

KREISCHERVILLE WORKERS' HOUSES, 71-73 Kreischer Street, Charleston.  
Built c. 1890; architect/builder unknown.

Landmark Site: Borough of Staten Island Tax Map Block 7590, Lot 131 and the portions of the sidewalk and tree lawn immediately adjacent to these buildings, extending to the roadbed of Kreischer Street.

On October 1, 1991, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Kreischerville Workers' Houses: 71-73 Kreischer Street, Staten Island, and the proposed designation of the related Landmark Site (Item No. 7). Several people – including Charles Sachs, Barnett Shepherd of the Staten Island Historical Society, representatives of the Municipal Art Society, the Society for the Architecture of the City, and the Preservation League of Staten Island, and other individuals – testified in favor of designating 71-73 Kreischer Street, the related Workers' Houses, and the other calendared items located in Charleston. Borough President Guy Molinari, and City Councilman Alfred C. Cerullo, III, had reservations about the individual designation of the property. Irene Belansky, who with Mary Belansky, owns the Kreischer Street houses, expressed opposition to individual designation with the existing zoning and was supported in that position by the Charleston Civic Association and Staten Island Community Board No. 3.

## DESCRIPTION AND ANALYSIS

### Summary

The Kreischerville Workers' Houses at 71-73 Kreischer Street, part of a group of four identical double houses, are some of the most readily identifiable of the worker housing erected during the nineteenth century in Kreischerville and other small Staten Island villages that grew up around manufacturing enterprises. Nos. 71-73, and the adjacent houses, were built around 1890 on a site that was quite near to the Kreischer brick manufacturing works (no longer standing) where the first occupants worked, and originally faced a row of similar houses on the west side of Kreischer Street. The structure survives as an element of the company town character that prevailed in Kreischerville, as the village of Androvettesville came to be known during the nineteenth century when the Kreischer brick works was a thriving concern. The houses were developed by Peter Androvette, a prominent member of a local family, who participated in the nineteenth-century evolution of the hamlet of Androvettesville into the village of Kreischerville. The construction of these houses by Androvette demonstrates the quasi-company-town nature of Kreischerville, where the control of the dominant industrial firm was tempered by older development and local interests which gradually combined. The modest size and lack of ornamental elements of the wood-framed, shingle-clad structure, which has entrances made more private by their side porch location, are characteristic of worker housing of the time, particularly the common semi-detached cottage. The company-town setting of the houses is reinforced by the siting of Nos. 71-73 and the neighboring double houses close together and near the street, and is enhanced by the picket fence and a walk laid in Kreischer brick. Nos. 71-73 were leased by Androvette to laborers who were employed at the brick works in Kreischerville and other nearby industries. Since 1923 the houses have been owned by members of the Janos Szucs family, part of the Hungarian community that has made Charleston its home since the early twentieth century.

## The Development of Kreischerville

During the early and mid-nineteenth century, the town of Westfield on the southwestern side of Staten Island, was a rural area with scattered small settlements; the hamlet near the juncture of Arthur Kill Road and Sharrotts Road was known as Androvetteville because of the extensive land holdings of the Androvette family.<sup>1</sup> Sharrotts Road connected the community with the village of Woodrow to the east, while the Arthur Kill Road led north to Rossville and the Blazing Star Ferry and also south to Tottenville and additional ferry service to New Jersey. Several small lanes led to the waterfront, much of which was salt marsh, and homes not located near the main roads were near the shore. The residents of Androvetteville included farmers, oystermen, ship joiners, and watermen. By 1850, there were two stores in the hamlet, and the West Baptist Church stood north of the intersection of Sharrotts Road and Arthur Kill Road.

*The Industrialist and the Waterman.* The area around Androvetteville changed dramatically in the mid-1850s with the discovery of refractory fire clays in the vicinity, and the purchase of clay deposits and subsequent development of a fire bricks manufacturing works by Balthasar Kreischer.<sup>2</sup> In 1845 Kreischer and a partner had established a business in Manhattan to produce fire brick – a fire-resistant brick used in many industrial applications. Kreischer soon was sole proprietor of the operation that was one of the first in the United States to provide fire brick. In 1853 Kreischer became aware of refractory clay deposits in Westfield. He acquired several tracts with clay deposits and purchased the rights to mine clay on nearby land. Two years later Kreischer established a brick works at the edge of the Arthur Kill (Staten Island Sound), and in 1858 he enlarged his works on Staten Island with the construction of an addition to the factory for the production of clay retorts (vessels made of fire clay in which coal was heated to produce gas). As Kreischer's brick works and clay mining began to dominate Androvetteville, the area became known as Kreischerville. In 1876 the Staten Island facility was enlarged and at that time the Manhattan plant was closed; the newly-expanded works were destroyed by fire in 1878 and were immediately rebuilt. The Kreischer Brick works was a major producer of building materials in the metropolitan area, and like many operations, maintained a headquarters in Manhattan.

