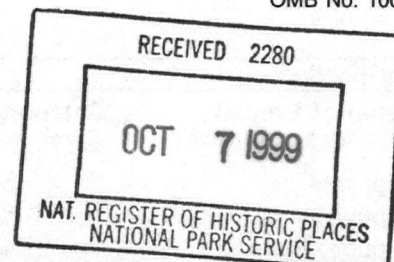


United States Department of the Interior
National Park Service

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 Stone Street Historic District

other names/site number _____

2. Location

street & number Stone, Pearl & S. William sts. and Mill Lane ☐ not for publication

city or town New York ☐ vicinity

state New York code NY county New York code 061 zip code 10004, 10005

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ 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 set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

New York State Office of Parks, Recreation and Historic Preservation
State of 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 of the Keeper

Date of Action

Edson H. Beall

11/12/99

Stone Street H. D.

Name of Property

New York, New York

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing**Noncontributing**

13

1

buildings

1

sites

structures

objects

13

2

Total

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

1

6. Function or Use**Historic Functions**

(Enter categories from instructions)

COMMERCE/TRADE: store & loft bldg.

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: restaurant,

business

7. Description**Architectural Classification**

(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival

LATE 19TH & 20TH CENTURY REVIVALS:

Tudor Revival, neo-Dutch Renaissance

Materials

(Enter categories from instructions)

foundation stone

walls brick

roof asphalt

other

Narrative Description

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

(See attached New York City Landmarks Preservation Commission designation report. In New York State Historic Preservation Office files only.)

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Continuation Sheet

Section 7 Page 1

Stone Street Historic District

Name of Property

New York County, New York

County and State

7. Narrative Description¹

The Stone Street Historic District is located in lower Manhattan's Financial District. Consisting of thirteen contributing buildings, one non-contributing building, and one non-contributing site, the district is characterized by a rare surviving cluster of early-nineteenth-century commercial structures, complemented by several picturesque early-twentieth-century buildings designed by prominent architects. Most are through-block buildings and therefore have two street addresses. The width of the facades varies due to the changing angles on Stone and South William Streets. The low-scaled buildings form an enclave distinct from the surrounding twentieth-century skyscrapers of the Financial District, and are sited on narrow winding streets originally laid out by the Dutch colonists. All of the streets encompassed within or defining the proposed historic district—including Pearl, South William, and Stone Streets, Hanover Square, Coenties Alley, and Mill Lane—are part of the locally designated Street Plan of New Amsterdam and Colonial New York and reinforce the district's special sense of place. Archaeological sites are known to exist in the area that will likely yield important information relative to the historic context of the area but their significance remains to be fully evaluated.²

The area of the district had a significant mercantile and residential history in the seventeenth and eighteenth centuries in association with the Dutch, English, and Jewish communities. Following the Great Fire of 1835, which leveled the greater part of lower Manhattan south of Wall Street, this neighborhood was rebuilt with store and loft buildings then primarily occupied by drygoods merchants and importers. Remarkably, a group of these four- and five-story structures, which extend through the block, survive in the district. They retain their austere Greek Revival shopfronts of granite piers supporting continuous granite lintels; their simple upper facades of brick, crowned by restrained cornices, have rectilinear openings with stone lintels and sills. The Stone Street Historic District is one of three significant surviving enclaves of this type in lower Manhattan. The others are the South Street Seaport Historic District (National Register listed October 18, 1972) and Fraunces Tavern Block Historic District (National Register listed April 28, 1977). Anchoring the district at its northeast end is the brownstone-faced Anglo-Italianate India House, (individually listed to the National Register on January 7, 1972). Built in 1851-54 for the Hanover Bank, an institution historically tied to the adjacent commercial district, it was later significant as the first major home of the New York Cotton Exchange (1872-85). It is one of the few banking house buildings to survive from that era.

During the twentieth century, with the area desirable for office use, real estate operator Amos F. Eno, also a noted collector of early views of New York, sparked the picturesque transformation of South William Street by commissioning from architect C.P.H. Gilbert the fanciful reconstruction of two buildings in the then-fashionable and historically evocative neo-Dutch Renaissance style. No. 13 South William Street was redesigned in 1903 and No. 15 South William Street dates from 1908-09. Handsome details include the signature Dutch stepped

¹ Text for the Narrative Description adapted from David Briener, *Stone Street Historic District Designation Report*, (New York: New York City Landmarks Preservation Commission, 1996).

² See Diana diZ. Wall, "The Excavations in Stone Street," in Nan A. Rothschild; Eugene Boesch, Diana diZ. Wall, and Nan A. Rothschild, "Early Ground Surfaces," in "The Archaeological Investigation of the Stadt Huys Block: A Final Report."

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Stone Street Historic District

Name of Property

New York County, New York

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gables, fenestration with keyed surrounds, and distinctive metalwork. Contemporary with these two buildings is No. 17 South William Street, redesigned in 1905-06 by Edward L. Tilton in the neo-Renaissance style. As marine insurance underwriters invested in the neighborhood, several other projects followed, including a small neo-Gothic office building (9-11 South William Street, 1924-29) and a neo-Tudor athletic club (21-23 South William Street, 1927-28). Both were designed by William Neil Smith and feature leaded-glass windows and prominent slate-covered mansard roofs. These early twentieth-century buildings survive largely intact, complementing and enhancing this distinct section of the city.

Descriptions and brief histories of the buildings in the district are provided on the annotated building list. The list is arranged alpha-numerically by address. Because most are through-block buildings secondary addresses are noted in brackets.

Annotated Building List

Hanover Square

Hanover Bank Building/ later India House

No. 1-2 Hanover Square [aka 95-105 Pearl Street aka 60-66 Stone Street]

Tax Map Block/Lot 29/33

Contributing

1836 (rear sections)

**1851-54 (Anglo-Italianate
bank building in front)**

Description

The building faces Hanover Square to the east, Pearl Street to the south, and Stone Street to the north. The bank building was built in 1851-54. The 1836 store and loft buildings (95-101 Pearl Street) were later subsumed into the bank building and are all on the same parcel.

Original Bank Building:

Faced in brownstone, the building as it fronts Hanover Square features a symmetrical eight-bay facade in the Anglo-Italianate style, characterized by a Corinthian entrance portico, pedimented window surrounds, and bracketed cornice (now missing its balustraded parapet). Four bays on Pearl Street and two bays on Stone Street continue that articulation and its division into three stories on a rusticated basement. Smaller openings in the basement contain six-over-six double-hung wood sash windows. Paneled cast-iron piers, inserted to allow wider openings, contain paired doors on Hanover Square and one-over-one double-hung wood sash windows facing Pearl and Stone Streets. The basement is fronted by an areaway, defined by a brownstone-capped brick wall which supports an historic iron railing.

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Stone Street Historic District

Name of Property

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Converted store and loft buildings at the rear of bank building:

At the southern end of the site are three earlier, four-story Greek Revival buildings, characterized by simple bases of piers supporting lintels and upper walls punctured by regular-spaced openings, framed by stone sills and lintels, and modest cornices. Significant ironwork survives as an elaborate fire escape connecting No. 101 to the side of the original bank building and the railing and piers associated with the basement of the original bank building.

On Pearl Street, three-bay No. 101 retains its historic base of piers and lintel; the openings have been bricked up but for three segmentally-arched multi-pane wood windows. The upper openings contain a variety of window types, including six-over-six double-hung wood sash. The sidewalk retains its granite slabs. At three-bay No. 99 most of the granite step/areaway coping remains. The historic piers and lintel at the first story frame openings altered for three windows, all one-over-one double-hung wood sash. The central bay accommodates an entrance to the basement. At the upper levels, openings contain varied window types and historic pintles, to which the hinges of shutters were attached. Five bay No. 95-97 also retains its base of piers and lintel, as well as parts of the granite steps; first-story openings have paneled bulkheads beneath one-over-one double-hung wood sash, and a basement hatchway with a roll-down security gate. The upper facade features star-shaped tie-rod plates and openings with pintles and varied window types.

On Stone Street the simple detailed three-story-plus-basement facade of No. 66 was altered to align its fenestration with that of the original bank building; its commercial base was removed. Significant ironwork survives as an elaborate fire escape connecting Nos. 64 and 66. At three-bay, four-story No. 64 the historic piers and lintel frame paneled bulkheads. Upper openings contain a variety of window types. At three-bay, four-story No. 62 the base of piers and lintel survives with two bays covered by security gates. Upper openings have pintles and varied window types. At the five-bay, four-story facade of No. 60 the piers and lintel of the first floor have security gates at three bays. The upper portion of the facade features star-shaped tie-rod ends, and openings with pintles and varied window types, including double-hung multi-pane sash. One opening is blocked up.

Pearl Street

Pedestrian Plaza

No. 75 Pearl Street [aka 42 Stone Street]

Tax Map Block/ Lot 29/19 in part

**Non-contributing
c. 1981**

Description

Located at the southeast corner of the historic district, this non-contributing site is contiguous to the paved plaza on which No. 85 Broad Street (outside district boundaries) stands. Goldman, Sachs & Co. purchased this site in 1981 and commissioned the pedestrian plaza in conjunction of the building at 85 Broad Street. The property was transferred to Metropolitan Life in 1985. The plaza is paved in brick, in a herringbone pattern. It meets both Pearl and Stone Streets at the level of their surfaces. Bronze property-line plaques, set into the pavement,

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Stone Street Historic District
Name of Property
New York County, New York
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indicate the southern extent of the site, which is otherwise indistinguishable from the brick-paved plaza of the skyscraper at 85 Broad Street.

