</sup> Ibid.:706-8

<sup>94</sup> Ibid.:Fig. 128a-b; 702-708.

<sup>95</sup> Ford 1936, Vol I:241.

<sup>96</sup> Alfred E. Smith House National Register/National Historic Landmark nomination form, 1972.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 8 Page 22

Puerto Ricans had been granted citizenship in 1917, but a large Puerto Rican community only developed on the Lower East Side during the 1950s.<sup>97</sup> African-Americans, too—one of the first populations to inhabit the neighborhood in the seventeenth-century—returned in larger numbers during the 1950s. Affordable housing and a shifting job market were catalysts in this demographic transformation.

In 1943, the repeal of the Chinese Exclusion Acts, which since 1882 had prevented legal Chinese immigration, brought many mainland Chinese to an ever expanding Chinatown, primarily north and west of Chatham Square. Chinese rebuffed from settling in Little Italy would settle around East Broadway and south, encompassing the Two Bridges neighborhood within a greater Chinatown during the 1970s and later.<sup>98</sup>

The dynamic history of the Two Bridges neighborhood is illustrative of the history of New York and the nation. Remnant historical evidence attests to the period of Dutch colonial settlement, as well as successive periods of development under English and, finally, American rule. Over the course of nearly four centuries, a diverse array of cultural traditions within the neighborhood helped forged a uniquely American identity, an evolutionary process that continues daily on New York's Lower East Side.

**Architects/Builders**

Babcock & McClovy

Badt, Alfred E.

Bern & McGurk

Bernstein & Bernstein

Bernstein, Michael

Bernstein & Stone

Blaubenstein, A.

Burn, John C.

Burnett, H.

Cady & Gregory

Camp, F.J.

Cashman, J.B.

Cohen & Felson

Cohen, Samuel

Del Gaudio, Matthew W.

<sup>97</sup> Mendelsohn 2001:19.

<sup>98</sup> Arthur Bonner, *Alas! What Brought Thee Hither? The Chinese in New York, 1800-1950*, Fairleigh Dickenson University Press, Teaneck, NJ, 1997:179; Mendelsohn 2001:20.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

**Section** 8 **Page** 23

Dennis, Ernest  
Dudley, Henry  
Ebeling, Fred  
Ferdon, M.V.B.  
Finkle, Alex  
Frank, William  
French, Fred F., Co.  
Frohne, William C.  
Graul, William  
Harrison, M. Joseph  
Hoffman, George  
Horenberger & Straub  
Horenburger, Herman  
Hume, William H.  
Janes & Leo  
Jenth, Frederick  
Kastner, J.  
Korn, Louis  
Langer, Nathan  
Mahoney Brothers  
McGurk, Bernard M.  
McKim, Mead & White  
Meyers, Charles B.  
Meyers, Edward  
Müller, Max  
Newman, M.J., carpenter  
North, Morris  
Nurich, H.J.  
O'Donnell, James  
O'Rourke, George A.  
Pelham, George Frederic  
Post, George B. Putzel, Joseph  
Reid, Charles E.  
Rentz, Charles  
Sass, Samuel  
Sass & Smallheiser  
Sass & Springsteen  
Schneider & Herter  
Seigel, Abram  
Sevestre, A[uguste?]

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Section** 8 **Page** 24

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Slevin, James (arch't & mason)  
Snyder, C.B.J.  
Strand, James  
Straub, Charles M.  
Vanwart & Ackerman  
Wandelt, Frederick  
Waring, W.E.  
Wilson, Thomas  
Wolf, Joseph

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Two Bridges Historic District

Name of Property

New York County, New York

County and State

Section 9 Page 1

9. Bibliography

Blackmar, Elizabeth. *Manhattan for Rent, 1785-1850*. Cornell University Press, Ithaca, NY, 1989.

Bonner, Arthur. *Alas! What Brought Thee Hither? The Chinese in New York, 1800-1950*. Fairleigh Dickenson University Press, Teaneck, NJ, 1997.

Brückbauer, Frederick. *The Kirk on Rutgers Farm*. Peter F. Mallon Co., NY, 1999. Accessed online <http://www.webincunabula.com/html/english/books/b/br/bruckbau.htm#rutgersmansion>

Burrows, Edwin G. and Mike Wallace. *Gotham: A History of New York City to 1898*. Oxford University Press, New York, 1999.

Cantwell, Anne-Marie and Diana diZerega Wall. *Unearthing Gotham: The Archaeology of New York City*. Yale University Press, New Haven, 2001.

Cohen, Paul E. and Robert T. Augustyn. *Manhattan in Maps, 1527-1995*. Rizzoli, NY, 1997.

DeVoe, Thomas F. *The Market Book: A history of the public markets of the city of New York*. A.M. Kelley, NY, 1970.

Edwards, George W. *New York as an Eighteenth Century Municipality*. Columbia University, NY, 1917.

Ernst, Robert. *Immigrant Life in New York City, 1825-1863*. King's Crown Press, NY, 1949.

Ford, James. *Slums and Housing*. Vols. I and II, Oxford University Press, London, 1936.

Homberger, Eric. *Historical Atlas of New York City*. Henry Holt, New York, 1994.

Jackson, Kenneth T., editor. *Encyclopedia of New York City*. Yale University Press, New Haven and the New-York Historical Society, 1995.

Kraus, Harry P. *The Settlement House Movement in New York City, 1886-1914*. Arno Press, NY, 1980.

Mendelsohn, Joyce. *The Lower East Side Remembered and Revisited*. Lower East Side Press, NY, 2001.

National Register of Historic Places. St. James Church National Register nomination form, 1971.

\_\_\_\_\_. Alfred E. Smith House National Historic Landmark/National Register nomination form, 1972.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 9 Page 2

- \_\_\_\_. First Shearith Israel Cemetery National Register nomination form, 1975.
- \_\_\_\_. House, 51 Market Street National Register nomination form, 1976.
- \_\_\_\_. Northeast Dutch Reformed Church National Register nomination form, 1979.
- \_\_\_\_. Oliver Street Baptist Church/Mariner's Temple National Register nomination form, 1979(?).
- New York City Department of Buildings. Block and Lot Folders, including Building Permit Applications, 1866-1975. On file in the Municipal Archives, Department of Records and Information Services.
- New York Landmarks Preservation Commission (NYLPC). Towards an Archaeological Predictive Model. NYLPC, NY, 1982.
- Oppenheim, Samuel. *The Early History of the Jews in New York, 1654-1664*. American Jewish Historical Society, Publication no. 18, 1909.
- Plunz, Richard. *A History of Housing in New York City*. Columbia University Press, NY, 1990.
- Riis, Jacob A. *How the Other Half Lives: Studies Among the Tenements of New York*. Edited by Sam Bass Warner, Jr., Belknap Press, Harvard University Press, Cambridge, 1970.
- Rosenwaike, Ira. *Population History of New York City*. Syracuse University Press, 1972.
- Schecter, Barnet. *The Battle for New York*. Walker & Co., NY, 2002.
- Schoener, Allon. *Portal to America: The Lower East Side, 1870-1925*. Holt, Reinhart & Winston, NY, 1967.
- Smith, J. McIntyre. *Map of New York City from the Battery to 29th Street, showing farm boundaries as originally granted, compiled by Edwin Smith, City Surveyor, from 1834-184[-].* 1891. On file in New York Municipal Reference and Research Center, Department of Records and Information Services.
- Stokes, I.N. Phelps. *The Iconography of Manhattan Island*. Vol. I. Robert H. Dood, NY, 1915.
- \_\_\_\_. *The Iconography of Manhattan Island*. Vol. II, Robert H. Dood, NY, 1917.
- Waldinger, Roger and Jennifer Lee, "New Immigrants in Urban America," in *Stranger at the Gates: New Immigrants in Urban America*, UCLA Press, Los Angeles, 2001:32.
- White, Norval and Elliot Willensky. *AIA Guide to New York City*. Three Rivers Press, NY, 2000.

