

513 GRAND STREET HOUSE, Borough of Manhattan. Built ca. 1827-28.

Landmark Site: Borough of Manhattan, Tax Map Block 288 Lot 42.

On July 24, 2007, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 513 Grand Street House and the proposed designation of the related Landmark Site (Item No.2). The hearing had been duly advertised in accordance with the provisions of law. Six people, including the owners, representatives of the Society for the Architecture of the City, the Historic Districts Council, and the Landmarks Conservancy spoke in favor of designation. Testimony in support of designation from Joyce Mendelsohn, historian, was read into the record.

Summary

Built ca. 1827-28 as an investment property by James Lent and Henry Barclay, the rowhouse at 513 Grand Street is a remarkable, rare surviving example of the Federal-style house in Manhattan. The modest, 17-foot wide house retains its original 2½-story height, peaked roof with pedimented dormer, Flemish bond brick work on the second floor, side entrance and evenly-spaced second story windows with stone sills and molded lintels. Located on Grand Street, a busy thoroughfare, a succession of tenants from the 1840s to the 1930s used 513 Grand Street as both home and place of business. The first floor was remodeled in the 1940s when new owners converted the building into a single-family dwelling, replacing the then existing storefront with a new brick wall and two windows that reflect the building's original style. The survival of 513 Grand Street and its neighbor 511 Grand Street in an area heavily altered in the nineteenth century to accommodate the increasing population of the Lower East Side and in the twentieth century by urban renewal is significant to the understanding of the development of the area.



DESCRIPTION AND ANALYSIS

Development of the Lower East Side and Grand Street

Prior to the arrival of European fur traders and the Dutch West India Company, Manhattan and much of the modern-day tri-state area was populated by bands of Lenape Indians. The Lenape traveled from one encampment to another with the seasons. Fishing camps were occupied in the summer and inland camps were used during the fall and winter to harvest crops and hunt. The main trail ran the length of Manhattan from the Battery to Inwood following the course of Broadway adjacent to present day City Hall Park before veering east toward the area now known as Foley Square. It then ran north with major branches leading to habitations in Greenwich Village and the Lower East Side at a place called Rechtauck or Naghtogack in the vicinity of Corlears Hook. In 1626, Dutch West India Company Director Peter Minuit “purchased” the island from the Lenape for sixty guilders worth of trade goods.¹

Under the Dutch, the area now known as the Lower East Side was divided into a series of large farms, which by the mid-eighteenth century were owned by three families: the Stuyvesants, Rutgers and De Lanceys. The Rutgers property ran from Chatham Square to Montgomery Street between the East River shore and Division Street. The De Lancey holdings consisted of two large parcels abutting the Rutgers property on the north and east acquired by Lieutenant Governor James De Lancey around 1741. East of the Bowery between Broome and Stanton Streets, the parcel known as the “Mansion House Plot” consisted of three parcels originally granted by Willem Kieft, Director of New Netherland, to Anthony Congo and Bastiaen, two free blacks, in 1647. “The Dominie’s Farm,” five large parcels to the south and east of the “Mansion House Plot,” had been acquired and consolidated into a single parcel by Cornelis Steenwyck and his partner Oloff Stevensen van Cortlandt between 1662 and 1671.² One of these parcels included the land under 513 Grand Street and 511 Grand Street, which had originally been granted in 1645 by Kieft to Edward Marill, about whom nothing is known other than he “may have been an Englishman.”³

Cornelis Steenwyck was a merchant and public official who held several positions under both the Dutch and English colonial governments, including that of mayor from 1668-1670 and again from 1682-1683. One of the wealthiest men in the city, part of his wealth came from the slave trade after the West India Company opened the trade to private investors in 1652. Although he participated in the slave trade it cannot be determined if he himself owned any slaves.⁴ Oloff Stevensen van Cortlandt arrived in the colony in 1637 as part of a military unit and later transferred to a civilian position as Commissary of Cargoes. He left that position and in 1648 opened his own brewery on Stone Street. He became involved in public affairs as president of a representative body known as “the nine men” who opposed the policies of Governor Peter Stuyvesant. He also served as a commissioner in negotiating the boundary between New Netherland and New England and again in the surrender of the colony to the English.⁵ It cannot be determined if Oloff Van Cortlandt was a slave owner but his son Jacobus, another mayor of New York, was.⁶ Upon Steenwyck’s death in 1684, his wife Margarita Reimers inherited his interest in the property and four years later she and her new husband the Reverend Hendricks Selyns, a dominie of the Dutch Reform Church, took over Van Cortlandt’s interests from his son Jacobus.⁷