Balthasar Kreischer, who retired from active management of the brick works in 1878, died in 1886; the firm of B. Kreischer & Sons was

continued by three of his children: George F., who had joined the company in 1870, Charles C., and Edward B.<sup>3</sup> In 1887 George Kreischer entered into an agreement with the New York Anderson Pressed Brick Company and the Anderson works was built adjacent to the Kreischer facility. The brick works were again badly damaged by fire and rebuilt in 1892. The Kreischer family's involvement with the firm terminated in 1899, its sale forced by financial problems.

Several members of the Androvette family remained in the area, many of whom made their livings in maritime occupations. Among the most prominent was Captain Peter Androvette.<sup>4</sup> During the 1870s and 1880s, it appears that he lived on the eastern portion of Androvette Street (perhaps at No. 53 or No. 65) where he owned several houses. Androvette became associated with the Kreischer firm as manager of transportation for the brick works; he was master of, and part owner of, several of the Kreischer vessels<sup>5</sup> which were used to transport raw materials and fuel to the works and finished products to local points and rail heads. In 1872 Androvette began to build a fleet of steam tugs, lighters, and barges which appear to have been separate from the Kreischer operation. In 1887 Androvette purchased from the Kreischer firm a lot on the north side of the slip adjacent to the Anderson New York Pressed Brick facility; on that site he established an ice, wood, and coal supply business. In 1891 Androvette founded the Androvette Towing and Transportation Company of South Amboy, New Jersey, which operated a fleet of tugboats. He was also one of the founders of the Perth Amboy Dry Dock Company and served as a director and president. Peter Androvette was an officer of the Methodist Chapel at Kreischerville during the 1870s and 1880s, and was later a member of the Bethel Methodist Episcopal Church of Tottenville.

Peter Androvette's property management and business skills became evident at the close of the nineteenth century, as the manufacturing heyday of Kreischerville drew to a close. On July 5, 1899, at a public auction following the foreclosure of the property, Peter Androvette acquired the extensive landholdings, buildings, equipment, and stock of the Kreischer firm. In 1902 he incorporated the Kreischer Brick Manufacturing Company for the purpose of manufacturing front and fire brick and other articles.<sup>6</sup>

*An Industrial Community.*<sup>7</sup> The main impetus for the growth of the village of Kreischerville was the provision of housing within walking distance of

the brick works. Some of the properties Kreischer acquired for his company's clay deposits already had dwellings on them and he erected several additional dwellings to house the work force; by the early 1890s the Kreischer family owned around twenty-five houses in Kreischerville. On the parcel immediately north of the works, stood one of the existing houses, an old Androvette family dwelling (now No. 122 Androvette Street). By 1875 Kreischer had built two large tenements: a frame building east of the older Androvette house that housed six families and a larger brick structure for twelve households (neither of the tenement buildings is standing).<sup>8</sup> During the 1870s, a significant portion of the residents of Kreischerville lived in the tenements and in the boarding houses of Christian Neilsen (who had eleven boarders) and others, a condition that would change by the 1890s. In 1874 the road that became known as Kreischer Street was laid out along that boundary of a parcel of Kreischer's and a plot to the east owned by Peter Androvette.<sup>9</sup> It appears that soon after that, the Kreischer firm erected a group of five double houses and two additional dwellings on the west side of Kreischer Street and five double houses on Androvette Street. Double houses, or semi-detached cottages, became the dominant housing type in the village, with nearly twenty such structures built, including Nos. 71-73 Kreischer Street.

Peter Androvette had a role in the development of housing in Kreischerville second only to that of Kreischer. Androvette, like the industrialist, more often leased rather than sold his property although he did sell a house lot on Androvette Street in 1886 to his son-in-law, Henry Scott. Another of Androvette's lots was sold to Washington Hook & Ladder Company No. 1 in 1897. Androvette's property included a three-acre lot on the south side of Androvette Street that he acquired in 1867 as part of the farm of the late Charles Androvette. In 1892 Androvette sold a large parcel at the southern end of that property on which William Cutting built a house and an attached store (now Nos. 63-67 Kreischer Street). It appears that around the same time Androvette built the four double houses on the east side of Kreischer Street, one of which is Nos. 71-73.<sup>10</sup> Androvette's houses faced a row of similar semi-detached dwellings on the west side of Kreischer Street, and the Kreischer Street structures formed the core of the worker housing in the village.

