

CHILDREN'S AID SOCIETY, TOMPKINS SQUARE LODGING HOUSE FOR BOYS AND INDUSTRIAL SCHOOL aka ELEVENTH WARD LODGING HOUSE, 295 East 8th Street (aka 127-129 Avenue B), Manhattan.

Built 1886, Vaux & Radford, architects.

Landmark Site: Borough of Manhattan Tax Map Block 391, Lot 1.

On February 8, 2000, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School and the proposed designation of the related Landmark Site (Item No. 1). The hearing had been duly advertised in accordance with the provisions of law. Three witnesses including a unit shareholder of the building and a representative of the Historic Districts Council, spoke in favor of the designation. The majority shareholder of the building submitted a letter in support of the designation. The Commission also received over twenty-five letters of support including those from Community Board No. 3, the Gramercy Neighborhood Associates Inc., the Partnership for Parks, the Metropolitan Chapter of the Victorian Society in America, East Village Parks Conservancy, Lower East Side Tenement Museum, City Lore, Dr. Francis R. Kowsky and others.

Summary

Opened on April 21, 1887, the Children's Aid Society Tompkins Square Lodging House for Boys and Industrial School, aka the Eleventh Ward Lodging House, is one of a series of buildings in which the Children's Aid Society sheltered and educated destitute working children, particularly newsboys and bootblacks. The Children's Aid Society was founded in 1853 by Charles Loring Brace, a Protestant minister, to address the city's worsening problem of juvenile vagrancy. The funds for the building were donated by Mrs. Robert L. Stuart, who placed \$50,000 in trust for the Children's Aid Society to replace an inadequate facility. The preeminent and nationally influential architectural firm of Vaux & Radford designed the Tompkins Square Lodging House, the third of approximately a dozen picturesque structures that the firm created for the Society between 1879 and 1892. The building is a significant surviving example of the work of Calvert Vaux and the oldest extant Children's Aid Society building as well as the only extant



combination lodging house and industrial school designed by Vaux & Radford. The four and five-story building handsomely exemplifies the High Victorian Gothic style with its dormers, paneled chimney stacks and steep pyramidal towers that make it stand out from the surrounding tenements. In 1925, the Society sold the building to the Darchei Noam, a Jewish center whose programs included after-school religious study for Jewish immigrants. In the 1950s, the East Side Hebrew Institute operated a yeshiva in the building. The building was purchased in 1977 and converted to apartments in 1978. It remains a worthy symbol of the work of the Children's Aid Society.

DESCRIPTION AND ANALYSIS

History of the Tompkins Square Neighborhood¹

The Tompkins Square neighborhood is located on the Lower East Side, centered around Tompkins Square Park. The area, part of the farm of Peter Stuyvesant in the seventeenth and eighteenth centuries, was known as Stuyvesant Meadows. St. Mark's in the Bowery Church, the burial place of Peter Stuyvesant (1799; 1826-28; 1854, a designated New York City Landmark) was built on the high, dry land east of Second Avenue. The land to the east was marshy and sparsely developed at that time. In the late eighteenth century the part of the area from the East River to Second Avenue was the estate of Mangle Minthorn, the father-in-law of Daniel D. Tompkins (1774-1825), governor of New York and vice president of the United States under President James Monroe.

The Commissioner's Plan of 1811, which established the city's grid system, created Tompkins Square as well as nearby Union, Stuyvesant, and Madison Squares. The square, located between 7th and 10th Streets and Avenues A and B, was the site of a farmers' market in 1812. Originally known as Clinton Square, it was named for Daniel D. Tompkins in 1833 and the following year it was leveled, planted, and fenced by the city in an effort to encourage development in the area. Additional planting and paving was undertaken in the 1860s and 1870s. The Tompkins Square neighborhood was populated by workers and middle class shop owners in the first half of the nineteenth century and the area was known for its German community throughout the nineteenth century. Tompkins Square has been the site of major public demonstrations and a nexus of civil disobedience since its opening. In 1849 the Astor Place Opera House Riot spilled over into the square and the conflict between Tammany Hall Democrats and Whigs took place there. Anti-municipal-government activity converged on the square in the 1850s and, after the financial Panic of 1857, a series of 'work and bread' rallies were held in the square by the American Workers League. In that same year, George Templeton Strong wrote in his diary of the case of the death of a German immigrant leader in a riot uptown. Strong stated that, depending on the verdict, there could be a "grand insurrection and a provisional government proclaimed in Tompkins Square."²

During the Civil War, wives of soldiers demonstrated in the park to protest a wartime cut in public relief. In 1874, after the financial crash of 1873, hundreds were injured and arrested in a

workers' demonstration for jobs and unemployment benefits. More than a hundred years later in 1988 a demonstration against a park curfew also turned into a major disturbance. Each was called the "Tompkins Square riot."

During the late nineteenth century, the predominantly German Tompkins Square neighborhood was one of the most densely populated in the world.³ In 1904 many of the area's German residents died in the burning of the *General Slocum*, an excursion steamboat, an accident which claimed over one thousand victims. Following the tragedy, many of the remaining German residents moved out of the area. A monument to the victims stands in Tompkins Square. Italian, Eastern European, Russian, and Jewish immigrants replaced the German residents and in the mid-twentieth century Latin-American immigrants moved into the area.

