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PHASE I-A ARCHAEOLOGICAL IMPACT REPORT

for the

SIXTH AVENUE PROJECT

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HISTORICAL



PERSPECTIVES

PHASE I-A ARCHAEOLOGICAL IMPACT REPORT

for the

SIXTH AVENUE PROJECT

TO: Parsons Brinckerhoff Quade  
& Douglas, Inc.  
One Penn Plaza  
New York, New York 10119

FROM: Historical Perspectives  
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DATE: August 20, 1985



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## INTRODUCTION

Sixth Avenue, between 23rd and 31st Streets, is being considered for a change from a manufacturing zone (M-1-6) to a proposed mixed residential/commercial/manufacturing zone (M-1-6R) classification. As part of the New York City review process, an Environmental Impact Study is being prepared by Parsons Brinckerhoff, Quade and Douglas. The following pages, written by Historical Perspectives, contain an assessment of the impact of the proposed project on any archaeological resources potentially present in the study area which consists of 100' on either side of Sixth Avenue part way between 23rd Street and 24th Street and 31st Street except for 150' between 27th Street and part way between 23rd and 24th Streets on the East Side of 6th Avenue (See Figures 1 and 2). To assemble this research document, the following methodology was used: There was a reading of I.N.P. Stokes' references to land records, newspaper articles, minutes of the Common Council, and reports of municipal and private agencies. In addition to Stokes, there was a perusal of eighteenth, nineteenth, and twentieth century maps, engravings, photographs, guidebooks, city directories, and literature, as well as recent historical and archaeological studies on the development and transformation of urban places, particularly New York City. New York City Buildings Department records were searched as were documents in the Sewer Department, the Municipal Archives, the Topographic Bureau and the Registrar's Office. A survey of files at the NYC Landmarks Preservation Commission produced an enumeration of nearby buildings and historic districts listed on the National Register and/or given landmark status by New York City. None are in the actual project area, though there are a number of buildings

close by such as the Church of the Holy Communion at 6th and 20th Street, the Flatiron Building at Broadway and 5th between 22nd and 23rd, and the Serbian Orthodox Cathedral of St. Sava at 15 West 25th Street. (See Photos) Marjorie Pearson, director of research at the Landmarks Preservation Commission, said in an interview that there are at present no nominated or designated buildings in the study zone blocks, though there is interest and staff consideration of some of them. A query was also addressed to the State Historic Preservation Office as to the existence of NY State designated properties in the study area. None are located within proximity to Sixth Avenue except the Chelsea Hotel on 23rd Street west of the impact zone, and there are none "in process." (Merrill Hesch, personal communication). Informants were interviewed for any specialized information not obtainable from documents. There was a walk-over of the project area; photographs were taken during this site survey which are appended to the report.

## ARCHAEOLOGICAL RESEARCH

Potential archaeological cultural resources in the project area were considered within four broad time periods: Native American, Colonial/early Federal, nineteenth century, and twentieth century. The possibility of there being significant material remains from any one of these periods was assessed.

### 1) Pre-historic Potential

Even though a late nineteenth century civil engineer's map shows both a water source and vantage points - that is to say a stream and rock out-croppings - in the project area, there seems to be little other material evidence for Native American occupation in the vicinity. (Figure 3) Reginald Bolton, recognized authority on Indians, stated in one of his books that "The middle part of the Island of Manhattan does not seem to have been occupied to any great extent by the natives..." due to its rugged physical characteristics. (Bolton, 1922, p. 61) His description of the early Indian trails mentions a point which is the closest one to the project area that could be found. "The course of the old Eastern post-road which we thus regard as the successor of the original trail, was by way of 4th Avenue from Astor Place as far as 17th Street, whence, skirting marshlands on the West Side, it ran to 23rd Street at Fifth Avenue. Here it turned sharply to the east passing diagonally across Madison Square to 26th Street at Madison Avenue..." (Ibid, p. 64-5) There are no prehistoric archaeological sites within the project area listed with the State Historic Preservation Office. (Charles Florence,

personal communication). Since there is no indication of significant Native American activity in the project area plus the fact that there has been large scale land manipulation, there is no reason to believe that archaeological resources from that time period are present.

## 2) Colonial/Early Federal

From mid-seventeenth century until the early nineteenth century, the land in the project area was part of farm tracts. It saw no action during the Revolutionary War; the closest activity was when Washington retreated along the Bloomingdale Road (now Broadway) in 1776.

After European contact, the project area was part of a land grant from Willem Kieft, Director, to Pieter Santomee, a free Negro, of a Ground Brief on December 15, 1644. It was located between two and three miles from the town of New York. A later governor, Richard Nicolls, granted a swampy tract of about six acres to Lucas and Solomon, sons of Pieter, on Oct. 18, 1667. "These two negros, Lucas and Solomon Peters, became well known in the colony. Lucas was a physician. Solomon was the first patentee of the well known John Horn farm." (Stokes, 1928, vol., 6, p. 75) Pelletreau's account is slightly different. According to him, Gov. Andros granted a tract to Solomon Peters, free negro, in 1676. It was a long way from the city and evidently a wild and rough parcel. Peters retained it until his death and left it to his wife and children who in 1716 sold it to John Horne, merchant, for the sum of £110 or \$275. It extended from 21st to 26th Streets and from the Bloomingdale road nearly to 7th Avenue. (Pelletreau, 1903, p. 12)

By the time Horne bought the property, it had increased in size. According to Stokes' compilation from the records, "Horne purchased the land first granted to Solomon Pieters the negro...Containing in all 30 acres of Upland...by the swamp, Ranging into the Woods." Apparently the northern boundary was about where 31st Street is today (then property belonging to Johannes Cowenhoven) and from the original southern boundary, "Horne gradually infringed upon the common lands to the east as far as the old Bloomingdale Road; to the south as far as the Abingdon Road [about 22nd Street]." (Stokes, 1928, vol. 5, p. 107)

The northern twenty-five acres of the Horne farm was purchased by Isaac Varian in the second half of the 18th century. A John Horne descendant had sold 15 acres to John de Witt in 1751 whose estate was sold to Isaac Varian in 1787. The ten acre tract immediately south of the fifteen acres came to Varian by way of a Vandenburg before 1769, although the deed has not been found. (Ibid, p. 156)

The Blacks' homesteads cannot be traced, but two of the European settlers had farmhouses a block east of the project area on the west side of what became Broadway. "The Ratzer Map shows the [Horne] farm house and gardens west of the Bloomingdale Road, north of the Abingdon Road. The farm lane was approximately on the line of the later 22nd Street. The house stood about 200 feet west of the present Fifth Avenue. It had been demolished before the time of the Randel Map. The buildings there shown are of a later date." (Ibid., p. 107) "...the Varian homestead...stood on 26th Street west of Broadway." (Ibid., p. 156) (See Figures 4-8 for locations of homesteads). All farmhouses and out-buildings which research could locate stood outside the

actual project area except possibly the Stewart homestead (See Fig. 8). Even for those structures possibly within the bounds of the study zone, the possibility of there being significant remains of them existing today after 150 years of construction activity is remote indeed.

### 3) Nineteenth Century

The nineteenth century may be further divided into two time periods, A) 1800-1850, the pre-horse car half of the century which roughly corresponds to the incipient urbanization of the study zone, and B) 1850-1900 during which the placement of horse car rails (1852) and the elevated railroad (1878) opened the Sixth Avenue area to traffic from all over the city.

#### A) 1800-1850

The Commissioners' Plan of 1811 laid a grid of numbered streets and avenues over the city. Beginning approximately one mile north of City Hall, the streets started just south of what became Washington Square, and the avenues started on the east side of the island. In that year the "West Road was widened 40 feet on the west side, making it 100 ft. wide, and was named Sixth Ave; Middle Road was 100 ft. wide was called Fifth Ave." (Stokes, vol. 5, p. 1532) A parade ground to be formed from common lands and farm lands was decreed; the Parade was to cover the area between Third and Seventh Avenues from 23rd to 32nd Street. Beginning after the War of 1812, however, the size of the Parade was reduced several times. What remains today is Madison Square, which is one block to the east of the project area.

In the early 1830s, an heir of Thomas Clarke, Clement Clarke Moore, began to divide up and develop his uncle's Chelsea Farm, a large tract west of the project area. Moore, a Greek and Latin scholar but better known as the author of "Twas the Night Before Christmas," created a planned community, overseeing the "appropriate" architectural design and necessary fireproof qualities of the rowhouses that ran along side streets in the west 20s. Probably Moore's plans influenced both the style and pace of development in the neighboring area beyond his farmstead.

The portion of Sixth Avenue was opened between 21st and 34th Streets on January 1, 1829. Twenty-sixth and 28th Streets were legally opened in 1837, 27th and 31st in 1838, 24th and 25th in 1839, and 29th and 30th in 1841. Available information from the Sewer Department is not absolutely precise, but most of the area was sewered in the late 1840s. Parts of the two large farm tracts owned by the Varian and Horne families were sold off during this era. (See Figure 9) For example, Jacob and Mary Sophia Horne sold some property to John Culbert on April 12, 1830 and Isaac Varian sold a large parcel to Messers Tysen, Leeds, and Comstock in 1833. The land which was already divided into lots was at first sold off in large sections which were gradually divided into one and two lot parcels by subsequent transactions over succeeding years.

The text accompanying an illustration of "Varian House" in Valentine's Manual for 1856 (See Figure 10) aptly describes the transitional character of the study zone at mid-century.

"The dwelling house represented by the engraving on the opposite page, was taken down some 10 or 15



years since to make room for the splendid edifices which now beautify the portion of the city in which it was situated. It was the residence of Isaac Varian and the birth-place of his children, among whom were ex-mayor Isaac L. Varian, and the present alderman George W. Varian, [Isaac Varian, the Democratic candidate for mayor, was narrowly defeated in 1838, but was elected in both 1839 and 1840.] and was occupied by him as his home at the time of his death a few years since. The farm attached to the property contained 27½ acres fronting originally on the Bloomingdale Road and covering the blocks with the present limits of Broadway, 26th to 30th Streets and extending nearly to 7th Avenue. The northerly 17½ acres were purchased by Mr. Varian of the executors of John DeWitt, to whom the same were conveyed by Jacob Horne in 1751. The southerly 10 acres were purchased from Adam Vanderburgh. The property is said to have been in the family about 80 years and was cultivated as farming land... The building itself was a noticeable object in late years, when seen from the fashionable drive near which it was situated, partly owing to its humble appearance in the midst of a rapidly improving neighborhood, and partly from the pertinacity evinced by its wealthy occupant, who, although raised to very affluent circumstances by the rise in value of his land, yet clung to the humble homestead of his childhood, where his father had lived before him, until his grasp was released by death." (Valentine, 1856, p. 519)

Perhaps the humble farmstead in the midst of rapid neighborhood development explains the scarcity of detail within the project area on an 1834 map. (See Figure 11)

#### B. 1850-1900

While there was primarily a development of refined residences on the side streets, and grand hotels and clubs along 5th Avenue and Broadway, Sixth Avenue at mid-century was a partially built-up street faced by mostly brick and brownstone - seldom wood - structures that had living

quarters above stores on the street level. (Based on 1854 and 1859 Atlases - See Figures 12-15 for the 1854 Atlases) An 1851 city directory lists trades, crafts, and services as the occupations of the dwellers and shopkeepers.

In 1852 the Sixth Avenue horse car line was opened and in 1859 the Fifth Avenue Hotel was built; both events were significant in the further development of the whole area. The arrival of the horse cars and later the elevated railroad in the last quarter of the nineteenth century enhanced development by making the area easily accessible to anyone, rich or poor. Also, the second half of the century witnessed the move of fashionable residential, retail, and recreational areas further north along Broadway and Fifth Avenue, the two north/south thoroughfares just to the east of the study zone. The Fifth Avenue Hotel was the first of these and was a real pace-setter. (Figure 16) Stylish restaurants, clubs, theatres, and museums, as well as hotels, had side-street addresses or else were on Fifth Avenue or Broadway facing Madison Square. Sixth Avenue, too, had its share of retail and recreational activities. "Ladies' Mile" emporiums thrived for a while just south of twenty-third, with one of the northern-most dry goods stores at the southwest corner of 6th Avenue and 23rd Street. Like the department stores, (See Figure 17) the entertainment halls, minstrel shows, museums, and oyster saloons catered to a wide audience.

James McCabe's book, New York by Sunlight and Gaslight contains an evocative passage describing Sixth Avenue as it was around 1800.

Of late years Sixth Avenue has come prominently before the public as one of the most noted streets

of the great city...It is traversed from its southern extremity to the Park by the Metropolitan Elevated Railroad, and below the arcade formed by this structure run the horse-cars of the Sixth Avenue Railroad Company, the northern terminus of which is 59th Street. [See Figure 18] The avenue is solidly built up below the Park, and ranks next to Broadway as a business street, being devoted to the retail trade...The sidewalks are always filled with throngs of purchasers, drawn here by the fine display of goods and the prevailing belief that Sixth Avenue prices are lower than those of Broadway...

Several handsome buildings front Sixth Avenue...On the southeast corner of 23rd Street is a noble edifice, built of Concord granite, in the renaissance style. This is the superb theatre, built twelve years ago by Edwin Booth, as a fitting house for the drama in New York.. It is still known as Booth's Theatre. [Figure 19] Immediately opposite, on the northeast corner of 23rd Street, is the Masonic Temple, also built of granite, and one of the most elegant and tasteful buildings in the city...[See photos]

When the darkness settles down over the city, and the lamps flare out along the street, and the broad rays of light stream brightly into the open air from the stores, restaurants, and saloons, Sixth Avenue undergoes a transformation. All day it has been crowded with the best of New York's people, intent upon honest business. Now the crowd is almost as great, but it is a different character. The larger, and better class stores are closed; only the smaller retail shops, the drug stores, the saloons, restaurants, and tobacconists remain open, but these are numerous enough to give a brilliant coloring to the street with their bright lights and elaborately-decorated windows.

Among the promenaders are scores of young women, flashily dressed, with bold, brazen faces, plentifully covered with rouge and enamel, which show plainly under the bright glare of the gaslamps. They are simply street-walkers, of the worst class, and are boldly plying their trade in the very faces of the police. They do not conduct themselves here with outward propriety they are forced to assume on Broadway, but are loud-voiced and foul-tongued. They do not hesitate to accost

men, and too often succeed in inducing them to accompany them to one of the dance-houses, or "gardens," which abound in the side streets, and in whose pay these women are...

Should a woman, unaccompanied by a man, attempt to pass along the avenue between 14th and 34th Streets, after night, she is almost sure to be insulted by some of the ruffians who parade the street, hang around the barrooms, or stand on the corners, and who are hand and glove with the street-walkers...

All along the avenue are saloons of more than doubtful character, and oyster-houses in which no decent person ever sets foot. [McCabe, 1882, pp. 250-254]

The above described district was popularly known as "The Tenderloin" which "got its name from the remark of one Police Inspector Williams, who, when transferred to the district, gloated that he had long been restricted to chuck steak, and told Charles Delmonico [proprietor of the famous restaurant of his name] that he was now getting a 'piece of the tenderloin.'" [Batterberry, 1973, p. 148; See Figure 20)

But everything was not vice-ridden during the evening hours. As well as the Booth Theatre, there were other establishments such as the Eden Musee, a wax figure museum at 55 West 23rd, or Dan Bryant's Negro minstrel theatre on 23rd just west of 6th Avenue, or Proctor's Theatre also on 23rd Street (See Figure 21), or Koster and Bial's Concert Hall at 115 West 23rd Street. The beer-garden annex to Koster & Bial's was known as The Corner and still stands on the southwest corner of 6th and 24th. "Its name still survives in the upper cornice, and is the sole reminder of a once frenetic entertainment career." (Wolfe, 1983, p. 256; See Photos) The 1877 Atlas by Matthew Dripps depicts many of the building locations. (See Figure 22)

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Likewise, the flower district located in the high twenties and begun in the 1870s, is unique to the neighborhood, but research conducted at other sites has indicated that the integrity of surviving floral remains in urban contexts is not sufficient for meaningful analysis.

There was one category of business, however, which showed potential for yielding significant archaeological resources - prostitution. "During the heyday of Mayor Fernando Wood and the Tweed Ring, organized vice had completely taken over the area between Twenty-fourth and Forty-second Streets and from Fifth to Seventh Avenue. The district, known later as the Tenderloin, became the scene of such wickedness that one crusading minister, the Reverend T. DeWitt Talmage, denounced the city that tolerated it as 'the modern Gomorrah'. So ineffectual were law enforcement agencies that in 1866 Bishop Simpson of the Methodist Episcopal Church complained that prostitutes were as numerous in the city as Methodists. The Tenderloin, however, continued to prosper. As late as 1885 one-half of all the buildings in this district were reputed to cater to vice." (WPA 1939, p. 147)

There is no doubt that prostitution was a major industry in the study zone. A "Gentleman's Directory" from 1870 listed 47 brothels or houses of assignation from 24th Street (there were also many of them on 22nd Street) to 31st from 5th to 7th Avenues. The principal archaeological research topic would be to ascertain if there would be material remains found in open spaces to the rear of buildings operated as bordellos reflecting the nature of the business. More specifically focused questions might be, for example, were these spaces used to dispose of refuse, or

circulate  
document

period to find any that were within the immediate bound the project area. Five were found, but only two of the "madams" were listed in the city directory. One of the Mary J. Disbrow, widow, 101 W 27th was registered at th address for only three years. Tim Gilfoyle, who is writing his Columbia University PhD dissertation on prostitution in New York City, commented that these establishments were notoriously short-lived, with the managers and the girls moving frequently from place to place.