The relative geographic isolation of Kreischerville prompted the development of an entire village with numerous services as well as its own company town culture. In 1863 a Kreischerville post office was established. Among

the first businesses established in the village were the store Kreischer helped Nicholas Kilmeyer to establish in the building that stands at 4321 Arthur Kill Road (at the corner of Winant Place) and J. Sutton's blacksmith shop on Arthur Kill Road. There were several religious congregations active in Kreischerville. The West Baptist Church (1847) stood near to the community cemetery that remains. The Androvette Chapel, or the Androvette Methodist Episcopal Church, owned a building on the east side of Arthur Kill Road from 1870 until 1884, when the church corporation dissolved. In 1883, B. Kreischer & Sons purchased a lot on the north side of Winant Place as the site for the small church building Balthasar Kreischer erected for St. Peter's German Evangelical Reformed Church of Kreischerville (now Free Magyar Reformed Church, a designated New York City Landmark). The Kreischerville school, District School No. 7, which during the mid-1880s served over 200 students, was located just north of the center of the village on Arthur Kill Road. During the last decades of the nineteenth century, houses lined Androvette Street, Winant Place, Kreischer Street, Manley Street, Arthur Kill Road, and Sharrots Road.<sup>11</sup>

According to reminiscences of residents, Kreischer considered the town named after himself to be a family community, and in a paternalistic manner he advanced money to purchase homes and assisted employees through sickness and trouble. Having become an American citizen, he encouraged his employees – mostly German immigrants like himself – to attain citizenship. His force in the community is reflected in memories that there was a "good tight fence around the entire village," and that "the gates were closed early in the evening,"<sup>12</sup> which perhaps have exaggerated the role of the extensive picket fencing enclosing the yards of village houses that is documented in historic photographs. As was common in industrial towns, the Kreischer family maintained conspicuous residences. Kreischer built a grand villa-type residence (probably in the 1860s, no longer standing) on the crest of the hills above the factory (on the east side of the Arthur Kill Road) that visually dominated the village. Around 1886 Charles and Edward Kreischer moved into a pair of similar Stick Style wood villas on the east side of Arthur Kill Road; the house built for Charles Kreischer still stands at 4500 Arthur Kill Road (attributed to Palliser & Palliser, it is a designated New York City Landmark).

During the 1880s and 1890s, more residents of Kreischerville resided in houses that they owned as skilled workers joined businessmen as property owners although laborers renting houses continued

to be interspersed throughout the village. The skilled and supervisory workers who became property owners included Christopher Biel, a retort maker, who acquired No. 122 Androvette Street in 1888, and Jasper Heitman, a store keeper and superintendent of the clay works, who owned property on the east side of Arthur Kill Road. The division between the old families in the village and Kreischer employees was straddled by men like Charles A. Winant, a member of the family for which Winant Place is named, who entered the employ of the Kreischer brick firm as a carpenter and served as superintendent of the works for over twenty years. The existence of several stores, in addition to William Cutting's on Kreischer Street, implies that there was no traditional "company store" and that private enterprise thrived. Louis Hersher and Albert Heiber were the village bakers, perhaps using the bake shop on the east side of Kreischer Street (between Androvette Street and Winant Place). Some non-essentials were provided by a confectioner and a florist. In addition to Mrs. Sweeney's boarding house, lodging was offered by the Kilmeyer Union Hotel and Saloon (at the corner of Arthur Kill Road and Sharrotts Road) and the Neilsen Hotel (at the corner of Androvette and Kreischer Streets). Respite from the working world was offered by the saloons of August Huth, John Kennedy, Wilt Marshall, Michael J. Morrissey, and Christian Neilsen. The Order of Germania Lodge No. 26 met in Kilmeyer's Hall; either that group, or the Society for the Support of the Poor of St. Peter's Church, was probably the benevolent society established by 1886 to provide aid to sick or injured workers. During the 1890s, most of the village residents worked at the brick works, the clay pits,

the International Ultramarine Works (between Kreischerville and Rossville) and the S.S. White Dental Manufacturing Company at Prince's Bay. The village residents also included blacksmiths, masons, carpenters, bricklayers, and a tinsmith and plumber. Many of the watermen who lived in the village were members of families that had long resided in the area: Pilot Reuben Simonsen (who would later operate the Kilmeyer Hotel), oystermen James Hannaway and Darius Marshall, and Captains John Lewis, Al Storer, and Daniel Androvette.