Two Bridges Historic District  
Name of Property

New York County, New York  
County and State

## 10. Geographical Data

Acreage of Property approx. 28 acres

**UTM References** See continuation sheet.  
(Place additional UTM references on a continuation sheet.)

1 1 8 5 8 4 9 7 4 4 5 0 7 0 2 6  
Zone Easting Northing

3 1 8 5 8 4 7 5 1 4 5 0 6 8 6 4  
Zone Easting Northing

2 1 8 5 8 4 9 2 6 4 5 0 6 9 0 1

4 1 8 5 8 4 4 8 6 4 5 0 7 0 3 3

**Verbal Boundary Description**  
(Describe the boundaries of the property on a continuation sheet.)

5 1 8 5 8 4 8 7 0 4 5 0 7 2 5 9

**Boundary Justification**  
(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By See continuation sheet for author

name/title Contact: Kathy Howe, Historic Preservation Specialist

organization NYS Office of Parks, Recreation & Historic Preservation date 3-25-03  
Field Services Bureau

street & number Peebles Island, PO Box 189 telephone (518) 237-8643, ext. 3266

city or town Waterford state NY zip code 12188

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location  
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional items

(Check with SHPO or FPO for any additional items)

### Property Owner (Complete this item at the request of the SHPO or FPO)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 10 Page 1

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

---

---

**10. Geographical Data**

**Verbal Boundary Description**

Two Bridges Historic District is so-named for its geographical location—between the Brooklyn and Manhattan Bridges on Manhattan's Lower East Side. The boundaries of the historic district are as follows: Beginning at the intersection of St. James Place and Madison Street running east along the north side of Madison Street to Catherine Street; running south along the east side of Catherine Street to Cherry Street; Running east along the north side of Cherry Street to Market Street; running north along the west side of Market Street to Monroe Street, then east along the north side of Monroe to the piers of the Manhattan Bridge; northwest along the west edge of the Manhattan Bridge to Henry Street, then west along the south side of Henry Street to the south west corner of the intersection of Henry and Market; North along the west side of Market Street, crossing East Broadway and continuing to the center line of Block 281. Continuing west along the centerline of Block 281 to the rear of 24 East Broadway; turning south and running along the western lot line of 24 East Broadway to the south side of East Broadway running west along the south side of East Broadway to Catherine Street, then running south along the eastern edge of Catherine Street to 17 Catherine Street, the running west along the northern lot line of 22 Catherine Street; north 25' from the rear lot line of 22 Catherine Street; west approximately 60' along the northern lot line of Mariners Temple, then north 20' along the rear lot line of 2 Oliver Street, the west across Oliver street to St. James Place. Southwest along the south east side of St. James Place to the intersection of St. James Place and Madison Street.

The boundaries of the district are delineated on the attached Sanborn map.

**Boundary Justification**

The boundaries encompass the most cohesive and well-preserved core of the Two Bridges neighborhood.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 11 Page 1

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

---

---

**11. Form Prepared By:**

Kerri Culhane, Architectural Historian

3314 Brown Street NW

Washington, DC 20010

(202) 234-4694

**-for-**

The Two Bridges Neighborhood Council

275 Cherry Street

New York, New York 10002

(212) 566-2729

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

Section 11 Page 2

**Additional Documentation**

**List of Photographs**

The following information is relevant to all of the photos listed below:

Two Bridges Historic District  
New York County, New York  
Photographer: Kerri Culhane  
Date: 12/2002

Negative on file: K. Culhane, 3314 Brown Street NW, Washington, DC 20010

1. North Side, East Broadway from Market Street. Looking NW.
2. North Side, East Broadway from no. 44. Looking NW.
3. North Side, East Broadway from no. 60. Looking NW.
4. South Side, East Broadway from no. 53. Looking SE.
- 5a. South Side, East Broadway from no. 51. Looking SW.
- 5b. Nos. 43-31 East Broadway. Looking SW
6. South Side, East Broadway. Looking NW.
7. North Side Henry Street at intersection with Catherine. Looking NE.
8. North Side Henry Street from no. 23. Looking NE.
9. North Side Henry Street from no. 29. Looking NNE.
10. North Side Henry Street from no. 45. Looking NW
11. Sea and Land Church, corner of Market and Henry; and McAllister House, 61 Henry Street. Looking NW.
12. P.S. 1, Alfred E. Smith Elementary School, 2 Henry Street. Looking SW.
13. South Side Henry Street from no. 52. Looking SE.
14. Nos. 46 and 44 Henry Street. Looking SSW.
15. South Side Henry Street from no. 22. Looking SE.
16. Intersection of St. James Place and James Street. Looking E.
17. Corner of St. James Place and Madison Street. Looking NE.
18. North Side Madison Street from no. 49. Looking WNW.
19. North Side Madison Street from corner with Oliver. Looking WNW.
20. North Side Madison Street from Five Points Mission near corner with Catherine. Looking NE.
21. North Side Madison Street from no. 83-85. Looking NW.
22. No. 93 Madison Street. Looking N.
23. North Side Madison Street from no. 111. Looking NW.
24. North Side Madison Street from no. 97. Looking NE.
25. No. 125 Madison Street. Looking N.
26. South Side Madison Street from no. 94. Looking SE.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Two Bridges Historic District