No. 77 Pearl Street [aka 44 Stone Street]
Tax Map Block/Lot: 29/22

Non-contributing
1837/renovated & largely rebuilt 1982-83

Description

In response to an unsafe building violation issued in 1982, the upper stories of this 1837 Greek Revival five-story building were removed. The renovated and largely rebuilt structure, clad in brick manufactured to look like hand-made brick, attempts to evoke a colonial-era building. The non-contributing neo-Colonial building has a row of storefronts at the first story; second-story flat-arched openings with keystones; a sheet-metal cornice embellished with a modern version of a denticulated band; a hipped roof, covered with asphalt shingles and bearing aluminum-covered dormers; and a wrought-iron railing at the roofline. The windows have double-hung sash with applied muntin grids. At the Pearl Street side, an entrance to the upper stories has a glazed wood door surrounded by a "colonial" wood surround. At the Stone Street side, a fire escape has been added. The appearance of the building does not reflect the overall architectural character of the district.

No. 79 Pearl Street [aka 46 Stone Street]
Tax Map Block/Lot 29/23

Contributing
1836

Description

Following the Great Fire of 1835, merchant John V. Greenfield, who owned and occupied the adjacent lot at No. 77, purchased Nos. 79 and 81 Pearl Street and erected three Greek Revival style store and loft buildings on the three lots unified by continuous pilasters at the first floor. By the end of 1836, No. 79 was completed and occupied by Jackson & Deuel, drygoods. In 1930, as part of the installation of new storefront infill on both facades, the first-story piers on the Stone Street front were removed. Although the top story had been partly removed at mid-century, in 1986-88 owner Ralph Catuoco hired architect Joseph Feingold to restore it; at that time the two lower stories were occupied by a restaurant, while apartments were at the upper two stories. The division between historic and restored wall surface is evident at the fourth story of both facades, where window openings are wide at their lower halves and narrow above.

The building retains elements of its historic Greek Revival character. The four-bay, approximately twenty-nine-foot-wide Pearl Street facade and the three-bay, approximately twenty-one-foot-wide Stone Street facade maintain their regularly-spaced window pattern and most of the stone sills and lintels. None of the window sash is historic. On both facades the historic base survives in part in the upper (molded) portion of the lintel and as pieces of the end pilasters. A fire escape survives on the Pearl Street side.

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Stone Street Historic District

Name of Property

New York County, New York

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No. 81 Pearl Street [aka 48 Stone Street]
Tax Map Block/Lot: 29/24

Contributing
1836

Description

Following the fire of 1835, merchant John V. Greenfield, who owned and occupied the lot at No. 77, purchased Nos. 79 and 81 Pearl Street and erected three Greek Revival style store and loft buildings on the three lots unified by continuous pilasters at the first floor. By the end of 1836, No. 81 was completed and occupied by Conkling, Herring, & Company, merchants.

The building retains its historic Greek Revival character. On the four-bay, approximately twenty-nine-foot-wide Pearl Street facade and the three-bay, approximately twenty-one-foot-wide Stone Street facade surviving historic elements include one-story granite bases consisting of a lintel supported by piers (one pier has been replaced by a cast-iron pier); and brick upper walls punctured by regularly-spaced openings which are framed by stone sills and lintels (one Stone Street opening has been enlarged and is without a stone lintel). None of the window sash is historic. On Pearl Street, the historic brick cornice features a row of brick dentils, but has been altered in part, apparently to align the top of the building with its neighbor at No. 83 Pearl Street [aka 50 Stone Street]. The facade also features an historic fire escape; star-shaped tie-rod plates; and pintles used to attach now-missing shutters. A plaque installed in 1893 by the New York Historical Society on the Pearl Street front explains the historical connections of this site to Bradford's printing press.

No. 83 Pearl Street [aka 50 Stone Street]
Tax Map Block/Lot: 29/25

Contributing
1836

Description

At the time of the 1835 fire, No. 83 was owned by Obadiah Holmes and James Q. Bailey, partners in a Front Street mercantile firm. By 1836 they had erected a store and loft structure which was occupied by Underhill & Seymour, sellers of crockery. Nos. 83 and 85 were joined on the interior in 1969.

The building retains its historic Greek Revival character. On the two upper stories of the twenty-seven-foot-wide, four-bay Pearl Street facade and on the twenty-four-foot-wide, three-bay Stone Street facade, brick walls are punctured by regular-spaced openings, most of which are framed by stone sills and lintels. None of the window sash is historic. Facing Pearl Street, the northern column of openings have been bricked up and the lower stories have been refaced in metal and stucco. Brick cornices survive on both facades. On Stone Street, the stuccoed base retains its molded cornice and the configuration of watertable and piers seems evident behind a layer of stucco. The north column of window openings has been altered for doors leading to the fire escape; other openings have been bricked up, except for the one which contains a metal louvered vent. Diamond-shaped tie-rod plates also survive.

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Stone Street Historic District

Name of Property

New York County, New York

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No. 85 Pearl Street [aka 52 Stone Street]
Tax Map Block/Lot: 29/26

Contributing
1836

Description

Several months after the 1835 fire George Suckley and attorney Rutsen Suckley purchased the lot and by the end of 1836 had constructed this four-story store and loft building. Nos. 83 and 85 were joined on the interior in 1969.

The building retains its historic Greek Revival character. On the almost twenty-seven-foot-wide, four-bay Pearl Street facade, the two upper stories of Flemish-bond brick survive largely intact, punctured by regularly spaced openings, framed by stone sills and lintels. None of the window sash is historic. The brick cornice has been slightly altered with the removal of brick dentils and the addition of a new gutter, diamond-shaped tie-rod plates were added to the wall, and a rooftop enclosure for an elevator shaftway is visible from the street. The two lower stories have been refaced in metal and stucco. On the twenty-four-foot-wide, three-bay Stone Street facade, the base has been stuccoed, but part of the historic lintel survives. At the upper stories, the Flemish-bond brick walls have window openings bracketed by stone sills and lintels. Those at the second story have been bricked up. None of the window sash is historic. Other surviving details include pintles for now missing shutters and the denticulated brick cornice.

No. 91-93 Pearl Street [aka 58 Stone Street]
Tax Map Block/Lot: 29/29

Contributing
1836-37

Description

Immediately prior to the 1835 fire, all four parcels were owned by Dr. Henry James, a druggist, and Vreeland & Company occupied No. 93. By 1837 a single store and loft building five stories tall, had been erected to cover the entire site; it is unclear whether the owner at that time was Dr. James or Henry Sheldon, who is recorded as selling the site in 1844.

The four-bay Pearl Street facade, extending nearly twenty-nine feet, and the five-bay Stone Street facade, extending thirty-eight feet, retain their Greek Revival character. The Pearl street facade has been stuccoed over, but the base retains its cornice and bay configuration, and upper-story openings retain their stone sills and lintels (though the northern column of openings have been blocked up). None of the window sash appears to be historic. The historic configuration of the roofline cornice remains evident. A rooftop enclosure for an elevator shaftway at the north end of the building is visible from the street, and the remainder of the roofline bears a pipe railing. At the Stone Street side, the base has been stuccoed over. The Flemish-bond brick wall of the upper stories has openings with stone sills and lintels, and pintles (to which the hinges of historic shutters would have been attached). A twentieth-century fire escape has been added at the two northern bays. The brick cornice is surmounted by elements of pressed metal and copper, and a brick chimney is visible from the street.

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Stone Street Historic District

Name of Property

New York County, New York

County and State

South William Street

No. 9-11 South William Street [aka 9 Mill Lane aka 59-61 Stone Street]
Tax Map Block/Lot: 29/43

**Contributing
1836; remodeled and
enlarged in 1924-29**

Description

Just before the 1835 fire, No. 59 Stone Street was the home of sailmaker John Cole and was owned by merchant Edwin Lord. By 1836 that building had been replaced by a Greek Revival style brick store and loft building with a granite base; at first it was occupied by the firm of E. & C.G. Fehr. Immediately prior to the Great Fire, No. 61 Stone Street was also owned by Edwin Lord and was run as a boardinghouse by Catherine Allien, a widow. By 1836 that building was replaced by a Greek Revival style brick store and loft structure which was occupied by importer Christian H. Sand and soon thereafter by other importers, including the German importing firm of Frederick Vietor and Thomas Achelis.

During the 1920s, insurance executive William H. McGee, through his Eleven South William Street Company, employed architect William Neil Smith to remodel the site for McGee's marine insurance firm, founded in 1883. In 1924 Smith enlarged the five-story building on the southern portion of the site to seven stories. In 1928-29, he demolished the 1836 five-story structure on the northern half of the lot and replaced it with a six-and-one-half-story building fronted in limestone and surmounted by a slate-covered mansard roof. By 1929, the building was reoriented toward South William Street and Mill Lane, and largely unified on the exterior by its neo-Gothic stone cladding and mansard roof. The enlarged structure accommodated 345 workers of William H. McGee & Company, marine insurance underwriters. Smith was concurrently building a private club at 21-23 South William Street (see description below) for an affiliate of the McGee firm.

