

**ROBERT and ANNE DICKEY HOUSE**, 67 Greenwich Street (aka 28-30 Trinity Place), Manhattan. Built 1809-10.

Landmark Site: Borough of Manhattan Tax Map Block 19, Lot 11.

On October 19, 2004, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Robert and Anne Dickey House and the proposed designation of the related Landmark Site (Item No. 2). The hearing was continued to April 21, 2005 (Item No. 1). Both hearings had been duly advertised in accordance with the provisions of law. Sixteen people spoke in favor of designation, including representatives of State Assemblyman Sheldon Silver, the Lower Manhattan Emergency Preservation Fund, Municipal Art Society of New York, New York Landmarks Conservancy, Historic Districts Council, and Greenwich Village Society for Historic Preservation. Two of the building's owners, and five of their representatives, testified against designation. In addition, the Commission received numerous communications in support of designation, including a resolution from Manhattan Community Board 1 and letters from City Councilman Alan J. Gerson, the Northeast Office of the National Trust for Historic Preservation, Preservation League of New York State, and architect Robert A.M. Stern. The building had been previously heard by the Commission on October 19, 1965, and November 17, 1965 (LP-0037).

#### Summary

The large (nearly 41 by 62 feet), significantly intact Federal style town house at No. 67 Greenwich Street in lower Manhattan was constructed in 1809-10 when this was the most fashionable neighborhood for New York's social elite and wealthy merchant class. As constructed, the house was 3-1/2 stories with a high peaked roof (probably with dormers), and featured Flemish bond brickwork, a brownstone base, splayed stone lintels with fluted keystones on the flat 4-bay front facade, and an elliptical 3-bay bow on the rear facade, a popular feature of the day, also with splayed lintels. Until 1820, this was the residence of merchant Robert Dickey and his wife, Anne. Typical of the period, Dickey conducted his business from the rear of the property on Lumber Street (later Trinity Place). From 1823 until 1919, the house was owned by Peter Schermerhorn, ship chandler and director of the Bank of New York, and his sons and heirs. Until 1832 it was leased to socially prominent tenants, and was the residence of builder Ezra Ludlow to 1841. It became a boardinghouse and in the 1850s served a number of other uses. 1872 alterations (still extant) to the building (then a tenement) performed by the distinguished architect Detlef Lienau included raising it to a full 4<sup>th</sup> story with a molded metal front cornice and replicating the rear elliptical bow, installing a pedimented hood over the front entrance, and replacing original lintels on the front facade's 2<sup>nd</sup>- and 3<sup>rd</sup>- story outer bays with flat stone lintels like those on the 4<sup>th</sup> story. In 1922, a one-story commercial extension was built on Trinity Place. The Dickey House is one of only 5 surviving houses of Manhattan's most elite neighborhood of the post-Revolutionary War era, which are among the relatively rare extant Manhattan houses of the Federal period and style, and is one of only 7 pre-1810 houses located south of Chambers Street, the oldest section of New York City. The Dickey House is further distinguished as the grandest of these houses aside from the designated Watson House (1793, 1806), 7 State Street, and is the only remaining Federal style town house in Manhattan that has a bowed facade.



## DESCRIPTION AND ANALYSIS

### The Residential Development of Lower Greenwich Street<sup>1</sup>

As early as 1729, the Common Council of New York had planned for two new streets (Greenwich and Washington Streets) on the west side of lower Manhattan, “for the better utility of the Trade and Commerce of this City,”<sup>2</sup> that were to be plotted on landfill. The layout of lower Greenwich Street, at the high water line of the North (Hudson) River, was begun in 1739. Complicating the realization of these plans, however, were a number of impediments: a bluff that ran along the east side of the planned route of Greenwich Street from the Battery to Wall Street; many of the “water lots” in the area flooded at high tide; and most of the land was owned by a number of wealthy landowners and Trinity Church. The issue of creating landfill along the shore was ignored throughout most of the 18<sup>th</sup> century. Ann Buttenweiser, in *Manhattan Water-Bound*, states that in 1765