In 1741, Lieutenant Governor James De Lancey purchased “The Dominie’s Farm” from the heirs of Margarita Reimers Selyns and built an estate there. The son of Stephen De Lancey, a French Huguenot émigré, James De Lancey received his advanced education in England. In New York he was appointed Chief Justice by British Governor William Cosby ca.1732 and served in that capacity in the trial of newspaper publisher John Peter Zenger in 1735. In the trials following the slave uprising of 1741, De Lancey’s slave Othello was hung as a conspirator. De Lancey was appointed Lieutenant Governor of New York in 1748 (although due to political conflicts with then Governor Clinton, he was not sworn in until 1753) and for a few years served as acting Governor.⁸ In 1760 he died intestate and James De Lancey, the eldest son, inherited the land. Under the younger De Lancey’s ownership, the land was surveyed into blocks and lots, laying out James, Oliver, Stanton, Delancey and Rivington Streets.⁹ Grand Street, laid out prior to 1766 and originally named the Road to Crown Point, was given its current name the following year.¹⁰ James De Lancey, a Loyalist, left for England in 1775 and never returned.¹¹ Following the Revolution, his estate as well as those of Oliver De Lancey and other Loyalists were confiscated and sold by the State Commissioners of Forfeiture in 1784.¹² The land under the houses at 511 and 513 Grand Street was part of a thirty-lot parcel on this block sold to John, Peter, Evert and Abraham Byvanck and their sister Mary Abeel by the Commissioners.¹³

At the end of the American Revolution, Manhattan's East Ward (the area north of Wall Street) was the home of skilled craftsmen, many of whom lived above their businesses. By the turn of the nineteenth century, these artisans and craftsmen were pushed out, moving north to craft-related enclaves in the Fifth, Sixth and Seventh Wards centered at Bowery Village (slaughterhouses and tanning yards), Greenwich Village (construction related businesses) and along individual streets. The Seventh Ward, which made up the southern portion of the Lower East Side, became the locus of the shipbuilding and maritime-related industries as shipwrights, coopers, chandlers, joiners and sail- and rope-makers moved to areas near the shipyards at Montgomery Street and Corlears Hook. The prosperous shipbuilders resided with other merchants and professionals on Henry, Rutgers and Monroe Streets where restrictive covenants established by the Rutgers family required construction of "workmanlike brick buildings."¹⁴ By the late 1820s, the middle class in the Lower East Side was being outnumbered by the growing working-class population. Within a decade the two-story brick-front and wooden homes that predominated in the area in the early part of the century were enlarged to accommodate more tenants. By the mid-1840s the purpose-built tenements of three to five stories that would dominate the area by the 1880s began to appear.¹⁵

Construction of 511 Grand Street House and 513 Grand Street House

In 1826 James Lent and his nephew Henry Barclay purchased the irregularly shaped lot that ran through the block from Grand Street to Henry Street, and within two years had constructed the two rowhouses along the Grand Street frontage.¹⁶ Both men were members of New York City's oldest families. In 1782, James Lent, whose ancestors had arrived in North America in the mid-seventeenth century, was born in Newtown, one of the five original settlements of Queens County. Having made voyages to the East Indies, he returned to New York where he was a merchant for several years. He retired to Newtown where he purchased the former estate of Colonel Daniel Lawrence and lived with his family and African-American servants (both slave and free prior to 1827). Active in politics, Lent served as First Judge of Queens County from 1823 to 1829, when he left for the first of two terms in the House of Representatives. He died in Washington, D.C. in February 1833.¹⁷

