

Landmarks Preservation Commission  
November 17, 2009 Designation List No.423  
LP-2346

**147 EIGHTH AVENUE HOUSE, Manhattan**  
Built c. 1828, architect unknown

Landmark Site: Borough of Manhattan Tax Map Block 741, Lot 32

On June 23, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation of the 147 Eighth Avenue House and the proposed designation of the related Landmark Site (Item No. 5). The hearing was duly advertised according to provisions of law. Three witnesses spoke in favor of designation, including representatives of the Historic Districts Council, the Society for the Architecture of the City, and Community Board 4.

Summary

No. 147 Eighth Avenue is one of a pair of highly intact 3 1/2 story Federal style houses constructed 1827 to 1828. It is a rare survivor from the earliest period of development in the area that is now part of Chelsea. No. 147 Eighth Avenue has continuously housed both residential tenants and businesses, reflecting the evolving commercial character of Eighth Avenue. The building was constructed 1828 for Stephen Weeks, who owned the property for a short time. He continued to conduct business at this location, well into the 1840s.

Over the course of the centuries, the original storefront configuration of the ground floor has had several alterations; however, this row house, like its neighbor at 145 Eighth Avenue, is intact above its storefront and exhibits the attributes of the Federal style houses of the era. This row house has a steeply pitched roof, with double dormer windows. The building shares a party wall and central chimney with its neighbor, and a façade clad in Flemish bond brickwork. The windows on the second and third floors have flat stone lintels and sills. No. 147 Eighth Avenue and the neighboring 145 Eighth Avenue are among the rare extant significantly intact Federal style houses with a commercial ground floor that have survived north of 14th Street.



## DESCRIPTION AND ANALYSIS

### Early History of the Site<sup>1</sup>

Prior to the arrival of European fur traders and the Dutch West India Company, Manhattan and much of the modern day tri-state area were populated by bands of Lenape Indians. The Lenape traveled from one encampment to another with the seasons. Fishing camps along the river were occupied in the summer and inland camps were used during the fall and winter to harvest crops and hunt. In 1626, Dutch West India Company Director Peter Minuit “purchased” the island from the Lenape for sixty guilders worth of trade goods. Under the Dutch, the area along this portion of the Hudson River shoreline, the current west side of midtown Manhattan, was divided into a series of large farms, which continued through the 18<sup>th</sup> century. In the 19<sup>th</sup> century, the area was described as a largely rural space of market gardens and estates.

During the early 19<sup>th</sup> century, a vast portion of the area was under the ownership of George Rapelje, son of one of the earliest Dutch settlers of New York, Joris Rapelje. George Rapelje purchased the tract, roughly bounded by 18<sup>th</sup> Street to the north, 16<sup>th</sup> Street to the south, Fitzroy Road (Seventh Avenue) to the east, and Tenth Avenue to the west<sup>2</sup> from James Rivington in 1790. Rivington, according to the 1790 census, owned eight slaves.<sup>3</sup> The Rapelje family also owned slaves. George Rapelje mentioned owning two slaves in his narratives and recalled a man named Shadrach that his family owned.

In 1825, the entire population of New York numbered 166,000 and very few people lived north of 14<sup>th</sup> Street.<sup>4</sup> Gradually however, the west side of Manhattan began attracting new residents, many of them new immigrants looking for less expensive places to live. In May 1825, George Rapelje’s grandson - also named George - and his wife Susanna began to sell sections of farm land as development tracts.<sup>5</sup>

The neighborhood of Chelsea was once a village in Manhattan, in the 18<sup>th</sup> and 19<sup>th</sup> centuries the island consisted of a series of small villages, that later, all became an indistinguishable part of the metropolis. 147 Eighth Avenue sits in a small area situated between Greenwich Village to the south, the then-village of Chelsea to the north and Paisley Place to the east. Today this area is widely considered to be a part of the neighborhood of Chelsea.