Around the turn of the century, the population of Kreischerville began to change as did the employment situation. The Federal Census of 1900 routinely listed "day laborer" as the occupation of many residents, although there were still men who operated small service businesses in the town. As the more limited operation of the brick works after 1899 diminished employment possibilities, more workers traveled to the White dental works and the Atlantic Terra Cotta Works (established 1897) in Tottenville.<sup>13</sup> A significant addition to the predominantly German population was the influx of many workers from Hungary and neighboring areas in Central Europe. In 1900 most of the recent Hungarian immigrants in Kreischerville were single men who boarded in the homes of Anton Killian and John Laslacasca on Arthur Kill Road, George Lasco on Androvette Street, and others. Hungarian families soon occupied other types of housing in the village, as well as Nos. 71-73 and the neighboring double houses; the Magyar population and its social institutions would remain a highly visible portion of the population of Kreischerville during the twentieth century.

#### Kreischerville – A Quasi-Company Town with Worker Housing<sup>14</sup>

*Company Towns.* The relationship between industry and town building has been closely related since the first manufactories were established during the early nineteenth century. The term "company town" usually refers to entities that have been developed, administered, and owned in their entirety by a single enterprise. In addition to traditional company towns, there are a number of industrial communities (like Kreischerville) that can be considered quasi-company towns; these were dominated – but not entirely controlled – by the local industrialist. The construction of company-owned housing and community buildings in industrial communities is associated with the paternalistic approach to business that characterized

industrial development during the nineteenth century.

Industrial communities housed a new type of worker – the industrial wage earner – and embodied an unfamiliar social structure. A new social order was established by working and living routines, common cultural values, and subcultures that workers created in response to the repetitive labor, isolation, and company-imposed policies. Physical orderliness was imposed by the design of the landscape, which included the tight clusters of identical housing in close proximity to the mill or works, the locating of the company store and community buildings in dominant sites, and the more obvious segregation of managerial and owner housing.



Some of the company towns developed during the late nineteenth century and early twentieth century were part of the reaction to housing problems and labor unrest in congested urban manufacturing areas. In conjunction with the reform movement in this country, the development of "model," well-planned company towns was considered a practical ploy to attract and retain workers and became an expression of what has been termed "profitable paternalism." By the end of the nineteenth century, company-provided housing was considered a management tool to be used in conjunction with the construction of manufacturing plants in less-congested rural areas to stabilize the labor force. The construction of churches and community buildings, while welcomed by the workforce, nevertheless reflected the paternalistic attitude of many industrialists.

**Industrial Housing.** The earliest company-owned houses erected in the United States were the identical freestanding cottages erected for families that worked in textile mills in Rhode Island and other New England states during the early nineteenth century. The houses, built close together in neat, equally-spaced rows or clusters, presented a departure from contemporary domestic settings. Multi-family apartment buildings, usually referred to as tenements, were also constructed in combination with double houses, as was common in Europe. Managers of different ranks were provided with various sizes of single-family cottages which were usually considerably smaller than the owner or superintendent's residence.

The company-owned housing erected for workers during the nineteenth and twentieth centuries remained a combination of boardinghouses, semi-detached cottages, and detached dwellings, and the standards set by early cottages as small, sound, yet minimally-ornamented structures similar to contemporary domestic structures have endured. The housing built in company towns had several recognizable characteristics, primarily its rigid uniformity within each type found in a town. The structures were often arranged in closely-spaced rows with minimal front yards. The predominant dwelling types were the semi-detached and free-standing houses meant to be occupied by married employees, who were considered to be more stable laborers than single men and women (who were often required to live in boarding houses). Worker housing was generally constructed as economically as possible, in part because resale value was not a consideration, and such housing usually lacked the amenities of indoor plumbing and running water although electricity was

sometimes provided by the industry's generating system. The standard worker house was a plain, two-story, balloon-framed dwelling of four to six rooms.

**Kreischerville – A Quasi-Company Town.** Kreischerville was one of several villages that grew up near manufacturing enterprises on Staten Island during the second half of the nineteenth century. Like Kreischerville, the earlier Factoryville (established in 1819 around Barrett & Tileston's New York Dyeing and Printing establishment in the north shore section subsequently known as West New Brighton) and the later Linoleumville (near the 1874 American Linoleum works on Long Neck, formerly and once again known as Travis) appear to have been quasi-company towns due to the presence of older development and local interests. There are probably many other areas of New York City where initial housing development was prompted by – but not totally controlled by – the establishment of one or more industrial operations.

Most of the housing in New York City built specifically for workers took the form of tenement houses and rowhouses. Although double houses are not uncommon throughout the city, many were built in groups as speculative developments, not as housing for workers of a particular industry. Consequently, the group of houses on Kreischer Street that includes Nos. 71-73, is a rare surviving cluster of worker housing built within what is now New York City for the employees of a specific business. The distinctive streetscape created by Nos. 71-73 and the neighboring houses is one of the most readily identifiable elements of the quasi-company town character that Charleston had as Kreischerville during the late nineteenth and early twentieth centuries. In houses like those on Kreischer Street lived some of the laborers who helped to make New York City the manufacturing center that it was during that period.