Henry Barclay, who at his death in 1863 was a major landowner in New York, Brooklyn and Queens, was a descendent of three early New York families including the Lents and Rutgers. His father Anthony Barclay was the son of Henry Barclay, the second rector of Trinity Church on Wall Street, and Mary Rutgers; his mother Anna was the sister of James Lent. Like his uncle, Barclay lived in Newtown with his family and black servants (both slave and free prior to 1827).¹⁸

At the time that Barclay and Lent purchased the lots, Grand Street was a major cross-town route stretching nearly two miles from Varick Street to the East River. At the East River, one could catch a ferry to Williamsburg, Brooklyn or shop at the Grand Street Market (established in 1813) for meat, vegetables and fish. A new establishment in the 1820s was the Mount-Pitt Circus, an entertainment venue situated on Grand Street opposite the upper end of East Broadway where the nightly programs included equestrian shows and theatrical performances. By mid-century several street railroads ran along the eastern section of Grand Street to the ferry slips.¹⁹

Federal-Style Rowhouses in Manhattan²⁰

After the Revolution, as the population of Manhattan expanded up the island, large plots of land were sold and subdivided for the construction of groups of brick and brick-clad houses. Their architectural style has been called "Federal" after the new republic, but in form and detail they continued the Georgian style of Great Britain. Federal-style houses were constructed from the 1790s through the 1830s and could be found as far uptown as 23rd Street. The size of the lots dictated the size of the house with a basic lot running 20 to 25 feet in width and 90 to 100 feet in depth in accordance with the Commissioners' Plan of 1811. Each rowhouse would span the width of the lot and reach a depth of 35 to 40 feet deep, allowing room for a stoop and areaway in the front and cistern for collecting rainwater and a privy in the rear yard. During the early nineteenth century, it was common for several houses to be constructed together, sharing party walls, chimneys and roof timbering to form a continuous group. The houses were of load-bearing masonry construction or modified timber-frame construction with brick-clad front facades. With shared structural elements, each house in the row was dependent on its neighbor for stability. For designs and plans, local builders relied on the pattern books such as Asher Benjamin's *American Builders Companion*, which appeared in six separate editions between 1806 and 1827.

In general, a Federal-style rowhouse was three bays wide, 2½-stories tall; the ridge line of its peaked roof paralleled the front façade. However, the style could be adjusted to accommodate modest structures such as the three-bay wide 511 Grand Street and two-bay wide 513 Grand Street or five-bay, three-story homes for the wealthy. The front (and sometimes rear) façade was usually clad in red brick laid in the Flemish-bond pattern, with alternating stretchers and headers in every row. This system allowed the link of the more expensive face brick with the cheaper, rough brick behind. Walls were usually two “wythes,” or eight inches, thick. Because brick at this time was hand-made, it was relatively porous and often painted to protect against water damage and incursion.

The plain Federal-style façade was ornamented by lintels, entrances, stoops with iron railings, cornices, and dormers. Stone lintels around windows and doors could be flat, incised or molded. In most Federal houses the doorway, often a single paneled door framed with columns and sidelights and topped by a rectangular transom or fanlight, was the house’s outstanding ornamental feature. Grander examples of the style would have round-arched entrances with Gibbs surrounds. The entrance, set to one side and approached by a stoop created a basement level below the parlor floor. Wrought-iron railings with finials lined the stoop and enclosed the areaways. Window openings at the parlor and second stories were usually the same height and aligned with each other. The wood-framed sashes were double hung and multi-light. Shutters were common on the exterior. A wooden box cornice with a molded fascia which carried a built-in gutter extended across the front along the eave. A leader head and downspout that drained onto the sidewalk extended down the façade on the opposite side from the doorway. Pedimented or segmental dormers on the front roof slope usually had decorative wood trim, and the top sashes were often arched with decorative muntins. The roof was covered with continuous wood sheathing over the rafters and clad in slate.