But one brothel was found which had been in one place long enough for there to have possibly been significant deposits in the backyard area which was known to exist at least from c. 1850 to c. 1890. In 1866, the city directory shows Prescott, Jane E Wid Albert bdgh 103 W 25th. The comment in the 1870 gentleman's directory on her house was "quiet and orderly." She is listed yearly through 1890 at the same address. (Oddly, she lists herself as the widow of "Gustav" from 1887 through '89, but goes back to Albert in 1890.)

Mrs. Prescott's occupation of at least 24 years at 103 W. 25th Street corresponds to a time period of approximately 43 years of undisturbed backyard space. There was no Buildings Department Record of an attached alteration or an outbuilding being constructed at 103 W. 25th Street between when they started maintaining records (1866) and when Mrs. Prescott vacated the property (1893). The New York City Sewer Department Street Index Files list the West 25th Street sewer installation as "probably 1848." As can be seen on the next two pages, after 103 W. 25th Street was altered by its new owner (Adams) in 1893, the lot (20'x 98.8') contained one building with a basement and two

extensions with basements leaving only 13.8 feet of backyard space. This is the maximum potential for the undisturbed backyard space corresponding to Mrs. Prescott's occupation, unless we accept the 1911 G. W. Bromley Atlas measurement of this property (Block 801 Lot 35), which is 20 feet x 98.9 feet. According to the Buildings Department Block and Lot Files/Microfilm listing of Demolition Permit Number 754-1958, 103 W. 25th Street measured 20 feet x 90 feet which reduces the backyard space potential to 5 feet.

Archaeological research focused on three areas of potential sensitivity within the perimeters of the investigation of prostitution within the Sixth Avenue project area: (1) outbuildings, (2) cisterns and privies, and (3) backyard deposits. As described, the potential for undisturbed archaeological deposits within the one parcel of the project area that is known to have supported a brothel for an extended period is minimal. The early introduction of a city sewer makes the presence of a cistern and/or privy dubious. The late nineteenth century construction of extensions with basements undoubtedly obliterated any major component of backyard scatter deposits or the remains of outbuildings or earlier extensions. The backyard footage that extended between the rear of the 1893 extension and the rear lot line could have been a maximum of 13.9 feet or a minimum of 5 feet. We do not feel that after taking into consideration the disturbance of a builder's trench (1893 construction) and the possibility of contamination by external detritus at the extremity of the lot there is the potential for significant archaeological remains at 103 W. 25th Street.

#### 4) Twentieth Century

By the twentieth century, as backyard activities were closed off by structural additions, the potential for archaeological data diminishes and above ground data, particularly in the form of architecture, increases in importance. The physical evidence from the built environment, when augmented by the documentary record should furnish a complete picture of the cultural resources of the domestic and commercial activities of the Sixth Avenue project area during the twentieth century. The remaining Figures illustrate the changes in the project area during the twentieth century. (See Figures 25-30)



## SUMMARY OF LAND USE HISTORY

A northward walk along Sixth Avenue from 23rd Street to 32nd Street is a journey through part of the history of the development of Manhattan. There are no visible remnants of the pre-historic or farm land eras, but the urban process which followed them is readily apparent. From south to north the project area shows a transition from a city of three to five-storied brick and brownstone buildings that had shops on the street level and apartment dwellings above through a combination of low-rise commercial structures and mixed-use shops/apartments buildings to a metropolis of "skyscrapers" that separately house businesses and residences.

The various types of buildings reflect the urban transition which took place beginning in the second quarter of the nineteenth century. Shopkeepers and boarders of the working class lived and worked in the small buildings. From about the time of the Civil War until the early twentieth century, the project area played host to department stores, museums, theatres, entertainment halls, and minstrel shows. The night-time pleasure district was popularly called "The Tenderloin" and contained many houses of prostitution.

By the end of World War I, because of either the demise of or northward movement of many retail and entertainment enterprises, the project area shifted to become an avenue of mixed residential and commercial activities with an increase in light manufacturing. Second-floor workrooms and showrooms began to replace some second-floor apartments. The trend continued through World War II as the project area serviced the declining manufacturing, industrial, shipping

and railroad transportation area to the west and the burgeoning central business district to the north and northeast. The flower market, which had its origins in the nineteenth century, became a definite district along Sixth Avenue and around corners into the side streets in the high 20s. Since World War II, a creeping decline has gripped the project area. There has been little new building construction - in 1949 a six story office was erected on the northwest corner of Sixth and 31st Street - while several blocks have been razed.

## CONCLUSIONS AND RECOMMENDATIONS

This report represents a sort of "above ground" archaeology with the digging done in archives rather than the ground. The documentary research produced a social/land use history contained in the preceding pages. The Sixth Avenue Project documentary research raised some interesting questions on broad social issues. These issues include the extent and impact of the early freed Black presence in New York City and the role of prostitution in the economic and societal development of New York City as an urban center. These research questions are beyond the scope of this report which is archaeological.

On the basis of the research described above, we conclude that the amount of accidental and purposeful earth moving on the Sixth Avenue Project site over the past three hundred years indicates a low probability of locating an archaeological component through field work. While some artifacts would undoubtedly turn up during any construction activity, we do not believe that any archaeological resources of significance remain intact in the project area. Therefore, no further work is recommended.

✓

*Joseph for  
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Betsy Kearns

Cece Kirkorian



SIXTH AVENUE PROJECT AREA

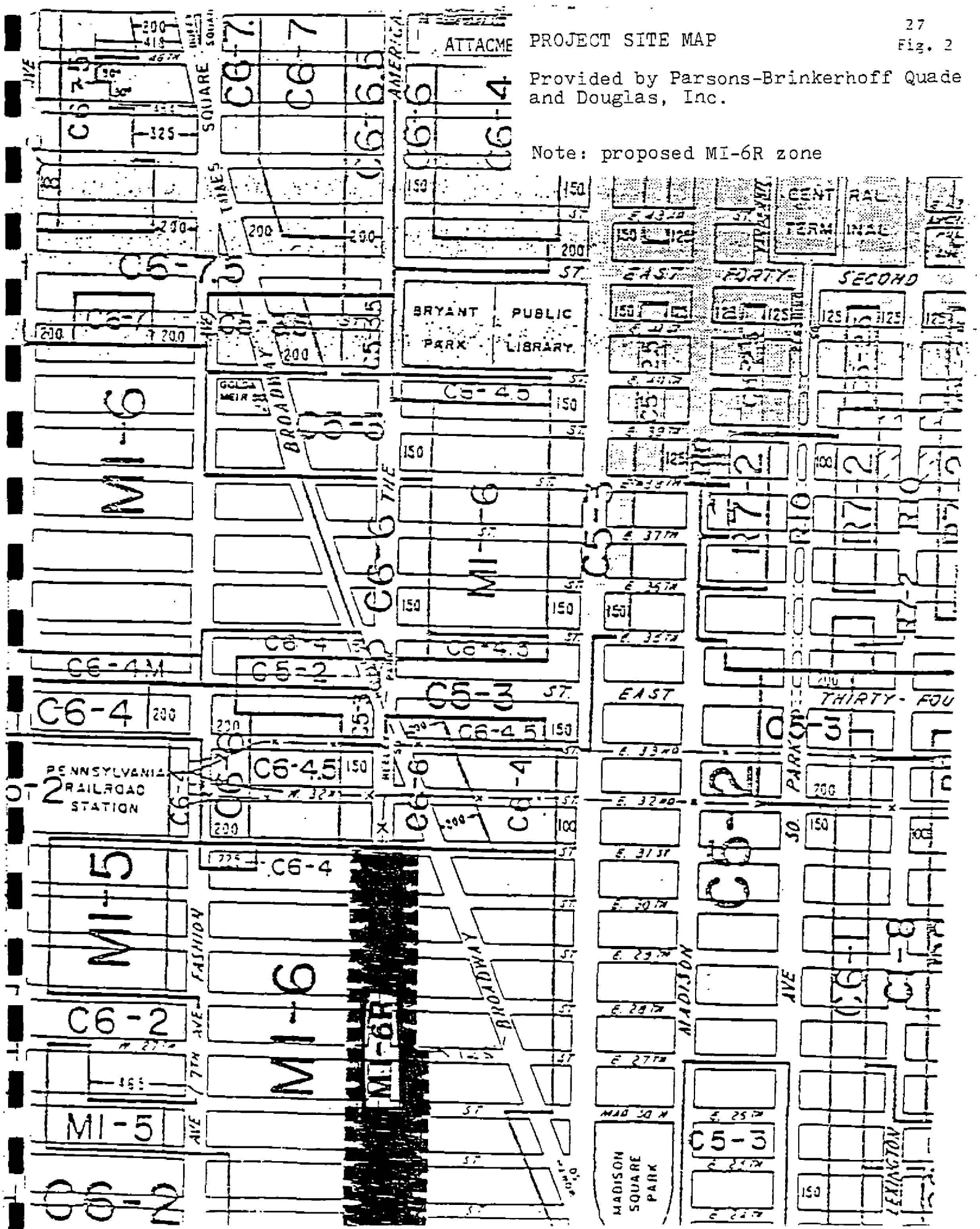
USGS 7.5' SERIES  
BROOKLYN QUADRANGLE



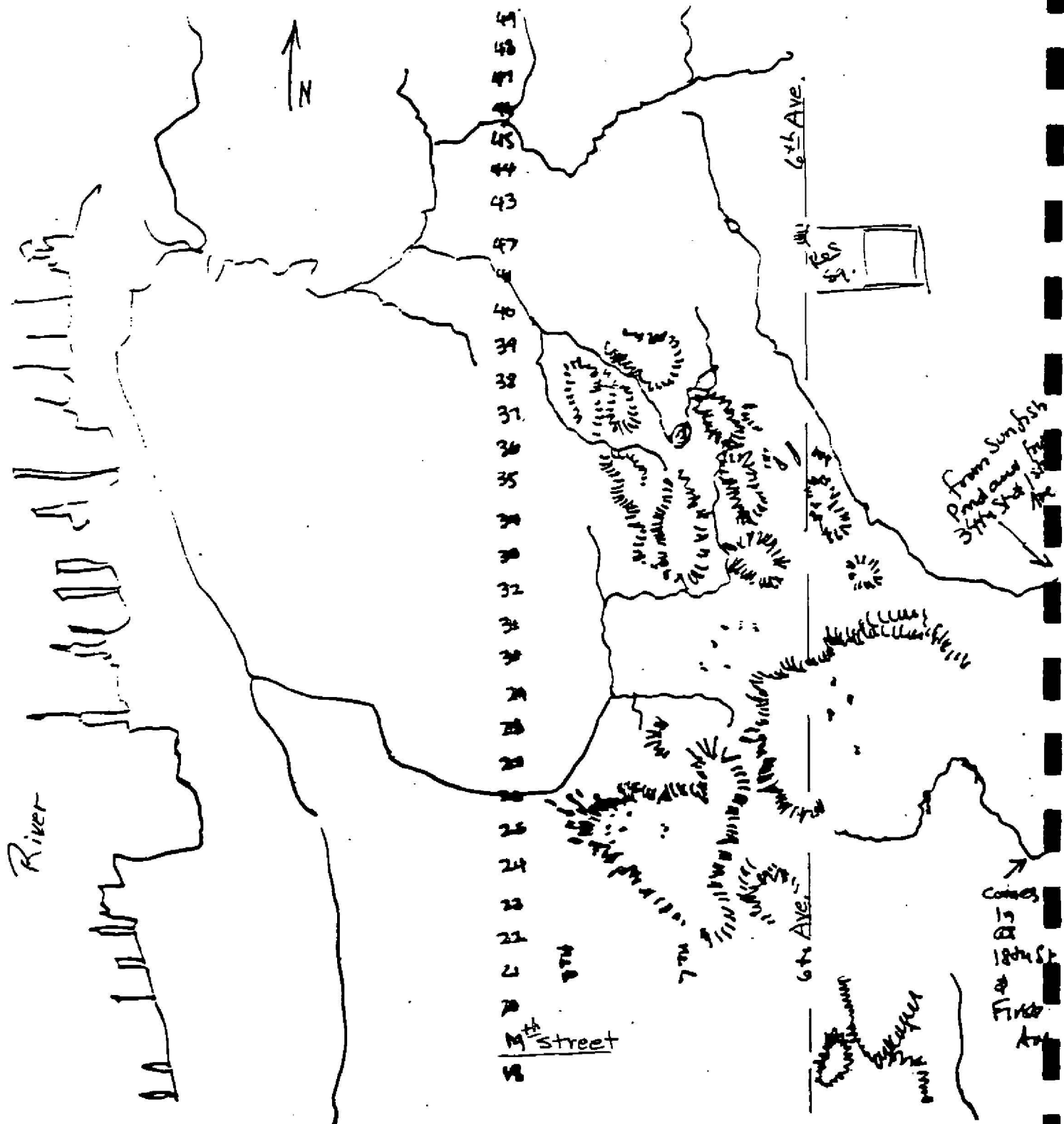
ATTACHE PROJECT SITE MAP

Provided by Parsons-Brinkerhoff Quade and Douglas, Inc.