### Chelsea<sup>6</sup>

Captain Thomas Clarke, veteran of the French and Indian Wars, built a house on a hill overlooking the Hudson, and called it Chelsea--in reference to London’s Royal Chelsea Hospital for old soldiers. The family resided here until fire destroyed the building a short time later. The house was rebuilt by his wife, who lived there until her death in 1802, when the building became the property of her grandson, Clement Clarke Moore, who expanded his estate from 19<sup>th</sup> Street to 24<sup>th</sup> Street, from 8<sup>th</sup> Avenue to the Hudson River.<sup>7</sup> Clement Clarke Moore, whose father Benjamin Moore was president of Columbia College, received an advanced degree there in 1801. He inherited the estate in 1809, living the life of the landed gentleman, enjoying his extensive property, and dabbling in politics through the writing of several political pamphlets, as well as the first American-produced lexicon of the Hebrew language. The owner of a large estate, Moore held slaves at this time.

Flourishing domestic and foreign trade brought prosperity and population growth to New York. The population grew from 124,000 in 1820 to 203,000 in 1830. To

accommodate this growth, Chelsea's isolation as a small village ended by 1835, as detached mansions on separate estates were developed with many new, smaller homes. Moore began opening streets and avenues through his Chelsea property, and used covenants and agreements to control the plans and appearance of new houses.<sup>8</sup> Moore sought and achieved a pleasing variety of stylistic detail within a harmonious uniformity of building dimensions, materials, quality of construction, and relations of buildings to each other and to the streetscape. Later covenants gave a detailed list of prohibited uses, including "any kind of manufacturing, trade or business whatever which may in any ways be noxious to the neighboring inhabitants." Still later, the covenant would prohibit the use of a building for "what is generally termed a community or tenement house."<sup>9</sup>

By 1830 a community had developed near the General Theological Seminary, around Chelsea Square, including many tenants of Clement Moore.<sup>10</sup> The seminary was growing and began to add more buildings. They started a Sunday school for local children, and in 1831 St. Peter's Church was organized. Clement Moore was a major contributor to St. Peter's new building, which was constructed in 1836-7. From 1831-1840 more than 500,000 immigrants came to New York; many settled in Chelsea, and were generally of British descent.<sup>11</sup>

During the boom years of the early 1830s development started moving north in Manhattan at an unprecedented pace. It was temporarily stopped by the Panic of 1837, but continued again by the early 1840s. Huge numbers of people were moving to the city and speculators began to build long rows of townhouses for well-to-do businessmen.<sup>12</sup> As the population increased, commercial activity moved into previously residential areas, forcing residential growth northward. This was the beginning of major development in Chelsea.

As Chelsea developed in the 1840s, it appears that the character of the neighborhood changed from block to block. The Hudson Railroad laid tracks along 10<sup>th</sup> and 11<sup>th</sup> Avenues (in 1847), bringing light industry to the area. Factories were locating west of 10th Avenue and those who worked in them settled in tenements nearby. Gradually more and more of the marshy land west of 10<sup>th</sup> Avenue was filled in, creating more inexpensive land that became home to many of the city's recent immigrants, including a large group of Irish workers. The city's first stagecoach line began in 1838 and ran on Broadway from South Ferry to 23<sup>rd</sup> Street and 9<sup>th</sup> Avenue, increasing Chelsea's accessibility. Large estate houses began to give way to smaller homes built along the newly-opened streets.

Although much of Chelsea was developed with an eye toward wealthy and middle-class families, they did not stay long in the area and less-affluent, often Irish-Catholic families took their places.<sup>13</sup> A quote from a local newspaper in 1855 stated: "Recent neighborhood changes had not helped make Chelsea the court end of town. Tongues very different from English were heard on its streets."<sup>14</sup>

During much of the 20<sup>th</sup> century, the area became less affluent. With the construction of Pennsylvania Station just to the north, more factories and warehouses located nearby and residential units were taken over by less fortunate residents.

### Eighth Avenue<sup>15</sup>

Although Eighth Avenue has different names at different points in Manhattan, it is one uninterrupted span of road. The New York Commissioners adopted a plan that

established a street and avenue grid system in 1811. It was not until 1835, however, that the avenues were regulated and extended northward to 155<sup>th</sup> Street. Eighth Avenue was one of the first avenues under construction; its first section was completed in 1816. This section was initially intended to connect with Hudson Street and run to the Hudson River, however, the Commissioners decided Eighth Avenue would extend from Greenwich Lane to Old Road at 121<sup>st</sup> Street; it would later be extended approximately to the Harlem River.<sup>16</sup> As parts of northern Manhattan developed, Eighth Avenue became one of the major thoroughfares to the commercial part of the city, allowing citizens who had moved to other parts of the island to have easy access to jobs and other commercial interests.<sup>17</sup> Eighth Avenue developed as a commercial center for the middle west side of Manhattan and was considered the middle west side's "Main Street." During the early 1900s the section of Eighth Avenue between 17<sup>th</sup> and 23<sup>rd</sup> Streets was considered "The Bowery of the West Side; because, after dark it was one of the liveliest and noisiest streets in town."<sup>18</sup>