**Name of Property**

New York County, New York

**County and State**

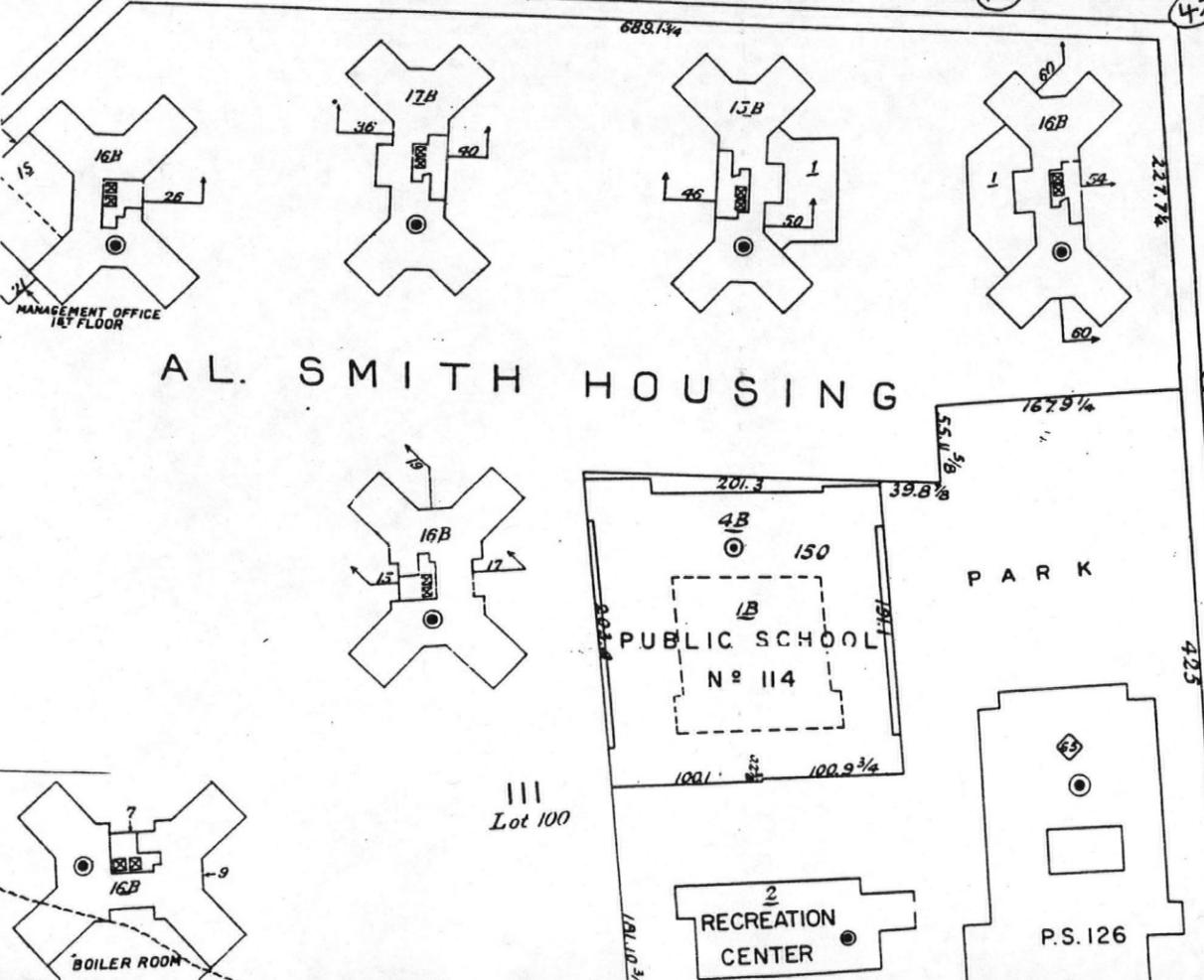
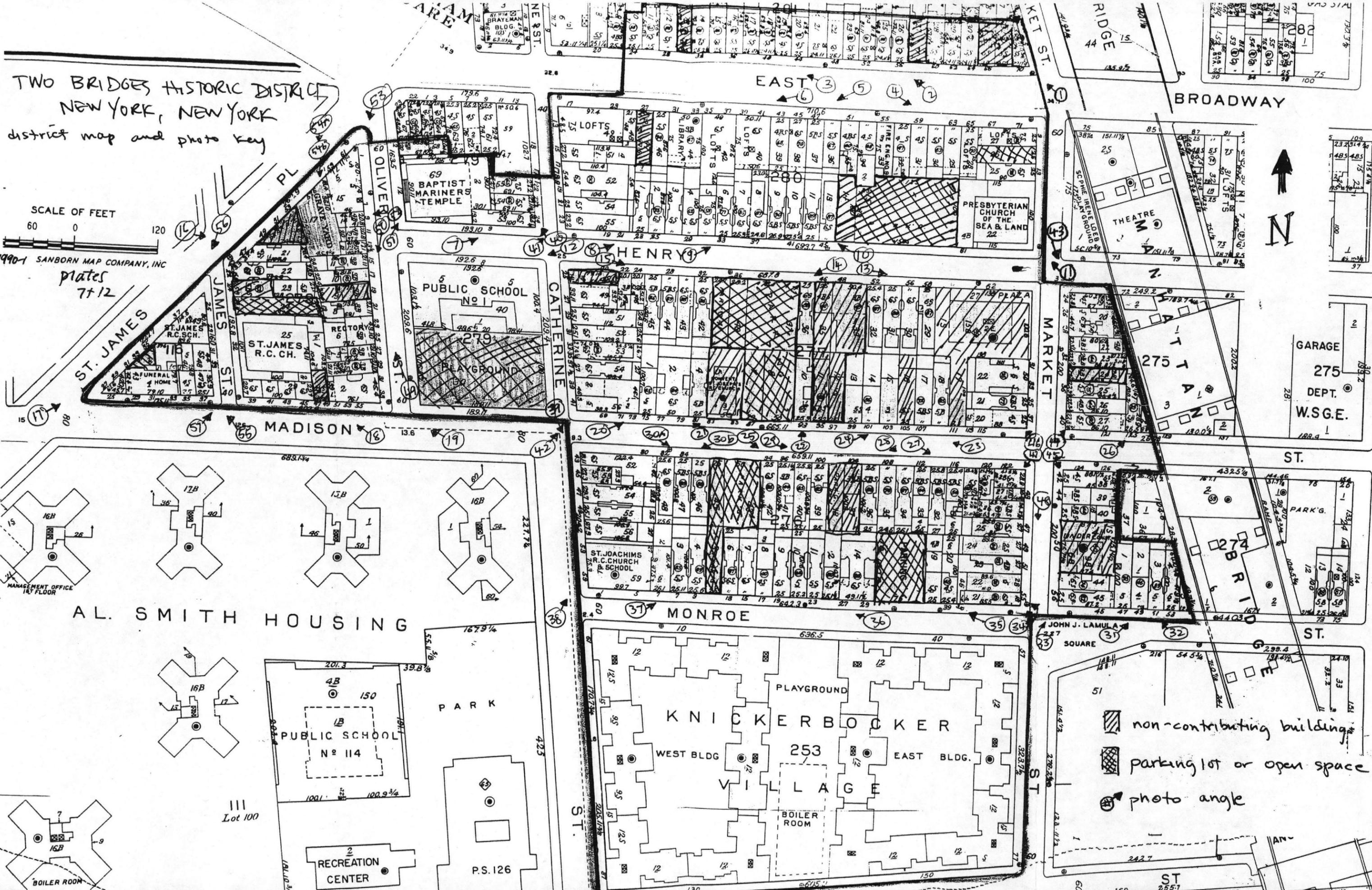
Section 11 Page 3

27. South Side Madison Street from no. 110. Looking SE.
28. South Side Madison Street from no. 106. Looking SE.
29. South Side Madison Street from no. 100. Looking SW.
- 30a. No.82-86 Madison Street. Looking SE.
- 30b. No.86-80 Madison Street. Looking SW.
31. Nos. 47-53 Monroe Street. Looking NE.
32. Nos. 53-43 Monroe Street. Looking NW.
33. NE corner Market and Monroe Streets. Looking NE.
34. NW corner Monroe and Market Streets. Looking NW.
35. Nos. 37-39 Monroe Street. Looking NW.
36. North Side Monroe Street from no. 29. Looking NW.
37. Nos. 7-15 Monroe Street. Looking NE.
38. East Side Catherine Street. Looking NE.
39. East Side Catherine Street from corner with Madison. Looking SSE.
40. West Side Catherine Street from corner with Henry. Looking NW.
41. East Side Catherine Street from corner with Henry. Looking NE.
42. NE corner Catherine and Madison Streets. Looking NE.
43. East Side Market Street from corner with Henry. Looking SE.
44. NE corner Market and Madison Streets. Looking NE.
45. SE corner Market and Madison Streets. Looking SE.
46. NW corner Madison and Market Streets. Looking NW.
47. SW corner Madison and Market Streets. Looking SW.
48. West Side Market from no. 49. Looking SW.
49. West Side Oliver Street from no. 29. Looking NW.
50. West Side Oliver Street from no. 13. Looking SW.
51. Mariners Temple and rectory. Looking NNE.
52. Nos. 9-11 Oliver Street. Looking W.
53. 1 Oliver Street, corner of Oliver and St. James Place. Looking S.
- 54a. First Shearith Israel Cemetery, 55-57 St. James Place. Looking SSE.
- 54b. First Shearith Israel Cemetery, 55-57 St. James Place. Looking SSE.
55. NW corner Madison and James Streets. Looking NW.
56. St. James School, James Street and St. James Place. Looking SSW.
57. St. James R.C. Church, 32 James Street. Looking N.



TWO BRIDGES HISTORIC DISTRICT  
 NEW YORK, NEW YORK  
 district map and photo key

SCALE OF FEET  
 60 0 120  
 1990-1 SANBORN MAP COMPANY, INC  
 plates  
 7+12



-  non-contributing building
-  parking lot or open space
-  photo angle

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Two Bridges Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: NEW YORK, New York

DATE RECEIVED: 7/15/03 DATE OF PENDING LIST: 8/13/03  
DATE OF 16TH DAY: 8/29/03 DATE OF 45TH DAY: 8/29/03  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03000845

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: Y

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept

REVIEWER Savage

DISCIPLINE Architectural History

TELEPHONE \_\_\_\_\_

DATE 8/29/03

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



福州婚姻介紹 保齡駕駛學校  
219-2003

福州婚姻介紹  
福福旅行社

福州婚姻介紹  
第一駕駛學校

鴨蛋秋

中國國歌

怡發商場

怡發商場

鴨蛋秋  
TOD CHOW KITCHEN

鴨蛋秋  
EAST CORNER WONTONS

東旺 食店  
EAST CORNER WONTONS  
90

MANHATTAN ST

N. Side East Broadway from no. 70  
TWO BRIDGES H.D.  
NY, NY

Two Bridges Historic District  
New York County, NY -  
/.

Looking NW



N. Side East Broadway from no 44

TWO BRIDGES H.D.

NY, NY

Two Bridges Historic District  
New York County, N.Y.

2.

Looking NW

897 0011 N1 N1 2



華美成號

華美成號

UNIVERSAL

REALESTATE

GRAND FLORENTINE REALTY CORP.  
Real Estate Broker  
TEL: 623-841-7690  
福州大花店

N. Side East Broadway from no. 60

TWO BRIDGES H. D.

NY, NY

Two Bridges Historic District  
New York County, NY.

3.

view to NW

③

8990011 100668



花好月圓  
首創露天園林實景

婚紗攝影  
大門口  
871-2111

YICK'S PRODUCE

西餅屋  
BAKERY STORE

超額商場  
SHOPPING MALL

喜樓山莊  
RESTAURANT

開粵菜館

中西國貨

西餅屋 BAKERY STORE

陳美儀  
陳美儀

山香閣  
山香閣

九

53-71 East Broadway

TWO BRIDGES HISTORIC DISTRICT

NY, NY

Two Bridges Historic District  
New York County, N.Y.