No. 513 Grand Street

The modest 17-foot-wide house at 513 Grand Street retains characteristics of the Federal style in its height, brick cladding, peaked roof, side entrance, evenly-spaced second floor windows with simple stone sills, and double-width pedimented dormer. The molded lintels are most likely replacements. The earliest known images of the house are a 1937 photograph by Berenice Abbott in her work for the Federal Art Project of the Works Progress Administration and the ca.1940 tax photograph. At that time, the red brick building was strikingly similar to the house-shops of the early nineteenth century. The ground floor had a tripartite division with a full width stone lintel resting on piers between the two recessed entrances and display window. Given the lack of a raised basement and stoop and its location on a historically busy thoroughfare it is likely that there was originally a shop on the ground floor, and this may have been the original configuration. In the 1944 conversion to a residence, the central entrance and display window were replaced with double-hung, multi-light windows above a brick wall.²¹ In spite of these alterations, 513 Grand Street both alone and in concert with its neighbor at 511 Grand Street, is among the relatively rare, surviving and relatively intact buildings in the Federal Style in Manhattan.²²

Later History:

The Barclay family retained ownership of the two houses²³ well into the twentieth century, renting them out to a succession of long-term tenants who appeared generally, although not always, to live above their places of business. While records are incomplete it is still possible to develop a general overview of the tenants from the 1840s to the present. Both houses were rented to a variety of tradesmen and laborers and their families and it is not surprising, as noted by Elizabeth Blackmar in her book *Manhattan for Rent, 1785-1850*, that these households often included lodgers who helped pay the rent.²⁴

The earliest records found for 513 Grand Street indicate that Thomas S. Armstrong, a Scottish plumber, operated his business and lived there with his German born wife and sons from around 1848 to 1851.²⁵ Within two years another plumber, George B. Burn, moved in with his family and opened his business. Emmet H. Smith, another plumber, joined the business ca. 1858, continuing the business after Burn left around 1879 until about 1899-1900. Beginning in 1901, directories list William S. Fair, a painter, living at 513 Grand Street with various members of his extended family or unrelated tenants for the next twenty years.²⁶

The three properties that now make up Barclay and Lent’s original lot were sold in 1921 to John W. Sheehan, a dispatcher for the New York City Fire Department who lived at 526 Grand Street. 513 Grand Street was sold in turn to William S. Fair who left it to George Bungay, a manufacturer of toilet preparations who

used it for both his business and residence until about 1937.²⁷ The City of New York took possession of 513 Grand Street in 1942 due to foreclosure and in 1944 resold it to Angelina Picerno, who transformed the building into a single-family dwelling; members of the Picerno family resided there until 2003.²⁸

Description:

The residence at 513 Grand Street has been recently renovated and the entire façade has been painted. The brick work on the ground floor is common bond, probably a result of the 1944 reconfiguration of the windows; however, the second floor retains its Federal-style Flemish bond brick work under the various layers of patching material and paint. Above the ground floor openings runs a stone stringcourse that does not extend completely across the façade. Below the eave, is a metal fascia with a narrow metal flashing immediately below the gutter that reads as dentils when viewed from a distance. The windows on the first and second floor have been replaced with new multi-light sash. The first floor windows have brick sills and are guarded by grilles. The second floor windows have been shortened and the sills raised; however, they retain their historic lintels. At street level is a painted watertable. As at 511 Grand Street, there is a shallow stoop slab, here in cement, leading to the entrance with its marble sill. The entrance has a paneled, wooden door with arched multi-light insert and narrow transom, the glass of both have been reinforced on the interior with metal mesh. The shingle-sided, double-width, pedimented dormer has been renovated and the windows replaced with multi-light casements similar to those found in the early images. The roof has been replaced, the brick chimney (noticeable between 511 and 513 Grand Street in the early photographs) has been removed and the skylight relocated to immediately above the dormer. In addition, there are two small vents projecting above the roof.

Report researched and written by
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NOTES

¹ Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York: Oxford University Press, 1999), 5-23; Historian R. P. Bolton speculates that the land of lower Manhattan may have been occupied by the Mareckawick group of the Canarsee which occupied Brooklyn and the East River islands. Upper Manhattan was occupied by the Reckgawawanc. The Native American “system of land tenure was that of occupancy for the needs of a group” and that those sales that the Europeans deemed outright transfers of property were to the Native American closer to leases or joint tenancy contracts where they still had rights to the property. The Weckquaesgeek fled to Rechtauck/Naghtogack to escape the Mohawks only to be massacred by order of Willem Kieft of the Dutch West India Company. Reginald Pelham Bolton, *New York City in Indian Possession*, 2d ed. (New York: Museum of the American Indian, Heye Foundation, 1920; reprint, 1975), 7, 14-15, 79; Robert Steven Grumet, *Native American Place Names in New York City* (New York: Museum of the City of New York, 1981), 69.