*a large part of the soil and water beyond [eventual] Greenwich Street, between Morris and Rector streets, was ceded to the heirs of Sir Peter Warren and to his brother-in-law Oliver Delancey. Ownership privileges, increased under the Montgomerie Charter of 1730, now extended four hundred feet, or two blocks, beyond the low-water mark. When issuing these grants, the city included the proviso that three streets be built parallel to the river (Greenwich, Washington, and West streets). Yet nothing was done; these wealthy owners simply sat on their holdings.*<sup>3</sup>

By 1783, at the end of the Revolutionary War and the seven year occupation of New York by the British Army, the city had been devastated by the halt in trade, two fires that had destroyed over one third of its buildings, and the loss of over one-half of its population (down to 12,000). New York rebounded rapidly, serving briefly as the capital of the United States in 1789-90 and emerging as the second largest American city after Philadelphia in 1800. Government House was constructed in 1790 to the design of John McComb, Jr., on the south side of Bowling Green; intended as the President’s residence it became the Governor’s residence instead (it was turned into a boarding house in 1798, torn down in 1815, and replaced by a row of houses). Local merchants rebuilt the city’s shipping infrastructure and created great wealth based on commerce with Europe, the Caribbean, and Asia.

The area around the Battery and lower Broadway around Bowling Green became the most fashionable residential district in New York. The Battery (c. 1790) and Bowling Green (1733) were the city’s only parks and became desirable for promenading and taking in views of the harbor and Brooklyn and New Jersey. Broadway was “lined with four-story Federal-style mansions occupied by Jays, Gracies, Delafields, Macombs, Lawrences, and Varicks,”<sup>4</sup> including the notable No. 1, home of former Mayor Abraham de Peyster, and later of British Capt. Archibald Kennedy.

Owners along Greenwich Street were eventually required to relinquish portions of their property so that the street could be laid out. In 1787, the Common Council passed an ordinance to complete the landfill necessary to create the 65-foot-wide streetbed from the Battery to Cortlandt Street and, in 1794, passed another ordinance to complete Greenwich Street between the Battery and Rector Street. Closely following the shoreline of the river, Greenwich Street was apparently opened by 1797 after Trinity Church granted its portion of the street to the City. An important north-south thoroughfare, Greenwich Street attracted the construction of elegant houses for the social elite and merchant class and became one of the most fashionable addresses in New York. The uniform row of 3-1/2-story Federal style houses at the southern end of the western side of Greenwich Street became known as “Millionaire’s Row.” Gardner Osborn, an historian and early historic preservationist, identified, in 1940, the following very prominent early residents of Greenwich Street: John R. Livingston (No. 2); Robert Lenox and Isaac Bell (No. 14); John Johnston (No. 16); Don Thomas Stoughton (No. 26); Abraham Schermerhorn (No. 28); Col. John W. Livingston (No. 29); Augustus Wynkoop (No. 32); Bishop John H. Hobart and James Brown (No. 46); Michael Hogan (No. 52); Daniel Livingston and Gilbert Aspinwall (No. 56); John Aspinwall, Jr. (No. 58); Charles Livingston (No. 59); William W. Woolsey (No. 61); Nicholas I. Roosevelt (No. 62); Gardner G. Howland (No. 64); Alexander McComb (No. 67); John Delafield (No. 72); DeWitt Clinton (No. 82); and John B. Prevost (No. 86). Farther north, Greenwich Street’s character was somewhat more mixed in terms of its class of residents, as it “was home to numerous artisans and shopkeepers as well as a small population of free blacks.”<sup>5</sup>

Lower Broadway and Greenwich Street and environs remained highly fashionable for over four decades. But by 1828, James Fenimore Cooper observed that “commerce is gradually taking possession of the whole of the lower extremity of the island, though the Bay, the battery, and the charming Broadway, still cause many of the affluent to depart with reluctance.”<sup>6</sup> New residences continued to be constructed, such as that of Luman Reed, drygoods merchant and pioneer collector of American art, in 1831-32 at No. 13 Greenwich Street (Alexander Jackson Davis, architect; Isaac Green Pearson, builder).<sup>7</sup> The fire of July 1845 that destroyed much of downtown also destroyed all of the houses along Broadway from No. 1 to Morris Street (it threatened but spared lower

Greenwich Street). By the time Castle Clinton (1808-11, Lt. Col. Jonathan Williams and John McComb, Jr.),<sup>8</sup> off of the Battery, was converted to the Castle Garden immigration station in the 1850s, the wealthy had deserted the neighborhood, and their remaining houses were converted into immigrant boardinghouses, saloons, and shops.