The village of Kreischerville reflects many common developmental patterns of industrial communities during the mid- and late nineteenth century. Balthasar Kreischer located his works near both the essential raw material, fire clay, and water transportation. He then began to solve the housing problem with the construction of two tenement buildings which had small apartments for families; in building that type of structure, Kreischer was following the generally accepted practice of providing multiple dwellings for workers.<sup>15</sup> By building housing, Kreischer stabilized his workforce and extended his control over both the workers and the physical setting. The construction of double, or semi-detached, houses, rather than more tenements,

on Androvette and Kreischer Streets reflected the evolving standards for working-class housing. The construction by Peter Androvette of the double houses on the east side of Kreischer Street, including Nos. 71-73, (which were nearly identical to those built by the Kreischer firm on the opposite side of the street) reflects both the lack of total control that the Kreischer family had over the village and also the physical character of a company town that Androvette chose to further. During the 1880s and 1890s, more house lots were sold by the Kreischer firm, Peter Androvette, and others, and the village

approached its peak of physical development. Ironically, not until Peter Androvette purchased the Kreischer firm assets in 1899, did Kreischerville most approach a standard company town with one truly dominant property owner; however, by that time, more residents owned their homes, and many were traveling outside of the village to work in nearby industries. The separate identity of the village was maintained, even after the influence of the Kreischer works waned, by the influx of Hungarian immigrants during the 1890s and early twentieth century.

#### Nos. 71-73 Kreischer Street

Around 1890 the double house at 71-73 Kreischer Street, along with three identical structures, was erected for Peter Androvette. The structure was located near the center of its lot and the occupants shared an outhouse located at the rear, in the standard arrangement adopted for the double houses in Kreischerville. The double houses on Kreischer Street, though close to the brick works to the south, were separated from them by the Cutting property and Topper's Creek, which may have fed the large, shallow pond (or reservoir) created by the late 1890s on the east side of the street.

The first residents of Nos. 71-73 are unknown although some of the occupants of the structure between 1900 and 1920 are listed in state and federal census records.<sup>16</sup> In 1900 Charles Kube, a German immigrant and day laborer at the clay works, resided in No. 71 with his wife, two boarders who were also day laborers, and his father-in-law. By 1910, saloon keeper J. Deak (a Hungarian immigrant) had moved into that half of the structure. Hotel proprietor Louis

Sabo (a Hungarian immigrant) lived in No. 71 in 1920 with his wife and sons, the oldest of whom was a cable winder at the dental works. No. 73 was occupied in 1900 by cigar manufacturer Peter Wust (a German immigrant), and in 1910 by Jacob Mazwrek, a Romanian immigrant and a presser at the terra-cotta works. In 1920, it appears that the family of John Szeles, a Hungarian immigrant who worked at the Tottenville Copper Co. works, resided in No. 73.

After the death of Peter Androvette, the property on which all four of the double houses stand was sold in 1923 to Janos (John) Szucs of nearby Green Ridge, Staten Island.<sup>17</sup> By the 1930s, Szucs appears to have made 71 Kreischer Street his home. In 1949 Szucs sold to his daughter and son-in-law, Moses and Mary Belansky, the structure they occupied, Nos. 75-77. After Szucs' death in 1967, the houses passed to his heirs and Mrs. Mary Belansky, the current owner, acquired Nos. 71-73.<sup>18</sup>

#### Description

Nos. 71-73 Kreischer Street is a two-story wood-framed double house on a masonry foundation. The nearly flat roof, from which a brick chimney (stuccoed) projects, slopes to the rear of the house. The exterior walls are sheathed in wood shingles.<sup>19</sup> A fascia and molding terminate the upper edges of the walls. The Kreischer Street facade (as does the rear facade) has four bays of windows which have one-over-one double-hung sash in plain frames. The entrances to the dwellings are through porches that extend along much of the side facades; the shed-roofed porches are open toward the front, with a square wood post supporting the corner of the roof. The rear portions of the porches are enclosed and have a window in the side wall and a door facing the street which is approached by a low stoop. The porch of No. 73 has been widened so that there

is room for a window beside the door. The side walls have no window openings at the second story.