² I. N. Phelps Stokes, *Iconography of Manhattan Island, 1498-1909*, 6 (New York: Robert H. Dodd, 1928), 87-88, pl. 84 B6.

³ Stokes notes that Marill “may have been English.” Ibid., 93.

⁴ D. T. Valentine, *Manual of the Corporation of the City of New York for 1852* (New York: n. p., 1852), 390; Burrows and Wallace, 78-80, 82-83; Christopher Moore, "A World of Possibilities: Slavery and Freedom in Dutch New Amsterdam," in *Slavery in New York*, ed. by Ira Berlin and Leslie M. Harris (New York: New Press, 2005), 51; Mary L. Booth, *History of the City of New York from Its Earliest Settlement to the Present Time* (New York: W. R. C. Clark & Co., 1860, © 1859), 172; the inventory of Steenwyck's personal estate entered on July 29, 1686 does not list or refer to any slaves among his possessions; however, other entries confirm his participation in the slave trade. New York (County) Surrogates Court, *Record of Wills*, Liber 19B, 138-169.

⁵ Valentine uses lower case in referring to "the nine men." Valentine, *Manual ... for 1852*, 391.

⁶ D. T. Valentine, *History of the City of New York* (New York: G. P. Putnam, 1853), 392; Booth, 829; New York (County) Surrogates Court, *Abstracts of Wills on File in the Surrogate's Office, City of New York*, 2 (New York: Printed for the [New-York Historical] Society, 1894), 307-309, Cornell University, *New York State Historical Literature* (database on-line) (<http://dlxs2.library.cornell.edu/cgi/t/text/text-idx?c=nys;idno=nys055>).

⁷ New York (County) Surrogates Court, *Abstracts of Wills*, 2, 414; D. T. Valentine, *Manual of the Corporation of the City of New-York* (New York: n. p., 1864), 611.

⁸ Brune Bickley, a "Doctor of Physick" in the County of Sussex in Great Britain, conveyed the property to De Lancey in a deed dated September 5, 1744. I. N. Phelps Stokes, the historian, believed that the sale took place at an earlier date since the conveyance refers to De Lancey's possession of the "Dominie Farm," which has definitely been dated to 1741. Stokes, 6, 89; Valentine, *History*, 231; Booth, 833; Valentine, *Manual ... for 1864*, 575; Burrows and Wallace, 151, 153-155, 178; Jill Lepore, *New York Burning: Liberty, Slavery and Conspiracy in Eighteenth-Century Manhattan* (New York: Vintage, 2006), 264-265.

⁹ Stokes, 6, 93; Burrows and Wallace, 282; Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (Ithaca: Cornell University Press, 1989), 34.

¹⁰ Stokes, 6, 594.

¹¹ *Ibid.*, 93; research was inconclusive on his status as a slave owner.

¹² *Ibid.*, 94; Burrows and Wallace, 281.

¹³ New York County, Office of the Register, Deeds and Conveyances, Liber 61, p. 27, November 26, 1784; a review of probated wills in the files of the Surrogate Court was inconclusive on the matter of slave ownership by members of the Byvanck family. Abraham Byvanck, Liber 40, p. 171, May 22, 1788; John Byvanck, Liber 41, p. 41, August 31, 1789; Peter Byvanck, Liber 41, p. 169, November 19, 1792.

¹⁴ Blackmar, 101-102.

¹⁵ Burrows and Wallace, 387, 389, 475; Eric Homberger, *The Historical Atlas of New York City A Visual Celebration of Nearly 400 Years of New York City's History* (New York: Henry Holt, 1994), 60; Blackmar, 101-102, 197, 200, 206, 253.