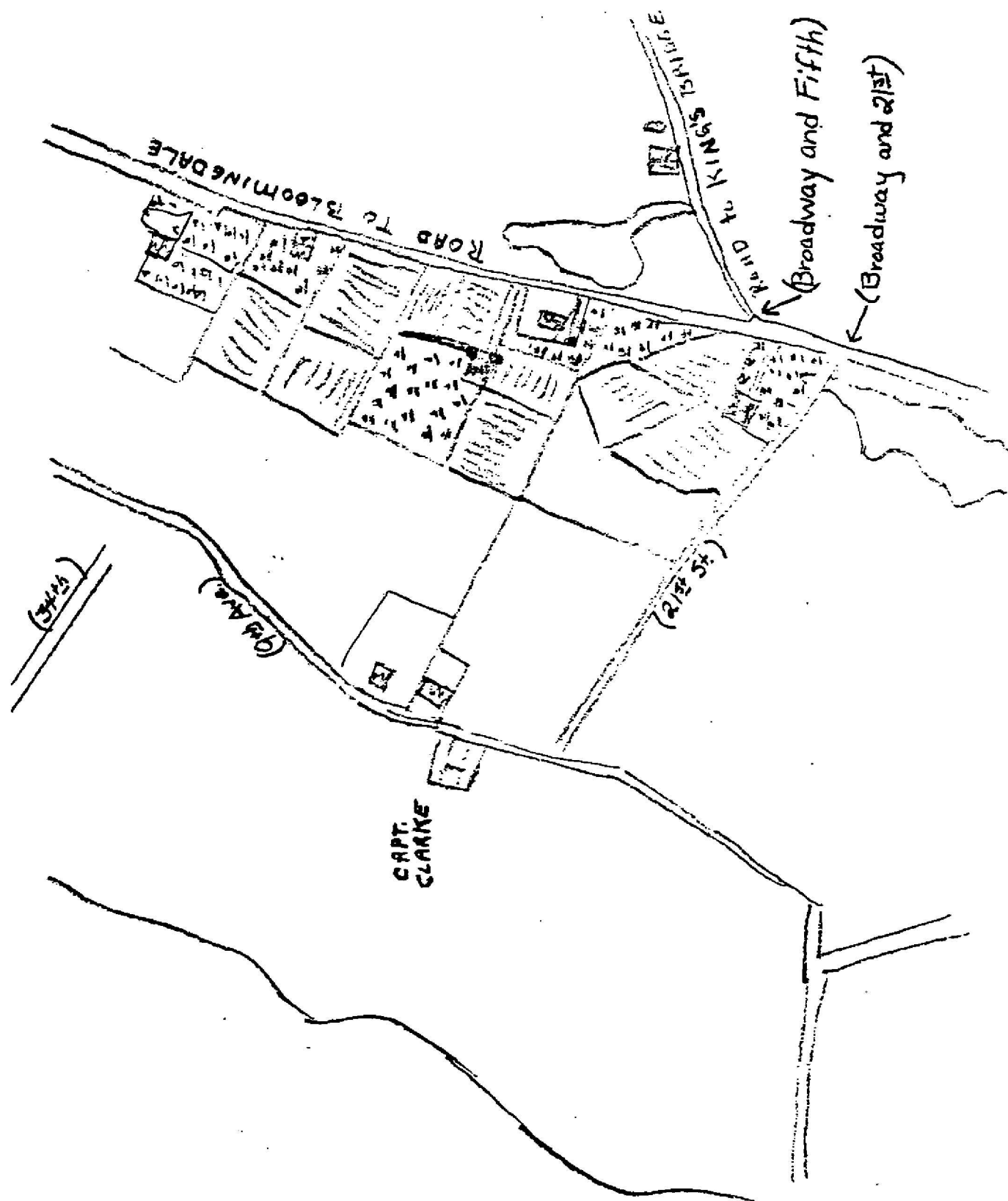
Note: proposed MI-6R zone

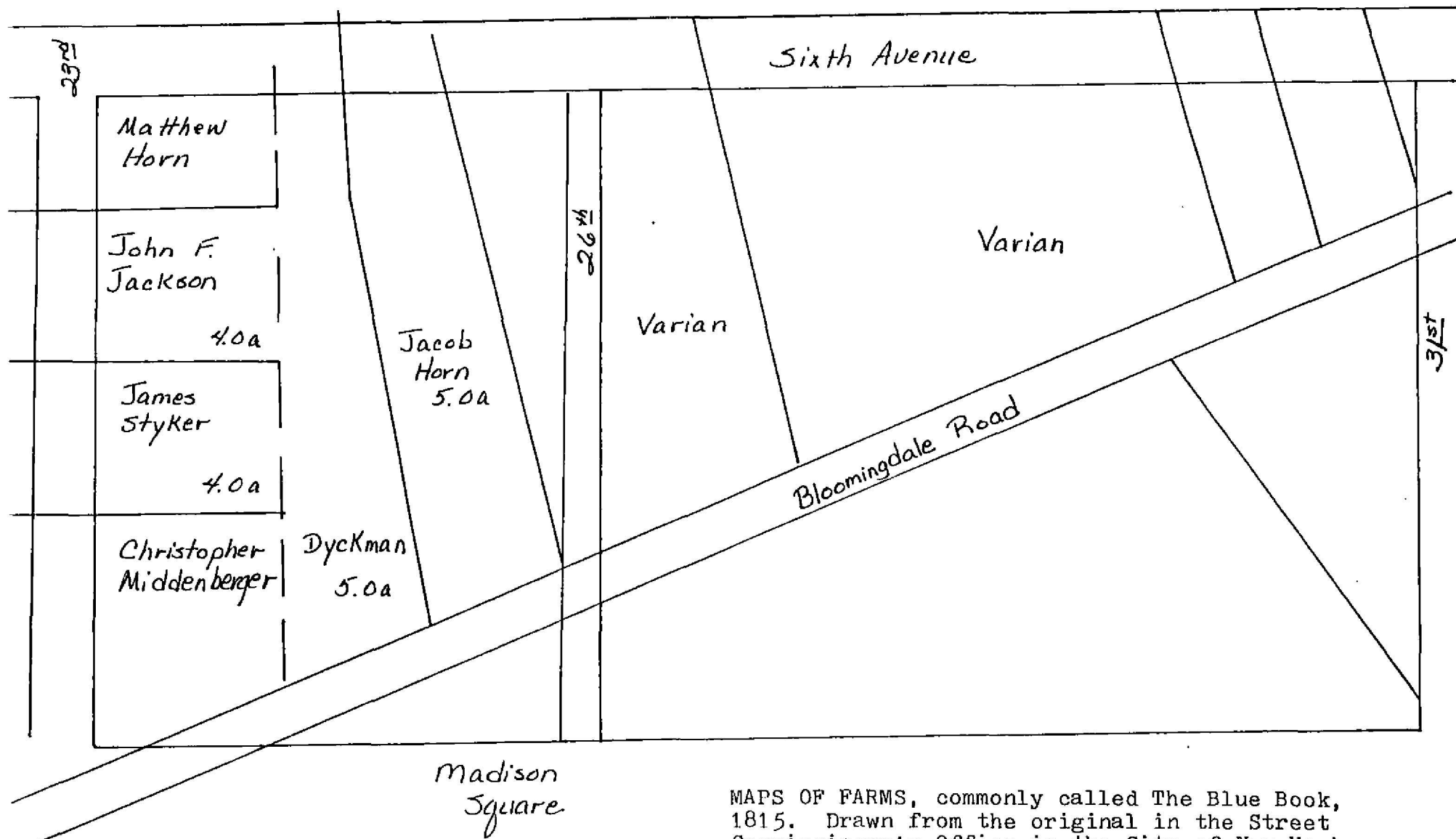


tracing of  
TOPOGRAPHICAL ATLAS OF THE CITY OF  
NEW YORK INCLUDING THE ANNEXED  
TERRITORY  
1874  
Viele scale: 1"=1000'  
NYPL Map Room



Tracing of  
PROVINCE OF NEW YORK  
B. Ratzer  
1776  
NYPL

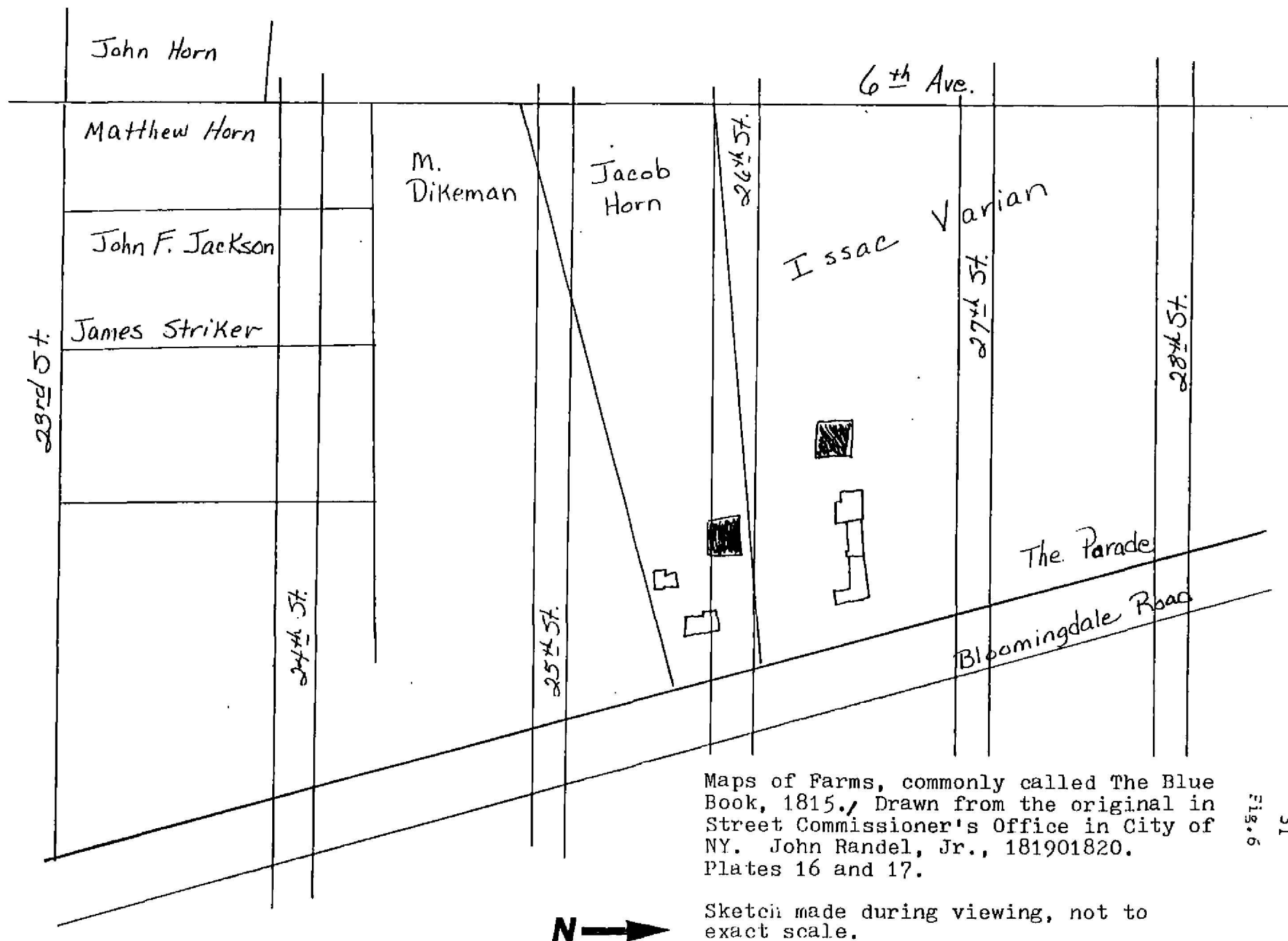




Traced at the NY Historical Society.

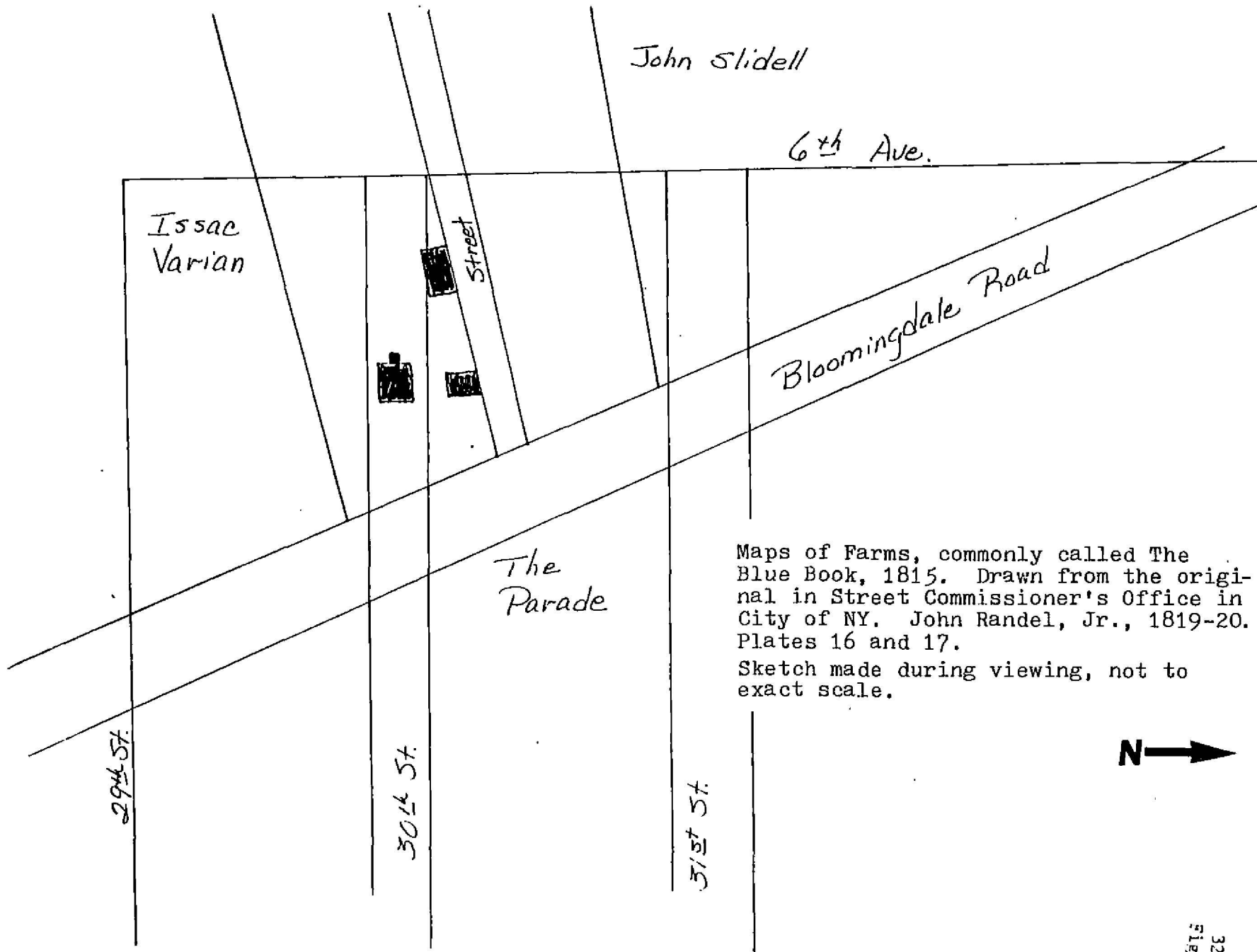
MAPS OF FARMS, commonly called The Blue Book, 1815. Drawn from the original in the Street Commissioner's Office in the City of New York. John Randel, Junior, 1819-1820. Re-drawn by Otto Sackersdorff, City Surveyor. 1868

N →



Maps of Farms, commonly called The Blue Book, 1815./ Drawn from the original in Street Commissioner's Office in City of NY. John Randel, Jr., 181901820. Plates 16 and 17.

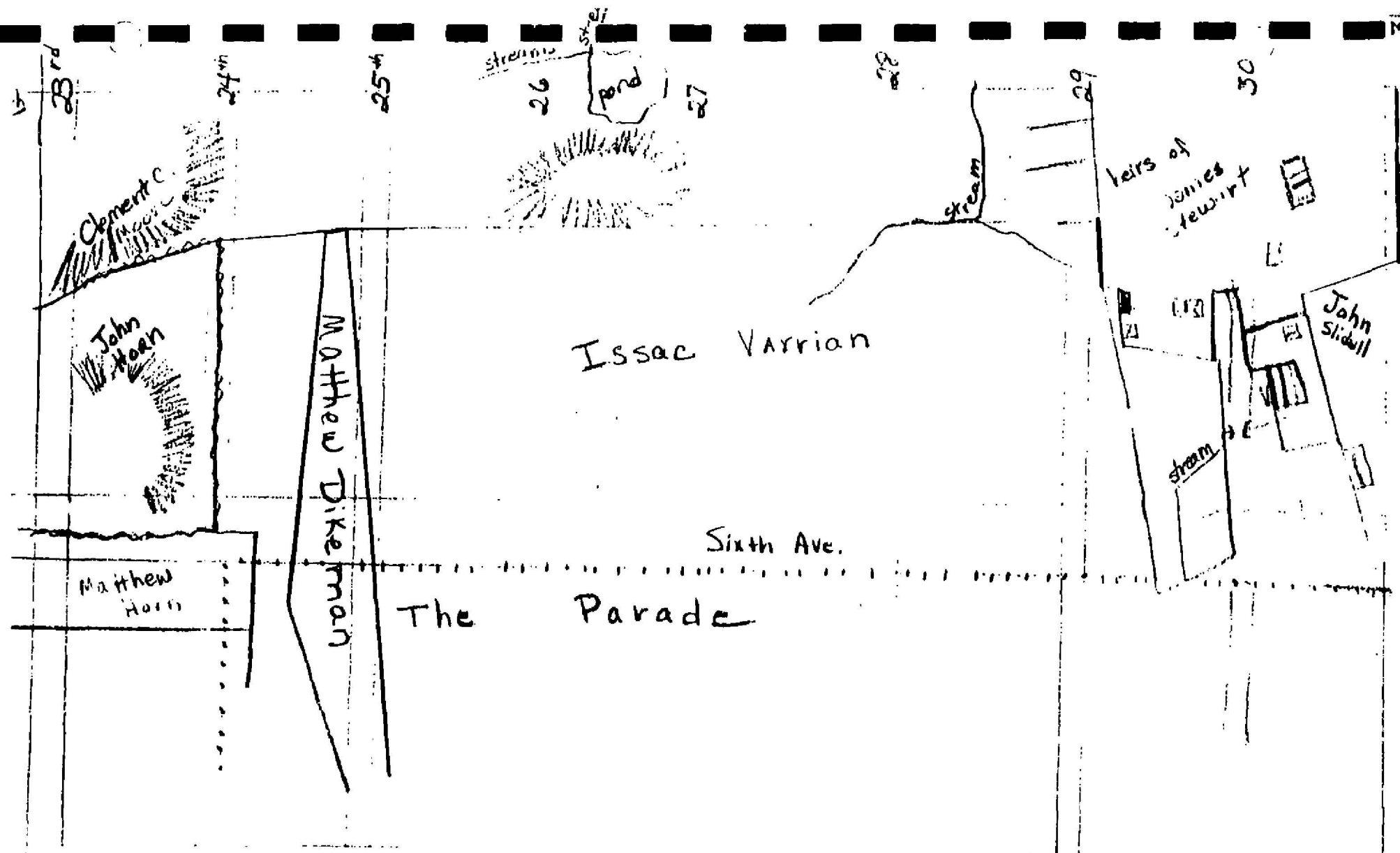
Sketch made during viewing, not to exact scale.



Maps of Farms, commonly called The Blue Book, 1815. Drawn from the original in Street Commissioner's Office in City of NY. John Randel, Jr., 1819-20. Plates 16 and 17.

Sketch made during viewing, not to exact scale.





MAPS OF FARMS, commonly called The Blue Book, 1815. Drawn from the original in the Street Commissioner's Office in the City of New York. John Randel, Junior, 1819-1820.

Plates 16 and 17.

Sketch made during viewing.

Not to exact scale.