A narrow lawn, lined with trees and mail boxes on posts, separates a sidewalk laid in various hues of Kreischer brick from the street. The front and side yards of the structure are edged by a wood picket fence which has gates supported by square posts at the brick walks that lead to the entrances; a perpendicular section of fence divides the front yards. South of Nos. 71-73, a wide gate gives vehicular access to the yard. The structure is located near to the street, leaving much of the rear of the lot free for gardens and outbuildings.

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## NOTES

1. In this report the current names of streets will be used, although many of the thoroughfares were known by different names during the nineteenth century, according to historic atlases and deed descriptions. Arthur Kill Road had many names, including Fresh Kills Road, Shore Road, and Riverside Avenue. Around the turn of the century, Winant Place was known as Weber Street, Manley Street was Maple Street, and Androvette Avenue might have been known as Steinway Avenue (after the Kreischer family's friends and in-laws, the William Steinway family of piano manufacturers).
2. Sources on Balthasar Kreischer and his business include: Mabel Abbott, "Kreischerville: A Forgotten Chapter in Staten Island History," *Proceedings of the Staten Island Institute of Arts and Sciences* 11 (Jan. 1949), 31-43; the Kreischer Papers, Staten Island Institute of Arts and Sciences (SIAS); Charles William Leng & William T. Davis, *Staten Island and its People* (New York, 1930); *Prominent Men of Staten Island, 1893* (New York: A.Y. Hubbell, 1893); Richard M. Bayles, *History of Richmond County, Staten Island, New York* (New York, 1887); J.J. Clute, *Annals of Staten Island, from Its Discovery to the Present Time* (New York, Press of Chas. Vogt, 1877); Asher & Adams, *Pictorial Guide to American Industry* (1876, rpt. New York, Routledge Books, 1876), 82; and Moses King, *King's Handbook of New York* (Boston, 1892), 880, 881, 886, 887.
3. Though the name of the Kreischer firm changed as the sons joined the firm, perhaps it was best known as B. Kreischer & Sons.
4. Information on Peter Androvette was compiled from "Captain Peter Androvette," *Prominent Men of Staten Island, 1893*, 99; "Murray J. Androvette, Sr." in Leng & Davis, 130; deed transactions recorded in the Richmond County, Office of the Register, Liber Deeds and Conveyances; Staten Island directories; and transactions between the Kreischer family and Peter Androvette recorded in the Kreischer Papers, SIAS.
5. Androvette and members of the Kreischer family co-owned the *Caroline Kreischer* (named after Balthasar Kreischer's daughter), the steam propeller *Lizzie M. Conklin*, the schooner *Mary Heitman*, canal boats like the *R.K. Rathburn* and barges, including the *Fire Brick* and the *Chas. Moore*, according to documents in the Kreischer papers, SIAS.
6. Peter Androvette, James Murray Androvette, and Charles H. Puls contributed equal shares of \$1000 to the corporation's capital of \$100,000. The extent to which the Kreischer Brick Manufacturing Company carried out its intent to produce front and fire brick, clay retorts, tile, glazed brick and other articles has not been determined. The Kreischer Brick works was shown on the 1898 (corrected to 1911) Sanborn Map as the B. Kreischer & Son, Front Brick Works, and the Anderson New York Pressed Brick factory was labeled as the Richmond Brick & Tile Company (and noted as owned by John Weber and not in operation). The Kreischer name passed to the Kreischer Clay Products, Inc. firm that was incorporated in 1921 with directors from the New York and New Jersey area who were not members of either the Kreischer or Androvette families.
7. This section on Kreischerville is based on numerous deeds in the Richmond County, Office of the Register; *The Standard Directory of Richmond County for the Year 1893-1894* (New Brighton, NY: Robert Humphrey, 1893); *United States Census, Richmond County, New York* (Washington, D.C.: GPO, 1870, 1900, 1910, and 1920); the New York State Census listings for 1875 and 1915; S.C. Judson, *Illustrated Sketch Book of Staten Island, New York, Its Industries and Commerce* (New York: S.C. Judson, 1886); Gustav Kobbé, *Staten Island: A Guide Book, with Illustrations and a Road Map* (New York: Gustav Kobbé, 1890); Clute; *Staten Island Illustrated*, Borough of Richmond, New York City (New Brighton: Staten Island Chamber of Commerce, 1911); Shirley Zavín and Elsa Gilbertson, "Kreischerville/Charleston Walking Tour" in *Staten Island Walking Tours* (Preservation League of Staten Island, 1986); Charles L. Sachs, *Made on Staten Island: Agriculture, Industry, and Suburban Living in the City* (New York: Staten Island Historical Society, 1988); and the following maps: F.H. Walling, *Map of Staten Island, Richmond County, New York* (New York: D.A. Fox, 1859); F.W. Beers, *Atlas of Staten Island, New York* (New York: J.B. Beers & Co., 1874); J.B. Beers, *Atlas of Staten Island, Richmond Co., New York* (New York: L.E. Neuman & Co., 1887); *Insurance Maps of the Borough of Richmond, City of New York* (New York: Sanborn-Perris Map Co., 1898, corrected to 1911); *Atlas of the Borough of Richmond, City of New York*, 2nd ed. (New York: E. Robinson, 1907); *Borough of Richmond, Topographical Survey* (New York, Sept. 1913).