¹⁶ There are no recorded conveyances for Block 288 Lots 29 (Henry Street), 42 and 43 (Grand Street) between 1784 and 1821. In 1821, William A. G. Thompson purchased the property from the Laight family, reselling it to William R. Gracie in 1824. New York County, Deeds and Conveyances, Liber 154, p. 98, June 7, 1821; Liber 180, p. 299, July 31, 1824; Liber 206, p. 87, June 20, 1826; New York City, *Record of Assessments, Manhattan, Ward 7*, 1827 and 1828.

¹⁷ One source states his year of birth as 1772. Nelson Burton Lent, *History of the Lent (Van Lent) Family in the United States Genealogical and Biographical: from the Time They Left Their Native Soil in Holland, 1638-1902* (Newburgh, NY: [Lent], 1903), 93-94 (Google Books); Ancestry.com, *1820 United States Federal Census* [database on line] (Provo, UT: Generations Network, 2004), Roll M33_78, p. 46A, image 252; James Riker, "Memoria," vol. 12, TMs, p. [198], James Riker Collection, Long Island Division, Queens Library, Jamaica, New York; *Biographical Directory of the United States Congress, 1774-Present* (<http://bioguide.congress.gov/scripts/biodisplay.pl?index=L000242>).

¹⁸ New York County, Deeds and Conveyances, Liber 972, p. 90, recorded March 5, 1866 and Liber 1401, p. 371, October 31, 1876; Ancestry.com, *1820 United States Federal Census* [database on line], Roll M33_78, p. 46A, image 252; Thomas Barclay, *Selections from the Correspondence of Thomas Barclay: Formerly British Consul-General at New York*, ed. by George Lockhart Rives (New York: Harper & Brothers, 1894), 9 (Google Books); C. H. Browning, ed., *Americans of Royal Descent* (Philadelphia: Porter & Coates, 1883), 278 (Google Books); Reuben Burnham Moffat, *The Barclays of New York: Who They Are and Who They Are Not, -- and Some Other Barclays* (New York: Robert Grier Cooke, 1904), 102-103, 105, 116 (Google Books).

¹⁹ The first ferry was established at Grand Street in 1805, a second one was established there in 1849. I. N. Phelps Stokes, *Iconography of Manhattan Island, 1492-1909*, 3 (New York: Robert H. Dodd, 1918), 942; Grand Street

Market was established in 1813. James Hardie, *The Description of the City of New-York; Containing Its Population, Institutions, Commerce, Manufactures, Public Buildings Courts of Justice, Places of Amusement, &c* (New York: Samuel Marks, 1827), 188, 212, 343; *The 1866 Guide to New York City: New York As Its Is; or Stranger's Guide-Book to the Cities of New York, Brooklyn and Adjacent Places* (New York: J. Miller, 1866; reprinted under cited title New York: Schocken Books, 1975), 100-101.

²⁰ Adapted from New York City Landmarks Preservation Commission (LPC), *488 Greenwich Street* (LP-2224) (New York: City of New York, 2007), by Jay Shockley, originally adapted from LPC, *281 East Broadway House (Isaac T. Ludlam House)* (LP-1993) (New York: City of New York, 1998), by Marjorie Pearson. For the history of Federal-style rowhouses, see: Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (Ithaca: Cornell University Press, 1989); Ada Louis Huxtable, *The Architecture of New York: Classic New York Georgian Gentility to Greek Elegance* (Garden City, N.J.: Anchor Books, 1964); Charles Lockwood, *Bricks and Brownstone: the New York Rowhouse, 1783-1929: An Architectural and Social History* (New York: McGraw-Hill, 1972); Montgomery Schuyler, "The Small City House in New York," *Architectural Record* (April-June, 1899): 357-388.

²¹ New York City, Department of Buildings, Alteration permit 1210-44, September 19, 1944.