4.

Looking SE

(4)



香港  
華信海鮮酒家  
名華傢俬

藝術海關中心

公司

名華傢俬

華信海鮮酒家

名華傢俬  
CLASSIC FURNITURE

西餅屋  
BAKERY STORE

香港  
華信海鮮酒家  
名華傢俬

華信傢俬  
964-8888

西餅屋 LEI BAKERY

新龍興中街  
NEW LONG HING MIDDLE STREET

華信傢俬  
CLASSIC FURNITURE

53-31 East Broadway

TWO BRIDGES H.O.

NY, NY

Two Bridges Historic District  
New York County, N.Y.  
5a.

Looking S/SW

5a

福華傢俬

GLAMOUR FURNITURE CO.

福華

傢俬

公司

傢俬

福華傢俬公司 GLAMOUR FURNITURE

冠宇世界通話

冠宇世界通話 冠宇世界通話 冠宇世界通話  
冠宇世界通話 冠宇世界通話 冠宇世界通話  
TEL: 212-288-2222

福華傢俬  
GLAMOUR FURNITURE

福華傢俬  
GLAMOUR FURNITURE  
41 E. BROADWAY, NEW YORK, NY 10012 • TEL: 212-288-0111

冠宇世界通話

冠宇世界通話

冠宇世界通話

冠宇世界通話

5b

Two Bridges Historic  
District  
New York County, N.Y.  
5b.

43-31 East Broadway

TWO BRIDGES H.D.  
N.Y., N.Y.

8970011 N-1 N N 2

Looking SE



晶大酒樓

晶大酒樓

新嘉麗大市場  
NUI MARKET INC. 37

關目士酒坊

四海通商銀行  
MUTUAL BANK

37-17 East Broadway

TWO BRIDGES H.D.

NY, NY

Two Bridges Historic District  
New York County, N.Y.

6.

Looking SW



North Side Henry Street from SE of Catherine

TWO BRIDGES H.O.

NY, NY

Two Bridges Historic District  
New York County, N.Y.

7.

Looking northeast



藝華印刷  
Ne Hua  
Printing Inc.  
TEL: (212) 466-4718  
FAX: (212) 466-4986

藝華印刷公司  
Ne Hua Printing Inc.  
100 W. 4th St. New York, NY 10014

藝華印刷

藝華印刷

藝華印刷

Two Bridges Historic District  
New York County, N.Y.  
8.

23-37 Henry Street  
TWO BRIDGES H.D.  
NY, NY

9010011 N-1 N N 2

Looking northeast



江南  
印刷  
江南印刷公司  
JANAN PRINTING Inc.  
TEL (FAX): 212-267-2822

江南  
印刷

SELF SERVICE  
自助洗衣  
TWIN LAUNDRY

101 INC  
RESTAURANT

31-45 Henry Street

TWO BRIDGES N.D.

NY, NY

Two Bridges Historic District  
New York County, N.Y.

9.

Looking NE

901 0011 4-11-12



接

包

送

車

凡采髮布

凡采髮布

凡采

N side Henry Street from No. 45

TWO BRIDGES HISTORIC DISTRICT

NY, NY

Two Bridges Historic District  
New York County, N.Y.

10.

Looking NW



THE FIRST CHINESE  
PRESBYTERIAN CHURCH  
1000 YORK STREET, N.Y.C.

ABAYE  
KUY & GRAPP

Hatch's  
CASTORIA

Sea + Land church  
McAllister House

61 Henry St / corner of Market  
13 Market St - to right

TWO BRIDGES N-D

NY, NY  
Two Bridges Historic District  
New York County, N.Y.

11.

Looking NW

(11)

897001146-1 N N 2



餅屋  
PARK  
811  
←

BioCath  
百傲鈣  
美國專利產品  
訂購電話: 888-635-8196  
www.biocath.com

長  
STO  
LITTLE BEAR

P.S. 1

2 Henry St.

TWO BRIDGES H.D.  
NY, NY

Two Bridges Historic District  
New York County, N.Y.  
12.

Looking SW

9010011 N-1 N-12



DESIGN INC  
TRA INHONG - NAM

FLORENTINE  
MUSIC CENTER

100%  
BANK

Florentine  
YAMAHA MUSIC SCH

山手音楽学校

(13)

Two Bridges  
Historic District  
New York County, N.Y.

901 0011 N-1 N N2

13.

58-52 Henry Street

TWO BRIDGES H.D.

NY, NY

looking southeast



香港妮思髮廊

NICE HAIR SALON

香港妮思髮廊  
NICE HAIR SALON

(2)

Two Bridges Historic District  
New York ~~City~~ Co, N.Y.

9010017 N-1 N N2

14.

46-44 Henry Street  
Two Bridges H.O.  
NY, NY

Looking S



A.S.A.  
American  
Savings  
Association  
1000 10th St  
New York, N.Y.

A.S.A.  
American  
Savings  
Association  
1000 10th St  
New York, N.Y.

利昌  
雜貨  
電話  
234-1234

海生龍蝦紅公司  
Hoi Sing Lobster Red Company  
專營各種龍蝦及海鮮  
地址：紐約市 1000 10th St  
電話：234-1234

魚婆  
FISH LADY SE

利昌雜貨  
電話：234-1234

電話  
234-1234

聯合電話  
234-1234





長青醫療器材  
EVERETT'S SURGICAL SUPPLY, INC.  
ANGEL'S

NO PARKING  
BLWING  
VIOLATION

ANGEL'S ORDER

ANGEL'S  
JAMES

ONE WAY



45-47 St. James Place / 22-24 James St.

TWO BRIDGES A.D.  
NY, NY

9010011 N-1 N N2  
Two Bridges  
Historic District  
New York County, NY.  
16.

Looking E

(16)



corner St. James place and Madison St.  
TWO BRIDGES A.D.

NY, NY

Two Bridges Historic District  
New York County, N.Y.  
17.

Looking north east



LONGRIC TRADING

9c + plus  
MADISON ST.



DOWNTOWN BARN & OULDO  
OPEN 8 DAYS A WEEK

NOVEL LINKS

JAMES & SPIN

49-25 Madison St.

TWO BRIDGES N.D.

NY, NY

Two Bridges Historic District  
New York County, N.Y.  
18.

5970011 N-1-N-18

Looking NW



99c  
99c

W. H. & M. S. CO.  
HOT SUN  
Coca-Cola

M&W GROCERY  
Coca-Cola  
Coca-Cola  
M&W DELI & SANDWICHES

Chinese & Japanese  
Lily  
CHINESE CUISINE  
ST. OLIVER ST.

25-55 madison street

TWO BRIDGES H.I.D.  
NY, NY

Two Bridges Historic District  
New York County, N.Y.

19

9010011 N.Y.N.C.

Looking NW



福州山通魚丸店

KISSU 蝦丸麵店

PARK

NO 222  
APARTMENTS  
BAY CITY  
RENTAL OFFICE  
1000 10TH ST  
NEW YORK, N.Y. 10014  
212 697-1111

BOOK  
ARMS  
LIFEJACKET  
STANDARDS  
HERE

71-85 Madison St

TWO BRIDGES H.O.

NY, NY

Two Bridges Historic District  
New York County, N.Y.  
20.

897 0011

Looking NNE

(20)



福州山樓酒家

林公司  
LIM HING INC.  
373-9888

2100

承接一切大小裝修工程

69-83 Madison Street

TWO BRIDGES HIST.

NY, NY

Two Bridges Historic District  
New York County, N.Y.  
21.

900 0011

N-1-N

Looking NW

(21)



顧客免費泊車

OPEN TO PUBLIC

MISSISSIPPI SEAFOOD WHOLESALE TEL: 227-7788

每磅 \$5.25

錢最平

代辦...

長...

93 Madison

Street

TWO BRIDGES HD

NY, NY

8990011 N-1 N 12

Two Bridges  
Historic District  
New York County, NY  
22

looking N

(22)

藝  
副

北京小食館  
祥  
608-8008



精制牛肉  
泥知草包

North side Madison St. from nr. corner  
with market

TWO BRIDGES AID

NY, NY

Two Bridges Historic District  
New York County, N.Y.  
23.