The nineteenth and early twentieth century masonry row houses and the tenements, built for the masses of immigrants who arrived in New York, still line the neighborhood's streets. The remaining late-nineteenth, early-twentieth century Greek Orthodox churches, Catholic churches, and Jewish synagogues evoke the diversity of the area. The New York Public Library, Tompkins Square Branch at 310 East 10th Street (1904, a designated New York City Landmark) was built to provide the community with access to educational resources and literature. First Houses (1935-36, a designated New York City Landmark) just four blocks south of the square, was the country's earliest public, low-income housing project. The noted alto saxophonist and jazz composer Charlie Parker lived at 151 Avenue B (a designated New York City Landmark) from late 1950 through October 1954.

Beginning in the 1960s, artists moved into the neighborhood, now considered part of the East Village, and the area became the locale for outdoor rock concerts and hippie gatherings. Since the 1970s a new professional population has slowly been replacing the old immigrant population.

History of the Children's Aid Society and the Lodging Houses for Boys⁴

In 1849, the Chief of Police reported that there were nearly 10,000 vagrant children in New York City. Prison records during this period increasingly charted offenses by minors. In the city's rapidly developing slums, such as Five Points on the Lower East Side, orphaned, neglected, abandoned, and runaway children lived in abject poverty. The

numbers of vagrant children, the danger they were perceived to pose to society, and their wretched living conditions attracted the attention of reformers. Juvenile vagrancy was mostly addressed through charitable doles and religious training. The harsher civic solution of incarceration or correctional institutionalization⁵ fell short of solving the problem. Legions of children did not attend school and worked as laborers in factories and shops. Others hawked newspapers, fruit, and other goods or worse, worked as pickpockets and prostitutes. These vagrant children were widely reviled as "street arabs," "urchins," and "street rats."⁶

In 1853, Charles Loring Brace (1826-1890), a young Protestant minister, took action against the worsening plight of these children. With other prominent New Yorkers he organized the Children's Aid Society, a philanthropic organization "to help the class of destitute children of New York" by opening lodging houses, industrial schools and reading rooms. The organization also instituted Sunday meetings and an emigration plan, which placed city children with families in the Midwest.

Brace and others of his class considered the newsboys and bootblacks to be the most incorrigible caste of these waifs. Resourceful and independent, they constituted their own motley community. "They are shrewd and old in vice," wrote Brace. Yet Brace believed that providing adequate lodging and training could help reform this group. Brace's "mistaken benevolence" amused the Chief of Police George Matsell, who said, "My dear sir, nothing can be done for these boys! They are a set of perfect banditti!"⁷ But Brace proceeded and opened a lodging house in the top loft of the Sun Building at Fulton and Nassau Streets. On March 18, 1854, "a motley congregation of ragged and rough boys" crowded into the Society's first temporary lodging.⁸

That first year, 408 boys stayed at the Lodging House for Boys. They paid their own way. The nightly rate was six cents for a bed and four cents for supper. Over the next thirty years, the Society established approximately six lodging houses, including one for girls, as well as about twenty-one industrial schools throughout the city's tenement districts. However, the homes did not turn away boys with empty pockets. Those with nothing received loans from a fund "to start a business," or were supplied with material to blacken boots, or otherwise set to work.⁹ From the first, the Society intended that its lodging houses for homeless children be "not merely shelters, but training-schools in self-help."¹⁰ The disabled learned brush-making. Girls were taught

housework, cooking, or laundry, dressmaking, hand- and machine-sewing, and typewriting.¹¹ In addition to the lodgers, children who lived with their families could attend the Society's industrial schools. Classes in hand-sewing, crocheting, darning, and machine-work were offered. For the more advanced, training in lace-work, carving, modeling and printing were given as well as classes in plain cooking.

By the end of the nineteenth century, the Society had established the first industrial schools, parent-teacher association, visiting nurse service, nutrition programs, free dental clinics and day schools for handicapped children. It was the forerunner of foster care, kindergarten and fresh air vacations. The Tompkins Square Lodging House stands as an affecting monument to the no longer existing lodging houses and industrial schools that comprised the vanguard of humanitarian facilities. Today, the Society continues to operate a number of centers throughout the city and provide model social service programs.

The Tompkins Square Lodging House for Boys and Industrial School¹²

By 1885, the Society had been operating its Eleventh Ward Lodging House for many years out of the "crowded and poorly ventilated rooms and dormitories" of 709 East 11th Street. Mrs Robert L. Stuart, the wife of a wealthy sugar refiner, placed \$50,000 in trust to erect a building to replace the inadequate facility. The Society purchased two lots -- Nos. 127 and 129 Avenue B -- on the corner of 8th Street across from Tompkins Square for \$35,000.¹³ An 1885 annual report of the Society states that their location was ideal in that it was "unusually open to air and light, and directly in the midst of the class we desire to benefit."¹⁴ That same year, the Society accepted the building designs by Calvert Vaux and George K. Radford, and awarded the construction contract to Richard Deeves.

On April 21, 1887, the day school in the old Eleventh Street building was moved into the recently completed Tompkins Square Lodging House for Boys and Industrial School.¹⁵ It was the third of approximately a dozen buildings that Vaux & Radford designed for the Children's Aid Society between 1879 and 1892. Each was a gift from a private donor, and was designed in a different style, however the shared picturesque details and massing of the Society's buildings creates a clearly identifiable series.