The building extends approximately forty-two feet along Stone Street, seventy-six feet along Mill Lane, and forty-three feet along South William Street. The southern portion of the Stone Street side of the building retains its original Greek Revival character; it features a granite base of piers and lintel, and upper wall of brick punctuated by a grid of window openings. Older openings are framed by stone sills and lintels; newer (1920s) sixth- and seventh-story openings have stone sills only. The historic double-hung window sash are multi-paned. The remainder of the building's envelope is the result of Smith's neo-Gothic reconstruction of the 1920s. The limestone cladding frames arched bays (tripartite, except on Stone Street) which retain most of their historic windows (double-hung wood sash and wood casements both with multi-paned leaded clear glass; second-story openings also have transoms) and, on South William Street, historic bronze-framed glazed doors. Above a cornice bearing lions' heads, the slate-covered mansard roof features tripartite dormers with arched heads, decorated piers, and historic window fabric. At the first story, which rests on a bluestone watertable, historic ironwork and paneled wood bulkheads survive; over the South William Street entrance the marble plaque reads "Lehman Brothers." This banking company occupied the building from 1928 to 1961.

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Stone Street Historic District

Name of Property

New York County, New York

County and State

No. 13 South William Street [aka 57 Stone Street]
Tax Map Block/Lot: 29/45

Contributing
c. 1837-39; 1903-
renovated into neo-Dutch
Renaissance style

Description

In 1835 the site was occupied by the house of the Webster family, which was destroyed by the Great Fire in December of that year. Tobacconist James Bryar, formerly a resident of No. 53 Stone Street, owned No. 57 at that time. By 1839 he had erected on that site a store and loft building which was occupied by Joseph L. Moore & Company, merchants.

Amos F. Eno (1836-1915), son of wealthy drygoods merchant and real estate developer Amos R. Eno, whose business had been founded in the 1830s nearby on Exchange Place, purchased No. 57 Stone Street in 1903 when the largely vacant structure still contained a first-story shop. To transform the building into offices, Eno hired architect C.P.H. Gilbert, who altered the building completely, removing two stories, raising the third story, and creating two new facades, with the South William facade as the principal entrance. Gilbert was trained at the École des Beaux-Arts and designed many residences in and around New York City, many of them exemplars of the François I style; he was also responsible for the renovation of No. 15 South William Street [55 Stone Street], which is very similar in design and materials to No. 13 South William Street.

The facade of No. 13 South William Street [57 Stone Street] articulated in the neo-Dutch Renaissance style and clad in limestone-trimmed honey-colored Roman brick, survives largely intact. On the approximately sixteen-foot-wide South William Street facade, banded piers and a limestone cornice at the first story date to this alteration, though the shopfront infill is not historic. New steps following the historic profile of the stepped vault cover were installed in 1995. At each of the upper stories, a large opening, framed by a keyed limestone surround, contain wood mullions which define a tripartite window. At the second story are historic multi-pane double-hung sash beneath diamond-patterned transoms and at the third story single-pane sash (probably replacing diamond-patterned sash) beneath diamond-paned transoms. The facade also features fine decorative ironwork; a second-story railing, two fleur-de-lys tie-rod ends above the second level, and date-of-construction numerals ("1903") above the third story. The stepped gable, coped in stone and rising from scrolled ends, exhibits a keyed bull's-eye window.

The approximately twenty-one-foot-wide Stone Street facade bears many similar details, including its brick facing, but is four windows wide. Each level is spanned by an exposed metal lintel. At the one-story base, banded with limestone, the lintel rests on slender piers which separate glazed transoms; much of the remainder of the infill at that level is mid-twentieth century or later. The basement hatchway retains metal doors. At the second story, four-over-four double-hung sash windows and diamond-patterned transoms resemble those facing South William Street; single-pane windows (historically diamond-paned sash) have diamond-patterned transoms at the third story. A stone-trimmed bull's-eye window punctures the stepped gable.

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Stone Street Historic District

Name of Property

New York County, New York

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Subsequent alterations have been few and mainly confined to the Stone Street side; the areaway was filled in, new steps added, and three openings bricked up in 1954 and a new fire escape was attached in 1964, while the building was in use as a store and loft. It currently houses a restaurant.

No. 15 South William Street [aka 55 Stone Street]
Tax Map Block/Lot: 29/46

Contributing
1836-39; 1908-09-
renovated into neo-Dutch
Renaissance style

Description

At the time of the 1835 fire, this site contained the home of Corintha D. Turner, a widow. Between 1836 and 1839 James Bryar erected a store and loft building which was later occupied by the importing firms of Fort & Lindam and Robert Diedrichs.

The Stone Street facade retains its historic Greek Revival character. At the granite-framed first story, piers support a simple lintel and a paneled brownstone bulkhead survives at the central bay. The steps also survive in part. At the upper stories, which are faced in Flemish-bond brick, openings have stone sills and lintels; some historic six-over-six double-hung wood sash windows remain. The cornice has been covered with sheet metal; other additions include a sheet-metal exhaust vent to the roof and an iron fire escape which intersects the cornice.

In 1904 the site was acquired by real estate investor Amos F. Eno (see No. 13 South William Street); four years later Eno hired architect C.P.H. Gilbert to redesign and reorient the building, which was to continue in use as offices. Alterations, which took place in 1908-09 included replacing the South William Street front with a new neo-Dutch Renaissance facade of honey-colored Roman brick trimmed in limestone. The limestone base, reached by a granite and metal stepped vault cover, is punctured by a broad segmentally-arched storefront opening, with a tripartite transom of decorated wood armature and leaded glass (with the numeral "15" prominently displayed). A double-height segmentally-arched opening at the second and third levels has a keyed surround and much historic infill; carved spandrels, several historic diamond-pattern transoms, and portions of the four-over-four double-hung wood sash windows. At the fourth story, two segmentally-arched openings retain eight-over-eight double-hung wood sash with curved heads. The picturesque stepped gable rises from lion's-head corbels.

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Section 7 Page 10

Stone Street Historic District

Name of Property

New York County, New York

County and State

**No. 17 South William Street [aka 53 Stone Street]
Tax Map Block/Lot: 29/47**

**Contributing
1837-38; 1905-06-
renovated in the
neo-Renaissance style**

Description

At the time of the 1835 fire, this site was owned by John R. Pitkin, a Manhattan businessman. In 1838 David Lee (possibly the successful grocery merchant whose store was on Front Street) purchased the site and by 1839 a store and loft building (then known as No. 51-53 Stone Street) had been erected; it was occupied by importing firms.

The Stone Street facade, over twenty-one feet wide, retains its historic Greek Revival character; it features a one-story granite base consisting of piers supporting a lintel; and an upper section of Flemish-bond brick punctuated by regularly-spaced openings framed by stone sills and lintels, and capped by a brick and sheet-metal cornice. The window sash is double-hung one-over-one aluminum. Openings retain pintles used to attach now-missing shutters. The brick banding at the top story suggests that the fifth story was added later.

In 1905 the site was acquired by Henry Schaefer, a South William Street merchant who immediately commissioned architect Edward L. Tilton to remodel and reorient the building; work included the replacement of the South William Street front with a new eighteen-foot-wide facade in the neo-Renaissance style. The one-story base retains its granite cornice. The upper stories are faced in Flemish-bond brick and boldly banded with limestone. The second and third stories share a large rectangular opening, framed in molded stone and filled with carved spandrels, one of which bears the 1905 date of construction. Smaller, slightly shouldered openings at the fourth and fifth levels are capped by continuous stone bands. Four tiny openings, historically containing opaque casements (some of which survive) remain at the edges of the facade; otherwise, window sash is not historic. Rising from corbeled shields, slender turrets bracket the iron-embellished gable.

At different times, the structure has housed the offices of a warehousing company, an import-export firm, an office business, and a restaurant.

**No. 19 South William Street [aka 51 Stone Street]
Tax Map Block/Lot: 29/48**

**Contributing
1836-39**

Description

At the time of the 1835 fire, this site (known during the era as No. 49 Stone Street) was owned by merchant James Hall. Between 1836-39 Hall erected on the site a five-story store and loft building which he retained for many years.

Both facades retain their historic Greek Revival character. Extending twenty-five-and-one-half feet and articulated as four bays, the Stone Street facade has a one-story granite base, consisting of piers supporting a

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lintel, and an upper section of Flemish-bond brick, which is punctuated by regularly-spaced openings, framed by stone sills and lintels, and is capped by a modillioned pressed-metal cornice. Historic window fabric has been replaced by metal louvers and concrete block. An historic iron fire escape survives. The three-bay, eighteen-and-one-half-foot-wide frontage on South William Street retains a similar appearance at the upper three stories. The lower portion of that facade is a result of a later, stylistically incompatible, alteration.