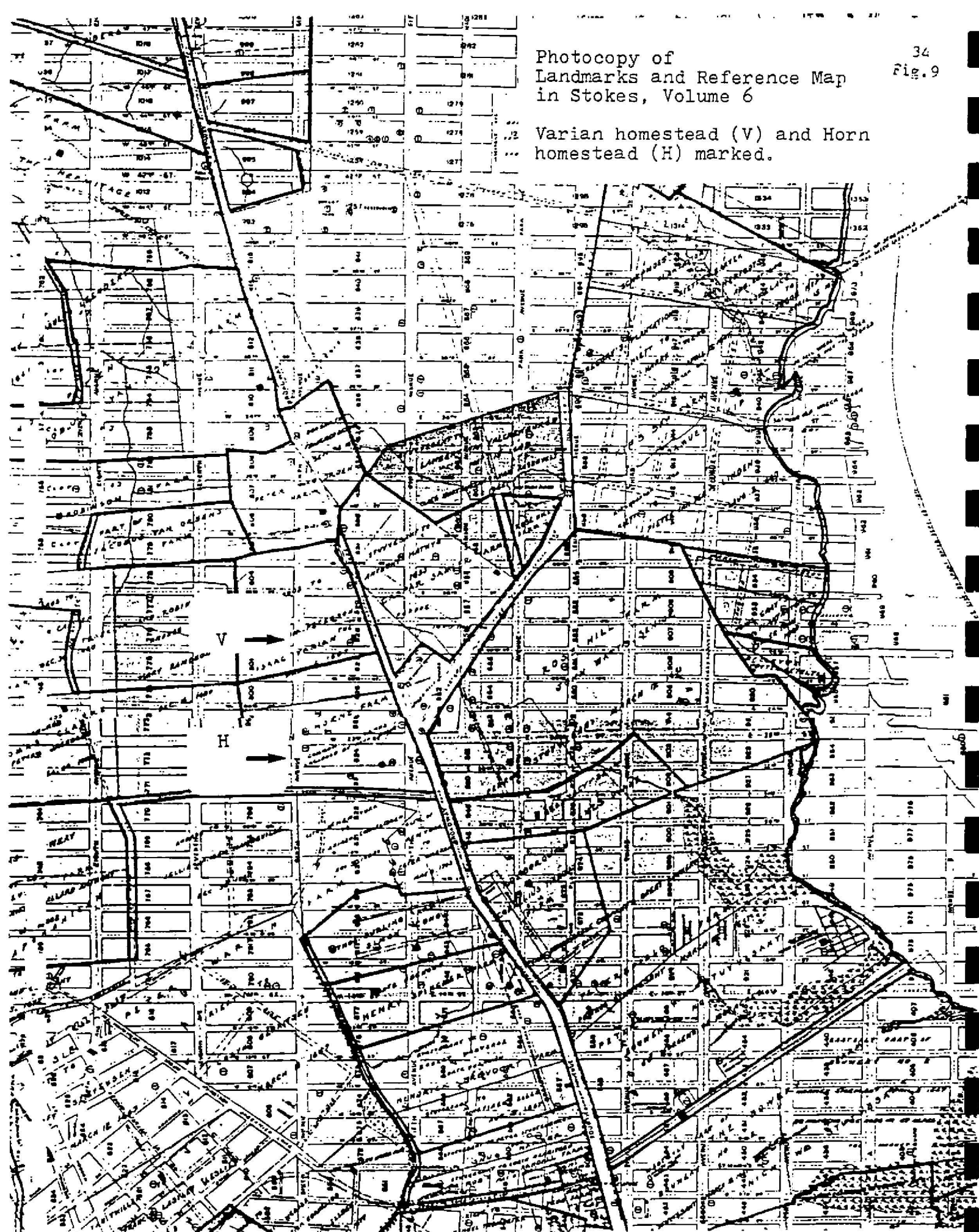




Photocopy of  
Landmarks and Reference Map  
in Stokes, Volume 6

34  
Fig.9

Varian homestead (V) and Horn  
homestead (H) marked.



Tracing of "Old Varian House" on Bloomingdale Road,  
a litho by G. Hayward, 120 Water Street, NYC, NY, for  
D. T. Valentine's Manual, 1854.





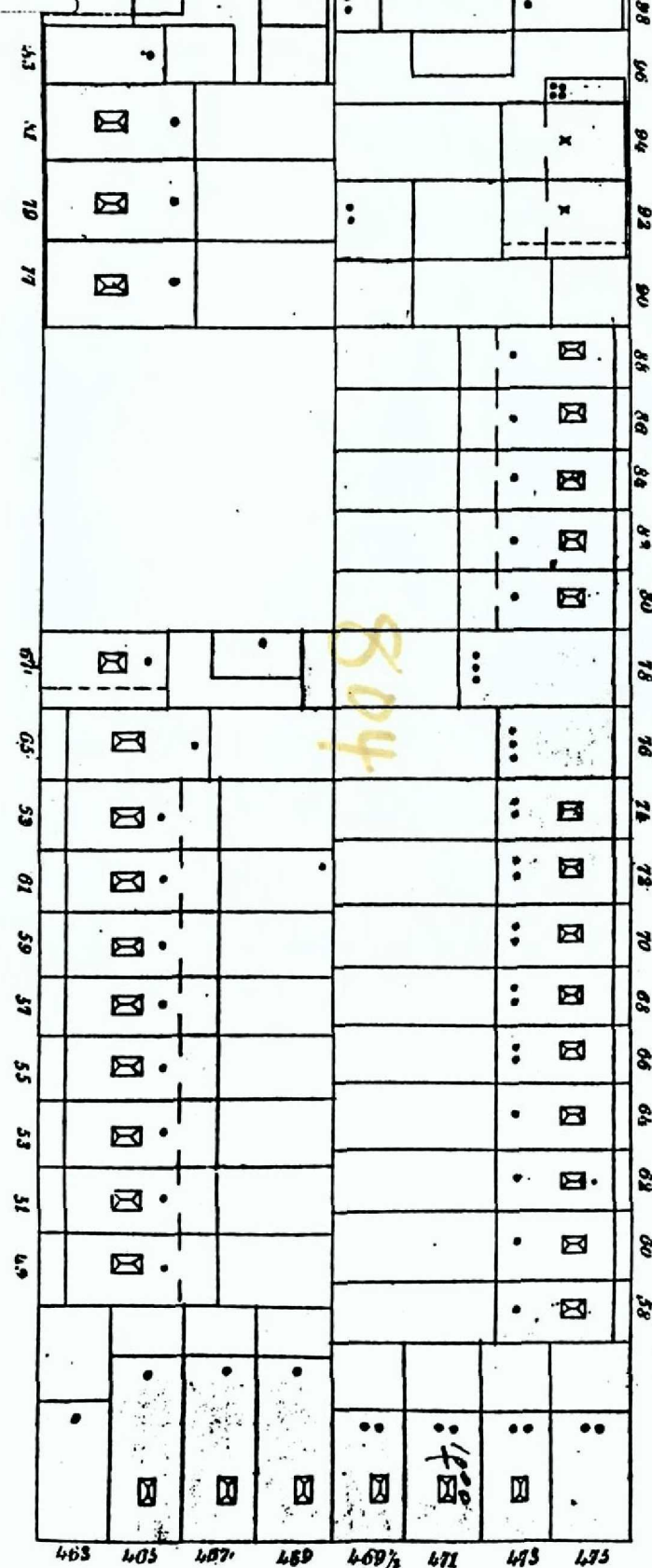


Photocopied from  
MAPS OF THE CITY OF NEW YORK  
William Perris  
1854 scale:  
portion of plate 90/west side of 6th A.