#### The Robert and Anne Dickey House<sup>9</sup>

In June and August 1809, merchant Robert Dickey acquired three parcels with a frontage of 88 feet on lower Greenwich Street for \$11,017 from their owners: Nathaniel Prime, one of New York's wealthiest men, its first private banker, and founder and head of the banking firm of Prime, Ward & King, and his wife, nee Cornelia Sands; Frances Sands, sister of Cornelia; and John and Catherine Ellison of Orange County. Comfort Sands, a merchant, Revolutionary War patriot, and founder of the Bank of New York, had transferred two of the lots to his daughters in 1796. Dickey entered into mortgage agreements with the Primes and Sands. By November 1809, when a court action occurred that resulted in a quit claim in Dickey's favor, two 3-story houses were under construction at Nos. 69 and 71 (later 65 and 67) Greenwich Street, along with two stables and coach house and a storehouse along Lumber Street, separated from the houses by courtyards. According to *Longworth's* 1810 city directory, Dickey was already living in No. 71, the larger of the two houses, though tax assessments of that year indicate that construction was not yet completed on his two properties. Until 1820, No. 71 was the residence of Dickey and his wife, Anne, and family. Typical of the period, Dickey conducted his business from the building at the rear of the property at No. 8 Lumber Street. Little is known about Robert Dickey, though he was involved in trade in China, India, and Europe (including tea, coffee, rice, spices, and Japan wood) and was among the wealthiest men in New York City, worth some \$20,000 in personal property in 1815 and \$10,000 in 1820.<sup>10</sup> He was undoubtedly the same Robert Dickey who owned a 43-acre estate in Washington Heights along the Hudson River (at present-day West 163<sup>rd</sup> to 165<sup>th</sup> Streets), adjacent to Stephen Jumel's property, in the early 19<sup>th</sup> century.<sup>11</sup> Directories list his former residences as No. 46 John Street (1802-03), No. 100 Greenwich Street (1804-06), and No. 66 Greenwich Street (1807-09), and his business locations as 65 Front Street (1802), 29 and 37 South Street (1803-06), and 66 Washington Street (1807-09).

In 1816, Dickey acquired No. 73 (later 69) Greenwich Street for \$13,000 from livery stable owner John Sandford, and sold No. 69. He fell on hard financial times after the loss of a ship damaged in a storm in 1819, and became involved in a number of lawsuits with insurance companies, including a counter-suit in 1820 with the Ocean Insurance Co. over a proposed loan and Dickey's \$40,000 arrears in payment. In 1821, he was apparently forced to sell Nos. 71 and 73 Greenwich Street for a total of \$10 to merchants Charles Denston and Henry Barclay, the latter a principal in Henry & George Barclay, agents of Lloyds, and one of the sons of Col. Thomas Barclay, British Consul General to the Eastern States. Dickey's properties were subject to \$10,000 in mortgages from 1809 and an 1819 mortgage of \$12,000 Dickey had received from Peter Schermerhorn, as well as a 3-year lease agreement for No. 71 with William Bayard, Jr., at \$1200 per year. Dickey had moved into No. 73 Greenwich Street in 1820, then lived at No. 623 Broadway (1821-22) and No. 5 Broad Street (1823), but returned to lease No. 69 (formerly 73) Greenwich Street (1824-37). After several years of no residential listings (1837-40), Dickey lived at No. 215 8<sup>th</sup> Avenue (1841), returned again to No. 69 Greenwich Street (1842-48), and moved to Nos. 46 and 56 7<sup>th</sup> Avenue (1849-52). His later business addresses were 70 Pine (1821-22), 16 Slot Lane (1823-25), 31 Front Street (1826-32), 12 and 22 Mill Street (1833-37), 46 Wall Street (1838-39), and 18 South William Street (1840-52). Robert Dickey apparently died around 1853. He and Anne Dickey had at least two children. George Dickey went into business with his father around 1829 in Dickey & Co. (joined by Hugh T. Dickey in 1838-39), was listed in directories living with his father from 1842 on, and died in 1860 in Baden-Baden, Germany. Anne Thompson Dickey (1809-1893) married Israel Thorndike in 1832 and died in Baltimore.