Block Hall

**No. 21-23 South William Street [aka 45-47 Stone Street]
Tax Map Block/Lot: 29/49**

**Contributing
1927-28**

Description

Located at the southwest corner of the historic district, this property extends fifty-one feet along South William Street and fifty-three-and-one-half-feet along Stone Street. Replacing two five-story store and loft buildings, the existing Tudor Revival building, originally called Block Hall, was erected in 1927-28 by the Adriaen Block Realty Corporation, which was affiliated with William H. McGee & Company, Inc., marine underwriters. The architect of the new structure was William Neil Smith, who also designed No. 9-11 South William Street, erected during the same period for the McGee business. The club's namesake, Adriaen Block (died 1624), a Dutch mariner who explored the Hudson River as far as Albany and the Atlantic coast from New York Bay to beyond Cape Cod, is remembered for producing the first detailed map of the southern New England coast.

The building appears as seven stories on Stone Street and four-and-one-half-stories on South William Street. Planned as a private clubhouse, the building originally contained a lounge, offices, and service spaces at the lower floors; general and private dining rooms with kitchens and other services at floors three to five; and a complex of athletic facilities (courts for squash and handball, a billiards room, gymnasium, and a massage room) at the two upper levels. During the 1940s, the lessee was the Midday Club. By 1968 the interior of the clubhouse was transformed to accommodate a restaurant.

The upper walls of the building are faced with variegated brick, cast stone, cement, and stucco. Extending fifty-one feet along South William Street, the five-and-one-half-story facade is set back from the street, behind a substantial, two-story projecting entrance pavilion at the north and a smaller, one-story entrance pavilion to the south. Each pavilion features a carved stone entrance surround and brick steps. Joining the pavilions is a tall iron fence which encloses a small landscaped area. The picturesque composition contains molded wood window armatures with casements and transoms holding diamond patterns of colored, leaded glass; a wide, two-story bay finished to appear as half-timbering and resting on corbels; sixth-story pent dormers and a steeply pitched roof, all covered in slate; and stone-coped brick end walls which extend perpendicularly from the facade to the lot line. Among the carved details are the Block Hall initials, which appear in the keystone above the south entrance.

Extending fifty-three-and-one-half feet, the Stone Street elevation continues the use of variegated brick and references to the South William Street facade, such as large openings with wood armatures holding casement

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windows and transoms of colored, leaded glass. Other window types include double-hung wood with diamond-pattern top sash; and multi-pane double-hung metal sash. Some window openings have been altered or completely blocked up. The south entrance features a pedimented entrance surround of stone, now painted and filled with a roll-down security gate; the north entrance is hidden behind another roll-down gate. The south elevation is an exposed brick party wall.

Stone Street

No. 54 Stone Street [aka 87-89 Pearl Street]
Tax Map Block/Lot: 29/27

Contributing
1836; 1893-
enlarged and remodeled;
1919-remodeled

Description

Following the fire of 1835, John Steward, Jr. erected two four-and-one-half-story store and loft buildings and retained ownership for many years. Steward converted the buildings for office use in 1871. In 1893, to the designs of Jordan & Giller, Mary T. Armitage increased the height of those structures to six stories and united them into what became known as the Armitage Building. Julius Jordan and Louis Giller, both residents of Brooklyn, maintained an architectural office in Manhattan from 1887 to 1901, producing, among other buildings, the prominent Renaissance Revival store and office building (1898-99) at the southeast corner of Broadway and Canal Street (in the locally designated Tribeca East Historic District).

Internationally prominent insurance executive Percy Chubb (1857/58-1930) purchased the property in 1919 and commissioned an extensive alteration for his firm of marine underwriters, Chubb & Son. Alterations to the building were carried out by architect A.C. Jackson.

At the one-story base on the Pearl Street facade of Chubb & Son's annex, Jackson preserved the extant, wide, two-over-two double-hung windows, paneled double door with transom, and iron fence at the northern areaway. Today, the base retains brick piers with molded capitals and a continuous molded cornice; otherwise, the conditions reflect recent changes. At the upper stories, Jackson raised the floor levels of the northern portion of the building (formerly No. 89) to match those of the southern half, enlarged the window openings to allow transoms (at stories three through six) beneath brick lintels, and regularized the fenestration pattern. Double-hung wood sash (with transoms at stories three through six) remain. The extant fire escape, then joining the two central columns of openings, was subsequently shifted one bay to the south. Jackson added a seventh story, now faced in brick. Seventh-story openings, slightly misaligned with the openings below, contain double-hung sash, mostly three-over-three, with a few one-over-one. The northern half of the facade has diamond-shaped tie-rod plates. The parapet appears to have been rebuilt with brown brick.

The Stone Street facade was rebuilt in the neo-Renaissance style. The first-story infill of the Stone Street front was altered in 1964; otherwise the tripartite exterior of the building survives largely intact from the redesign of 1919. The one-story base (now painted), resting on a granite watertable, retains piers which resemble those of

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the neighboring Greek Revival buildings; the pedimented entrance surround is embellished with a cartouche bearing the address ("54"). As built, paired entrance doors had glazed panels and an iron-grilled transom, and tripartite metal-framed windows had transoms and wide central bays; all have been replaced in 1964 or later. The upper stories are sheathed in Flemish-bond brick and trimmed with stone quoining. Openings retain their historic configuration-paired windows of one-over-one double-hung sash, set in wood armatures and capped by transoms and exposed metal lintels. Second-story ironwork survives at the bases of the windows. Above the fifth story there is a bracketed metal cornice, on which rests the sixth story, characterized by the rounded tops of the brick piers.

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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
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or 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: NYC Landmarks
Preservation Commission

Areas of Significance:

(Enter categories from instructions)

Architecture

Commerce

Period of Significance:

1836-1929

Significant Dates:

N/A

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

various

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8. Narrative Statement of Significance³

Introduction

The Stone Street Historic District in lower Manhattan is historically significant under Criterion A for its association with New York's commercial history. The district is architecturally significant under Criterion C as a rare surviving enclave of nineteenth and early twentieth century commercial buildings. The two-block area bounded by South William Street, Mill Lane, Hanover Square, Pearl Street, and Coenties Alley is notable for its impressive rows of four and five-story Greek Revival masonry buildings built shortly after the disastrous fire of 1835. The street pattern survives from the seventeenth century and recalls the earliest settlement of Manhattan by the Dutch. Several early twentieth century revival style buildings complement this cohesive small-scale district.

Early History

Seventeenth-Century Street Pattern

When the Dutch West India Company established New Amsterdam at the southern tip of Manhattan, Indian paths, topographical features, and an organic pattern of growth determined the settlement's physical development. The street pattern in the Stone Street Historic District has been in evidence more or less since the 1640s, when two parallel rows of plots were granted by the Company to the first European property owners. Between the two rows was today's Stone Street, originally called Hoogh Straet (High Street) by the Dutch, which led from the settlement at New Amsterdam up the eastern shoreline of the island to modern Dover Street, where the Long Island ferry embarked.

Around 1656 Hoogh Straet was shifted about twenty to twenty-five feet to align it with Brouwer Street, the extension of Hoogh Straet west of what is now Broad Street, and which in 1658 became the first paved street in New Amsterdam. Following the British conquest of the colony, the name Hoogh Straet was translated to High Street, and then called Duke Street, for the Duke of York. Leveled in 1771 and surveyed in 1790, it was renamed Stone Street in 1794 as New Yorkers abandoned reminders of British rule. In the earliest period of European settlement, the east side of today's historic district was the East River shoreline; it was known at first as "The Strand" and "The Waal," and then as Dock Street (or Great Dock Street) from 1687. In 1794 the name Pearl Street (after the mother-of-pearl oyster shells found at the water's edge) was extended from the segment of the thoroughfare nearest the Battery to the portion of the street now in the district.

Today's South William Street, known in its earliest years as Slyck Steegh (meaning muddy lane) and Glaziers Street, was an irregular and, at points, narrow passage, and subsequently called Mill Lane for the succession of mills located there; alternative names were Jew's Alley and Synagogue Alley (see below), before it acquired its

³ Text for the Narrative Statement of Significance adapted from David Briener, *Stone Street Historic District Designation Report*, (New York: New York City Landmarks Preservation Commission, 1996).

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present name in 1838, in honor of William Beekman, a prominent early settler of New Amsterdam. Connecting Hoogh Straet and the waterfront was a passage known as Hall Lane, State House Lane, or City Hall Lane (after the site of the Stadt Huys, or City Hall, located just outside the historic district) and later, until its disappearance in the late twentieth century, called Coenties Alley, reported to be a diminution of the names of early occupants Conraet and Antje Ten Eyck. At the northern boundary of the district, a large open area called simply "the slip" in 1695, acquired the name Hanover Square prior to 1730, in honor of the British royal family.

The famous Castello Plan of lower Manhattan, dating from 1660 and depicting the street pattern described above (though with somewhat idealized configurations), illustrates the buildings which lined the west side of today's Stone Street and part of the east side of that street; others were scattered elsewhere in the district. All appear to be modestly-sized structures with traditionally Dutch end-facing gables, except for one large, hipped-roof building, which at that time was the home of Wessel Evertsen, a sloop captain for the Dutch West India Company. Those houses shared their walled sites with gardens and orchards.