8970011 J N 12

Looking NW

**蝦大 海產批發總匯**  
 BEST QUALITY SEAFOOD Fresh & Frozen  
 專營：生猛硬殼龍蝦·急凍各國鮮蝦·各類凍魚龍利  
 EXECUTIVE FISH SEAFOOD WHOLESALE Fresh call 710-522-0889  
 LIVE LOBSTER • SHRIMP • FRESH FISH • LOBSTER TAILS  
 SHELL FISH • FILLET SOLE • KING CRAB MEAT  
 Serving RESTAURANTS, HOTELS, COUNTRY CLUBS  
 SUPERMARKET, FOOD SERVICE, CATERERS



97-121 Madison Street  
TWO BRIDGES H.D.,  
NY, NY

Two Bridges Historic District  
New York County, N.Y.  
24.

Looking NE

(24)



125 Madison St

TWO BRIDGES A.D.

NY, NY

8990011 N-1 N N 1

Two Bridges Historic  
District

New York County, N.Y.

25

Looking N

(25)



寶島理髮廳

廣隆石號

南方招牌公司  
SOUTHERN SIGN CO.  
Tel: 212-766-3388  
招牌、霓虹招牌、  
牌片、招貼、磁字招牌、  
餐館、車身電腦貼字  
招牌  
專業、精潔、務實

EXECUTIVE FISH  
SEAFOOD WHOLESALE  
LIVE LOBSTER - SHRIMP  
LOBSTER TAILS - FRESH FISH  
Fillet - CRAB MEAT - SHELL FISH  
FOR BEST SERVICE CALL  
FRESH SHRIMP 718-222-0888 FAX  
FROZEN 212-227-7722 24 HOURS

Advertisement for a clothing or fashion brand, partially visible on the right edge of the image.

(26)

Two Bridges Historic  
District

898 0011 N-1 N N2

New York Co, N.Y.

26

Sweet

Madison

94-100

TWO BRIDGES

N.Y.

view to SE



金仁堂藥材行

金龍電影院

金龍電影院

金仁堂藥材行

新式男女裝

Yan's SALON  
10 MADISON ST. TEL. 864-5718

紐約印刷  
QUALITY PRINTING & DESIGN  
212-732-3907



110-126 Madison Street

TWO BRIDGES H.O.

NY, NY

Two Bridges Historic District  
New York County, NY

27.

Looking SE



台湾  
美容院  
TAINAN BEAUTY SALON

台湾美容院  
TAINAN BEAUTY SALON

台湾美容院  
TAINAN BEAUTY SALON

台湾美容院  
TAINAN BEAUTY SALON

金仁堂药材行

金仁堂药材行

快

101-111

101-111



122-106

Madison St.

TWO BRIDGES

A.P.

NY, NY

897 0011 N-1 N N2

New York

Two Bridges Historic District  
New York County, NY.  
28.



USA

89

振興 磨尾石螺

振興 磨尾石螺

U.S. MIN AN ZHEN ASSOCIATION  
100 BROADWAY ST. (100-1000)

專營批發 成螺·石螺·各類海鮮

寶島理髮廳  
FORMOSA HAIR SALON

寶島理髮廳 FORMOSA HAIR SALON

Sin... 100-1000

87

U.S. MIN AN ZHEN ASSOCIATION  
100 BROADWAY ST. (100-1000)

100-94 Madison St

TWO BRIDGES RD, NY, NY

Two Bridges  
Historic District  
New York County, NY  
29.

8990011 M-1 N M 2

looking SW

(29)



STAND  
7-10  
PARK  
NYTIM

佳佳洗衣店  
代洗·自洗·干洗·改衣

大華門公司  
大華門公司

LAUN  
KAROLINE, PA.  
6-18-1988  
DRIVE THROUGH  
SERVED BY CITY

82-86 Madison Street

Two Bridges Historic District

New York, New York

Two Bridges Historic  
District

New York County, N.Y.

8990011 N-1 N N 2

30A.

Looking SE

30A



P  
P  
A  
R  
K  
↓

P  
A  
R  
K  
泊  
車

香港天益製粉

香港天益製粉  
Hong Kong Tin Yee Flour Co.

香港天益製粉

天  
益  
製  
粉

香港天益製粉

天益製粉

天益製粉

天益製粉

天益製粉

30b

Two Bridges  
Historic District

898 0011 N-1 N N2

New York County, N.Y.

~~30b.~~

30b.

Madison St.

Two Bridges H.D.

N.Y. N.Y.

SW

Looking

86-80



福 發

FOOK TENG INC. 福發 TEL: 212-766-1331

欣榕時  
HUA LI FASH  
TEL: (212) 766-1331

REAL ESTATE BROKER  
100 W. 11th St.  
NEW YORK, N.Y. 10011



31

Two Bridges  
Historic District  
New York County, NY  
901 0011 N-1 N N2

31

47-53 Monroe St.

TWO BRIDGES H.D.  
NY, NY

Looking NNE



NO STANDING  
ANYTIME  
TAXI CABS  
ONLY

裝店  
INS. CO.  
28-1088

ST. LOUIS GLASS  
10 HUNTER ST.  
NEW YORK, NY

45-53 Monroe St  
TWO BRIDGES H.D.  
NY, NY

8990011 N-1 N12

Two Bridges Historic District  
New York County, NY

32

Looking NW

32



ONE WAY

ONE WAY

WOOD KING RESTAURANT  
TAKE OUT ORDERS

欣格  
SEA LEMON  
TEA 0702

NE corner market and Monroe

TWO BRIDGES N.Y.

NY, NY

Two Bridges Historic District  
New York County, N.Y.

33.

Looking north/northeast



美中味小吃

小中味小吃

WE HONOR YOU BY SERVING YOU TO EAT IN A TAIL OUT

ONE WAY  
EAST

東方

233-8888

東方

233-8888

東方

233-8888

NW Corner Market + Monroe

TWO BRIDGES H.D.

NY, NY

Two Bridges Historic District  
New York County, N.Y.  
34.

Looking W/NW



潘記

潘記

潘記

PARK

Food Tree

Two Bridges  
Historic District  
New York County, N.Y.

35

street

37-39 Monroe

TWO BRIDGES H.D.

NY, NY

Looking northwest



STOP

EAST COAST  
EXCLUSIVE DISTRIBUTOR



Taylor  
Shellfish  
Farms



(212) 962-3398

MEMBER PACIFIC COAST OYSTER GROWERS ASSN

GEN. TRUCK Ins.  
U.S. DOT APPROV. 115000

29-1 Monroe Street  
Two Bridges A.D.

NY, NY

Two Bridges Historic District  
New York County, N.Y.

901 0011 N-11-11

36.

Looking NW



NO PARKING  
7:00-4:00  
←

P

裕盛貿易有限公司  
SUN INC

裕盛貿易有限公司

泰山  
裕盛貿易有限公司

verizon

Two Bridges Historic  
District  
New York County, N.Y.  
37.

7-15 Monroe

TWO BRIDGES LTD.

N.Y., N.Y.

9010011 N-1 N M 2

Northwest

Looking



Two Bridges  
Historic District  
New York County, N.Y.

(38)

8990011 N-1 N N2

38.

39-59 Catherine St

TWO BRIDGES HIST.

NY, NY

looking NNE



GROCERY Tietek Tietek DELI & GROCERY

76 Madison Call for info 1-800-451-1234

76 Madison

76 Madison / 43-87 Catherine St.  
Brooklyn Bridge in background

TWO BRIDGES LAND.

NY, NY

TWO BRIDGES HISTORIC DISTRICT  
New York County, N.Y.

39.

Looking S / SE

(39)



長城海鮮市場

長城海鮮市場 長 城 長城海鮮市場

SEATOWN SEAFOOD MARKET

FAVOR FOOD INC.

STOP

HENRY ST

(40)

Two Bridges  
Historic District  
New York County, N.Y.  
9010011 N-1 N 12  
40.

24-22 Catherine St.

TWO BRIDGES H.D.

N.Y., N.Y.

Looking NW



13-23 Catherine St.

TWO BRIDGES A.D.

NY, NY

Looking

NNE

9010011 N-1 N N2

Two Bridges  
Historic District  
New York County, N.Y.  
41.



27-41 Catherine St.

TWO BRIDGES HIST.

NY, NY

Two Bridges Historic District  
New York County, N.Y.  
42.