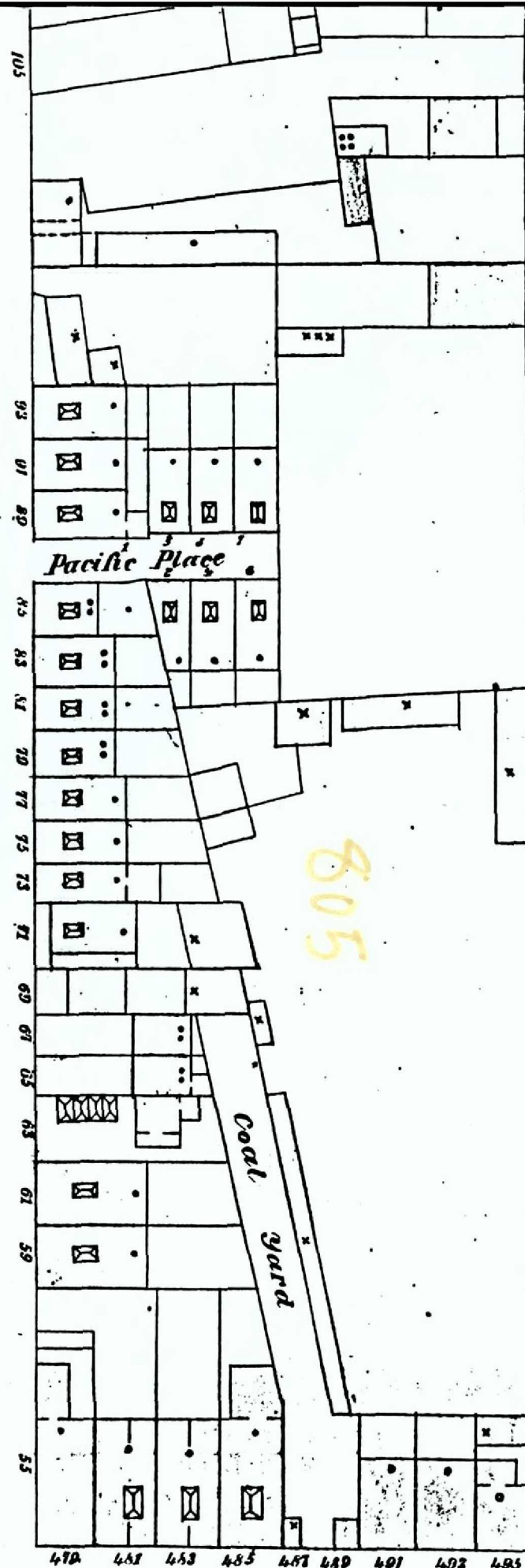
NYPL Map Room

100 feet

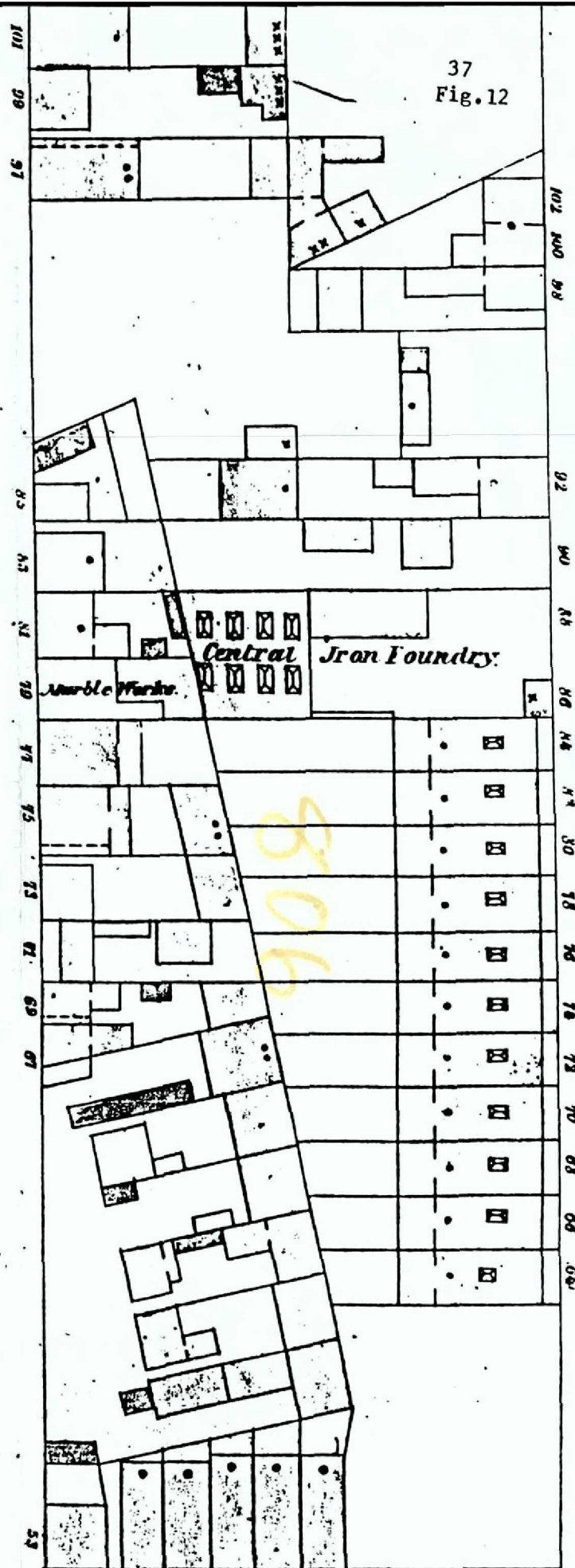
WEST 28th STREET



WEST 29th STREET



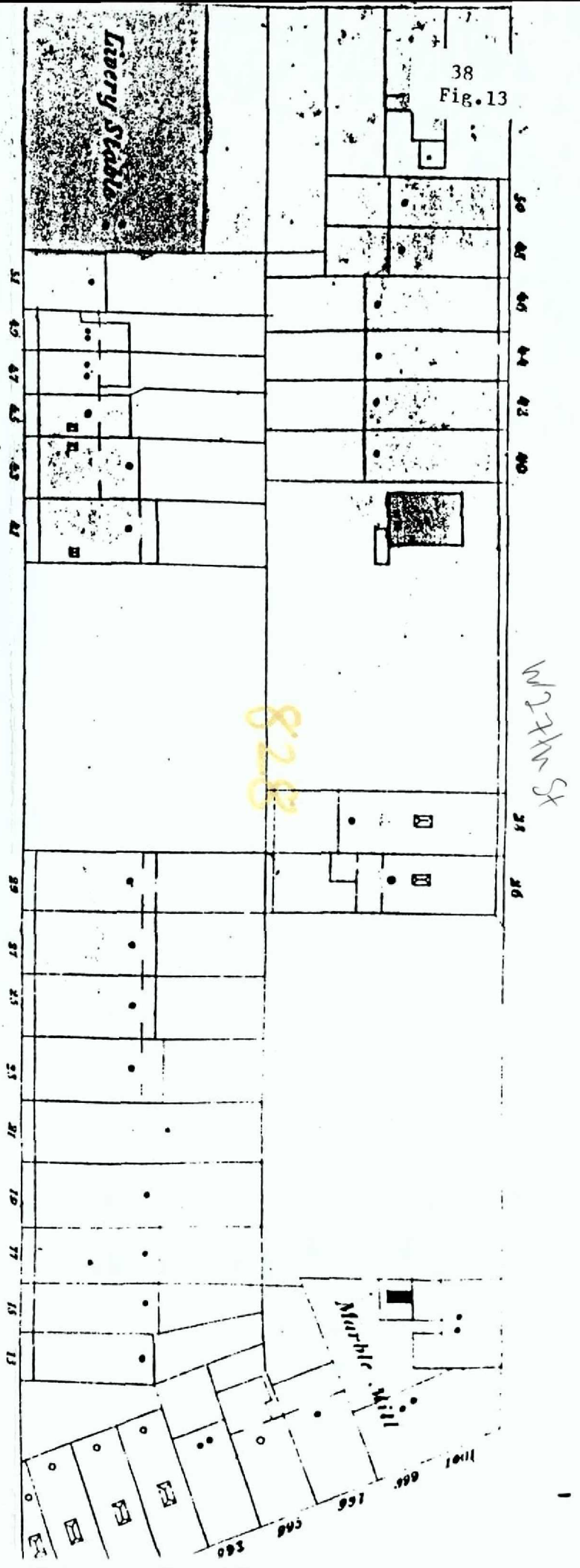
WEST 30th STREET



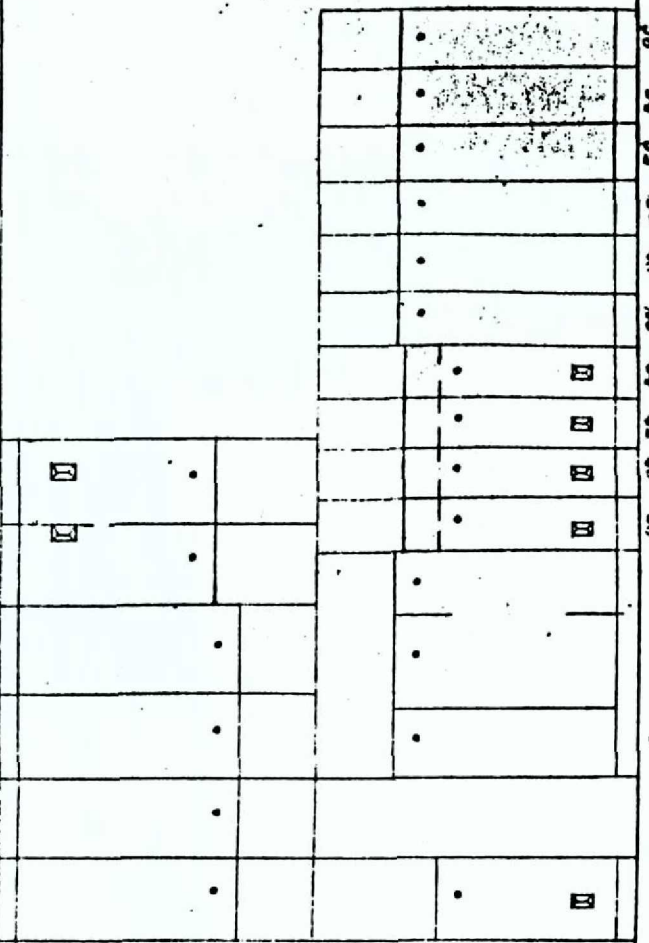
37  
Fig. 12

SIXTH AVENUE



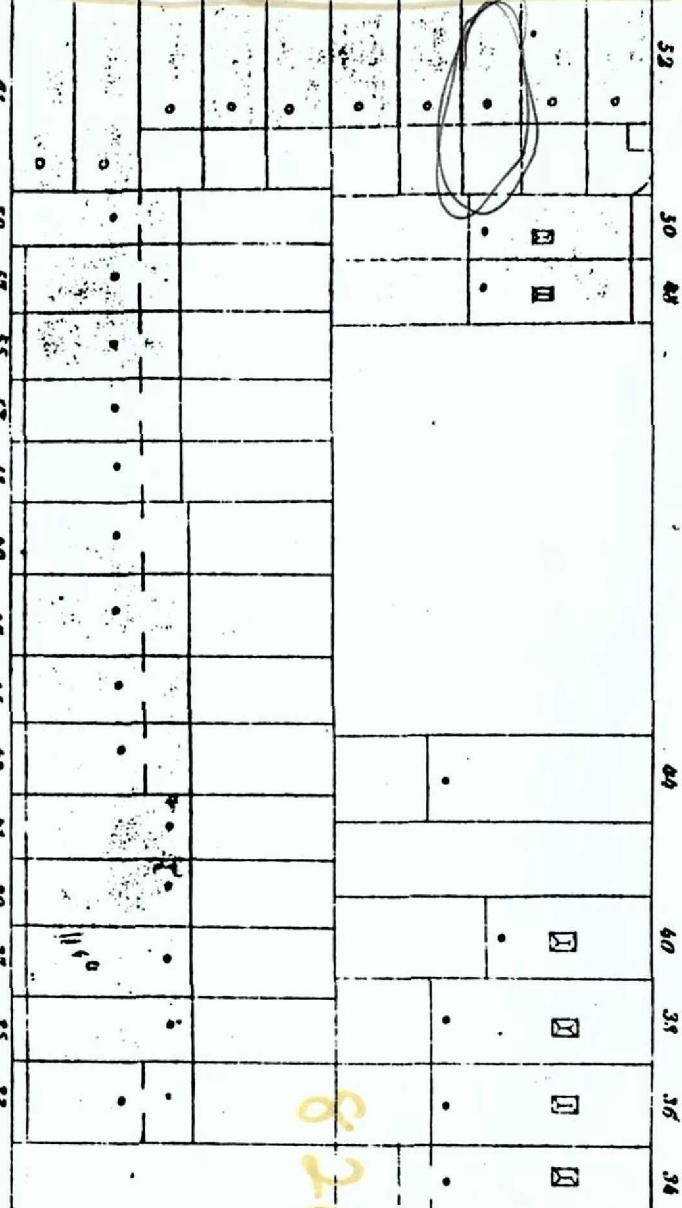


WEST 26th STREET

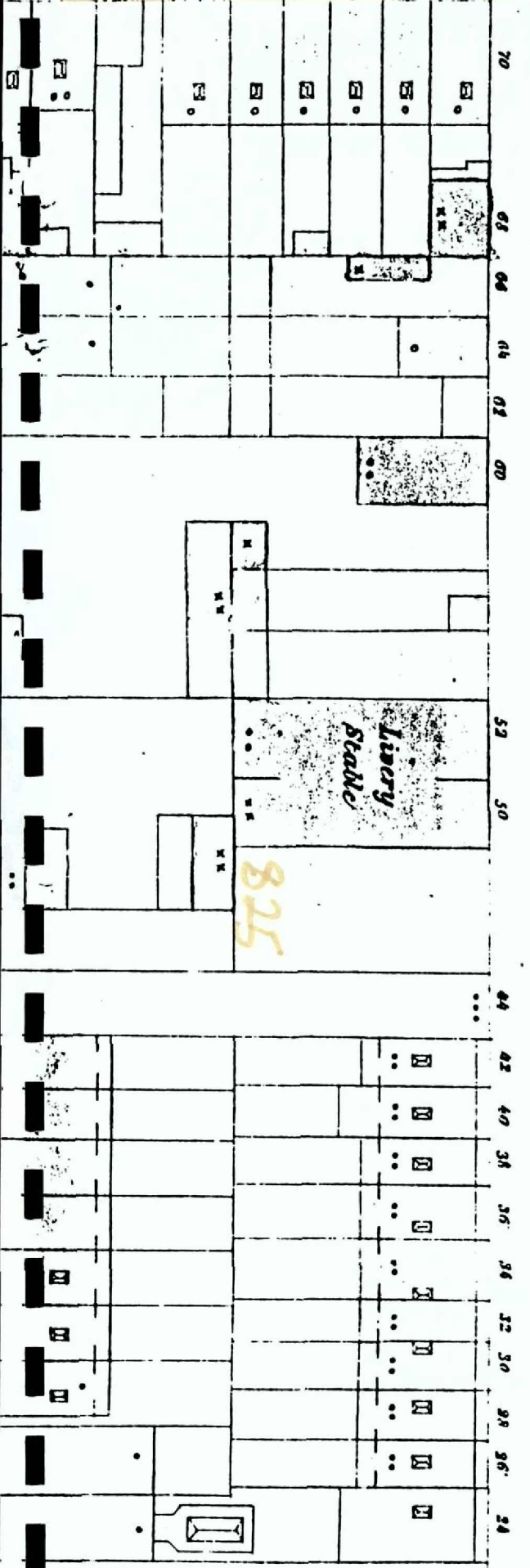


Episcopal Church

WEST 25th STREET



WEST 24th STREET



Photocopied from  
MAPS OF THE CITY OF NEW YORK  
William Perris 1854 scale: 100 feet  
Ward 18/east side of 6th Ave.  
NYPL Map Room



100 feet

portion of plate 87/west side of 6th A.  
- NYPL Map Room

**WEST 24th STREET**

**German  
Lutheran  
Church**

*Dutch Reformed  
Church!*

**WEST 25th STREET**

**WEST 26th STREET**

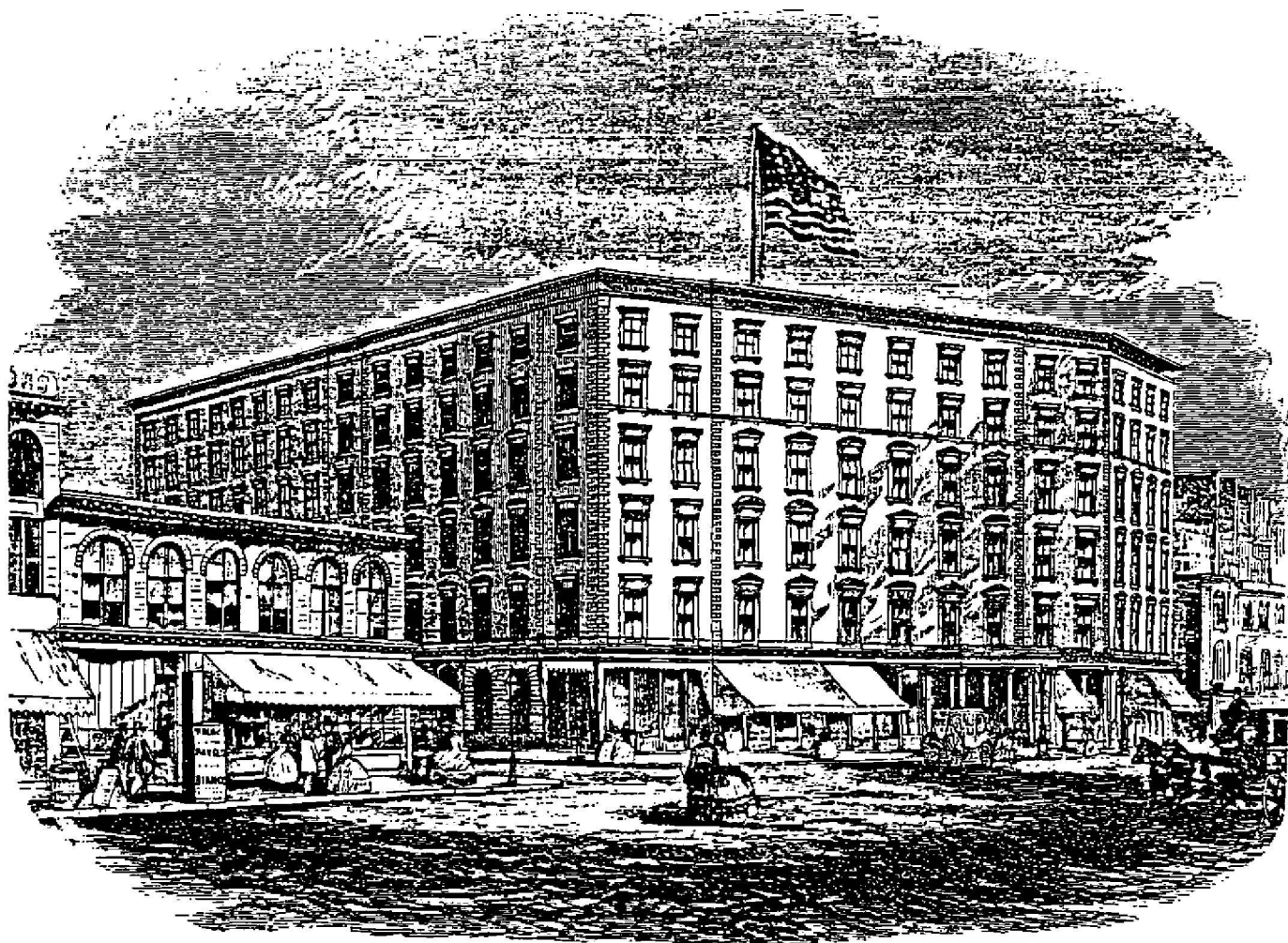
## SIXTH AVENUE

# SIXTH AVENUE





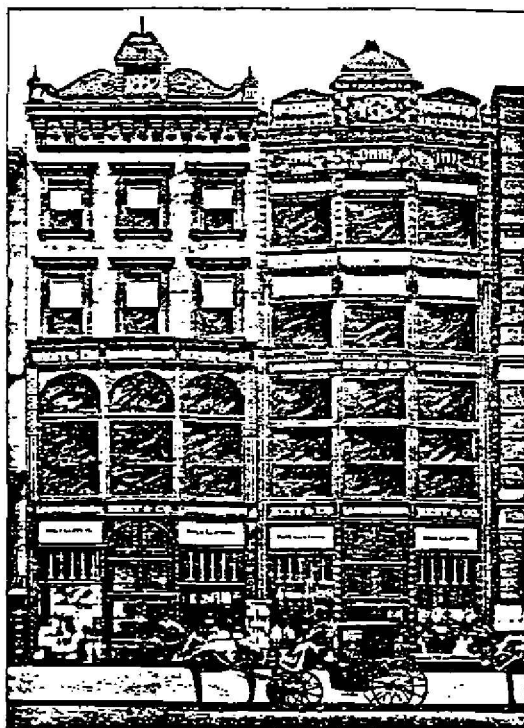
Photocopied from Grafton (1980), p. 74



Fifth Avenue Hotel

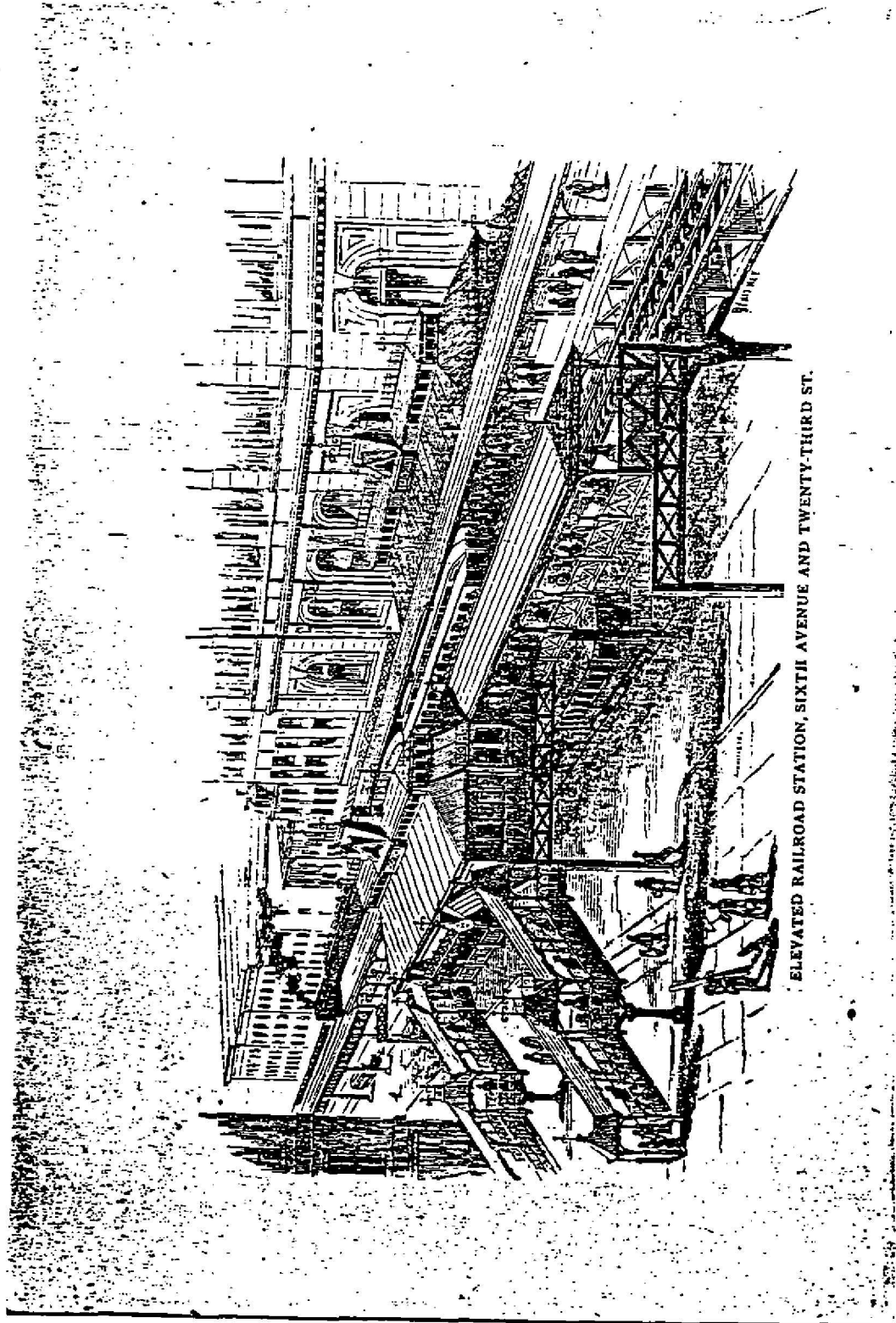


Photocopied from King's Handbook of New York,  
Vol. 2, p. 856.



"Best and Co.'s Liliputian Bazaar is one of the unique business establishments of New York. It occupies the large building at 60 to 62 West 23rd Street, and extending through the block, and numbered 49 to 51 West 22nd Street."

Photocopied from McCabe (1882), p. 178

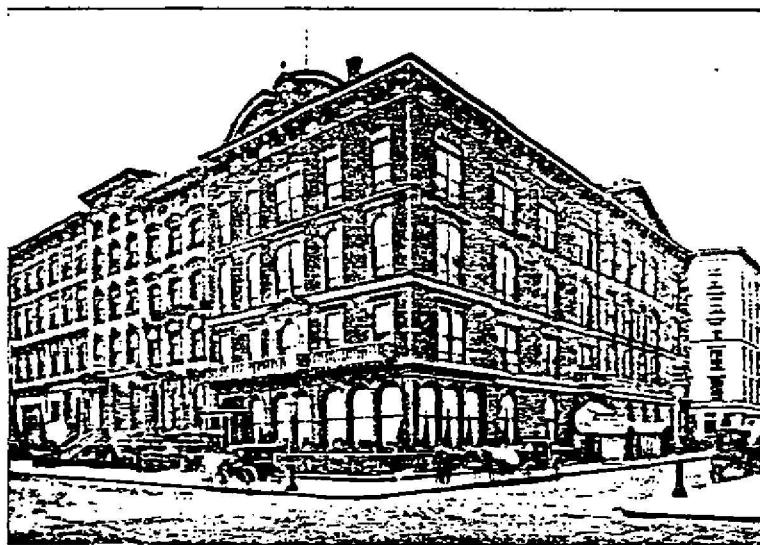


Photocopied from Grafton (1980), p. 138



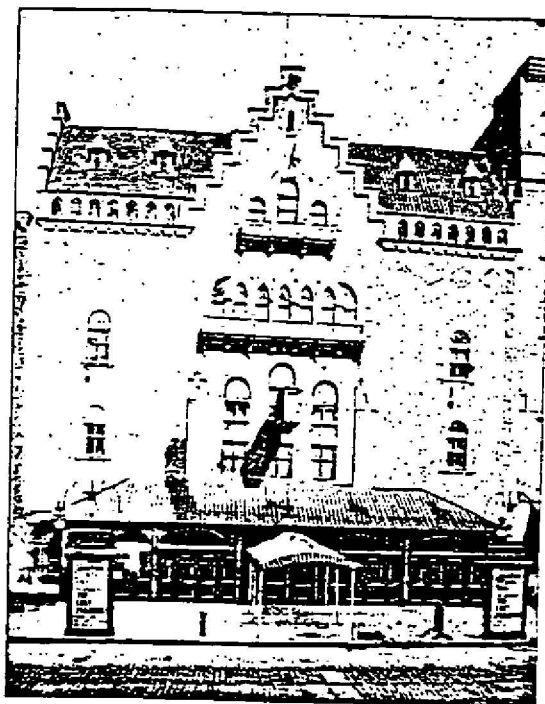
Booth's Theatre (c. 1869), southeast corner of Sixth Avenue and 23rd Street.