English Influx

In 1664 the English seized control of the settlement and began to assert their own culture, which at first blended with the Dutch presence and eventually nearly eradicated it. By the late seventeenth century the part of New York described above was known as the "English Quarter," after the numerous British merchants who lived there, forming an enclave within a town still heavily Dutch in its population and culture. Located near the meat market at Old Slip and the fish market at Coenties Slip, it was home to the city's largest population of merchants. In 1703 occupants included merchants, most of whom owned their homes; artisans such as a silversmith and a blacksmith; and at least one highly significant figure, William Bradford, who had established the colony's first printing press on Pearl Street. Historian Virginia D. Harrington identifies at least eight prominent families among New York's colonial population- Livingston, Bayard, De Peyster, Rutgers, Duyckinck, Cruger, Bache, Gouverneur, and Remsen- who at one time or another owned property in today's historic district.

A Jewish Community

The ethnic mix of people in the neighborhood extended beyond the British and Dutch; deeds for properties on and near Stone Street list many important Jewish families- Levy, Seixas, and Judah among them. Their association with the neighborhood is not surprising; Congregation Shearith Israel (later also known as the Spanish and Portuguese Synagogue and now located on Central Park West at West 70th Street), was for many years located on the west side of Mill (now South William) Street, just to the west of the historic district. The oldest surviving Jewish congregation in North America, having held its first religious services clandestinely in 1654, Shearith Israel had occupied a frame structure on the west side of Mill Street by 1695. In 1728-30, adjacent to the older building, the congregation erected a brick synagogue, the first building in this country constructed specifically to serve that purpose; New York's sixth oldest house of worship, it was for nearly a century the city's only synagogue. The site was leased from John Harpendingh, who also owned property in the

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historic district. A ritual bath and a water pump were built adjacent to the synagogue. The synagogue was abandoned in 1834 and subsequently demolished.

Leaders of the synagogue also played important roles in the early history of the historic district and of the city at large. Alexander Zuntz, who lived in and owned a house at 83 Pearl Street, kept the British soldiers from confiscating the synagogue during the wartime occupation of the city, later became president of the congregation, and was among the founders in 1792 of the Stockbrokers Guild (out of which grew the New York Stock Exchange). The rabbi of Congregation Shearith Israel and the chief spokesman for American Jewry at that time, Gershom Mendes Seixas (1746-1816), who was associated with the property at 59 Stone Street, ardently advocated independence from the British and was among the city's earliest philanthropists and civic leaders.

At the time of the American Revolution, the area of today's historic district had become even more socially and economically heterogeneous. Residents in 1789 included a few merchants, an attorney, the previously mentioned rabbi Seixas, a Mrs. Hoffman (described as a "gentlewoman"), shopkeepers, grocers, those associated with sea trades, craftsman, and a boarding mistress.

Late Eighteenth and Early Nineteenth Century

As New York grew, the neighborhood changed. Slowly, New Yorkers extended the East River shoreline outward by means of landfill from the eastern edge of today's historic district. During the late seventeenth century, the land's edge was today's Water Street; by the mid-eighteenth century, Front Street had been created and in the 1790s, South Street appeared. Meanwhile, the district evolved from a socially exclusive neighborhood to one with a mixture of dwellings with ground-story shops and buildings occupied solely by businesses. An 1812 directory indicates that residents pursued occupations similar to those characteristic of the district in earlier years (merchants, mariner, cooper, grocer, and carpenter), but many houses had been subdivided for multiple occupancy. Prior to the mid-1830s, the district retained several residences and at least two boardinghouses, but merchants had converted many old dwellings for commercial use. Occupants of the converted dwellings included firms dealing in drygoods, hardware, and shoes, and many merchants otherwise unidentified.

During the 1820s and early 1830s, lower Pearl Street, which was convenient to the East River docks where imports arrived, became the city's center for drygoods. Drygoods merchants attended auctions where large amounts of imported textiles were quickly distributed. Merchants typically owned and occupied buildings where manufactured goods (like textiles) were stored prior to sale.⁴

According to references in deeds dating from the 1820s, buildings erected expressly for commercial purposes were being built on Stone Street at that time. No visual resources have been found to document the appearance of buildings in the district prior to the major changes in the 1830s; however, like the contemporary buildings in

⁴ The term drygoods refers to fabrics and related items. Technically, a merchant is one who buys and sells goods for profit, but in the nineteenth century the term also had a popular meaning: merchants were the commercial, financial, social, and political leaders of the city, recognized as highly respected, wealthy citizens.

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what is now the South Street Seaport Historic District, these would have been constructed of handmade bricks and trimmed in brownstone. Furthermore, archaeological research reveals that the sidewalk was paved with brownstone slabs, and the curbstone was composed of pieces of cut bluestone, about six inches wide and three inches thick, which were set on their sides; separating slab and curb were pieces of brick set on their sides and laid in line.

Despite the changing economic and physical conditions of the historic district during the nineteenth century, New York's most successful real estate investors (such as John Jacob Astor, Peter Lorillard, Amos R. Eno, George Ehret, and the Cutting family) continued to acquire property in the district, which helped support the business activities of larger buildings in other business districts further uptown.

The Great Rebuilding

*The 1835 Fire*⁵

On the night of December 16, 1835, an event of enormous consequence struck lower Manhattan. A warehouse on the corner of Exchange and Pearl Streets caught on fire. Heavy winds quickly spread the fire to other buildings. Frigid temperatures as low as seventeen degrees below zero froze water in wells, cisterns, hydrants, and even the East River. Firefighters could only look on and attempt to salvage goods, including silk, satins, lace, and other drygoods from the merchants' houses. A thirty-foot-high pile of fabric salvaged and brought to Hanover Square was quickly burned to the ground by a stray spark from a nearby home. Former mayor Philip Hone, a resident of the area, described the event as an "unparalleled Calamity" and said the flames jumped "like flashes of lightning." The fire was finally stopped at Wall Street by blowing up buildings with gunpowder and depriving the fire of its next targets. The fire could be seen from as far away as Poughkeepsie, New Haven, and Philadelphia.

The fire raged throughout the next two days and night before it burned itself out. Small patches of flame would continue to burn for the next two weeks. Thirteen acres of buildings were burned to the ground; the area between Maiden Lane and Coenties Slip, and from William Street to the East River. All told, 674 buildings were destroyed. Almost every structure south of Wall Street and east of Broad Street had some damage. The estimate of losses ranged from eighteen to twenty-six million dollars- more than three times the cost of the recently built Erie Canal. Loss of life was minimal, with only two residents dying in the blaze. This indicates how much the neighborhood had changed over the years from a residential area to a predominantly commercial district.

The effects of the fire were far reaching. Drygoods merchants who were displaced scattered to other areas of the city, eventually coming together in the area of Broadway to the north of City Hall. The area around today's Stone Street Historic District became prime real estate at enormously inflated prices. One parcel of lots purchased at \$93,000 early in the century now yielded \$765,000 at auction. The fire and the soaring prices affected all of New York City. Manhattan real estate value, registered at \$143 million in 1835, mounted to \$233

⁵ Taken in part from Edwin G. Burrows and Mike Wallace, *Gotham: a History of New York City to 1898* (New York: Oxford University Press, 1998) pp. 596-598.

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million within twelve months. Wealthy residents of lower Manhattan quickly sold their property and moved out of the area. Philip Hone, whose house was at 235 Broadway across from City Hall wrote, "I have turned myself out of doors, but \$60,000 is a great deal of money." Financial companies began to arrive, particularly around the vacated Pearl Street. Some owners from before the fire decided to remain and in many cases built, or re-built their commercial buildings, which they called "warehouse" or "stores." Today the phrase "store and loft buildings" is used to identify these commercial structures. In the nineteenth century such buildings would house "countinghouses" or businesses which would by later in the century be called offices. As the nineteenth century progressed, the district became a focus of importers, a considerable number dealing in goods from Central Europe. Other occupants were commission merchants and businesses selling crockery, glass, umbrellas, and liquors.

Nineteenth Century Buildings

Greek Revival Commercial Buildings

The rebuilding of Stone, South William, and Pearl Streets totally transformed those streetscapes. The new store and loft buildings which survive from that period completely fill the footprint of their through-the-block lots; most are between twenty and thirty feet wide and between seventy and eighty feet deep. Due to the curvature of South William and Stone Streets, the lots are not truly rectangular, but are slightly irregular in shape. Depending on the businesses occupying the buildings at any given time, the main addresses could be on any of these three streets. A few buildings were occupied by two businesses simultaneously, one with the address on Stone Street and the other with an address on either Pearl Street or South Warren Street.

Unlike the simple commercial buildings and converted dwellings they replaced, the new structures reflected the popularity of the Greek Revival style, inspired by Greek antiquity and adapted to a commercial formula. Soon after the Great Fire, Greek Revival buildings began to line the streets of lower Manhattan. Examples of Greek Revival style buildings retaining their historic integrity include 79, 81, 83, 85 and 95-101 Pearl Street; 53, 55, 58 Stone Street; and 19 South William Street. By the 1830s professional architects were involved in the design of warehouses. Sometimes they prepared plans which they sold to builders, who in turn would contract with others for labor and materials. Alternatively, the architects supervised projects from design through construction. No documentation has connected any Greek Revival building in the district to the work of any specific architect or builder.