The main entrance was reserved for visitors and officers of the institution. A side entrance on the building's east wall admitted the boys:

The grimy little newsboys and their rivals in trade, the bootblacks, will be compelled to descend a flight of steps leading from the street into a little courtyard, from which they will gain access to the basement of the building, passing first into a large reception-room, and thence into a spacious and very useful wash-room adjoining, which is to be supplied with foot-baths, plunge-baths, and all necessary appliances for removing the traces of toil from the boys and fitting them to enjoy society.¹⁶

Following their obligatory toilet, the boys were permitted to progress to a playroom on the ground floor [originally called the basement], or to ascend the broad stairway to the first-floor dining room. On the second floor was a gathering hall for entertainment or instruction. Farther upstairs, on the two upper stories, were dormitories furnished with iron bunks with "wire woven mattresses."¹⁷

Trustees D. Willis James and Judge Hooper Van Vorst, remained ardently interested "in all that pertains to the welfare of the poor boys." In particular, Mr. James provided Thanksgiving dinners, bought reading matter and games, and "paid the interest on all deposits made in the Lodging-House Savings Bank." He also financed parental assistance given "to heads of families temporarily out of employment."¹⁸ An 1888 annual report describes the day school as follows:

Its pupils are gathered from 10th, 11th, 12th and 13th Streets, east of Avenue B, and are children of the worthy poor of that neighborhood. The instruction they receive is not in any degree inferior to that imparted at the public schools.¹⁹

The census in 1890 counted seventy-one boys, from seven to seventeen years old, in the Tompkins Square Lodging House. Most boys were between twelve and fifteen.²⁰ The census also counted a two-year-old girl, whose needs the facility anticipated, according to a newspaper article, with "a sleeping place for such little waifs as may have wandered in."²¹

The new, improved lodging house initially seemed to meet the needs of these homeless children, however by 1895 Moore Dupuy, Superintendent of the Tompkins Square Lodging House for Boys and Industrial School was increasingly concerned that orphan and half-orphan boys were still drifting into the ever growing city, left to their own resources. The superintendent concluded that homeless children were sleeping in cheap, loosely-governed lodging-houses scattered city-wide, which allowed them great

freedom.²²

At the turn of the twentieth century, the Children's Aid Society converted the Tompkins Square Lodging House into a school known as the Tompkins Square School. In 1900, Ida Alburtus, the principal, cited the truant officer's report of his work there:

the truant boys that have been brought in have improved, and the duties enjoined upon them by the compulsory education law have been faithfully complied with.²³

In 1905, A.C. Kenyon, superintendent, wrote of the "quite common occurrence that the boys invite their friends to call, to see the comforts of their home."²⁴ This pride of place would be short-lived. The last year that the Society was listed at the Tompkins Square location was 1910.

The Subsequent History of Newsboys

In 1899, a newly formed Newsboys' Union promoted improved working and living conditions for newsboys. An estimated "2,500 newsboys, ranging in age from six to sixteen years" were in the newly consolidated Greater New York City, where, "apart from the lodging houses, there is no systematic effort to regulate or help them."²⁵ The union proposed that "boys under ten years old should be forbidden the streets after 9 o'clock at night; that the consent of the parents or guardians of all boys be required before they are permitted to sell papers, and that they be regularly licensed, badged, and uniformed." New York's attempts to regulate newsboys, which appealed to other municipal authorities, were only moderately achieved. In time, adult competition, suburban home delivery and the growing number of enclosed newsstands displaced the archetype of the boisterous, free-wheeling newsboy.²⁶

Vaux & Radford²⁷

Calvert Vaux and George Kent Radford began their eighteen-year-long association in 1873 although it was not formalized until 1876 as the architectural division of Vaux & Co., Landscape Architects. Of their numerous and varied commissions, the most notable were those completed for the Children's Aid Society between 1879 and 1892, constituting more than a dozen buildings for sheltering and educating homeless working children, and including the Fourteenth Ward Industrial School (1888-1889, a designated New York City Landmark.) Their other projects of humanitarian interest included housing units for the Improved Dwelling Association.

Calvert Vaux (1824-1895), born in England where

he apprenticed to Lewis Nockalls Cottingham, was the "first professional in America to combine the talents of landscape designer, architect and planner."²⁸ While still in England, he was recommended to the preeminent American estate and horticultural designer, Andrew Jackson Downing (1815-1852) who, in 1850, was seeking a professional associate. Vaux emigrated to Newburgh-on-Hudson, New York, where he was a partner in the Bureau of Architecture until Downing died in an accident aboard the *Henry Clay* steamboat in 1852. Reestablishing himself in New York City, Vaux initiated his famous partnership with Frederick Law Olmsted. In 1858, Olmsted & Vaux's *Greensward* plan won first place out of thirty-three designs entered in the competition to create Central Park in Manhattan, America's first large-scale public park and the prototype for numerous parks throughout the country. Although Olmsted's name greatly overshadows that of his partner for the Central Park, Prospect Park in Brooklyn (both designated New York City Scenic Landmarks) and other projects, Vaux's oft-reprinted *Villas and Cottages* (1857) established him as one of America's most influential standard bearers of Victorian-era domestic design.