Photocopied from King's Handbook of New York,  
Vol. 1, p. 238.



Delmonico's: Fifth Avenue, Broadway and 26th Street

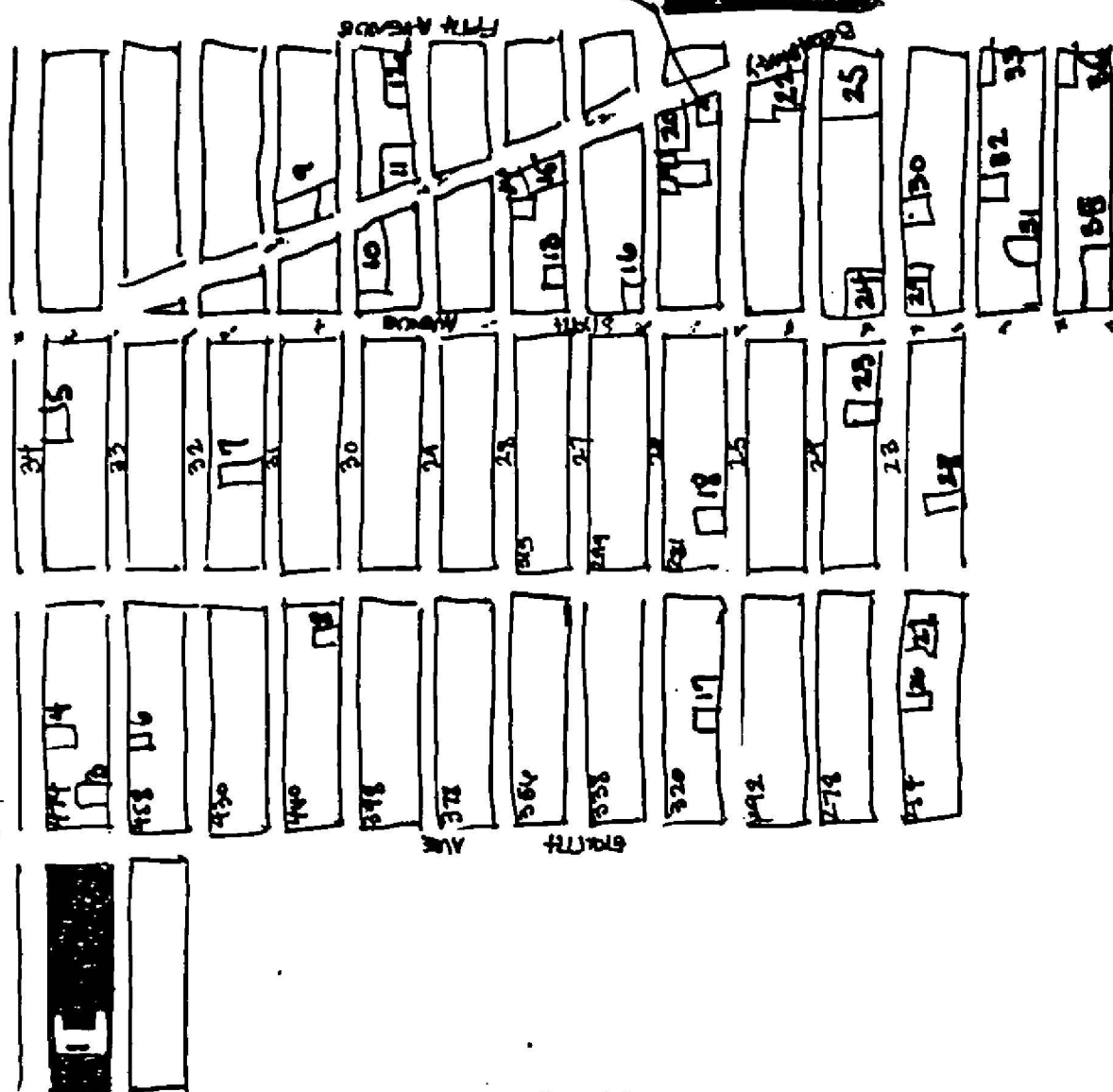
Photocopied from King's Handbook of New York, Vol. 2,  
p. 599.



"Proctor's Theatre, at 141 West 23rd Street, is a picturesque structure, unique in that it is an example of the peculiarly sombre but pleasing Flemish style of architecture. It has a frontage of 75 feet, and a depth of  $137\frac{1}{2}$  feet, with an extension 25 feet wide, which runs to 24th Street.

tracing of  
 MAP OF NEW YORK CITY, SOUTH OF 46th ST.,  
 SHOWING NEW ARRANGEMENT OF DOCKS, PIERS,  
 WATERFRONTAGE...  
 1877 (see following key)  
 Dripps  
 scale: 1"=600'  
 NYPL Map Room

47  
 Fig.22



HALL

CLARKING HILL

10th AVE.

LONDON TURNPIKE

21

23

24

25

Dripps (1877)

## BUILT ENVIRONMENT KEY

1. Inst. for the Blind
2. Pr. Ch.
3. B. Ch.
4. N.F. or ME Ch (?)
5. Pres Ch.
6. M. Ch. (?)
7. R.C. Ch.
8. R.C. Ch.
9. Grand Hotel (East Side Broadway between 31st & 30th)
10. Woods Museum (SW corner 30th & Broadway)
11. Gilsey House (?) (5½ East Side Bway SE Corner 29th)
12. Ref. Ch.
13. Friends Ch (sic)
14. B Ch.
15. Coleman House (Wside Bway SW Corner 27th)
- \*16. Racquet Club (NE 6th & 26th)
17. R.C. Ch.
18. Pr. Ch.
19. Eps. Ch.
20. St. James Hotel (Wside Bway SW corner 26th St)
21. NY Cly (?)
22. Hoffman Hotel/Albemarle Hotel (face Mad. Sq.)  
(Wside Bway between 25th & 24th)
23. Brk Ants (?)
- \*24. Masonic Temple (NE corner 6th and 23rd St.)
25. 5th Avenue Hotel (faces Madison Square)
26. Pr. Ch.
27. Prs. Ch.
28. Pr. Ch.
- \*29. Booth's Theatre (SE corner 6th and 23rd)
30. Bap. Ch.
31. Pr. Ch.
32. Eps. Ch.
33. Goupil
34. Pt. Eps. Theo. Sem.
35. Eps. Ch.
36. Ref. Ch.

## TRANSPORTATION KEY to Railroad Routes

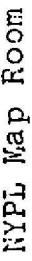
- \* 6th Ave. Line, from P.O. also Canal St. and  
B'way to Central Park
- . . . . . N.Y. Elevated Railroad
- \* x x x x x Gilbert Elevated Railway (6th Ave.)  
yellow

Photocopied from Kouwenhoven (1953), p. 468

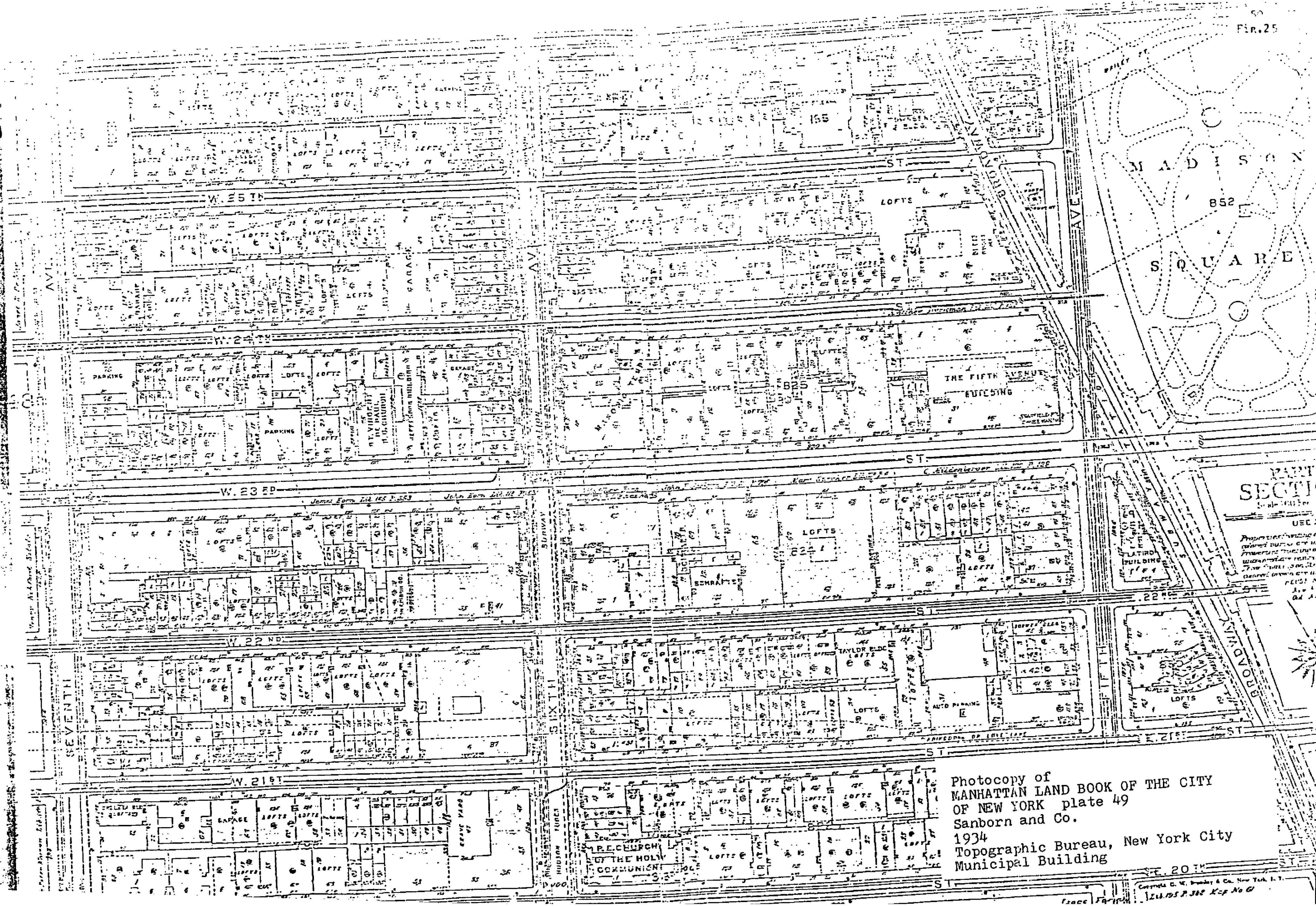


"The Haymarket," painted in 1907, affectionately memorializes the famous cafe-dance-hall on the southeast corner of Sixth Avenue and Thirtieth Street.









PART  
SECTION

Scale 1:62,500  
U.S.C.  
Properties shown are  
as of 1934 and are  
subject to change  
without notice.  
The City of New York  
does not warrant the  
accuracy of the map.

Photocopy of  
MANHATTAN LAND BOOK OF THE CITY  
OF NEW YORK plate 49  
Sanborn and Co.  
1934  
Topographic Bureau, New York City  
Municipal Building



Photocopy of  
MANHATTAN LAND BOOK OF THE CITY  
OF NEW YORK plate 55  
Sanborn and Co.  
1934  
Topographic Bureau, New York City  
Municipal Building

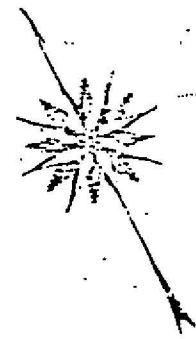
51  
Fig. 26

**BUILDING ZONE RESTRICTIONS  
HEIGHT ZONES**  
All properties on this plate are in  
zone 2 and the height of buildings is  
restricted to two times the width of  
the street or streets which they front.

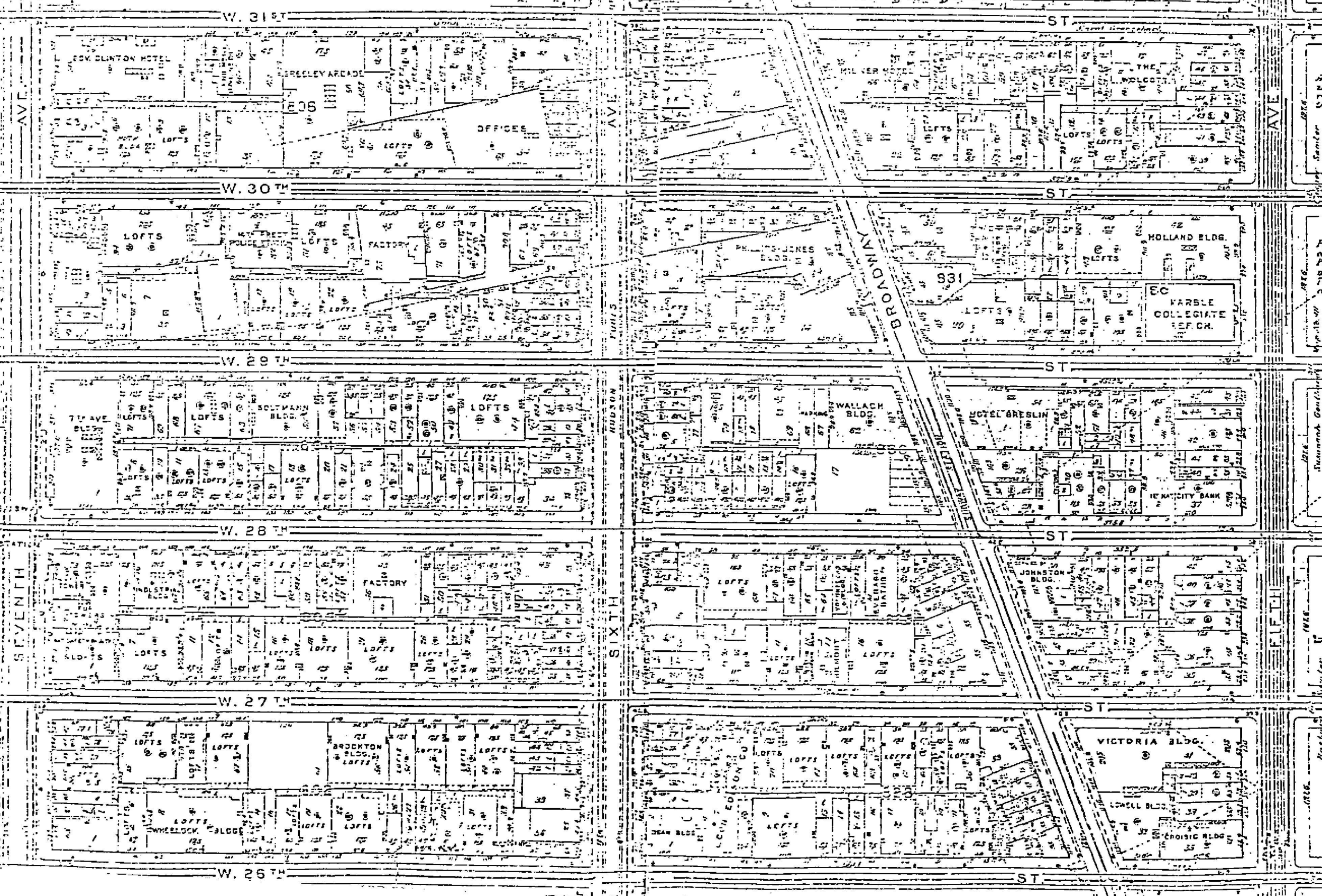
**BUILDING ZONE RESTRICTIONS  
USE ZONES**  
Properties fronting on streets or avenues  
colored purple are used as in single tenements.  
Properties fronting on streets or avenues  
colored red are restricted to dwelling use.  
Those fronting on streets or avenues  
colored brown are unrestricted.