The Common Council officially established house numbers on Greenwich Street in March 1822, so that No. 71 became No. 67. Denston and Barclay transferred this property in 1823 to Peter Schermerhorn, holder of Dickey's 1819 mortgage. Born in Dutchess County, New York, Schermerhorn (1781-1852) went into business in 1802 with his father (also Peter) in the firm of Peter Schermerhorn & Son, ship chandlers and builders of Schermerhorn Row (1811-12), 2-18 Fulton Street in the South Street Seaport Historic District. The younger Peter formed a similar business, Schermerhorn & Co., with his brother, Abraham, in 1810 at Washington and Rector Streets. After their father's death in 1820, the brothers formed Schermerhorn, Banker & Co. and Schermerhorn, Willis & Co. Peter Schermerhorn resided at 88 Greenwich Street in 1805, and at 152 Greenwich Street from 1808 to 1815. He was a director of the Bank of New York from 1814 until his death, and vestryman and warden of Grace Church from 1820 on. The 67 Greenwich Street house was owned until 1919 by the Schermerhorn family, including Peter's sons, Edmond Henry and William Colford. Edmond H. Schermerhorn (1815-1891) was appointed Engineer in Chief of the State Militia in 1856. William C. Schermerhorn (1821-1903), a graduate of Columbia College (1840), was admitted to the bar in 1842. In 1893, he was appointed chairman of the Board of

Trustees of Columbia University, and was involved in the project to move the campus to Morningside Heights, as well as donating funds.

The Schermerhorns continued to lease the former Dickey House to very socially prominent families. After William Bayard, Jr. (1821-24), merchant in the firm of LeRoy, Bayard & Co., president of the Savings Bank in 1819-26, director of the Bank of America, president of the Chamber of Commerce, and co-owner of the Tontine Coffee House, tenants included Nicholas Low (1824-26), merchant in the firm of Low & Wallace and a director of the Bank of New York, and Hypalite J. Delafond, teacher (1827-28). In 1823, Peter Schermerhorn placed an advertisement in the *New York Evening Post*:

*FOR SALE, OR TO LET, The house at No. 67 Greenwich street, with the stable and coach house on Lumber street, in the rear, as now occupied by William Bayard, Jun. Esq. The house is about 40 feet front on Greenwich street, and has every requisite for an elegant and convenient establishment. ALSO— The large fire proof Store in the rear of the above, on Lumber street, having double spacious cellars, and is well calculated for a wine or importing merchant.*<sup>12</sup>

The house served briefly as the French Consulate and residence of Durant St. Andre, consul general (1830-31). Ezra Ludlow, builder, and his wife, Rachel Seguine Ludlow, lived at No. 67 from 1832 to 1841; they apparently took in well-to-do boarders, including Henry Butler, merchant (1832), Minot C. Morgan, commission merchant (1832-34), Daniel C. Eaton, merchant (1833), John C. Henderson, drygoods (1836-37), and Edward Bill, merchant (1838). Elisha Foot ran a boardinghouse here in 1842-44. Lumber Street was renamed Trinity Place in 1843.

### Federal Style Houses in Manhattan<sup>13</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 23<sup>rd</sup> Street between the 1780s and 1830s. The size of the lot dictated the size of the house: 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 house 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 19<sup>th</sup> 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. Some houses were designed by architects, such as John McComb, Jr., though documentation leading to such identification is rare. 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, while very modest houses could be two bays wide. Grander town houses, like the Dickey House, 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. Some grander houses, like the Dickey House, featured a bow on the front and/or rear facade, which allowed for fashionable interior rooms with curved shapes. Doorway and window lintels, seen in a variety of types (flat, splayed, 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. The entrance was approached by a stoop – a flight of brownstone steps usually placed to one side of the facade – on the parlor floor above a basement level. Wrought-iron railings with finials lined the stoop and enclosed areaways. Window openings at the parlor and 2<sup>nd</sup> stories were usually the same height (the size sometimes diminished on the 3<sup>rd</sup> story), aligned and were the same width from story to story. The wood-framed sash were double hung and multi-light (typically six-over-six). Shutters were common on the exterior. A wooden 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 were often arched with decorative muntins. The roof was covered with continuous wood sheathing over the rafters and clad in slate.