As architect for the Children's Aid Society, Vaux was able to fulfill his long-standing professional interest in providing wholesome housing for the poor.

George Kent Radford (dates undetermined), also an English emigrant, was a civil engineer generally charged with the design of a project's structural elements. Prior to the dissolution of Olmsted, Vaux & Co., Landscape Architects; Radford had assisted on various commissions in Chicago and in Buffalo.

In 1880, when Vaux returned to the practice of landscape architecture, Radford joined the firm to form the architectural division of Vaux & Company, Landscape Architects. No projects are attributed to Vaux & Company after 1893, when Vaux and Radford appear to have dissolved their partnership.

Design and Construction²⁹

The Tompkins Square Boys' Lodging House and Industrial School sits opposite Tompkins Square Park on the north east corner of East 8th Street and Avenue B. It is the third in a series of approximately a dozen buildings that the firm designed for the Children's Aid Society. The details and style of this building relate it to the earlier structures, particularly the East Side Boys' Lodging House (1880) at 287 East Broadway, and the West Side Boys' Lodging House and Industrial School (1884) at 400 Seventh Avenue (both demolished). Vaux wanted to distinguish these buildings from the surrounding tenements, and

therefore designed them to evoke the image of a country inn or small hotel emphasizing architectural features such as towers, dormers and chimney that suggested a sense of shelter. According to Vaux scholars, however, the Tompkins Square building is the best extant example of Vaux's work for the Children's Aid Society:

This wonderful building is the best surviving example of the numerous structures that Vaux designed in the 1880s for the Children's Aid Society.³⁰

The design combined elements from the Victorian Gothic and Queen Anne styles. Vaux & Radford highlighted the building's picturesque composition through the elaborate roof punctuated by dormers, gables and chimneys and the corner tower. A varied roofline, Vaux believed was essential for a successful architectural composition. He wrote:

In any architectural design the separate groups of forms may be, in themselves, attractive, or the building may be splendid in its general conception of masses, or rich in its varied and charming detail, but it will be defective as an architectural composition if it fails in its sky-line.³¹

Vaux preferred corner sites, which he frequently developed into buildings with towers. In an 1889 speech, Vaux stated: "In a street system laid out on the rectangular plan, the chief points of interest are the corners of the blocks, . . ."³² Queen Anne style influences are present in the variety of window shapes, sizes and spacing and the simple ornamental features in the brickwork. The Tompkins Square Boys' Lodging House and Industrial School is an important example of the work of Vaux & Radford, and in particular of the late work of architect Calvert Vaux in New York City.

Subsequent History

After 1910, the Society's Tompkins Square building functioned solely as a school³³ and following World War I, was known as the Tompkins Square School for Cardiac Children serving children with heart disease.

In 1925, the Society sold the Tompkins Square building to the Darchei Noam Congregation, a Jewish institution whose programs reflected the neighborhood's demographic change. In the 1950s, the building operated as a yeshiva of the East Side Hebrew Institute and also housed non-denominational food and clothing programs for the needy.³⁴

The building was vacant in the 1970s, and in 1977 it was purchased, and converted into apartments in 1978. The building stands today as a testament to both social commitment and enduring architecture. Of the four surviving Children's Aid Society buildings that Calvert Vaux designed, this is the oldest and largest. It is the only extant combined lodging house and industrial school and may well be the last Vaux lodging house at all.³⁵

Description

The Tompkins Square Boy's Lodging House and Industrial School is a rectangular building with a seven-bay wide elevation on East 8th Street, a four bay-wide elevation on Avenue B, and a three-bay wide north elevation. The building is set on a brick base with a water table; the walls are brick with stone and terra-cotta trim. The walls are currently painted, however, in certain places the paint has worn off and reveals that the bricks are of varied colors and originally created polychromatic effects. The building is dominated by a corner tower and the entrance is located on East 8th Street. The asymmetrical building is four and five stories high. The Avenue B facade and four westernmost bays of East 8th Street are three stories high plus the mansard roof; however, the wall of the corner tower, third bay from the south on Avenue B, and third bay from the west of East 8th Street extend above the cornice line to create a fourth story. The windows of the easternmost bays are smaller than those of the west. The second floor of the three easternmost bays of East 8th Street is divided into two stories creating an elevation that is four stories high with the fifth bay from the west extending above the cornice line to form a fifth story. Historic sash remains on a number of windows on the first floor, now covered with storm sash. The mansard roof is intersected by hipped-roof dormers, the hipped-roof corner tower, a large hipped roof above the entrance bay, gable roofs of the fourth and fifth stories, and chimneys at the northern edge of the Avenue B elevation and between the third and fourth bays and sixth and seventh bays of the East 8th Street elevation. The dormers, gables and tower were originally ornamented by metal finials and cresting; only the cresting of the corner tower and the finial of the fifth bay on East 8th Street remain. The chimney between the third and fourth bays of East 8th Street is intact; the others have been shortened and their molded caps removed to accommodate modern flues. The roof appears to be the original slate roof with metal flashing.