#### Construction and 19<sup>th</sup> Century Ownership and tenancy of 147 Eighth Avenue House

In 1827 Steven Weeks purchased a lot on the westerly side of Eighth Avenue, forty-six feet north of the intersection of 17<sup>th</sup> Street, in what was, at the time considered the 12<sup>th</sup> ward of New York City.<sup>19</sup> Within one year Weeks constructed a house with a commercial first floor and private residences above.<sup>20</sup>

In 1830 Congressman Daniel Church from Vermont purchased the property. Congressman Church died in 1832; however, his son Daniel J. Church retained ownership until 1836. No.147 Eighth Avenue was built for commercial as well as residential use. Over the years, the property changed hands several times and has housed numerous business ventures. In 1869 the property was sold to William B. Austin, who operated a grocery store on the premises until 1841.<sup>21</sup> Jacob Smith purchased the property and promptly sold it to Robert Fenton in 1842. No. 147 Eighth Avenue is listed as Fenton's address until his death in 1885.<sup>22</sup> Daughter Elizabeth Fenton inherited the property and it remained in the family until 1889. Elizabeth Martin purchased the property in 1899, and retained ownership until June 1910. Elizabeth sold equal interest in the property to her family members Dolan, Euphemia, Imery, and Lawrence J. Martin. The property stayed under family control until 1921.

#### Later History

The Hanpashian brothers, Oscar and Louis, who emigrated from Turkey in 1888, bought the property in November of 1921 and retained ownership until 1971.<sup>23</sup> The earliest known images of the house are a 1937 photograph by an unknown photographer<sup>24</sup> and the c.1940 tax photograph. At that time, the red brick building was strikingly similar to the house-shops of the early 19<sup>th</sup> century. From 1974 to 1992, John Santini operated the Chelsea Place, a combination antique shop with an Italian restaurant/ jazz club in the rear. The club featured live music, hosting a wide range of musicians, from Harry Connick Jr. to Greg Allman.<sup>25</sup>

#### Federal Style Rowhouses in Manhattan<sup>26</sup>

As the city of New York grew in the period after the Revolution, large plots of land in Manhattan were sold and subdivided for the construction of groups of 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 Battery as far north as 23rd Street between the 1790s and 1830s.

The size of the lot dictated the size of the house of this style: typically each house lot was 20 or 25 feet wide by 90 to 100 feet deep, which accorded with the rectilinear plan of New York City, laid out in 1807 and adopted as the Commissioners' Plan in 1811. The rowhouse itself would be as wide as the lot, and 35 to 40 feet deep. This allowed for a stoop and small front yard or areaway, and a fairly spacious rear yard, which usually contained a buried cistern to collect fresh water and the privy.

During the early 19th century, several houses were often constructed together, sharing common 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 framing and party walls, each house in a row was dependent on its neighbor for structural stability.

With the increasing availability of pattern books, such as Asher Benjamin's *American Builders Companion* (published in six editions between 1806 and 1827), local builders had access to drawings and instructions for exterior and interior plans and details. Federal style rowhouses usually had a three-bay facade with two full stories over a high basement and an additional half story under a peaked roof with the ridge line running parallel to the front facade. (Very modest houses could be two bays wide, while grander houses had three full stories, and could be up to five bays wide). The front (and sometimes rear) facade was usually clad in red brick laid in the Flemish bond pattern, which alternated a stretcher and a header in every row. This system allowed the linking of the more expensive face brick with the cheaper, rougher brick behind. Walls were usually two "wythes," or eight inches, thick. Because brick was fabricated by hand in molds (rather than by machine), it was relatively porous. To protect the brick surface and slow water penetration, facades were often painted.