The original design of the Dickey House was characteristic of the Federal style in its high peaked roof (probably with dormers), Flemish bond brickwork, splayed stone lintels with fluted keystones on the flat 4-bay front facade and splayed stone lintels on the rear facade, and 6-over-6 double-hung wood sash. It is made particularly notable as a grand town house by its nearly 41-foot and 4-bay width and 62-foot depth, original 3-1/2-story height, brownstone base, long parlor-story windows, and, particularly, by its elliptical bow, a popular feature of the day, on three of the five bays of the rear facade. Despite the loss of some architectural details and the raising of the 4<sup>th</sup> story, the Dickey House is among the relatively rare surviving and significantly intact Manhattan town houses of the Federal style and period (dating from 1789 to 1834).<sup>14</sup> The Dickey House is one of only five surviving houses of Manhattan's most elite neighborhood of the post-Revolutionary War era, the others being the James Watson House (1793, attributed to John McComb, Jr.; 1806), 7 State Street, a designated New York City Landmark, and the three houses at Nos. 94, 94-1/2, and 96 Greenwich Street (1798-99, altered) speculatively built for merchant Augustine H. Lawrence. These five houses, along with the Rose House (c. 1770s), 273 Water Street, and Ward House (1806-07), 45 Peck Slip, both much-restored and in the South Street Seaport Historic District, are also the only extant pre-1810 houses located south of Chambers Street, the oldest section of New York City. The Dickey House is further distinguished as the grandest of these houses aside from the Watson House, and is the only remaining Federal style town house in Manhattan that has a bowed facade.

Architectural critic Ada Louise Huxtable, in her pioneering book *Classic New York: Georgian Gentility to Greek Elegance* (1964), remarked that No. 67 Greenwich Street "must have been an impressive home of Flemish bond brick, adorned with fluted keystones and the additional interest of a fashionable bowed back on Trinity Place."<sup>15</sup>

#### Later History of the Dickey House<sup>16</sup>

*Doggett's New York City Street Directory* of 1851 lists 15 male tenants of No. 67 Greenwich Street, all involved in workingclass professions. In the 1850s, No. 67 also housed a variety of uses: George Wilkie & Co./Holman Wilkie & Co., ticket office for transatlantic ship, steamboat, and railroad travel (1850-52); a polling place (1854-55); and offices of the American Industrial Association (1856). The City, hoping to spur redevelopment, leveled a hill at Morris Street and raised the level of Greenwich Street from 2 to 6 feet, from the Battery to Cortlandt Street.<sup>17</sup> In 1860, the newly-formed Sanitary Police ordered that No. 67 be "cleansed at public expense" and a lien be placed on the property if the owner failed to comply. Work began on New York's first elevated railroad in 1867, and the Greenwich Street Elevated opened in 1868 from the Battery to Cortlandt Street. After Trinity Place was widened by 56 feet on the western side and opened southward to Morris Street in 1869 (it was known as New Church Street until 1885, then reverted to Trinity Place), No. 67 Greenwich lost most of its rear yard and its outbuildings. A second elevated line was later extended down New Church Street. The *New York Times* in 1869 characterized "the lower part of Greenwich-street [as] one of the most remarkable of New-York thoroughfares... for its varied and for the most part unenviable life, and for the many kinds of business which are daily transacted within its limits,"<sup>18</sup> including warehouses, saloons, drygoods stores, employment offices, and boardinghouses catering to the immigrants newly arrived at nearby Castle Garden. A special police squad in April 1871 raided 29 "Houses of Ill-Fame" in lower Manhattan, most of them located on Greenwich Street, including No. 67 (Charles Iker, proprietor).