East 8th Street: The entrance to the building is located

in the fifth bay from the west. Non-historic metal doors with a glass transom are set into the round arch of the projecting brick entrance way. They are flanked by half pilasters that, in turn, are flanked by buttresses faced with pilasters. This is surmounted by a frieze that has a stone inscription "Talmud Torah Darchei Noam/ 1916 [Hebrew Word] 1926" and a pediment consisting of a central pediment flanked by two smaller pediments. The buttresses turn into flat brick piers that extend above the fourth floor window and are crowned by a segmental arch.

The first four bays of the base have an areaway that is separated from the sidewalk with a historic metal fence. The first floor windows have segmentally-arched openings with splayed brick lintels and stone sills. A band of dogtooth coursing runs across the building at the sill level. A raised molding demarcates the first story from the second. The four westernmost bays of the second story have rectangular windows with stone sills and round-arched transoms set in a round-arched opening with an ogee-arched surround of terra-cotta voussoirs and raised brick moldings. A raised pellet molding runs across the building at sill level, and a more elaborate frieze including a widely spaced pellet molding is at the level of the springing point of the arched surrounds. A pellet molding also outlines the sides of the second-floor window of the corner tower. The second and third stories of the three easternmost bays have segmental openings with stone sills and splayed brick lintels on the second story while the third story has splayed terra-cotta lintels consisting of larger red blocks alternating with small thin bands of white. A pellet molding runs across the building at the sill level of the second story, and a molding of two rows of prismatically-shaped brick runs across the sill level of the third story. Small panels of terra cotta ornamented with floral motifs are inset into the piers flanking the second story window in the fifth bay, and three are inset into the upper portion of the second story of the seventh bay. The opening in this bay is a door that gives access to a historic metal balcony with decorative railings. A single row of prismatically-shaped bricks demarcates the top of the third story of the easternmost bays. The third story of the four westernmost bays has segmentally-arched openings with stone sills and splayed lintels of brick alternating with splayed lintels of terra cotta. Dogtooth coursing occurs at the sill level, and a projecting molding which follows the outline of the splayed brick lintels demarcates the top of the story. The segmentally-arched openings of the three eastern bays of the fourth story have stone sills and splayed red and white terra-

cotta lintels. A molded brick cornice surmounts the second and fourth bays while a simpler cornice of fewer moldings surmounts the sixth and seventh bays. The fourth story of the corner tower has a rectangular panel of projecting and recessed bricks forming a diamond pattern below two segmentally-arched windows with stone sills and splayed terra-cotta lintels. A band of dogtooth coursing occurs at the sill level, and a projecting molding which follows the outline of the lintel demarcates the top of this level. The brick facings of the gables continues on their side elevations. The fourth story of the third bay has a panel of projecting and recessed bricks forming a diamond pattern, a single segmentally-arched window with a stone sill and a splayed terra-cotta lintel, and dogtooth coursing at the sill level; it concludes in a gable. The chimney is ornamented with a vertical pellet molding. The fifth floor of the fifth bay has paired windows framed by pilasters with stone bases and caps and a stone sill and a band of red bricks at sill level. The caps continue into a stone molding. The round-arched transom has a surround of molded terra cotta and red and black bricks. It also concludes in a gable with a historic metal finial.

Avenue B: An entrance to the courtyard is located to the east. It is an arched entryway with two doors and a metal bar-fence above. The basic configuration of the windows and handling of the walls is similar to that of the four westernmost bays of the East 8th Street elevation. An areaway is located in front of the ground floor level and separated from the sidewalk by a largely non-historic metal fence, however two historic metal balusters still exist at the northernmost edge of the fence. Seven flat-arched windows are at this level. Later metal balconies, once part of a fire

escape, are located in front of the two middle windows on the first floor, stretch across from the southern edge of the north window to the corner tower on the second and third stories, and are in front of the single, fourth floor window. Decorative terra-cotta panels and bands of foliate patterns flank the second floor window located in the second bay from the north. The northernmost panel is decorated with an elaborate "S" for the donor, Mrs. Robert Stuart, the southern one with the date of the building, "1886." The second floor opening in the tower contains a door that provides access to a historic metal balcony with decorative railings. The fourth story of the tower contains a single window. Rain leaders occur between the first and second bays to the north and between the third bay and corner tower. A microwave television antenna is located on the roof ridge at the north edge.

North elevation: The wall is clad in brick and now parged on the first bay and the fourth floor. The first bay has no windows; the wall then steps back and has two bays of visible regularly-spaced windows from the first through fourth stories. These are rectangular with a round-arched transom on the second floor, and segmentally-arched on the first, third and fourth floors. A through-the-wall air conditioner is located between the third and fourth stories, just west of the first bay of windows. A simple molded cornice crowns the building.

Report prepared by
Eric Washington, Consultant
Report edited by
Mary Beth Betts
Director of Research

NOTES

1. This section on Tompkins Square history is based on the following sources: Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York & Oxford: Oxford University Press, 1999) 578-579, 1025-1027; the Federal Writers' Project, *The WPA Guide to New York City* (New York: Pantheon Books, reprint, 1982, originally published 1939) 122-124; Kenneth T. Jackson, Ed., *The Encyclopedia of New York City* (New York: The New-York Historical Society, 1995) 1190; Andrew Roth, *Infamous Manhattan* (New York: Citadel Press, Carol Publishing Group, 1996) 199-201, 231; Susan Elizabeth Lyman, *The Story of New York* (New York: Crown Publishers, 1975) 157-158, 211-213; I.N. Phelps Stokes, *The Iconography of Manhattan, 1498-1909* (New York: Robert H. Dodd, 1918-28) v. 5.
2. Louis Auchincloss, *The Hone & Strong Diaries of Old Manhattan* (New York: Abbeville Press, 1989) 171.