Of the once nearly ubiquitous Greek Revival store and loft buildings of lower Manhattan, only three significant clusters remain, now all grouped within three historic districts: the South Street Seaport, the Fraunces Tavern Block, and Stone Street. Other mercantile districts in Manhattan are of later date and contain buildings erected in periods during which other styles were fashionable. Although the Greek Revival buildings which survive in the Stone Street Historic District retain their essential architectural character, all have some alterations, including the replacement of first-story infill; removal or cutting back of granite steps; painting the granite and brick surfaces; the addition of iron fire escapes; removal of iron shutters; and replacement of window sash.

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The first-story shopfronts, built of New England granite, had a trabeated arrangement, consisting of smooth piers, generally with simple Tuscan capitals, which supported an austere lintel. Monolithic granite columns had been used in the 1820s on the facade of the Wall Street Merchants' Exchange and by the early 1830s the quarrying and water transportation of granite had become routine. The dissemination of trabeated granite shopfronts promoted a new exuberance in commercial display as larger openings invited merchants to display their wares near the well-lighted fronts of their buildings. Ground-story openings, reached by two or three granite steps, contained double-hung wood sash windows and pairs of paneled and glazed wood doors beneath glazed transoms. Iron-railed areaways and lean-to hatchways with iron doors provided access to vaults below the street surface.

Unlike the earlier buildings faced in handmade brick, the new buildings featured upper stories faced in bricks imported from other locations around the Northeast and made by a hand-powered brick-molding machine responsible for the units' strong red color and perfect lines. Like the first-story apertures, windows at the upper levels became larger, and had granite sills and lintels. Typically they held double-hung wood sash (of six-over-six or another multi-pane configuration) and were covered with iron shutters, the hinges of which were attached to pintles. Exterior signs were applied to the brick wall or granite shopfront lintel, or painted directly onto the granite piers. A standard brick cornice was composed of a slightly raised panel, nearly spanning the width of the building, and surmounted by a projecting course of bricks, and sometimes additionally by a course of alternating projecting bricks, which gave the appearance of dentils; cornices terminated in a gutter board. The availability of better roofing materials and the decreasing size and relocation of hoistway wheels permitted the abandonment of peaked roofs in favor of an almost flat profile, in which two slopes rose from the front and back walls and met at a peak along the middle of the building. Adjacent buildings shared party walls, which terminated slightly above the sloped roofs and which coincided, at the roof, with brick chimneys and, on front and rear walls, with downspouts leading from the gutters atop the cornices.

During this period several residents of Stone Street petitioned the Common Council to have their street widened and graded from Broad Street to William Street; the project was begun in 1838, following the rebuilding on many lots of structures destroyed by the Great Fire.

The Anglo-Italianate Style

Following the erection of the Greek Revival mercantile structures of the 1830s, New York builders turned to the more elaborate Italianate or Anglo-Italianate style, based on contemporary English interpretations of Renaissance Italian palaces. An outstanding example of that style is the Hanover Bank (now India House), located at the northern boundary of the historic district. Built in 1851-54, it is the sole survivor in lower Manhattan of a building type which at one time characterized the streetscapes of the Wall Street financial district. This prominent visual landmark facing Hanover Square displays fine craftsmanship and sophisticated design. The three-story brownstone-fronted bank sits on a slightly raised basement; its symmetrical principal facade features a prominent Corinthian entrance portico, and window surrounds which diminish in grandeur from segmental-arched pediments on brackets at the first story to simple moldings at the third story. The

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modillioned cornice originally supported a balustrade, now removed. Side facades closely resemble the detailing of the front.

From its inception in 1851, the Hanover Bank was identified with importing interests. It received a national charter in 1865 and moved from this building in 1877. Subsequent owners of the building were the New York Cotton Exchange (Hanover Square was a hub of the cotton trade), W.R. Grace & Company, and India House, a businessmen's club, which remains in the building to this day. The former Greek Revival store and loft buildings at 95-97, 99, and 101 Pearl Street were gradually acquired and now share a single tax lot with the original bank building and are joined on the interior.

Until the early twentieth century, other exterior alterations to buildings within the district were minor, such as the conversion of No. 87-89 Pearl Street to offices by John Steward, a major property owner in the district for many years, and the addition of two stories to that same building in 1893. In 1877-78 the New York Elevated Railroad Company erected its East Side Third Avenue elevated line along Pearl Street, dominating that streetscape for the next eighty years.

Early Twentieth Century Renewal

The Eno Family

The Eno family maintained a long-standing interest in the area. As early as 1842, No. 61 Stone Street was owned by Amos R. Eno (1810-1898), who arrived in New York about 1830 from Connecticut. In partnership with his cousin, John Jay Phelps, he soon built up one of the city's leading wholesale drygoods houses. After dissolving the firm in 1850, Eno devoted himself to building a real estate empire, and is best remembered for constructing the fashionable Fifth Avenue Hotel (1858, now demolished). Eno's oldest son was Amos F. Eno (1836-1915), whose wholesale jobbing firm, specializing in silks and dress goods, was financially ruined by the Civil War. Subsequently, the son became a large holder of New York real estate and assembled a much-admired collection of prints and engravings of New York streetscapes and landmarks, including seventeenth-century Dutch views and 1860s depictions of South William Street. Amos F. Eno began the twentieth-century transformation of the Stone Street neighborhood from an underused commercial district to a picturesque enclave of small office and storage structures. During the first decade of the century, he renovated Nos. 57 and 55 Stone Street (reorienting them as 13 and 15 South William Street, respectively) and kept his office at No. 13 South William Street until his death. Known among his peers as a shrewd investor, Eno left an estate valued at \$12.2 million. Nearly half that amount was in realty holdings in the New York State resort community of Saratoga and in New York City, including approximately a dozen properties on South, Front, and South William Streets and Coenties Alley.

To convert his two buildings to office use, Eno hired architect C.P.H. Gilbert. A native of New York who attended Columbia University and the École des Beaux-Arts, Gilbert (1861-1952) eventually began practicing architecture in New York and by the late 1890s was receiving commissions from prominent society members. Like many of his professional peers, he was equally comfortable designing in a variety of styles, according to his

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National Park Service**

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Continuation Sheet**

Section 8 Page 8

Stone Street Historic District

Name of Property

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clients' tastes. His most highly regarded buildings include the Beaux-Arts style DeLamar Mansion (1902-05, National Register listed August 25, 1983) at 233 Madison Avenue, the François I style Felix Warburg Mansion (1907-09, National Register listed October 29, 1982) at 1109 Fifth Avenue, and the neo-Renaissance Otto Kahn Mansion (1914-1917, with J. Armstrong Stenhouse). His neo-Dutch Renaissance designs in the Stone Street Historic District, in their stylistic choice, successful compositions, and attention to detail, are typical of Gilbert's outstanding works, characterized as "scholarly, refined, and in many cases eminently picturesque,"⁶ in and near New York.

Amos F. Eno's investment in No. 13 South William Street slightly predated merchant Henry Schaefer's renovation of No. 53 Stone Street, work which reoriented that property as No. 17 South William Street. Though all that is known about Schaefer is that he had previously occupied sites on and around South William Street, he commissioned the redesign from architect Edward L. Tilton, whose neo-Renaissance design complemented the neo-Dutch Renaissance facades of Eno's buildings.

Edward L. Tilton (1861-1933), was a talented and prolific designer. A native of New York, he was an apprentice in the office of McKim, Mead & White when he met his future business partner, William A. Boring. Together they attended the École des Beaux-Arts and traveled throughout Europe, before forming their own firm in 1891. Intermittent collaborators for almost fifty years, their output included diverse building types; the United States Immigration Station at Ellis Island (1897-1901, the core of the Ellis Island Historic District, National Register listed in 1965), the East Orange (N.J.) Town Hall, and the Brooklyn Heights Casino (1905) on Montague Street, all three inspired by the Renaissance architecture of Northern Europe. His facade for the building in the historic district is a commercial adaptation of that successful design approach. Tilton produced libraries and other public buildings in a variety of revival styles throughout the eastern half of the country, after 1920 in association with Alfred T. Githens.

In the decade following the First World War, the marine insurance industry contributed three significant additions to the district. In 1919 Chubb & Son, a prominent marine underwriting firm headquartered just outside the district at 5-7 South William Street, altered No. 87-89 Pearl Street (previously two store and loft buildings) by reorienting it toward Stone Street (No. 54) with a new facade in the neo-Renaissance style, by Arthur C. Jackson (1865-1941). Jackson, born in Utica, New York, and educated at Harvard and Columbia Universities and at the École des Beaux-Arts, worked for the prominent firms of Carrère & Hastings and Lafarge & Morris before establishing his own practice in 1911. Among his many residential designs are townhouses in the neo-Federal and other revival styles, several of which are now located in the Upper East Side Historic District (National Register listed on September 7, 1984 and locally designated) and Expanded Carnegie Hill Historic District (locally designated only).