Alterations to the building, then classified a second-class tenement, were performed in 1872 for Edmond H. Schermerhorn by the distinguished and influential architect Detlef Lienau. Born in Schleswig-Holstein (then part of Denmark, later Germany), Lienau (1818-1887) received training in carpentry and construction in Berlin and Hamburg, as well as study at the Konigliche Bauwerksschule, Munich, and in the atelier of Henri Labrouste in Paris. In 1848, Lienau immigrated to New York and by 1850 had established an architectural practice, which came to encompass virtually all building types. He was one of the founders of the American Institute of Architects in 1857, and was one of the early proponents in New York of the French Second Empire and neo-Grec styles. Lienau produced a number of commissions for the Schermerhorn family and its relatives, including Nuits (1852), a villa for Francis Cottenet (Edmond Schermerhorn's brother-in-law), Dobbs Ferry, New York; town houses for William C. Schermerhorn (1853-59) and Edmond H. Schermerhorn (1867-69) at 49 and 45-47 West 23<sup>rd</sup> Street (both demolished); a block of houses on Fifth Avenue for Rebecca Colford Jones (1868-70; demolished); and one of the city's earliest apartment hotels, Grosvenor House (1871-72; demolished), 35-37 Fifth Avenue, for Francis

Cottenet. Lienau's work on No. 67 Greenwich Street entailed raising it to a full 4<sup>th</sup> story with a molded metal cornice on the front and replicating the elliptical bow of the rear facade; replacing the peaked roof with a gently sloping shed roof; replacing the original lintels on the outer bays of the 2<sup>nd</sup> and 3<sup>rd</sup> stories of the front facade with flat stone lintels similar to those on the new 4<sup>th</sup> story; and installing a pedimented hood over the front entrance. John Banta was the builder, and the work was estimated at \$10,000.

According to the Police Census of 1890, some 57 tenants were living here, all of them Irish. In 1919, the Schermerhorn estate sold the property to Rose A. McGuigan, a Manhattan resident who later moved to Wilkes-Barre, Pennsylvania. She and a number of relatives and/or partners owned the building until 1960. In 1922, a one-story commercial extension was built facing Trinity Place to the design of [Maximilian] Zipkes, [Herman] Wolff & [Irving] Kudroff, architects. The building was upgraded in 1937 from an Old Law tenement to a Class A multiple dwelling. Ironically, while the elevated railway lines on both sides of the Dickey House, on Greenwich Street and Trinity Place, had helped to deter the redevelopment of this area for decades, the elevated lines and most of the similar neighboring Federal style houses were demolished in 1940-41 in preparation for the construction of the Brooklyn-Battery Tunnel and the Battery Parking Garage (1950, Ole Singstad). A number of these houses had bowed rear facades. The Historic American Buildings Survey documented them in photographs and drawings in 1940. Stanley P. Mixon photographed No. 67 Greenwich Street as part of this project, though the house miraculously survived demolition.

Irving Schachter and his brother-in-law, Eli Goldhagen, purchased the property in 1960; Goldhagen transferred his half interest to Schachter in 1968. After Irving's death in 1979, his widow, Anna Schachter, and daughter, Martha Schachter Schessel, conveyed it to Martha in 1982. There has been a wide variety of commercial tenants located here since 1929, including an employment agency, a cigar shop, a milliner, a furniture company, luncheonettes, a stationer, a men's shop, a plate glass company, a picture frame company, a messenger service, a food service, restaurants, a barber shop, a flowers and fruit business, a hardware firm, an ice cube trucking company, a sandwich bar, and a maintenance specialties business.

#### Description

No. 67 Greenwich Street is a nearly 41-foot-wide and 62-foot deep Federal style town house that was raised to a full 4<sup>th</sup> story (1872). It is clad in red brick (now painted), with Flemish bond on the 1<sup>st</sup> through the 3<sup>rd</sup> stories, and Common bond on the 4<sup>th</sup> story.