3. Landmarks Preservation Commission, *Hamilton Fish Park Play Center Designation Report*, prepared by Andrew S. Dolkart (LP-1264) (New York: City of New York, 1982) 1-3. The *New York Herald*, in the 1860s, described the area as having "that incredibly dusty, dirty, seedy, and 'all used up' appearance peculiar to the East Side of town" quoted in Andrew Roth, in *Infamous Manhattan*.
4. This section on the Children's Aid Society's lodging houses, industrial schools and the Emigration Plan is based on the following sources: writings of Charles Loring Brace, *The Best Method of Disposing of Our Pauper and Vagrant Children*, essay, (Wynkoop, Hallenbeck & Thomas, 1859), *Short Sermons to Newsboys: with a History of the Formation of the News Boys' Lodging-House*, (Scribner, 1866), *The Dangerous Classes of New York*, 1880; Annual Reports of the Children's Aid Society of New York; Horatio Alger, Jr., *Ragged Dick, or Street Life in New York*, 1867; "Another Newsboys' Home," *Harper's Weekly*, 30 (March 6, 1886); Jacob A. Riis, *How the Other Half Lives: Studies Among the Tenements of New York*, (Scribner's Sons, 1890) 152-163; "Urchins of the Streets," *New York Times*, December 19, 1880; *Newsboys Go On Strike*, articles from the *New York Times*, July 21-28, July 31-Aug 1, 1899; Connie DiPasquale, *A History of the Orphan Trains* (member Orphan Train Heritage Society of America, 1995); Miriam Z. Langsam, *Children West: a History of the Placing-out System of the New York Children's Aid Society 1853-1890*, (State Historical Society of Wisconsin for the Dept. of History, University of Wisconsin, 1964); Carolee R. Inskeep, *The Children's Aid Society of New York, An Index to the Federal, State, and Local Census Records of Its Lodging Houses (1855-1925)*, (Clearfield, 1996).
5. Langsam, *op. cit.* vii.
6. "Urchins of the Streets".
7. George Washington Matsell, a bookseller, became New York City's first chief of police in the 1840s and 1850s. He also served as police superintendent and president of the Police Commission in the 1870s, when control of the police force returned to the city. Matsell also published *The Police Gazette*.
8. Brace, *Short Sermons...*, *op. cit.* 18-21.
9. Ibid.
10. Thirty-sixth Annual Report, November 1888, 3.
11. Ibid.
12. This section on the Tompkins Square Boys' Lodging House is based on the following sources: Annual Reports of the Children's Aid Society of New York; "Another Newsboys' Home," *Harper's Weekly*, 30 (March 6, 1886); Francis R. Kowsky, *Country, Park & City: The Architecture and Life of Calvert Vaux* (Oxford University Press, 1998), 292-298; William Alex, *Calvert Vaux: Architect & Planner* (Ink, Inc., 1994), 24-26, 183, 214-228; also his essay for the exhibition for Museum of the City of New York, 1994; New York City, Department of Buildings, Manhattan New Building Application 1382-1885; Elliot Willensky and Norval White, *ALA Guide to New York City* (Harcourt Brace Jovanovich, 1988), 160, 163-164; and Inskeep.
13. Conveyance records: Conklin, Albert L. (with Christiana) sold to Children's Aid Society, recorded May 18, 1885.
14. Thirty-third Annual Report, November 1885, 34.
15. Ibid.
16. Harper's Weekly, *op. cit.*, 156.
17. Alex, *op. cit.*, 223; An explanation for the use of iron beds was given by Charles Loring Brace: "When iron began to come so much more into use, we substituted iron bedsteads for wooden, which is a great improvement, on account of their comparative freedom from vermin." Brace, *Short Sermons to Newsboys*, 18-21.
18. Thirty-sixth Annual Report, November 1888, 34.
19. Ibid., 34-5.

20. Inskip, *op. cit.* (from 1890 Police Enumeration).
21. Inskip, *op. cit.* (from 1890 Police Enumeration).
22. Ibid.
23. Forty-eighth Annual Report, October 1900, 80.
24. Fifty-third Annual Report, October 1905, 48.
25. The information concerning the newsboys are from a series of articles in the *New York Times*, July 21-28, 1899, July 31 - August 1, 1899.
26. *Encyclopedia of New York City*, 807-8
27. This section on Vaux & Radford is principally based on the following sources: Alex; Kowsky; Willensky and White.
28. Alex, Museum of the City of New York, *op. cit.*
29. The information in this section is from Kowsky, pp. 272-274, 292-297.
30. Francis R. Kowsky, Ph.D. to Jennifer Raab, February 24, 2000, letter of support for the designation of the Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School.
31. Kowsky, p. 274.
32. Kowsky, p. 293.
33. Fifty-eighth Annual Report, October 1910, vi,60.
34. Phillip Rothman (former Principal of the East Side Hebrew Institute) to Landmarks Preservation Commission, January 28, 2000, in Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School, LP-2025.
35. At this writing, historians dispute the design attribution for the Elizabeth Home for Girls, credited to Nicholas Gillesheimer, a partner of Vaux's son, Downing.