HOUSE NUMBERS FOR 6TH AVE.  
New Numbers are in red ink  
Old Numbers are in blue ink

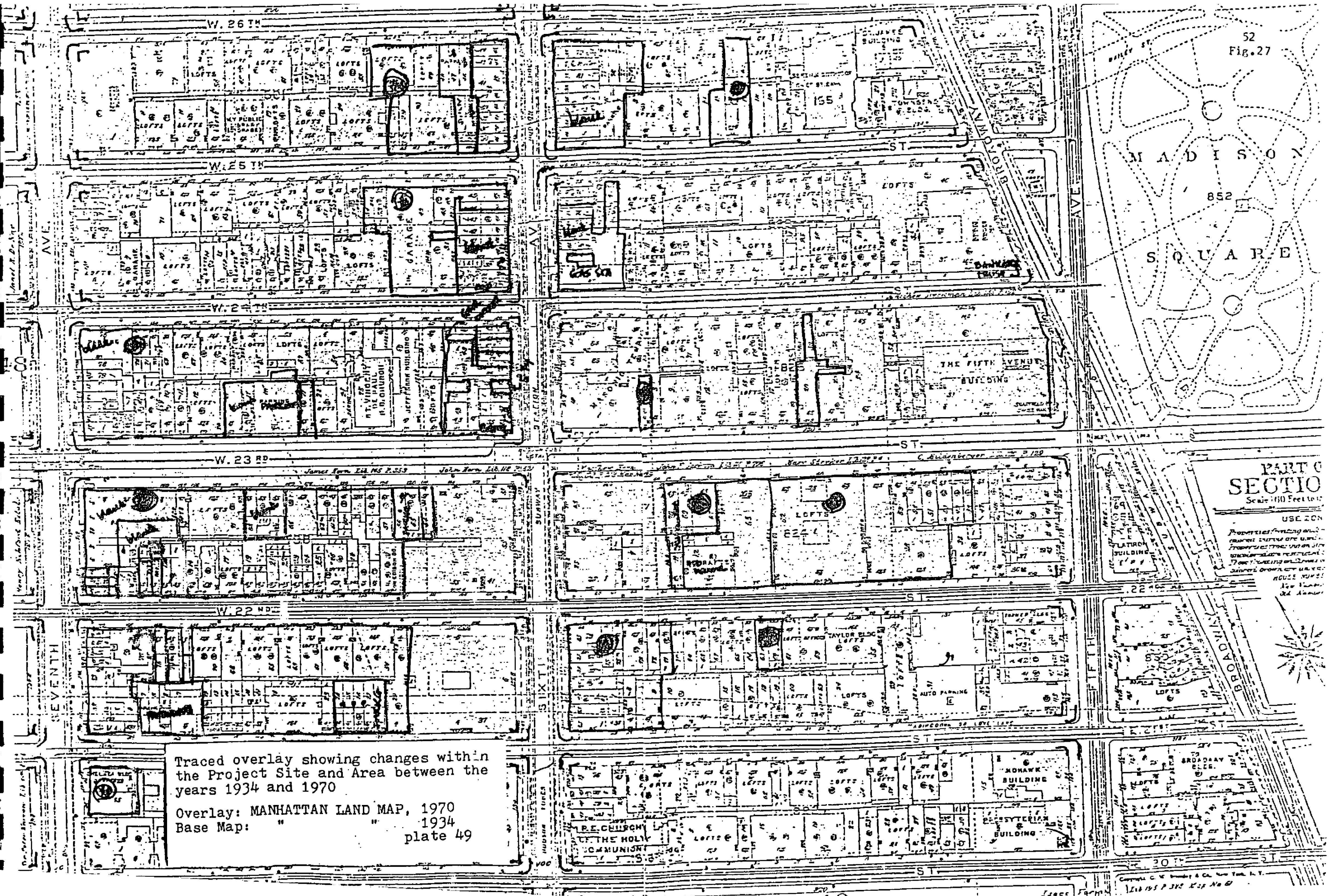
56



PART OF  
**SECTION 3**  
Scale 160 Feet to the Inch







MADISON  
852  
SQUARE

PART C  
SECTION  
Scale 1/160 Feet to 1 inch

USE ZON  
Properties existing and  
current zoning are shown  
Properties shown on site  
indicate the proposed  
development. The zoning  
shown on the site is  
shown in green. The zoning  
shown on the site is  
shown in green.

Traced overlay showing changes within  
the Project Site and Area between the  
years 1934 and 1970

Overlay: MANHATTAN LAND MAP, 1970  
Base Map: " " 1934  
plate 49



Overlay: MANHATTAN LAND MAP, 1970  
Base Map: " " 1934,  
plate 55

53  
Fig. 28

**BUILDING ZONE RESTRICTIONS**  
**HEIGHT ZONE**  
All properties in this zone are in  
zone C and the height of buildings is  
restricted to 10 stories or less on  
the Street on a typical structure 150

BUILDING ZONE RESTRICTIONS  
USE ZONES

MURDER OF MARTIN LUTHER KING, JR.  
RECEIVED BY THE FBI  
APRIL 4, 1968

56

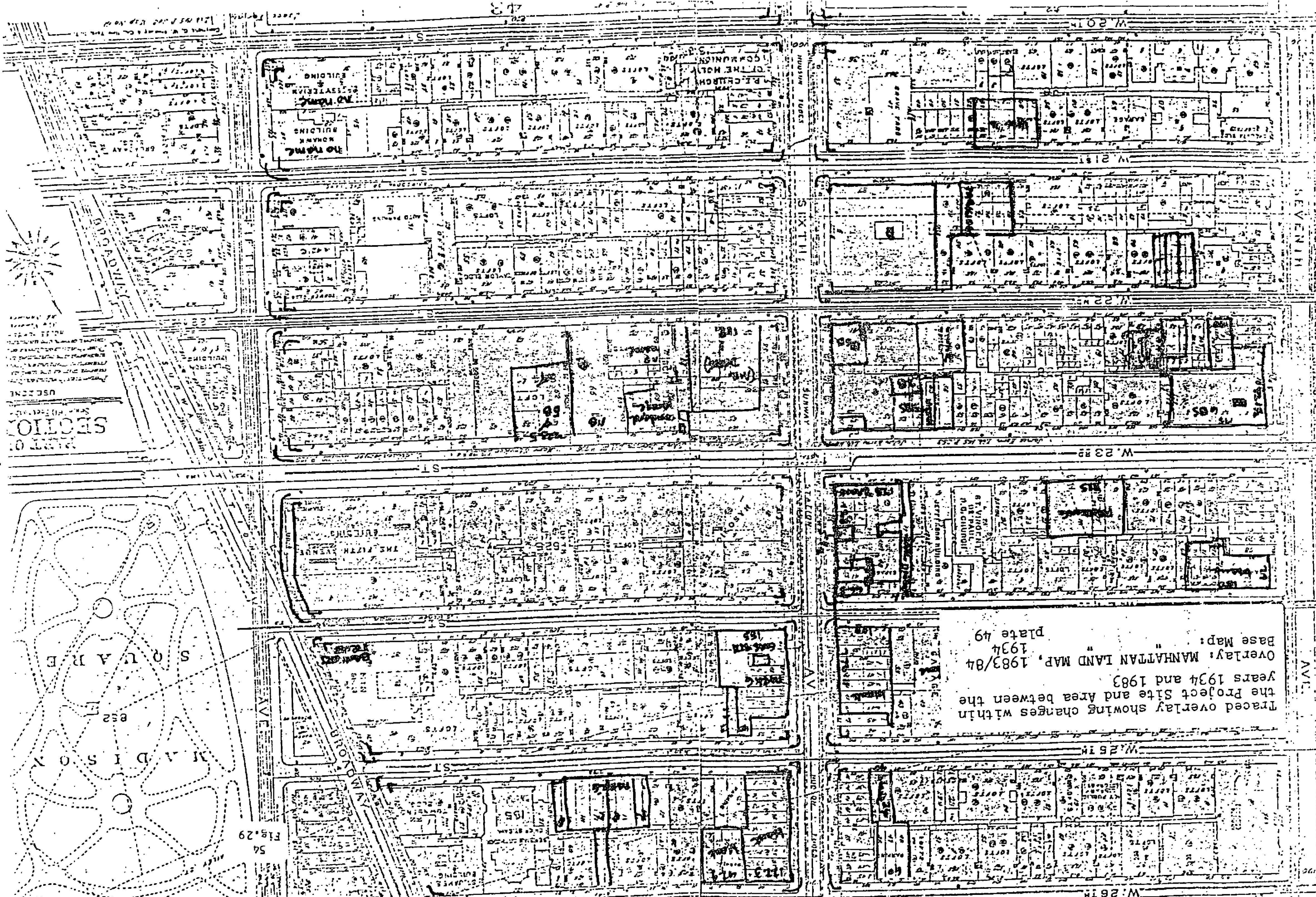
PART OF  
SECTION 3

Some will point to the fact

Copyright © W. W. Norton & Co. New York, N.Y.



Traced overlay showing changes within  
the Project Site and Area between the  
years 1934 and 1983  
Overlay: "MANHATTAN LAND MAP, 1983/84  
Base Map: 1934  
plate 49



SECTION 0  
USE ZONE

MADISON  
SQUARE





Traced overlay showing changes within  
the Project Site and Area between the  
years 1934 and 1983

Overlay Map: MANHATTAN LAND MAP, 1983

Base Map: " " 1934

plate 55

55  
Fig. 30

**BUILDING ZONE RESTRICTIONS  
HEIGHT ZONES**

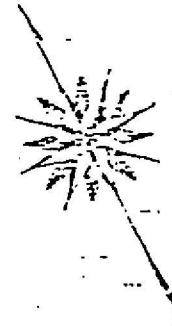
All properties on this piece are in  
zone 2 and the height of buildings is  
restricted to 100 feet on the side of  
the street or a street or a street front

**BUILDING ZONE RESTRICTIONS  
USE ZONES**

Properties fronting on streets or streets  
related to streets are used as business properties  
Properties fronting on streets or streets  
and/or are restricted to dwelling use.  
These fronting on streets or streets  
related to streets are unrestricted.

HOUSE NUMBERS FOR 5TH AVE.  
New numbers are shown in  
old numbers are light

56



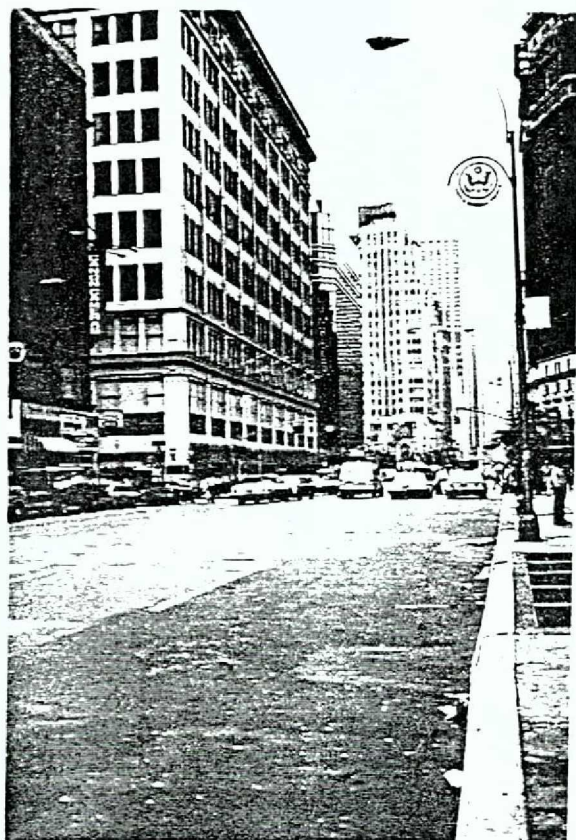
**PART OF  
SECTION 3**

Scale 160 Feet to the Inch

## PHOTOS

Sixth Ave., south to  
north from intersection  
of 31st and 6th

note Gimbels on left



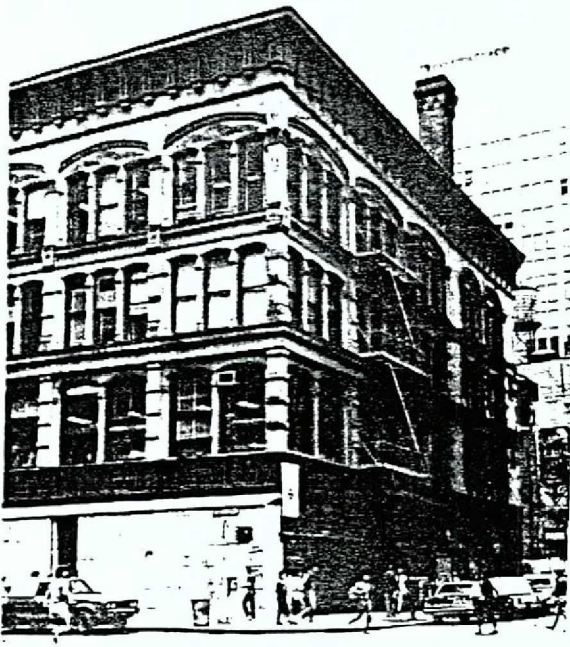




Sixth Ave. - west side

southwest corner of  
intersection of 31st  
and 6th

note rehabilitation  
work



same view as above

northeast to southwest



Sixth Ave. - west side

between 30th & 31st  
from intersection of  
30th and 6th

Manufacturers Hanover  
Trust in 5 story  
building on southwest  
corner of block



same view as above

northern half of  
block







Sixth Ave. - west side

between 28th & 29th  
from north side of  
intersection of 28th &  
6th

northern half of block



Sixth Ave. - west side

between 29th & 30th  
from intersection of  
29th and 6th

One construction unit  
facing entire block -  
metal facade/blue.  
Retail center for small  
shops and three level  
parking garage: keys,  
bonsai plants, liquor  
shop, and deli.

According to informant (Ellis) working in  
this garage, building (c. 1960) replaced  
a parking lot. Basement under each store.

PHOTOS



Sixth Ave. - west  
side

between 26th & 27th,  
from intersection of  
26th and 6th

Street numbers:  
775 - 793

Donut Palace on corner  
of 27th in 5 story  
brick building.

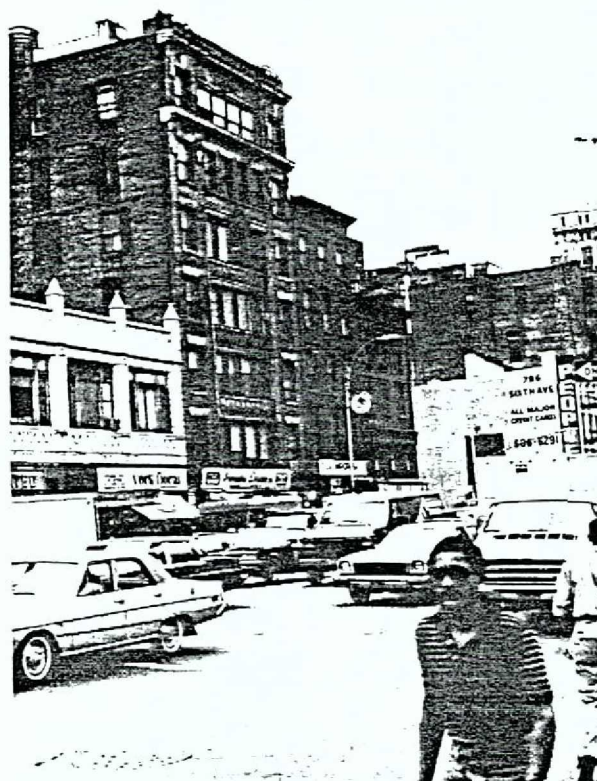


Sixth Ave. - west  
side

between 26th and 27th  
from south of inter-  
section of 26th and  
6th

Note residences in  
upper portion of large  
corner building.