²² The following Federal-style houses are designated New York City Landmarks: Edward Mooney House (1785-89), 18 Bowery; James Watson House (1793, attrib. to John McComb, Jr.; 1806), 7 State Street; nine houses at 25-41 Harrison Street (1796-1828; two designed by John McComb, Jr.); Nicholas and Elizabeth Stuyvesant Fish House (1803-04), 21 Stuyvesant Street; Gideon Tucker House (1808-09), 2 White Street; Robert and Anne Dickey House (1809-10), 67 Greenwich Street; Stephen van Rensselaer House (ca. 1816), 149 Mulberry Street; James Brown House (ca. 1817), 326 Spring Street; 502 Canal Street House (1818-19); 83 and 85 Sullivan Street Houses (1819; third stories added 1880 and 1874); 486 and 488 Greenwich Street Houses (ca. 1823, attributed to John Rohr); William and Rosamond Clark House (1824-25; two stories added in the nineteenth century), 51 Market Street; 506-508 Canal Street Houses (ca. 1826); 265 Henry Street House (1827; third story added 1895); 127, 129, and 131 MacDougal Street Houses (ca. 1828-29); Isaac Ludlam House (ca. 1829), 281 East Broadway; Hamilton-Holly and Daniel Leroy Houses (1831), 4 and 20 St. Mark's Place; Seabury Treadwell House (1831-32), 29 East 4th Street; 116 Sullivan Street (1832; third story added 1872); 131 Charles Street House (1834); and 203 Prince Street House (1834; third story added 1888).

²³ James Lent died in office in Washington in 1833, the following year his heirs conveyed his interests to Barclay, New York County, Deeds and Conveyances, Liber 313, p. 505, recorded June 12, 1834. They stayed within the family after Barclay's death in 1863.

²⁴ Blackmar, 194.

²⁵ *New York City Directories*, 1848/49-1850/51; Ancestry.com, *1850 United States Federal Census* [database online] (Provo, UT: Generations Network, 2005), roll M432_540, p. 305, image 241.

²⁶ *New York City Directories*, 1852/53-1913/14; Ancestry.com, *1900 United States Federal Census* [database online] (Provo, UT: Generations Network, 2004), roll T623 1084, p. 9B, Enumeration District 80; idem, *1910 United States Federal Census* [database online] (Provo, UT: Generations Network, 2006), T624_1008, image 695; idem, *1920 United States Federal Census* [database online] (Provo, UT: Generations Network, 2005), roll T625_1191, p. 5A, Enumeration District 322, image 387.

²⁷ *New York City Directories*, 1901/02-1933/34; *Manhattan Address Telephone Directories*, 1931-1944; Harold and Robert C. Barclay (trustees), Sackett M. Barclay (executor and trustee of) to John W. Sheehan, New York County, Deeds and Conveyances, Liber 3219, p. 361, Apr. 21, 1921; John W. Sheehan to William S. Fair, New York County, Deeds and Conveyances, Liber 3242, p. 229, Sept. 22, 1921; New York County, Block Index to Conveyances, [1923] Assignment of interest, Decedents Estates Liber 4, p. 179, recorded Jan. 2, 1923.

²⁸ *Manhattan Address Telephone Directories*, 1948-1993; New York County, Deeds and Conveyances, Liber 4302, p. 272, recorded August 10, 1944; Angelina Picerno died in 1994, Mario J. Picerno, who resided in the house became the owner in 1996. Deeds, June 26, 1996 and November 4, 2003, New York City Department of Finance, Office of the City Register, ACRIS [database on-line].

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this building, The Landmarks Preservation Commission finds that the 513 Grand Street House has a special character and 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 513 Grand Street House was constructed ca. 1827-28 by real estate investors Henry Barclay and James Lent; that along with its neighbor 511 Grand Street it is a rare surviving example of the Federal style in Manhattan; that it retains its original 2½-story height, peaked roof with dormer, evenly spaced windows with stone sills and Flemish-bond brick work at the second floor; that the house from the 1840s to the 1930s housed both residential tenants and businesses reflective of its location on Grand Street a major east-west thoroughfare.

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 513 Grand Street House, Borough of Manhattan, and designates Manhattan Tax Map Block 288, Lot 42, as its Landmark Site.