The planar quality of Federal style facades was relieved by ornament in the form of lintels, entrances, stoops with iron railings, cornices, and dormers. Doorway and window lintels, seen in a variety of types (flat, incised or molded), were commonly brownstone. The most ornamental feature was the doorway, often framed with columns and sidelights and topped with a rectangular transom or fanlight, and having a single wooden paneled door. Some grander houses had large round-arched entrances with Gibbs surrounds. The entrance was approached by a stoop – a flight of brownstone steps placed to one side of the facade – which created a basement level below the parlor floor. Wrought-iron railings with finials lined the stoop and enclosed areaways. Window openings at the parlor and second stories were usually the same height (the size sometimes diminished on the third story) and were aligned and the same width from story to story. The wood-framed sash was double hung and multi-light (typically six-over-six). Shutters were common on the exterior, a wooden box cornice with a molded fascia extended across the front along the eave, which carried a built-in gutter. A leader head and downspout that drained onto the sidewalk extended down the facade on the opposite side from the doorway. Pedimented or segmental dormers on the front roof slope usually had decorative wood trim, and the top sash was often arched with decorative muntins. The roof was covered with continuous wood sheathing over the rafters and clad in slate.

Significant remaining features of the 3-1/2-story rowhouse at 147 Eighth Avenue characteristic of the Federal style are its brick cladding, fenestration pattern on the second story, simple brownstone lintels and sills, peaked roof, molded (later) cornice, and pedimented dormer. Given the lack of a raised basement and stoop, it is likely that there was originally a shop on the ground story, common on such modest houses in this period and vicinity. The earliest known depiction of the house is a c. 1937 photograph; at that time it had the current ground-story configuration – a display window, a single-door entrance, and wider central entrance. Despite some alterations, 147 Eighth Avenue, notable singly and as part of a pair along with 145, is among the relatively rare surviving and significantly intact Manhattan buildings of the Federal style period, with a 3-1/2-story, double-dormered peaked-roof. In particular, it is a very rare surviving modest Federal style rowhouse of the 3-1/2-story, 3-bay, double-dormers and peaked-roof, with a commercial ground story. Despite the alterations, 147 Eighth Avenue both alone and in concert with its neighbor at 145 Eighth Avenue, is among the rare surviving relatively intact buildings in the Federal style in Manhattan.<sup>27</sup>

### Description

The modest 21-foot-wide 3 1/2 story row house at 147 Eighth Avenue retains characteristics of the Federal style: Flemish bond brick cladding, side entrance and evenly-spaced second-and third-floor windows with simple stone sills, and a steeply pitched roof with twin dormer windows.

Given the lack of a raised basement and stoop and the buildings location on a historically busy thoroughfare it is likely that there was originally a shop on the ground floor. The store front has had several alterations. In 1914 the storefront was moved flush with the front building line.<sup>28</sup> The current modern ground floor storefront has been totally re-configured. The entire storefront is made of seamless glass; the storefront entrance was recessed and relocated to southern part of the facade, and the display window that rests on a wood and concrete bulkhead, with non-historic metal basement access doors in front of a display window.<sup>29</sup>

The entrance to the upper floors consists of a non-historic wood door up one stone step with a non-historic light fixture above. Above the storefront non-historic metal awning housing contains light boxes and runs the width of the storefront. The northern façade is partially obscured by neighboring buildings at the first and second floors; the upper part of this façade retains the shadow of an earlier building showing eaves and wooden anchors. The stone lintels have been shaved and the one-over-one double-hung windows have been replaced throughout. The roof and two pedimented dormers are clad in tar, with one-over-one double-hung windows. The shared chimney with 145 Eighth Avenue has been parged. A non-historic metal-and-glass skylight sits just above and between the two dormers.

Report by  
Theresa C. Noonan  
Research Department

---

## NOTES

<sup>1</sup> Adapted from: 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;

Thomas A. Janiver, *In Old New York* (Harper & Brothers Publishers, New York and London, 1894), 152-191; [www.nyc.gov/html/dcp/pdf/hyards/hy\\_chap10\\_t\\_fgeis\\_final](http://www.nyc.gov/html/dcp/pdf/hyards/hy_chap10_t_fgeis_final) No. 7 Subway Extension—Hudson Yards Rezoning and Development Program FGEIS.