**Front (Greenwich Street) Facade Ground Story** The brownstone base has a watertable, two small basement windows (one covered by a metal plate), and a basement entrance with metal steps, wrought-iron railings, and a door currently covered with wood and a metal gate. The windows are longer than those of the upper stories (the original splayed stone lintels with fluted keystones survived on all three windows into the 1960s, but have since been covered or possibly removed). The wide entrance (1872) has a bracketed and pedimented stone hood (partially altered), a small stoop with concrete steps and cheekwalls, and an inset doorway with wood and glass double doors, transoms, and angled walls with shop doors now covered by a metal gate and rolldown gate. Non-historic alterations on the 1<sup>st</sup> story include single-pane windows, a rolldown gate, lights, signage, and metal grilles. The areaway is bordered by brownstone blocks and has metal bulkhead doors and an iron grate. **Upper Stories** The flat 4-bay front facade has rectangular fenestration that diminishes in height from the 2<sup>nd</sup> to the 4<sup>th</sup> story. Original splayed stone lintels with fluted keystones appear in the central bays of the 2<sup>nd</sup> and 3<sup>rd</sup> stories. The other bays of the upper stories have flat stone lintels (1872). The stone sills project slightly. Windows are 6-over-6 double-hung wood sash on the 2<sup>nd</sup> story, and 2-over-2 above. Metal anchor bands have been installed (pre-1965) at the center and the north and south edges of the facade. A metal fire escape (pre-1939) was installed on the center bays of the upper stories. The facade is capped by a molded metal cornice (1872).

**Rear (Trinity Place) Facade Ground Story** The original design of the rear extension (1922) has been altered over the years. The current non-historic storefront is clad in brick and wood siding, with windows with rolldown gates, double entrance doors with metal gates, and an awning. Mechanical equipment is visible on the roof. **Upper Stories** The upper portion of the rear facade has an elliptical bow on the three northernmost of the five bays. The 2<sup>nd</sup> and 3<sup>rd</sup> stories have original splayed stone lintels, while the 4<sup>th</sup> story has flat stone lintels (1872). The stone sills project slightly. Windows are 6-over-6 and 3-over-6 double-hung wood sash on the 2<sup>nd</sup> and 3<sup>rd</sup> stories, and 2-over-2 above. A small metal fire escape (pre-1939) was installed on the center bays of the 3<sup>rd</sup> and 4<sup>th</sup> stories. A metal ventilating pipe was installed between the northernmost bays. The facade is capped by a molded brick cornice (1872). Ventilating pipes are visible on the roof.

**South Wall** The south wall with its protruding chimney was exposed in 1940-41, when the adjacent properties were demolished and Edgar Street was relocated. It has been parged and has a large advertisement

placed on it. The top of the wall is a stepped parapet and chimney. A stepped red brick wall with stone coping was installed at the base.