6970011 (N-1) N-2

Looking NNE

(42)



中心 Fax: 732-0880  
CORP. ☎ 732-6886

中西食品  
海鮮雜貨  
臘肉乾貨  
素食蔬副

福興貿易公司  
FOOD KING TRADING CORP. ☎ 732-6886

M 101

統發

中興  
海鮮雜貨

中興  
中國酒家  
中興酒家  
中興酒家

紅蘋果  
RED APPLE

24-56 Market St

TWO BRIDGES W.D.

NY, NY

Two Bridges Historic District  
New York County, NY

43.

Looking SE

697 001 111  
NY  
43



1-800-6

東亞行  
EAST ASIAN EXPORTING, INC.

BRAND 'E'

100-100

100-100

NE Corner Market + Madison

TWO BRIDGES H.D.

NY, NY

Two Bridges Historic District  
New York County, N.Y.  
44.

Looking north east



新洲設計印刷  
PRINTING & DESIGN  
ON HUDSON ST. C & S PRINTING & DESIGN

BEAUTY SALON

Hudson St

Hudson St

SE Corner, Madison + Market Sts.  
Two Bridges Ad.  
NY, NY

Two Bridges Historic District  
New York County, N.Y.  
45.

Looking ESE



MILIGRAPHICS  
712-233-0213 creative design - digital output - high quality color printing

梅林

creative design  
digital output  
high quality color printing

TRAFFIC  
SIGNAL

福州  
永和街

福州  
永和街

NW corner madison + market

TWO BRIDGES RD.

NY, NY

Two Bridges Historic District  
New York County, N.Y.

46.

897 0011 N-1 N-2

Looking NW

46



富興食品公司

日公司

信泰印刷

日公司

TEL: 349-7036

122

STREET

FULL HING TRADING CO.

FULL HING TRADING CO.

富興食品公司

ONE WAY

日公司

SW Corner Market + Madison Sts.

TWO BRIDGES HD.

NY, NY

Two Bridges Historic District  
New York County, N.Y.

9010012  
N.Y.N.Y.

47.

Looking SW

(47)



東方設計印刷公司

東方 設計印刷公司  
*A Graphic Printing Inc.*  
48 MARKET ST. TEL: 233-9696 FAX: 233-9699 233-9696

皇牌 食品公司  
DUMPLING CORP Tel: 766-7226

中味小館  
CHINESE FOOD  
286-2868

GROCERY & BAKERY

49-77 Market St  
TWO BRIDGES AD.  
NY, NY

Two Bridges Historic District  
New York County N.Y.  
48.

899 0011 NY, NY

Looking S.





Little  
Korea & Japanese  
100-1070-1030

美國大聯合會  
P



NO STOPPING  
ANYTIME  
PEDESTRIAN CROSSING

RESTAURANT

29-7 Oliver Street  
TWO BRIDGES RD  
NY NY

Two Bridges Historic District  
New York County, N.Y.  
49.

859 0019 N-111112

Looking WNW

(49)



E 11th St

1st Ave

ALL TRAFFIC  
→

觀音助苦眾生

13 1/2 -27 Oliver Street

TWO BRIDGES HD

NY, NY

Two Bridges Historic District  
New York County, NY

89900114-1 N N 2

50

Looking SW

50



Baptist Mariner's Temple

12 Oliver Street

+ 2 Oliver Street

TWO BRIDGES H.D.

NY, NY

Two Bridges Historic District  
New York County, NY  
51.

9040111 N-1 N-1 N-1 N-1

Looking NNE

(5)



ONE



ALL TRAFFIC  
→

1/2 A.B. →

9-11 Oliver Street.

TWO BRIDGES TRD

NY, NY

8990011 N-1 N N 2

Looking

E

Two Bridges  
Historic District  
New York County, NY  
52.

(52)



LOCKSMITH  
HARDWARE  
日用五金

1 Oliver

DO NOT  
ENTER

INC

日 用 五 金

53

Two Bridges  
Historic District  
9040111 N-1 N 22  
New York County, NY  
53.

1 Oliver Street  
TWO BRIDGES H.D.  
NY, NY

Looking S



First Shearith Israel Cemetery  
55-57 St. James place

TWO BRIDGES AD

NY, NY

Two Bridges historic District  
New York County, NY.  
54a.

Looking South

54a



First Shearith Israel Cemetery

55-57 St. James Place

TWO BRIDGES H.O.

NY, NY

Looking SSE

Two Bridges  
Historic District  
New York County, NY  
54b.

8990011 N-1 N N2

(54b)



**Green Deli INC. Deli**  
37 James St  
37 James St  
37 James St

**C.C. PHINN SHIP LAUNDRY**  
WE DYE - WE BLEACH - WE FINISH  
SILK - GOLD & TRIMMED

**MADISON ST**

P

100-2071

31-37 Madison / 37-25 James St.  
TWO BRIDGES H.D.  
NY, NY

Two Bridges Historic District  
New York County, NY  
55.

Looking NW

55



St. James R.C. School

25-29 James Street / 37 St. James Pl.

TWO BRIDGES A.D.  
NY, NY

8990011 N-1 N N2

Two Bridges  
Historic District  
New York County, NY  
56.

Looking S

(56)



NC. De

Cigarettes & Cigar

ATM  
CAMEL  
99

TRY ANY CARD

481  
82

CROWN FRIED CHICKEN  
BURGERS SEA FOOD ICE CREAM 212-587-0281 BURGERS SEA

BEER  
FRESHLY BREWED BY ZIMMERMAN

JAMES ST  
KING'S CROSSING

MADISON

W 4th ST  
EAST

GRAFFITI

St. James R.C. Church

32 James St.

TWO BRIDGES RD

NY, NY

Two Bridges Historic District  
New York County, NY

S7.

Looking N

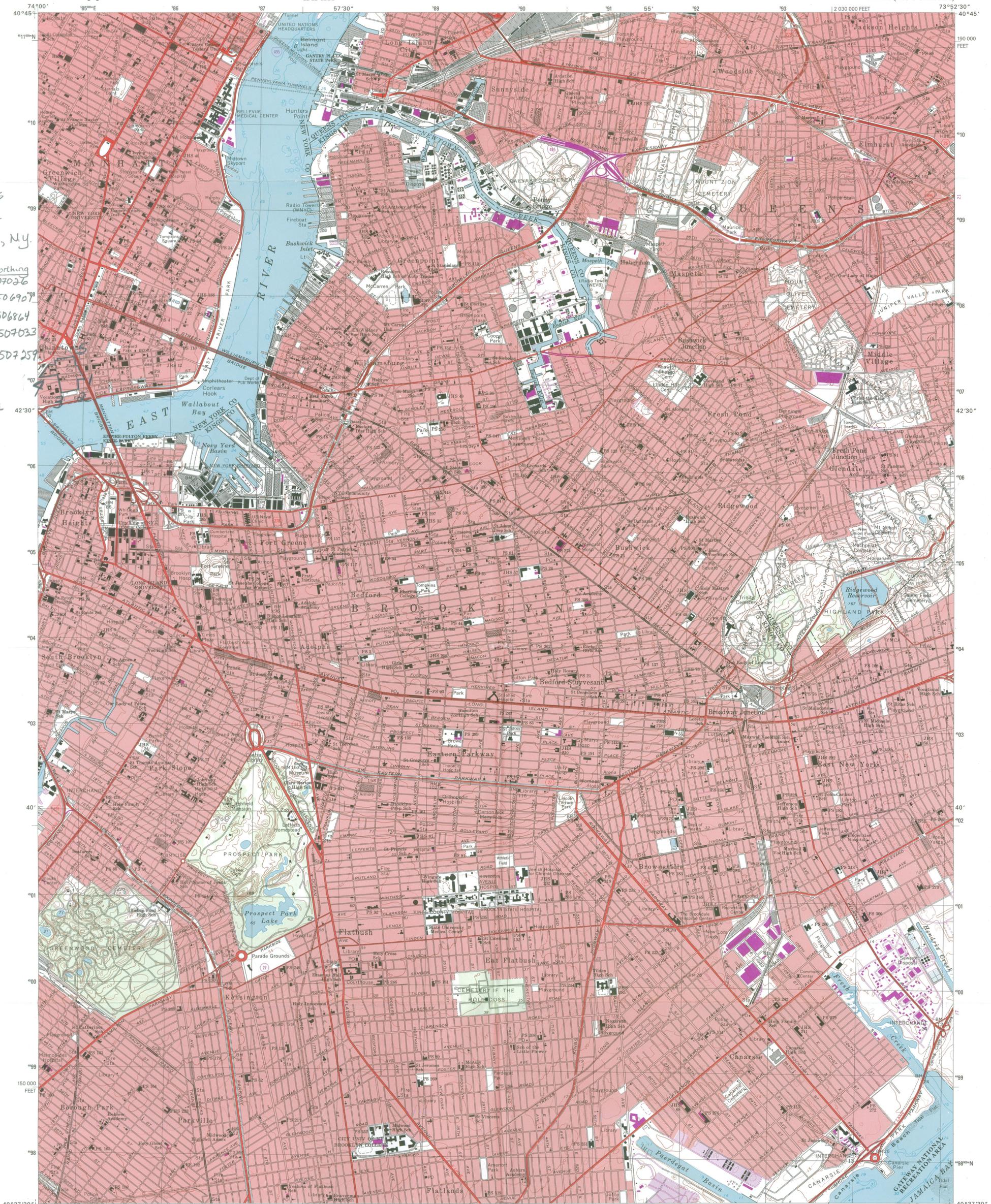
8970011 N-1  
2  
(57)