<sup>2</sup> Adapted from: George Rapelje, *A Narrative of Excursions, Voyages, and Travels, Performed at Different Periods in America, Europe, Asia, and Africa* (New York; printed for the author, 1834); Old Road ran from Fitzroy Road to the Hudson River, generally in or near the bed of today's West 30th Street. The shoreline was then midway between Tenth and Eleventh Avenues.

<sup>3</sup> Ancestry.com. 1790 United States Federal Census [database on-line]. Provo, UT, Year: 1790; Census Place: *New York City East Ward, New York, New York*; Roll M637\_6; Image: 0551.

<sup>4</sup> Janvier, 81.

<sup>5</sup> New York County Deeds and Conveyances Block 741, The General Statement of Early Title.

<sup>6</sup> Adapted from: New York City Landmarks Preservation Commission, *Chelsea Historic District Extension* (LP-1088), (New York: City of New York, 1981), prepared by Research Staff. The part of Manhattan that is defined as Chelsea is generally thought to include the area bordered by the Hudson River on the west, Sixth Avenue on the east, 14<sup>th</sup> Street on the south and 30<sup>th</sup> Street on the north, about one square mile.

<sup>7</sup> Janvier, 164.

<sup>8</sup> Adapted from: Janiver, 152-191; Frank Bergen Kelly, *Historical Guide to the City of New York*; D. T. Valentine, *Manual of the Corporation of the City of New York for 1852* (New York: n. p., 1852).

<sup>9</sup> Christopher Gray, “Home of the Man Who Planned Chelsea,” *The New York Times* (Oct. 20, 1996).

<sup>10</sup> Samuel White Patterson, *The Poet of Christmas Eve, the Life of Clement Clarke Moore* (New York: Morehouse-Gorham, Co., 1956), 44-77.

<sup>11</sup> Lucius A. Edelblute, M.A. *The History of the Church of the Holy Apostles* (NY: Church of the Holy Apostles, 1949), 11.

<sup>12</sup> Lockwood, 77. In 1847 there were 1,823 row houses completed in New York.

<sup>13</sup> Edelbute, 97. The Episcopal Church felt their loss and counted only 331 Episcopal residents between 26<sup>th</sup> and 36<sup>th</sup> Street, from Eighth Avenue west to the river.

<sup>14</sup> Patterson, 155.

<sup>15</sup> Manhattan Borough President's office Topographical Bureau Map; Warren Sirepeter 1881 Farm Map; NYC, Common Council Minutes, January 29, 1816; *New York City guide; a comprehensive guide to the five boroughs of the metropolis: Manhattan, Brooklyn, the Bronx, Queens, and Richmond* (New York Federal Writers' Project 7th ed. (N.Y. Random House, 1939), 176.

<sup>16</sup> It resolved that Eighth Avenue would extend from Greenwich Lane to the Harlem River. on September 15, 1815, Robert McCombs petitioned the Streets Commission to open Eighth Avenue to his bridge. I. N. Phelps Stokes, *The Iconography of Manhattan Island 1498-1906* (N. Y. Robert H. Dodd, 1915), 3, 1586, 1587; Stokes, Landmark Map Franklin Street to 23<sup>rd</sup> Street, plate 176, 6, 585, 593.

<sup>17</sup> Gotham, 578.

<sup>18</sup> B. A Botkin, *New York City Folklore Legends tall tales Anecdotes Stories, Sagas, Heroes and Characters, Customs, Traditions, and Sayings* (New York Random House, 1956), 363-368.

---

<sup>19</sup> New York County, Office of the Register, Deeds and Conveyances, Liber 232, Page 239, Liber 259, Page 375; New York Tax Assessments (1826-84); Tax Assessment Map (1845-52), (1851-73); 12<sup>th</sup> Ward of the City of New York, property of George Rapelje Esq. 1827, collection of the New-York Historical Society; New York City Directories (1818-60), accessible through the collections of the New-York Historical Society.

<sup>20</sup> 147 Eighth Avenue is listed in the tax assessments as 126 Eighth Avenue, from 1839 until 1844, when the address changes to the current address in city directories.

<sup>21</sup> Ancestry.com; Thomas Longworth, *Longworth American Almanac* (1816-1844); New York Register and City Directory, (1818-60), 35; John Doggett, *the Doggett New York Directory* (1844-1851), 32.