In addition, two large projects flanking the western block of the district were commissioned by William H. McGee & Company. Between 1924 and 1929, the two former store and loft buildings at 59 and 61 Stone Street were transformed into a mansarded neo-Gothic office building known as 9-11 South William Street and

⁶ *A History of Real Estate, Building, and Architecture in New York City* (1898: rpt. New York: Arno Press, 1967), 697.

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Stone Street Historic District

Name of Property

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characterized by its almost cagelike exterior. Through its affiliate, the Adriaen Block Realty Corp., the McGee firm also erected a private club, called Block Hall, reorienting Nos. 45 and 47 Stone Street as No. 21-23 South William Street. The neo-Tudor exterior features projecting porches, a steeply pitched roof, and an abundance of details in varied materials, making it among the most striking in the district. These two designs are perfectly in keeping with the picturesque, eclectic grouping of buildings developed after the turn of the century along the curve of South William Street. Both are the work of William Neil Smith (1878-1934). A native of Brooklyn, Smith maintained a Manhattan office from 1903 until the time of his death. His other works in New York City include the National Theatre (1920, later the Billy Rose, now the Nederlander Theatre).

Early Twentieth Century Architectural Designs in the District

The Neo-Dutch Renaissance facades at 13 and 15 South William Street by C.P.H. Gilbert are excellent and rare urban examples of American eclecticism modeled on Dutch sources. The stylistic choice was appropriate, given the Dutch colonial history of lower Manhattan- and specifically the Stone Street vicinity- and the enthusiasm with which patron Amos F. Eno collected prints of "Old New York." Furthermore, in both the United States and the Netherlands, the last half of the nineteenth century and first years of the twentieth century formed a period of inventive eclecticism, with architects reviving and transforming historic styles to evoke particular historical associations.

During the nineteenth century, Dutch architects, like designers in America and throughout the Western world, revived historic styles; the Dutch Society of Architects (Maatschappij ter Bevordering der Bouwkunst), founded in 1842, began supporting eclecticism in 1850. From that time, the Dutch neo-Renaissance style developed slowly until it became the dominant school of Dutch architecture the last two decades of that century. A leading proponent of the style, I. Gosschalk, was inspired by the indigenous Dutch brick style of the sixteenth and early seventeenth centuries. Among the more refined revivalist architects of the time was G. van Arkel, who during the 1890s mixed late Gothic and Renaissance motifs. Their work would have been known to their American contemporaries through travel and publications.

Block Hall at No. 21-23 South William Street is the district's sole example of the Tudor Revival style. Designed by architect William Neil Smith in 1927-28 as a private clubhouse, the picturesque composition displays the characteristic features of the style including elaborate half-timbering, leaded glass casements, a steeply pitched slate roof, and stone moldings at entrances. Smith is also responsible for the 1920s Neo-Gothic façade at 9-11 South William Street. The limestone-clad building is notable for its vertical proportions, Tudor arched openings, and buttress-like pilasters with trefoil arch motifs.

Later Changes to the Neighborhood

A collection of photographs taken for taxation purposes in about 1940 reveals that the building exteriors, particularly their first stories, survived fairly intact; paired doors with glazed panels and transoms; double-hung

United States Department of the Interior
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Stone Street Historic District

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windows; signs painted directly on the piers; granite steps; and wooden basement hatches. The streets were paved and the structure for the elevated train remained, though it was about to be dismantled.

By the 1970s the neighborhood was economically depressed and on the verge of changes that challenged its historic integrity. A six-story office and storage building at 75 Pearl Street was demolished in 1971-72. The southern portion of Stone Street between Broad and William Streets, just south of the district, was closed and demapped by action of the Board of Estimate in 1980. That portion of Stone Street was incorporated into a consolidated zoning lot where the Goldman Sachs Building (1983, Skidmore, Owings, & Merrill) at 85 Broad Street now stands and indicated the path of Stone Street by special paving in its lobby. Coenties Alley, which ran between Stone and Pearl Streets, was demapped and relocated northward at the same time. In 1982 No. 77 Pearl Street was reduced from five to two-and-one-half stories and was largely rebuilt with a "colonial" exterior that does not reflect the overall architectural character of the district. The brick paved plaza just to the south of this building was constructed in 1983 in conjunction with the plaza surrounding 85 Broad Street.

Summary

Incorporating part of the colonial street plan of New Amsterdam, the Stone Street Historic District is an extraordinary remnant of New York's small-scale commercial architecture of the early nineteenth century. The numerous Greek Revival commercial buildings in the district were built following the Great Fire of 1835 which leveled the greater part of lower Manhattan, south of Wall Street. The district is one of only three significant surviving enclaves of Greek Revival store and loft buildings in lower Manhattan (along with the South Street Seaport and the Fraunces Tavern Block Historic Districts). The Anglo-Italianate Hanover Bank built in the 1850s visually anchors the district at its northeast end and is one of the few banking house buildings to survive from that era in New York City. The early twentieth century buildings in the district, designed in picturesque revival styles, represent the on-going commercial development and activity of the neighborhood. The Stone Street Historic District is notable for its human scale, in great contrast to the surrounding late twentieth-century skyscrapers of lower Manhattan.

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National Park Service

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Stone Street Historic District

Name of Property

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National Park Service

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Stone Street Historic District

Name of Property

New York County, New York

County and State

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Stone Street Historic District
Name of Property

New York, New York
County and State

10. Geographical Data

Acreage of Property approx. 1.35 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 8 | | 5 | 8 | 3 | 6 | 4 | 2 | | 4 | 5 | 0 | 6 | 2 | 0 | 0 |
Zone Easting Northing

3 | 1 | 8 | | 5 | 8 | 3 | 5 | 4 | 0 | | 4 | 5 | 0 | 6 | 1 | 8 | 9 |
Zone Easting Northing

2 | 1 | 8 | | 5 | 8 | 3 | 5 | 5 | 4 | | 4 | 5 | 0 | 6 | 1 | 1 | 4 |

4 | 1 | 8 | | 5 | 8 | 3 | 5 | 8 | 1 | | 4 | 5 | 0 | 6 | 2 | 2 | 6 |

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

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

11. Form Prepared By

name/title Contact: Kathleen A. Howe
organization New York State Historic Preservation Office date October 10, 1996
Field Services Bureau, OPRHP
street & number P.O. Box 189, Peebles Island telephone 518-237-8643
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

Stone Street Historic District

Name of Property

New York County, New York

County and State

10. Geographical Data

UTM References (continued)