8. *The Manufacturer and Builder* noted in 1869 that Kreischer was "erecting a number of similar houses on his own property," after stating that the improvements on the Staten Island Railroad, "with which Mr. Kreischer is identified as the founder, in the shape of substantial dwelling houses for mechanics, were progressing." The reporter could have been referring to the tenements or some of the other houses erected by Kreischer, such as the several double houses on Androvette Street.
9. Richmond County, Office of the Register, Liber 116, p. 614 and Liber 134, p. 43.
10. The period of construction of Androvette's double houses is bracketed by the 1887 Beers Atlas, in which the houses do not appear, and the 1898 atlases in which the houses are depicted. The deed for the lot Androvette sold to Cutting in 1892 makes no mention of the houses, as was common at the time, but may suggest the time when development took place on the east side of Kreischer Street. The construction of the houses could have been prompted by establishment of the New York Anderson Pressed Brick factory in 1887 or even the expansion of Androvette's own business in 1890. Androvette acquired several mortgages during the 1880s and 1890; most of those documents were unavailable at the time this report was prepared.
11. According to the Federal Census, the village had fifty-six households in 1880; Judson gives the figure of 800 inhabitants in Kreischerville in 1886.
12. Kreischer's paternalistic dominance of the village is recounted in "Balthasar Kreischer's Memory to be Honored Tomorrow by Steuben Society Ceremony," *Staten Island Transcript*, May 29, 1936, Kreischer Papers, SIIAS and by Abbott, p. 36-37.
13. The brick works closed briefly in 1906 during a building slump and for good in 1927 according to William Franz, "For Half-Century, Kilns Burned," *Staten Island Advance*, Mar. 27, 1986, and "City Rural Area is Dying Slowly," *New York Times*, August 1966, Kreischerville Vertical File, The Staten Island Historical Society; and "Thoughts at Random -- Kreischer & Kaolin," *Staten Island Transcript*, April 10, 1936.
14. This section is based on the definitions and analysis of company towns in John Garner, *The Model Company Town: Urban Design through Private Enterprise in Nineteenth-Century New England* (Amherst: University of Massachusetts Press, 1984) and Garner's Introduction in *The Company Town* (New York: Oxford University Press, 1992), 3-14, and Margaret M. Mulrooney, *A Legacy of Coal: The Coal Company towns of Southwestern Pennsylvania* (Washington, D.C.: National Park Service, Historic American Buildings Survey/Historic American Engineering Record, 1989), Chapter 2, "The Coal Company Town," 9-29.
15. Through the last decades of the nineteenth century, most of the published information available in the United States on worker housing came from England and Europe, suggesting a lingering European influence on industrialists, many of whom were immigrants like Kreischer. Indeed, the first comprehensive report on the factory system and worker housing in the United States, prepared by Carroll Wright in conjunction with the 1880 Federal Census of Manufacturers, featured examples of worker housing from Europe and his extensive bibliography contained mostly European sources. Other early American offerings on the subject of worker housing include "The Exhibit of the United States Bureau of Labor at the Louisiana Purchase Exposition," *Bulletin of the Bureau of Labor* 54 (Sept. 1904), 1191-1242; after 1910 American literature on the subject becomes much more extensive.
16. The Federal Census records for Richmond County were consulted for 1900, 1910 and 1920; the 1890 records were destroyed by fire. New York State records for 1895 and 1905, if they exist, are not available at the SIIAS.
17. Several years earlier, a mortgage from Janos Szucs had made possible the purchase of the nearby St. Peter's German Evangelical Church (a designated New York City Landmark) by the Magyar Reformed Church (now Free Magyar Reformed Church). See LPC, *St. Peter's German Evangelical Church at Kreischerville Designation Report*, report prepared by Betsy Bradley (New York: City of New York, 1994).
18. Richmond County, Office of the Register, Liber Deeds and Conveyances, Liber 691, p. 52; Liber 572, p. 149; Liber 1083, p. 474; Liber 1883, pp. 195, 197, 199, 201; Liber 1884, p. 298.
19. A 1937 photograph (from the collection of the Staten Island Historical society) indicates how little the houses have been altered; in that photograph, the shingles appear to be weathering.