FINDINGS AND DESIGNATION

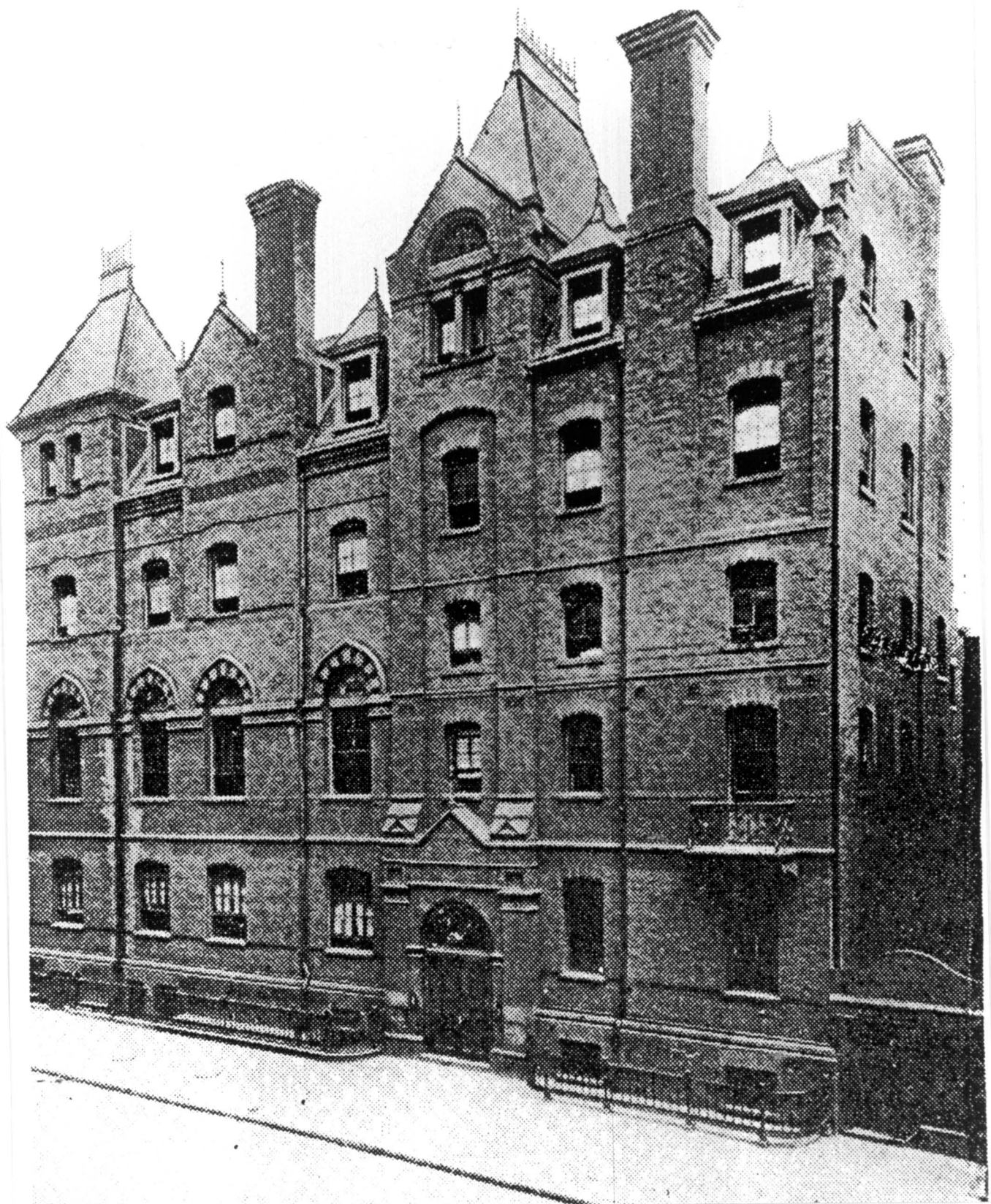
On the basis of careful consideration of the history, architecture and other features of the building, the Landmarks Preservation Commission finds that the Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School, has a special character, and a special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School was opened on April 21, 1887 and was one of a series of buildings where the Children's Aid Society sheltered and educated destitute working children, particularly newsboys and bootblacks; that the preeminent and nationally influential architectural firm of Vaux & Radford designed the Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School and that it was the third of about a dozen picturesque structures the firm created for the Society between 1879 and 1892 and it is also a significant surviving work of Calvert Vaux in New York City; that it is the oldest extant Children's Aid Society building and the only extant combination lodging house and industrial school designed by Vaux & Radford for the Children's Aid Society in New York City; that the Children's Aid Society was founded in 1853 by Charles Loring Brace, a Protestant minister, to address the city's worsening problem of juvenile vagrancy; that funds for the building were donated by Mrs. Robert L. Stuart; that the four-to-five story building, with its dormers, paneled chimney stacks and steep pyramidal towers, handsomely exemplified the High Victorian Gothic Style and that it was designed in such a manner to stand out from the surrounding tenements; that in 1925 the Children's Aid Society sold the former lodging to the Darchei Noam, a Jewish center whose programs included after-school religious study for Jewish immigrants; that in the 1950s, the building operated as a yeshiva of the East Side Hebrew Institute, as well as a synagogue; that the building was converted into apartments in 1978; and that the building remains a worthy symbol of the work of the Children's Aid Society.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School, 295 East 8th Street (aka 295-297 East 8th Street and 127-129 Avenue B), Borough of Manhattan, and designates Borough of Manhattan Tax Map Block 391, Lot 1 as its Landmark Site.



Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School, 1886
Source: *Harper's Weekly*, 30 (March 6, 1886)



Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School, c. 1890
Source: Children's Aid Society



Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School, 295 East 8th Street (aka 127-129 Avenue B), Manhattan
Photo: Carl Forster



East 8th Street facade
Photo: Carl Forster



Detail of second floor tower window Avenue B facade
Photo: Carl Forster



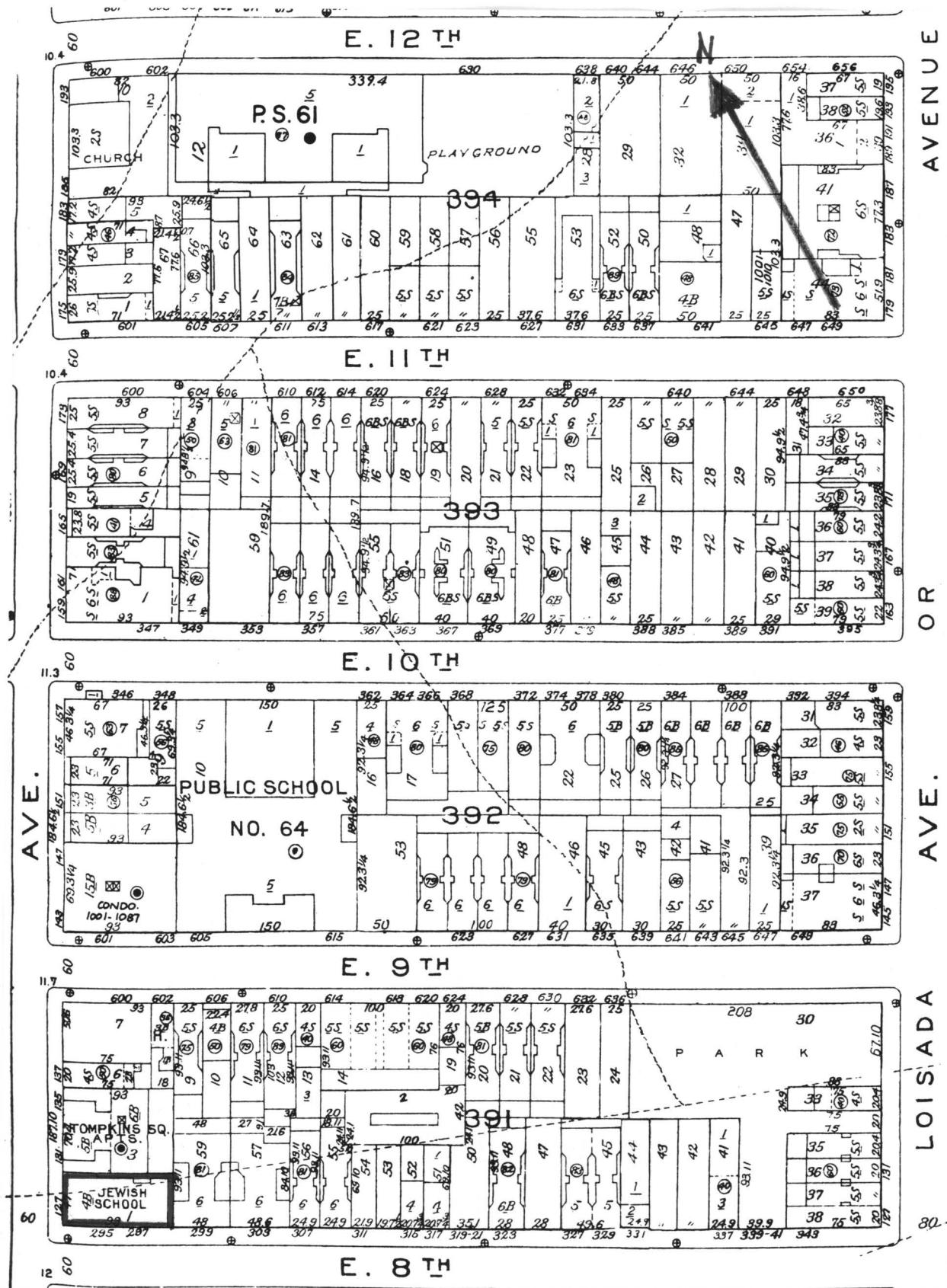
Detail of second floor windows Avenue B facade
Photo: Carl Forster



Detail of upper stories East 8th Street facade
Photo: Carl Forster



Detail of upper stories East 8th Street facade
Photo: Carl Forster



Children's Aid Society, Tompkins Square Lodging House for Boys and Industrial School (aka Eleventh Ward Lodging House) 295 East 8th Street (aka 127-129 Avenue B), Manhattan
 Landmark Site Borough of Manhattan Tax Map Block 391, Lot 1
 Source: *Sanborn Manhattan Landbook*, 1998-99, plate 27