5) 18/583603/4506203

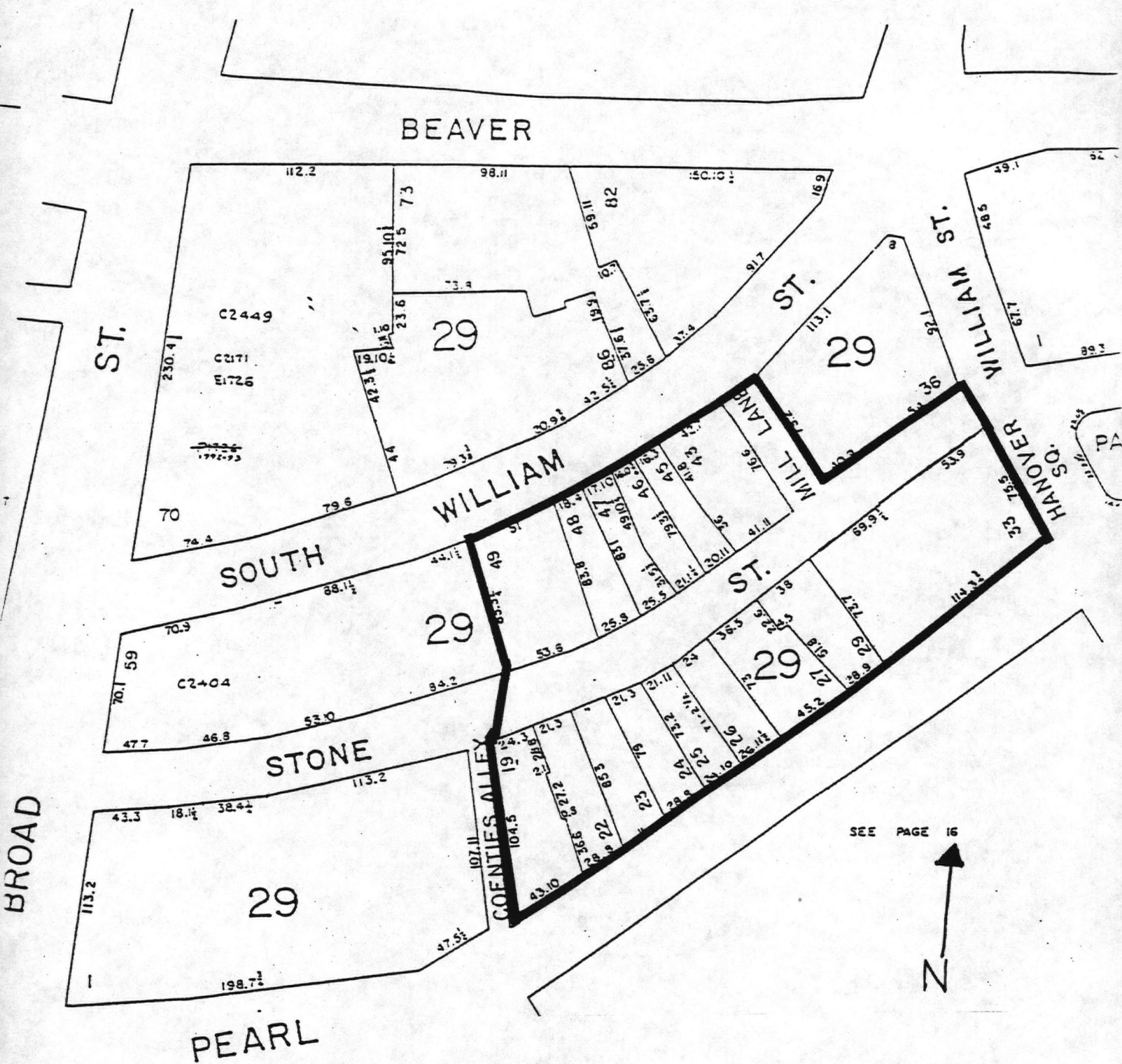
6) 18/583620/4506218

Verbal Boundary Description

The boundary of the Stone Street Historic District is delineated on the attached tax map. Located in the Borough of Manhattan, the Stone Street Historic District is bounded by a line beginning at the northwestern corner of Pearl Street and Hanover Square, then extending southwesterly along the northwestern curbline of Pearl Street, northwesterly and northerly along the western property line of 75 Pearl Street (a portion of Block 29, Lot 19), northeasterly across Stone Street, northwesterly along the southwestern property line of 21-23 South William Street, northeasterly along the southeastern curbline of South William Street to the southwestern lot line of Block 29, Lot 36 (1 William Street), southeasterly along the southern property line and northeasterly along the southeastern lot line of Block 29, Lot 36 (1 William Street), southeasterly across Stone Street and southeasterly along the southwestern curbline of Hanover Square, to the point of beginning.

Boundary Justification

The boundary has been drawn to encompass the distinct enclave of intact low-scale historic commercial buildings sited on narrow streets originally laid out by the Dutch colonists. Tall twentieth century skyscrapers just outside the district boundaries surround this rare surviving cluster of buildings.



STONE STREET HISTORIC DISTRICT New York County, New York

Nominated historic district shown with heavy line.
Scale 1" = approx. 75'
Source: NYC Tax Map, c. 1996.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Stone Street Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, New York

DATE RECEIVED: 10/07/99 DATE OF PENDING LIST: 10/21/99
DATE OF 16TH DAY: 11/06/99 DATE OF 45TH DAY: 11/21/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99001330

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: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 11/12/99 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Stone Street Historic District
New York Co, NY

R. Hove

6/24/99

Neg: NYSDPRHP

Hanover Bank Building, corner of
Hanover Square and Stone St.
Looking South.
Photo 1.)



Stone Street Historic District
New York Co, NY

K. Howe

6/24/99

Neg: NYSOPRHP

Pearl St. View from corner of
Hanover Sq. looking west.

No. 105 Pearl St at right.

Photo 2.



Stone Street Historic District
New York Co, NY

K. Howe

6/24/99

Neg: NYSDPRHP

Pearl Street. 87-89 Pearl St
at far right.
Looking west.

Photo -3.

SRK/NO. 201 19 6113 N N N+2



Stone Street Historic District
New York Co., NY
K. Howe
6/24/99
Neg: NYSOPRHP
Pearl St. No 79 Pearl St. at
left. Looking north.
Photo 4.



Del
514-6000

SOUPERMAN

Stone Street Historic District
New York CO, NY

K. Howe

6/24/99

Neg: NYSDPRMP

44 Stone St (aka 77
Pearl St).

View looking southeast
from Stone St. and
Coenties Alley.

Photo S.



Stone Street Historic District
New York Co, NY

K. Howe

6/24/99

Neg: NYSOPRMLP

Stone St. No. 44 Stone St at
far right. Looking east.
Photo 6.

SRR<No. 289> 36 583 0113 N N N+2 2



Stone Street Historic District
New York Co, NY

K. Howe

6/24/99

Neg: N450PRMLP

Stone Street, looking south from
corner of Mill Lane.

Photo 7.

SPK<No. 26A> 32 501 0113 N N N+2 2



Stone Street Historic District
New York Co, NY

K Howe

6/24/99

Neg: NY50PRMP

Stone Street, looking
north toward
Mill Lane.

Photo 8.

2 3+ N N 5110 505 04 <605.309> 40 503 0113 N N H+3 2



Stone Street Historic District
New York Co, NY

K. Howe

6/24/99

Neg: NYSOPRHL

Stone Street, looking
west from corner of
Mill Lane.

No. 9 Mill Lane at
right.

Photo 9.



Stone Street Historic District
New York Co, NY

K. Howe

6/24/99

Neg: NY50PRHP

South William St.,
looking southwest from
corner of Mill Lane
No. 9 Mill Lane at
left.

Photo 10.

2 2+ N N 5110 505 05 <MS-ON>H2

PARK

ENTRANCE



CAFE DU CERVIN

15
OPEN 10:30 A.M. - 11 P.M.
+855-5415
+855-5415
+855-5415

OPEN 10:30 A.M. - 11 P.M.
+855-5415
+855-5415
+855-5415

J. KOKURA 倉

KOKURA
JAPANESE
RESTAURANT

KOKURA
JAPANESE
RESTAURANT



RAINT

Stone Street Historic District
New York Co, NY

K. Howe

6/24/99

Neg: NYSOPRMP

South William St, looking
Southeast

21-23 South William St at
far right.

Photo 11.

SP9<No. 34A> 400003 0113 N N N+2 2



1903



13

15

15

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DU C

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Stone Street Historic District
New York Co, NY

K. Howe

6/24/99

Neg: NYSOPRHP

134 and 15 South William
St.

Looking south.

Photo 12.



Stone Street Historic District
New York Co, NY

K Howe

6/24/99

Neg: NYSOPRHP

South William Street,
looking southeast.

21-23 South William St.
at far right.

Photo 13.



405740 DP

NEW YORK STATE
DEPARTMENT OF TRANSPORTATIONJERSEY CITY QUADRANGLE
NEW JERSEY - NEW YORK
7.5 MINUTE SERIES PLANIMETRICSTONE STREET
HISTORIC DISTRICT
New York Co, NYNYS DOT
Jersey City Quad
New York Co, NY
Scale 1:24000Zone 18
A: 583642/4506200
B: 583554/4506114
C: 583540/4506189
D: 583581/4506226
E: 583603/4506203
F: 583620/4506218

Prepared and published in 1975 by the New York State Department of Transportation, in cooperation with the U.S. Department of Transportation, Federal Highway Administration.

Map base from 1967 U.S. Geological Survey 7.5-minute quadrangle.

Map revisions made using 1974 aerial photography, construction plans, official records and other sources. Features revised include: highways and other transportation facilities; civil boundaries; recreation sites; hydrography; and buildings. Grey tint indicates intensively developed areas in which only landmark buildings are shown.

Revisions may not comply with National Map Accuracy Standards.

Correspondence concerning this and other maps of the Department of Transportation should be directed to: Map Information Unit, New York State Department of Transportation, State Campus, Albany, New York 12232.

Map revisions outside New York State are limited to major highways.

1975 revisions by D. F. Dayger & H. I. Smith

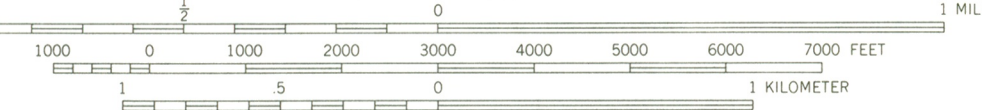
SPECIAL TOPOGRAPHIC EDITION

Contours, at 10-foot intervals, shown unrevised from 1967 U.S. Geological Survey map. Datum is mean sea level.



QUADRANGLE LOCATION

SCALE 1:24000



Polyconic projection, 1927 North American datum.

1000-meter ticks based on the New York Transverse Mercator grid. Between 72° and 78° West Longitude, this grid is identical to Zone 18 of the Universal Transverse Mercator grid. Areas east of 72° and west of 78° are direct mathematical extensions of Zone 18.

10,000-foot ticks based on the New York Plane Coordinate grid, Long Island Zone.

ENTIRE NEW YORK STATE MAP AREA IS WITHIN THE NEW YORK CITY METROPOLITAN URBAN AREA

BOUNDARIES:

State.....
County.....
Town or City.....
Incorporated Village.....
Federal-Aid Urban Area.....

ROADS:

Touring Route markers:
Interstate.....
U.S.
State.....
State Highway number and limit.....
County road.....
Interchange number.....
Divided highways and streets:
Wide mail.....
Narrow mail or barrier.....
Undivided highways and streets:
4 or more lanes.....
Less than 4 lanes.....
Vehicle track; trail.....JERSEY CITY QUADRANGLE
SECOND EDITION - 1975