Robert Tierney, Chair
Diana Chapin, Joan Gerner, Roberta Brandes Gratz, Christopher Moore,
Margery Perlmutter, Elizabeth Ryan, Roberta Washington, Commissioners



513 Grand Street House
Photo: Marianne Percival



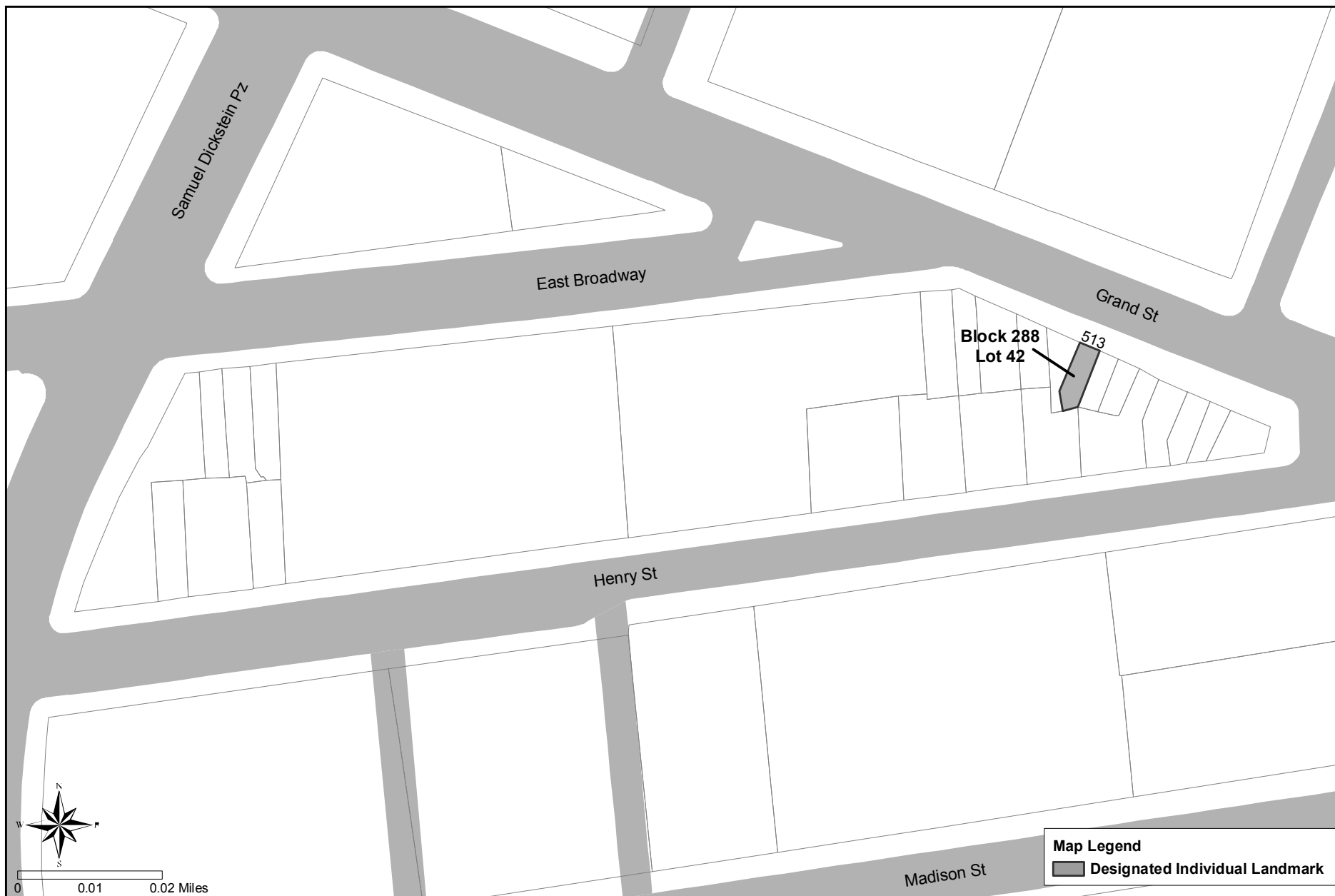
513 and 511 Grand Street Houses

Photo: Marianne Percival



513 and 511 Grand Street Houses

Photo: New York City, Dept. of Taxes (ca. 1940), Municipal Archives



513 GRAND STREET HOUSE (LP-2270), 513 Grand Street.
Landmark Site: Borough of Manhattan, Tax Map Block 288, Lot 42.

Designated: October 30, 2007

Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 06C, 2006.
Author: New York City Landmarks Preservation Commission, JM.