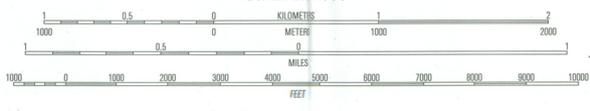
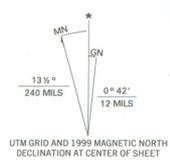
Two Bridges  
Historic  
District  
New York Co., N.Y.

Zone 18  
Easting Northing  
1) 584974 4507026  
2) 584926 4506907  
3) 584751 4506864  
4) 584486 4507033  
5) 584870 4507259

1:24000  
Brooklyn Quad



Produced by the United States Geological Survey  
Topography compiled 1966. Planimetry derived from imagery taken 1977 and other sources. Photospectroscopy imagery dated 1995; no major culture or drainage changes observed. Survey control current as of 1967. Boundaries, other than corporate, revised 1999. Selected hydrographic data compiled from NOS charts 275 (1964), 542 (1967), and 745 (1966). This information is not intended for navigational purposes.  
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: New York coordinate system, Long Island zone (transverse Mercator).  
1 000-meter Universal Transverse Mercator grid, zone 18. North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.  
There may be private showings within the boundaries of the National or State reservations shown on this map.  
Entire area lies within New York City.  
Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours.



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048  
DEPTH CURVES AND SOUNDINGS IN FEET, DATUM IS MEAN LOWER LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.2 FEET IN THE EAST RIVER AND 5.2 FEET IN JAMAICA BAY

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

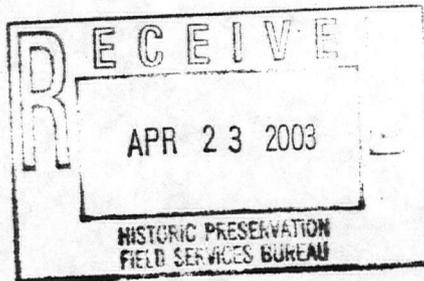
1	2	3
4	5	6
7	8	

1 Washawken  
2 Central Park  
3 Flushing  
4 Jersey City  
5 Jamaica  
6 The Narrows  
7 Coney Island  
8 Far Rockaway

ADJOINING 7.5' QUADRANGLE NAMES

BROOKLYN, NY  
1995  
NIMA 6265 III NW-SERIES V821





4-20-2003

This is to verify that Tom & Cheng Inc owns the Room 204 and Room 205 of the property at 17 East Broadway. Ms. Bo Qian owns 100% stock of Tom & Cheng Inc. Ms. Bo Qian objects to the proposed National Register listing.

Sincerely

*Bo Qian*  
Bo Qian

President of Tom & Cheng Inc

CHUL-KWON KIM  
COMMISSIONER OF DEEDS  
CITY OF NEW YORK NUMBER 46156  
CERTIFICATE FILED IN: *Queens*  
COMMISSION EXPIRES: DEC 31, *2004*

*cc*

*4/21/03*

**Golden Mountain Realty Co.  
130 Water Street  
New York, New York 10005**

April 30, 2003

New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, P.O. Box 189  
Waterford, New York 12188-0189

Attn.: Ruth L. Pierpont, Director

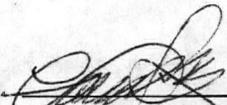
**Re: OBJECTION TO LISTING  
Two Bridges Historic District  
47 Henry Street  
New York, New York County**

Dear Ms. Pierpont:

I am a partner of Golden Mountain Realty Co., the owner of the referenced property, which is located within the Two Bridges Historic District, and is under consideration by the State Review Board for nomination to the National and State Registers of Historic Places.

Please be advised that the owner hereby objects to the proposed National Register listing of this property.

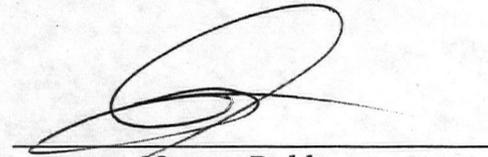
GOLDEN MOUNTAIN REALTY CO.

By:  \_\_\_\_\_  
Howard H. Lin, Partner

ACKNOWLEDGMENT

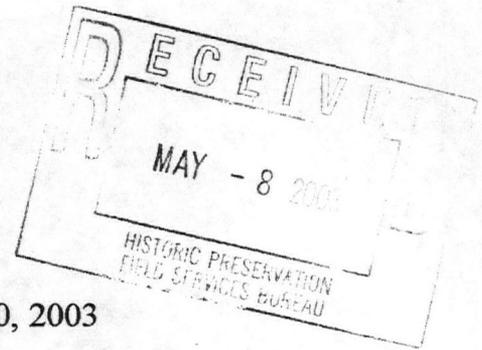
STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss.:

On the ( 15 ) day of May, 2003, before me, the undersigned Notary Public in and for said State, personally appeared HOWARD H. LIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

PETER A. KOLODNY  
Notary Public, State Of New York  
NO. 31-4643833  
Qualified in New York County  
Commission Expires Jan. 31, 2006

**Golden Mountain Realty Co.  
130 Water Street  
New York, New York 10005**



April 30, 2003

New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, P.O. Box 189  
Waterford, New York 12188-0189

Attn.: Ruth L. Pierpont, Director

**Re: OBJECTION TO LISTING  
Two Bridges Historic District  
49-59 Henry Street  
New York, New York County**

Dear Ms. Pierpont:

I am a partner of Golden Mountain Realty Co., the owner of the referenced property, which is located within the Two Bridges Historic District, and is under consideration by the State Review Board for nomination to the National and State Registers of Historic Places.

Please be advised that the owner hereby objects to the proposed National Register listing of this property.

GOLDEN MOUNTAIN REALTY CO.

By:

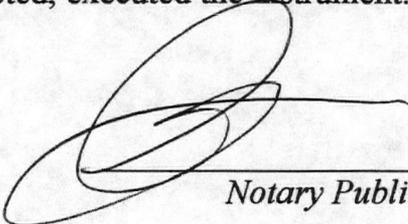
A handwritten signature in cursive script, appearing to read "Howard H. Lin", written over a horizontal line.

Howard H. Lin, Partner

ACKNOWLEDGMENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss.:

On the 15<sup>th</sup> day of May, 2003, before me, the undersigned Notary Public in and for said State, personally appeared HOWARD H. LIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
*Notary Public*

PETER A. KOLODNY  
Notary Public, State Of New York  
NO. 31-4643833  
Qualified in New York County  
Commission Expires Jan. 31, 2006

**Golden Mountain Realty Co.  
130 Water Street  
New York, New York 10005**

April 30, 2003

New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, P.O. Box 189  
Waterford, New York 12188-0189

Attn.: Ruth L. Pierpont, Director

**Re: OBJECTION TO LISTING  
Two Bridges Historic District  
53 East Broadway  
New York, New York County**

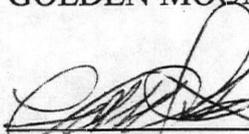
Dear Ms. Pierpont:

I am a partner of Golden Mountain Realty Co., the owner of the referenced property, which is located within the Two Bridges Historic District, and is under consideration by the State Review Board for nomination to the National and State Registers of Historic Places.

Please be advised that the owner hereby objects to the proposed National Register listing of this property.

GOLDEN MOUNTAIN REALTY CO.