<sup>22</sup> Ancestry.com, *1840 United States Federal Census* [database on-line], Provo, UT, USA, Year: 1840; Census Place: New York, New York; Roll 309; Page: 163; Year: 1880; Census Place: *New York (Manhattan), New York City-Greater, New York*; Roll T9\_882; Family History Film: 1254882; Page: 420.2000; Enumeration District: 331; Image: 0591.

<sup>23</sup> New York County, Office of the Register, Deeds and Conveyances Liber 3251, p. 100 (November 10, 1921); Liber 212, p.860, (July 27, 1971); Ancestry.com, *Petition for Naturalization from the U. S. District Courts for the Southern District of New York, 1897-1944*, (Roll 0130) Record No. 17338, Petition Nos. 17140, 17378.

<sup>24</sup> Photographs are accessible through the Collections of the New York-Historical Society, PR020 Graphic file New York City box-42 Eighth Avenue Street file, 160-163.

<sup>25</sup> Adapted from: Howard Riel, Nation's Restaurant News, "Changes beginning to reshape Chelsea," *New York Times* (June 3 1985), 3; Bryan Miller, "What's Cooking on Eighth Avenue; Openings May Challenge Chelsea's Neighborhood Feel," *New York Times* (November 4, 1988), 3; "New Yorkers & Co" *New York Times* (December 4, 1994), 6.

<sup>26</sup> Adapted from New York City Landmarks Preservation Commission (LPC), *488 Greenwich Street* (LP-2224) (New York: City of New York, 2007), prepared by Jay Shockley and originally adapted from LPC, *281 East Broadway House (Isaac T. Ludlam House)* (LP-1993) (New York: City of New York, 1998), prepared 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.

<sup>27</sup> The following Federal-style houses in Manhattan 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.); 94 Greenwich Street House (1799-1800), fourth story added by 1858; rear addition c. 1853/1873; 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); 511 and 513 Grand Street House (1826-27); 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 3rd story added 1888); and 511 and 513 Grand Street House (1826-27).

<sup>28</sup> See New York City Department of Buildings, Alt: 1671-10 changed the door and storefront to non-combustible materials however, did not alter the storefront configuration; Alterations Alt: 89-14.

<sup>29</sup> See New York City Department of Buildings, Alterations Alt: 940-86.



## **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 145 Eighth Avenue 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 147 Eighth Avenue House, in concert with the 145 Eighth Avenue House, is a rare survivor from the earliest period of development in the area that is now part of Chelsea; that the 147 Eighth Avenue House was constructed in 1828 for Stephen Weeks; that it, along with its neighbor, the 145 Eighth Avenue House, is a rare surviving example of the Federal style in Manhattan; that, since 1828, the house has continuously housed both residential and commercial tenants reflecting its location on a major commercial thoroughfare; that 147 Eighth Avenue is well maintained and intact above its storefront and exhibits all of the attributes of the Federal style houses of the era; that it retains its original 3½ story height; that this row house has a steeply pitched roof with double dormers windows, Flemish bond brickwork and side entrance; that the windows on the second and third floors have flat stone lintels and sills; and that 147 Eighth Avenue, in concert with 145 Eighth Avenue, is among the rare extant significantly intact Federal style houses with a commercial ground floor that have survived north of 14<sup>th</sup> Street.

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 145 Eighth Avenue House, Borough of Manhattan, and designates Manhattan Tax Map Block 741, Lot 32 as its Landmark Site.