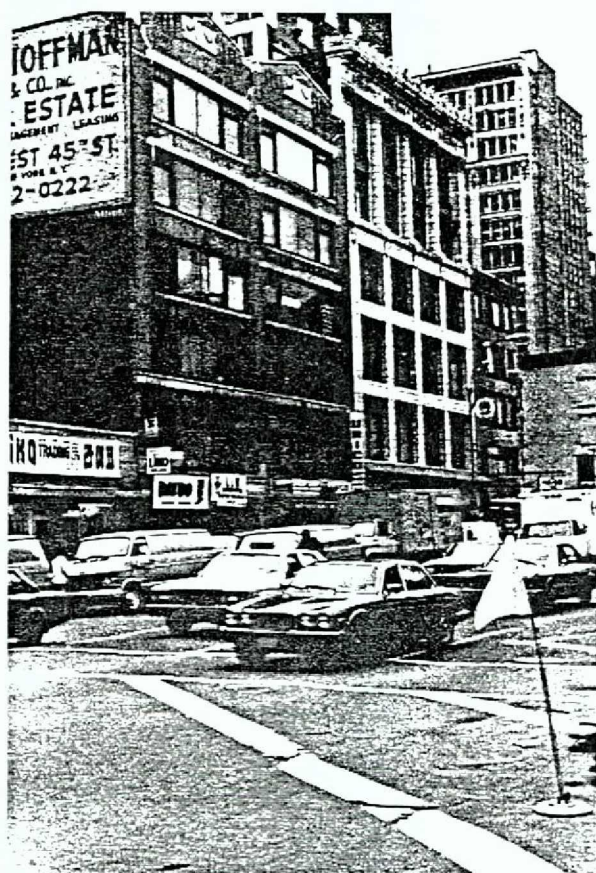


Sixth Ave. - east  
side

between 28th and 27th  
from northwest corner  
of intersection of  
28th and 6th/south half

note small shops on  
the block: florist  
shops and restaurants

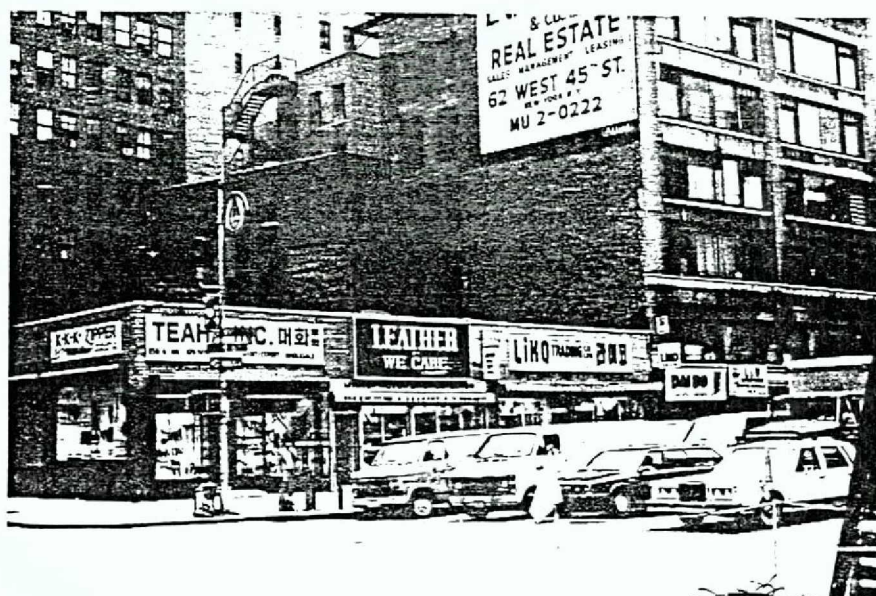
on corner of 28th and  
6th, building has  
evidently retained a  
one-story shed awning,  
such awnings were  
very common during  
earlier era of whole-  
sale marketing



Sixth Ave. - east  
side

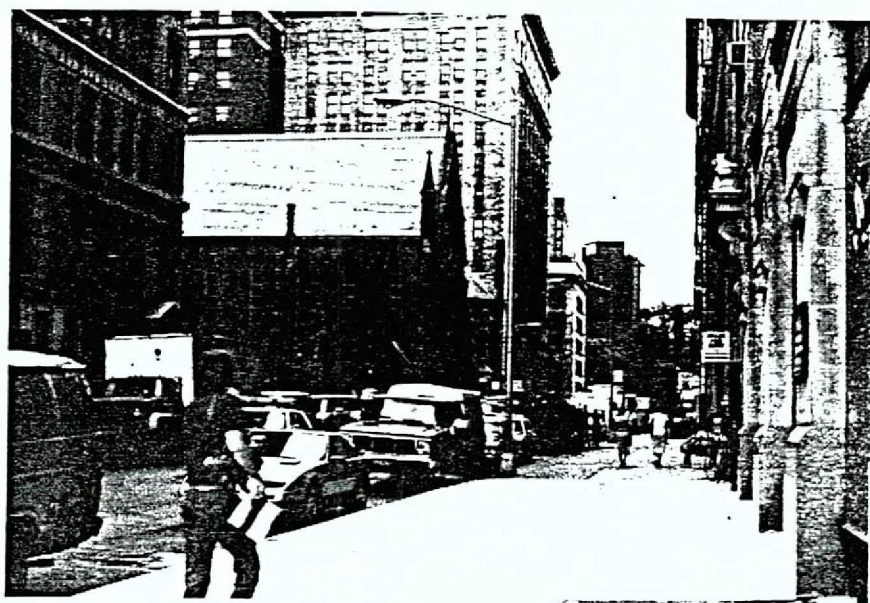
between 29th and 30th  
from northwest corner  
of intersection of  
30th and 6th

note prevalence of  
fashion accessories  
wholesalers



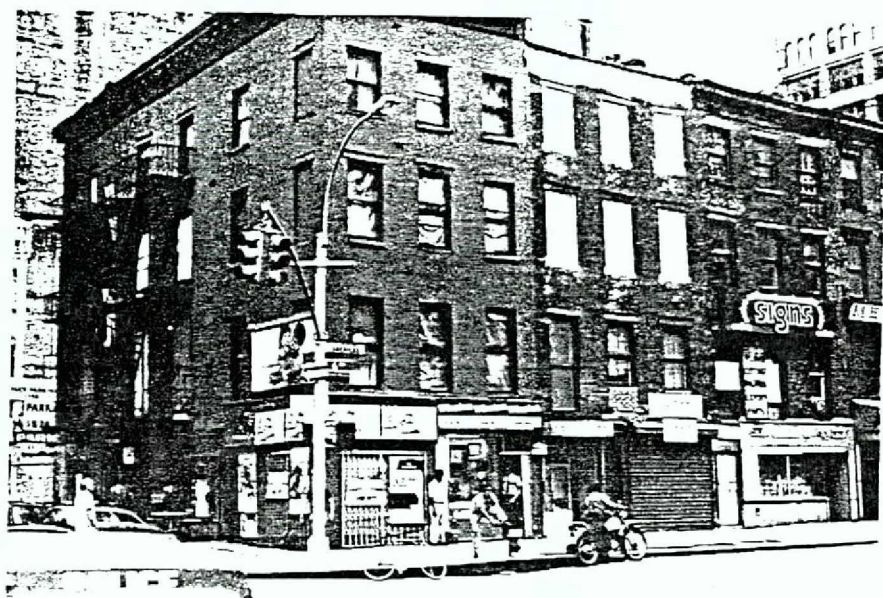
same view as above





25th Street between Sixth Avenue and Broadway,  
from west to east. Note Serbian Orthodox church  
on north side of street

PHOTOS



Sixth Ave. - west  
side

between 25th and 26th  
from southeast corner  
of intersection of  
25th and 6th

note five 4-story  
buildings in poor  
condition/partially  
vacated



same view as above

note two one-story  
buildings on northwest  
corner of block and  
the Pizza Pride site  
is listed as FOR RENT





Sixth Ave. - east side  
between 28th and 29th  
from northwest corner  
of intersection of  
29th and 6th

note small stores:  
deli, shoes, florists,  
Pamplona restaurant,  
and Taro Card reading  
room on upper story

and

note high number of  
small appliance and  
machine repair shops  
throughout project  
area

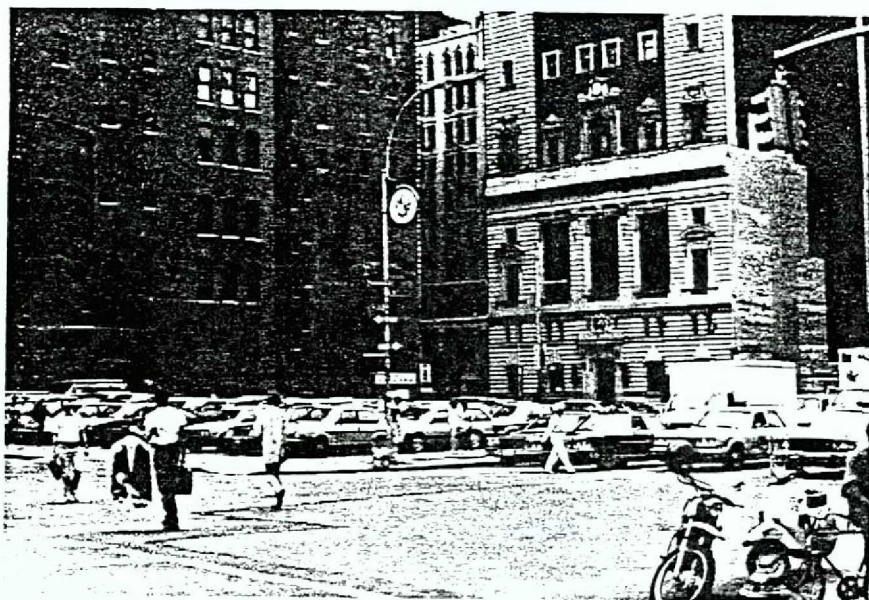


same view as above

note southeast corner  
of block containing  
Chingos & Sons, Inc. -  
selling cut evergreens  
and florist supplies  
and Bill's Flower  
Market

Informant/owner of Bill's Flower Market (#816 6th Ave.) reported that same family has owned property since business incorporation c. 1947. Site of bordello in 19th century. Current building on site ( approx. 40' x 24' ) housed a barber shop and/or restaurant in c. 1930. Tile floor in the 10 foot basement still evident.





Sixth Ave. - east  
side

between 24th and 25th  
from intersection of  
25th and 6th

parking lot covers this  
portion of project  
area/underground tanks

note Masonic Temple  
headquarters's  
building in left rear  
of photo



Sixth Ave. - east  
side

intersection of  
26th & 6th

note parking lots  
to south

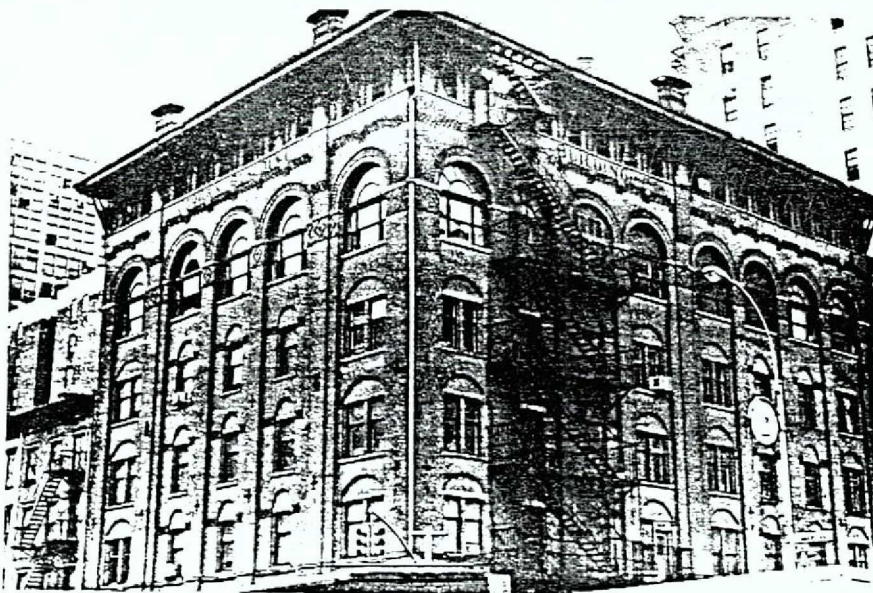




Sixth Ave. - east  
side

between 26th and 27th  
from northwest corner  
of intersection of  
27th & 6th

note parking lot on  
northeast corner of  
block and Coogan  
Building on southeast  
corner of block

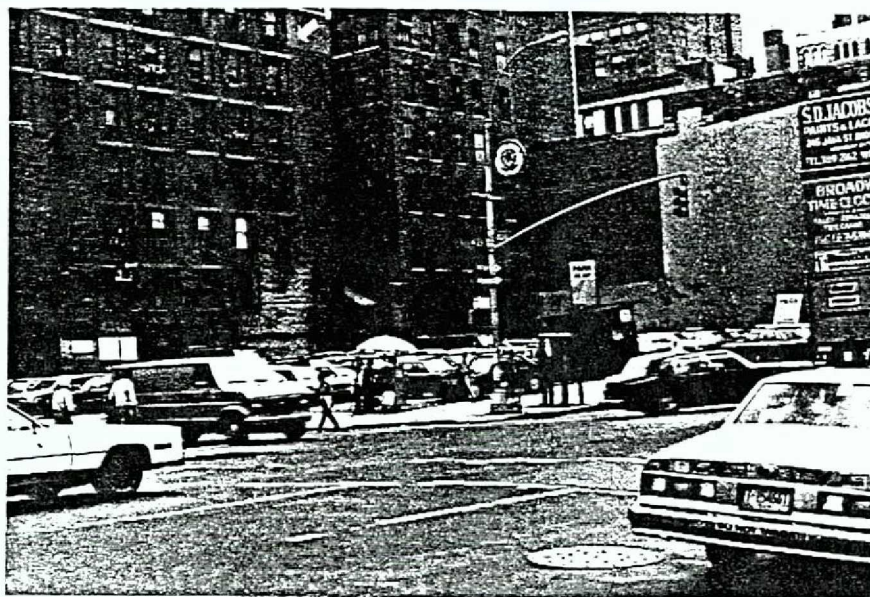


same view as above

note 1867 Coogan  
Building with  
ornamental tie rods,  
5,000 sq. ft. of  
commercial co-ops  
listed FOR SALE



PHOTOS



Sixth Ave. - west  
side

northwest corner of  
intersection of  
24th and 6th

note parking lot

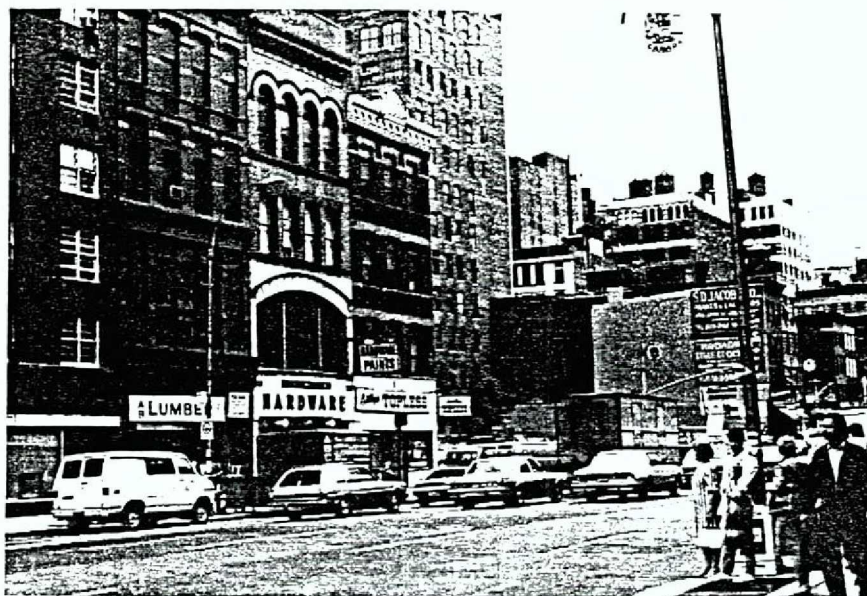


Sixth Ave. - west  
side

between 24th & 25th  
from southeast corner  
of intersection of  
24th and 6th

note two upper floors  
of #751 empty and  
luncheonette on corner

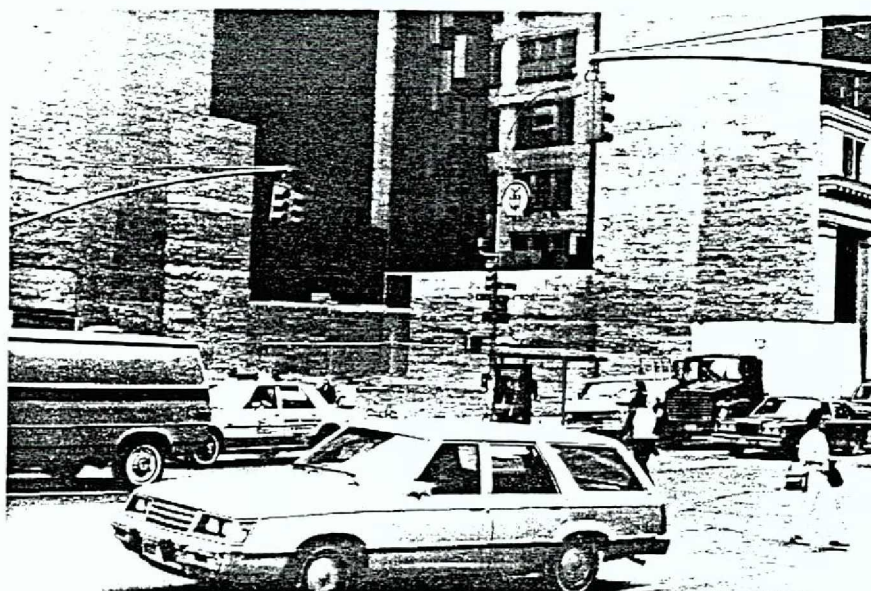




Sixth Ave. - west  
side

between 23rd and 24th,  
from north of inter-  
section of 23rd & 6th

note The Corner  
building housing  
Billy's Topless



Sixth Ave. - east side

northern half of  
block between 23rd &  
24th

vacant lot owned by  
the Masonic Temple