By:

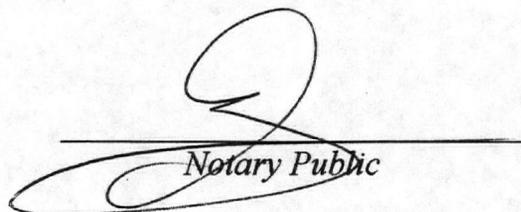


Howard H. Lin, Partner

ACKNOWLEDGMENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss.:

On the 1<sup>st</sup> day of May, 2003, before me, the undersigned Notary Public in and for said State, personally appeared HOWARD H. LIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

PETER A. KOLODNY  
Notary Public, State Of New York  
NO. 31-4643833  
Qualified in New York County  
Commission Expires Jan. 31, 2006

Ms. Kathy Howe, Historic Preservation Specialist  
Historic Preservation Field Services Bureau  
New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island, P.O. Box 189  
Waterford, New York 12188-0189

May 12, 2003

Dear Ms. Howe:

As a resident of the Lower East Side and the Two Bridges Community, I am writing this letter to support the expansion of the Lower East Side Historic District, as well as the listing of the Two Bridges Historic District in the State and National Registers of Historic Places.

We appreciate the significance of recognizing the varied history of the Two Bridges neighborhood, including the changing social attitudes towards housing the working class and poor, as well as the range of housing types, including: mid-nineteenth-century domestic buildings; late-nineteenth and early-twentieth-century tenement buildings, some of which were designed by the most influential architects in America.

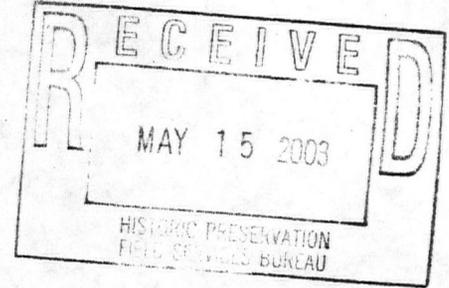
State and National Register designation will help to protect and preserve the architectural character of this special New York City neighborhood.

Sincerely yours,

*Pathe Sirtel*  
President, 51 Market  
Street Landmark Corp.

ST. TERESA CHURCH  
141 HENRY STREET  
NEW YORK, N. Y. 10002

TEL. 233-0233



Ms. Kathy Howe, Historic Preservation Specialist  
Historic Preservation Field Services Bureau  
New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island, P.O. Box 189  
Waterford, New York 12188-0189

May 13, 2003

Dear Ms. Howe:

As a resident of the Lower East Side and the Two Bridges Community, I write this letter to support the expansion of the Lower East Side Historic District, as well as the listing of the Two Bridges Historic District in the State and National Registers of Historic Places.

This will assure that the history of the Two Bridges neighborhood, including the changing social attitudes towards housing the working class and poor, as well as the range of housing types, including mid nineteenth-century domestic buildings; late-nineteenth and early-twentieth-century tenement buildings, some of which were designed by the most influential architects in America, is recognized for its historical significance in the development of this nation and this city.

State and National Register designation will help to protect and preserve the architectural character of this special New York City neighborhood.

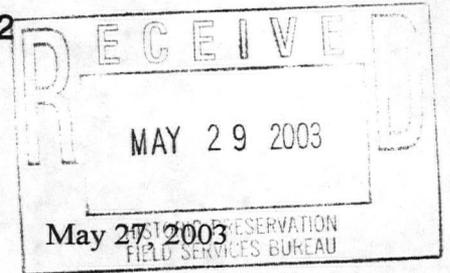
Sincerely yours,

*M. Sgt. Dennis Sullivan*  
*Pastor*

紐約中華基督教長老會  
THE FIRST CHINESE PRESBYTERIAN CHURCH

PRESBYTERIAN CHURCH (U. S. A.)

61 HENRY STREET, NEW YORK, N.Y. 10002  
(212) 964-5488



The Director  
Historic Preservation Field Services Bureau  
New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island, PO Box 189, New York 12188-0189

Dear Director,

RE: Two Bridges Historic District  
88-90 Madison Street  
New York, New York County

I refer to your letter dated April 4, 2003 informing us of the proposal to place the Two Bridges Historic District in the State & National Register of Historic Places.

As Chairman of the Board of Trustees of the First Chinese Presbyterian Church, owner of the property at 88-90 Madison Street, New York, New York County, I object to the inclusion of the aforementioned property in the proposal to place the Two Bridges Historic District in the State & National Register of Historic Places.

Yours truly,

San Leong  
Chairman, Board of Trustees  
The First Chinese Presbyterian Church

ANTHONY W. SIMONE  
Notary Public, State of New York  
No. 01514748721  
Qualified in Queens County  
Commission Expires Nov. 30, 2005

5/27/03



# The New York City Landmarks Preservation Commission

1 Centre Street, 9<sup>th</sup> Floor North, New York NY 10007 TEL: 212-669-7922 FAX: 212-669-7797

<http://nyc.gov/landmarks/>



RONDA WIST  
EXECUTIVE DIRECTOR  
rwist@lpc.nyc.gov

June 4, 2003

Ms. Ruth Pierpont, Director  
New York State Office of Parks Recreation  
and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island  
P.O. Box 189  
Waterford, New York 12188-0189

Re: Two Bridges Historic District, New York, New York

Dear Ms. Pierpont:

I write on behalf of Chair Robert B. Tierney in response to your request for comment on the eligibility of the Two Bridges Historic District in Manhattan for the State and National Registers of Historic Places.

Mary Beth Betts, the Commission's Director of Research, has reviewed the materials submitted by the Historic Preservation Field Services Bureau and stated that the Two Bridges Historic District appears to meet the criteria for inclusion on the State and National Registers of Historic Places.

Sincerely yours,

*Ronda Wist*  
Ronda Wist

cc: Robert B. Tierney, Chair  
Mary Beth Betts

HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

June 4, 2003

Hon. Bernadette Castro, Commissioner  
New York State Office of Parks, Recreation and Historic Preservation  
Agency Building #1  
Empire State Plaza  
Albany, NY 12238

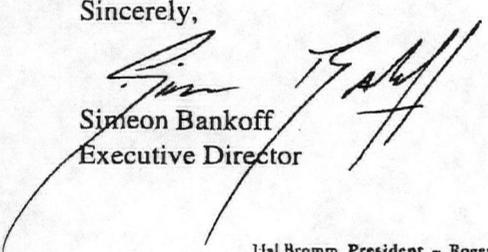
Dear Commissioner Castro,

The Historic Districts Council is very pleased to support the nomination of the Two Bridges Historic Districts for inclusion in the New York State and National Register of Historic Places. This distinct area, so clearly defined by the two great East River crossings, is a wondrous microcosm of two and a half centuries of architectural and social development as it addressed New York City's constant influx of new immigrant populations.

Taking the founding of the First Shearith Israel Cemetery in 1656 as a starting point, the area eventually called Two Bridges was developed in response to the needs of burgeoning new populations. The rowhouses that developed along Oliver Street in the mid-19th century addressed one mode of housing, the rows of tenements along Henry and Madison Streets addressed another. One need only look at the map of the building outlines to see the physical effects of social policy on the built environment, as successive tenement laws reshaped the buildings themselves in accordance with social and medical ideals. The final culmination of this "social engineering made brick" finds expression in Knickerbocker Village (1934), one of the first federally-funded housing projects. A number of major churches and a public school building also catered to the community needs of the changing population.

Listing this district on the New York State and National Registers of Historic Places would be a remarkable step towards a greater recognition of the immigrant and social history of New York City, and the United States. HDC strongly supports this important proposal by the SHPO, and applauds New York State for its foresight in seeking to preserve the history of first generation Americans.

Sincerely,

  
Simeon Bankoff  
Executive Director

Hal Bromm, President - Roger Byrom, Vice President - David Goldfarb, Vice President - Jeffrey Kroessler, Vice President  
David Freudenthal, Treasurer - Teri Slater, Secretary - Anthony C. Wood, Chair Emeritus - Simeon Bankoff, Executive Director

Board of Directors

Eric Wm. Allison, AICP - Marilyn Appleberg - Penelope Bateau - George Calderaro - Franny Eberhart - James Ferreri  
Ann Walker Gaffney - John S. Jurayj - Edward S. Kirkland - Robert J. Kornfeld Jr., AIA - Christopher W. London - Virginia Parkhouse  
John T. Reddick - Carl J. Rosenstein - Jeffrey A. Saunders - Julia Schoeck - Jack Taylor - Susan Tunick