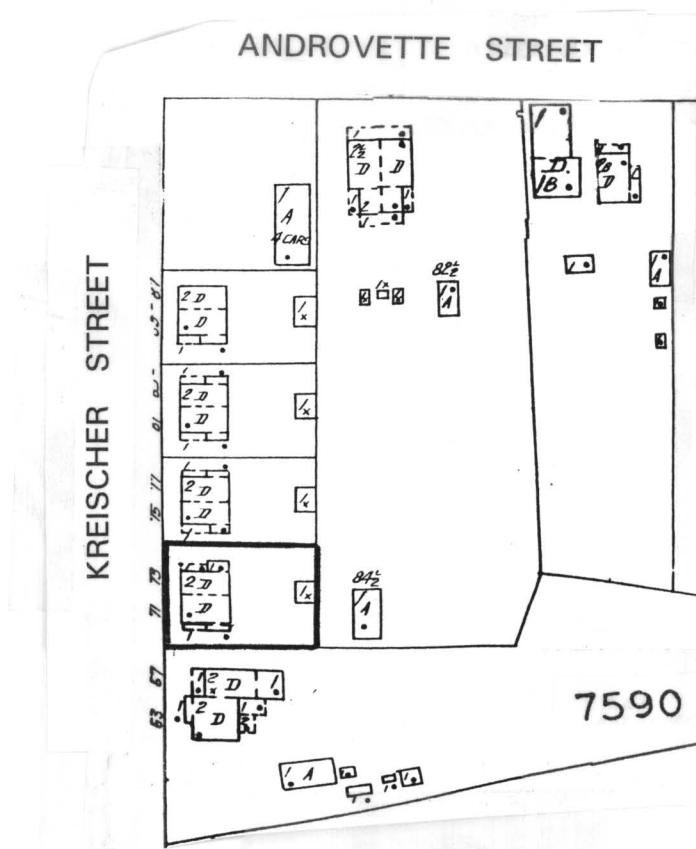


## FINDINGS AND DESIGNATION

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 Kreischerville Workers' Houses, Nos. 71-73 Kreischer Street, has a special character, 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 Kreischerville Workers' Houses at 71-73 Kreischer Street, part of a group of four identical double houses, are some of the most readily identifiable of the worker housing erected during the nineteenth century in Kreischerville and other small Staten Island villages that grew up around manufacturing enterprises; that Nos. 71-73 and the adjacent houses were built around 1890 on a site that was quite near to the Kreischer brick manufacturing works (no longer standing), where the first occupants worked, and originally faced a row of similar houses on the west side of Kreischer Street; that the structure is a surviving element of the company town character that prevailed in Kreischerville, as the village of Androvetteville came to be known during the late nineteenth century when the Kreischer brick works was a thriving concern; that the houses were developed by Peter Androvette, a prominent member of a local family, who participated in the nineteenth-century evolution of the hamlet of Androvetteville into the village of Kreischerville; that the construction of these houses by Androvette demonstrates the quasi-company town nature of Kreischerville where the control of the dominant industrial firm was tempered by older development and local interests which gradually combined; that the modest size and lack of ornamental elements of the wood-framed and shingle-clad structure, which has entrances made more private by their side porch location, are characteristic of worker housing of the time, particularly the common semi-detached cottage; that the company town setting of the houses is reinforced by the siting of Nos. 71-73 and the neighboring double houses close together and near the street, and is enhanced by the picket fence and a walk laid in Kreischer brick; that Nos. 71-73 were leased by Androvette to laborers who were employed at the brick works in Kreischerville and other nearby industries, some of the workers who helped to make New York City the manufacturing center it was during the late nineteenth and early twentieth centuries; and that since 1923 the houses have been owned by members of the Janos Szucs family, part of the Hungarian community that has made Charleston its home since the early twentieth century.

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 Kreischerville Workers' Houses, 71-73 Kreischer Street, Charleston and designates Borough of Staten Island Tax Map Block 7590, Lot 131 and the portions of the sidewalk and tree lawn immediately adjacent to these buildings, extending to the roadbed of Kreischer Street, as its Landmark Site.



Kreischerville Workers' Houses, 71-73 Kreischer Street, Charleston.

Landmark Site: Borough of Staten Island Tax Map Block 7590, Lot 131 and the portions of the sidewalk and tree lawn immediately adjacent to these buildings, extending to the roadbed of Kreischer Street.



Kreischer Street, 1937. Kreischer Street Houses are on the left.  
Photograph by Percy Sperr is from the Staten Island Historical Society.



Kreischerville Workers' Houses, 71-73 Kreischer Street, Charleston, Staten Island.