Robert B. Tierney, Chair

Pablo E. Vengoechea, Vice-Chair

Stephen F. Byrns, Roberta Brandes Gratz, Christopher Moore,

Elizabeth Ryan, Roberta Washington, Commissioners



145 Eighth Avenue, Manhattan  
Borough of Manhattan Tax Map Block 741, Lot 32  
*Photo: Christopher D. Brazee, 2009*



145 Eighth Avenue Storefront Detail  
*Photo: Christopher D. Brazee, 2009*



145 Eighth Avenue Second Floor Detail  
*Photo: Christopher D. Braze, 2009*



145 Eighth Avenue Roof Detail

*Photo: Christopher D. Brazee, 2009*



145 Eighth Avenue Roof Detail

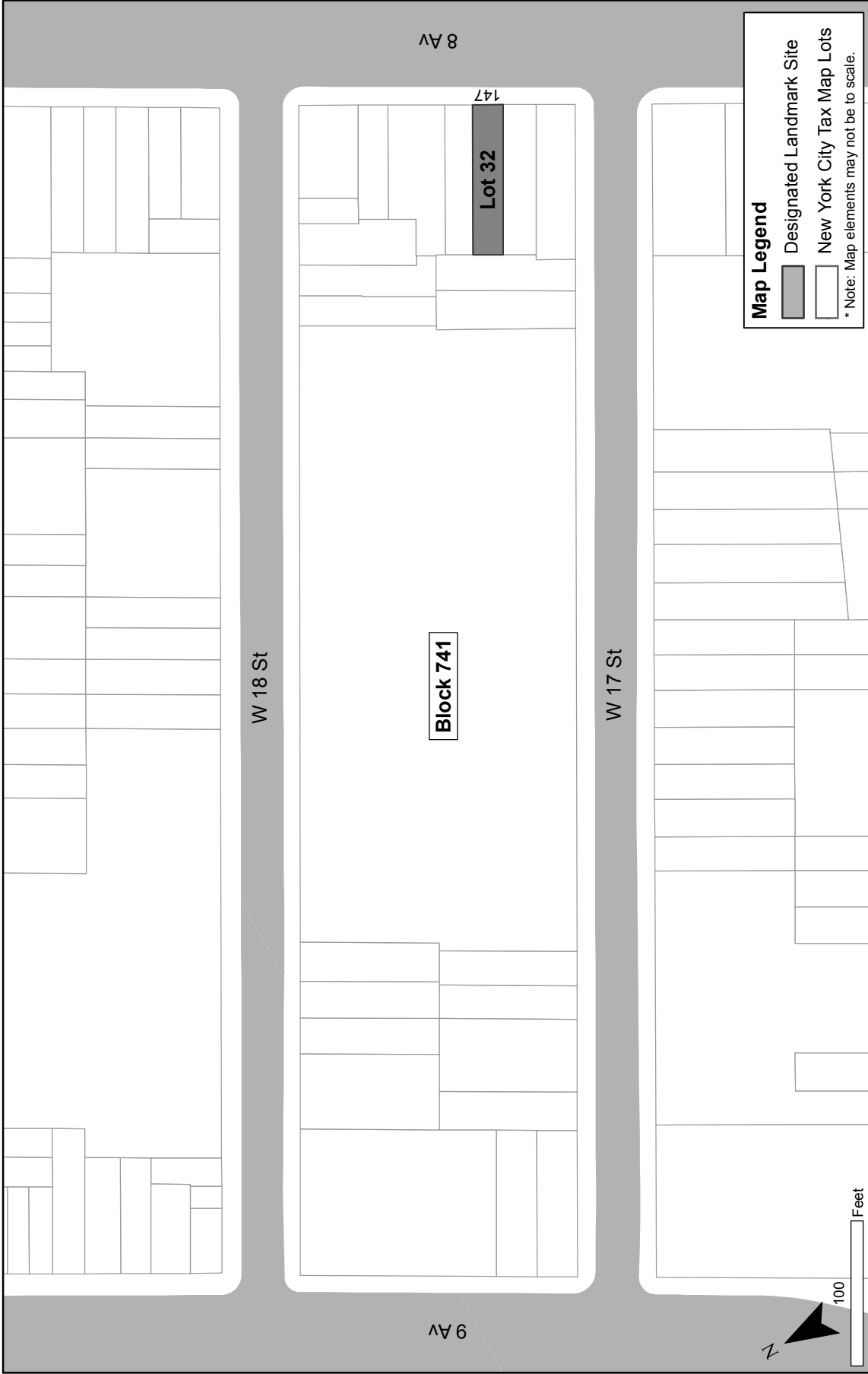
*Photo: Christopher D. Brazee, 2009*



145 Eighth Avenue Roof Detail  
*Photo: Christopher D. Brazee, 2009*



New York City Dept. of Taxes Photo c.1939  
*Photo Source: NYC, Dept. of Records and Information Services, Municipal Archives*



**Map Legend**

- Designated Landmark Site
  - New York City Tax Map Lots
- \* Note: Map elements may not be to scale.

**147 EIGHTH AVENUE HOUSE (LP-2346), 147 Eighth Avenue.**  
 Borough of Manhattan, Tax Map Block 741, Lot 32.

**Designated: November 17, 2009**