Report prepared by  
**JAY SHOCKLEY**  
Research Department

### NOTES

1. I.N. Phelps Stokes, *The Iconography of Manhattan Island* (N.Y.: Robert H. Dodd, 1926), vol. 3, 1001, vol. 4, 512-513 and 560, and vol. 5, 1221, 1308, 1406 and 1621; Charles Lockwood, *Bricks and Brownstone: The New York Rowhouse, 1783-1929, An Architectural and Social History* (N.Y.: McGraw-Hill, 1972), 50-51 and 197, and *Manhattan Moves Uptown: An Illustrated History* (Boston: Houghton Mifflin Co., 1976), 58-60; Ann Bittenweiser, *Manhattan Water-Bound: Planning and Developing Manhattan's Waterfront from the Seventeenth Century to the Present* (N.Y.: New York Univ. Pr., 1987); Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (N.Y.: Oxford Univ. Pr., 1999); Gardner Osborn, "The Gold Coast of Old New York," typed manuscript (May 1940); Gardner Osborn obit., *New York Times (NYT)*, July 8, 1979, 35; Joan H. Geismar, "Stage 1A Archaeological Evaluation of the Exchange Project Site, 10 Battery Place, New York City" (January 22, 1987); Louis Berger Group, Inc., "Proposed New South Ferry Terminal, Lower Manhattan, New York: Phase 1A Archaeological Assessment" (July 2003).
2. Cited in Stokes, vol. 4, 512.
3. Bittenweiser, 34.
4. Burrows and Wallace, 372.
5. Ibid.
6. Cited in Lockwood, *Bricks*, 35.
7. See Ella M. Foshay, *Mr. Luman Reed's Picture Gallery: A Pioneer Collection of American Art* (N.Y.: Harry N. Abrams, Inc., 1990), 32-38.
8. Castle Clinton is a designated New York City Landmark.
9. *Note*: The address of this property was 71 Greenwich Street until 1822. The author wishes to thank Susan De Vries and Regina M. Kellerman, who independently conducted conveyance, tax assessment, and other research on this property. New York County, Office of the Register, Liber Deeds and Conveyances, including liber 88, p. 454-455, liber 90, p. 81-84 and 196-211, liber 113, p. 432, liber 117, p. 319-322, liber 149, p. 152-156, and liber 151, p. 74-82; New York Tax Assessments (1809-1840); *New York City Directories* (1808-1845); "Robert Dickey vs. the Ocean Insurance Co.," New York Supreme Court Case (Dec. 29, 1820), Manuscripts Division, the New-York Historical Society; "Robert Dickey vs. the American Insurance Co. of New York, Inc.," Supreme Court of Adjudication Case (file no. 1826-A43), Old Records Division, New York County Clerk; "Anne T. Dickey," [www.familysearch.org](http://www.familysearch.org) website; George Dickey death notice, *NYT*, Sept. 18, 1860, 7; Manhattan Borough President's Office, Bureau of Topography, Memorandum on Name of Trinity Place (1915); Stokes, vol. 5, 1621; Richard Schermerhorn, Jr., *Schermerhorn Genealogy and Family Chronicles* (N.Y.: Tobias A. Wright, 1914) on [www.schenectadyhistory.org](http://www.schenectadyhistory.org) website; Henry W. Lanier, *A Century of Banking in New York, 1822-1922* (N.Y.: Gilliss Pr., 1922); "Comfort Sands," *Dictionary of American Biography* 8 (N.Y.: Chas. Scribner's Sons, 1935), 341-342; Temple Prime, *Descent of Comfort Sands and of His Children* (N.Y.: De Vinne Pr., 1897), 10-12.
10. Lanier, 105.



11. Stephen Jenkins, *The Greatest Street in the World: The Story of Broadway, Old and New, from Bowling Green to Albany* (N.Y.: Knickerbocker Pr., 1912), 310; Otto Sackersdorff, *Maps of Farms Commonly Called the Blue Book, 1815* (N.Y.: E. Robinson, 1887), pl. 23.
12. Feb. 27, 1823. Thanks to Susan De Vries for the discovery of this advertisement.
13. Adapted from LPC, *281 East Broadway House (Isaac T. Ludlam House) Designation Report* (LP-1993)(N.Y.: 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 Univ. Pr., 1989); Ada Louise Huxtable, *Classic New York: Georgian Gentility to Greek Elegance* (Garden City, N.Y.: Anchor Bks., 1964); Lockwood, *Bricks and Brownstone*; Montgomery Schuyler, "The Small City House in New York," *Architectural Record* (April-June, 1899), 357-388. Historic photographs of 67 Greenwich Street appear in NYC Dept. of Taxes (c. 1939); Historic American Buildings Survey (1940), Library of Congress; and LPC (1965).
14. 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; Stephen van Rensselaer House (c. 1816), 149 Mulberry Street; James Brown House (c. 1817), 326 Spring Street; 480 Greenwich Street and 502-508 Canal Street (1818-41); 83 and 85 Sullivan Street (1819; third stories added 1880 and 1874); William and Rosamond Clark House (1824-25; two stories added in the 19<sup>th</sup> century), 51 Market Street; 265 Henry Street (1827; third story added 1895); 127, 129, and 131 MacDougal Street Houses (c. 1828-29); Isaac Ludlam House (c. 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 4<sup>th</sup> Street; 116 Sullivan Street (1832; third story added 1872); 131 Charles Street (1834); and 203 Prince Street (1834; third story added 1888).
15. Huxtable, 37-38.
16. *New York City Directories* (1850-54); [Holman Wilkie & Co.] "Passage From Any Part," *Brooklyn Daily Eagle*, June 10, 1852, 1, and "Emigration to America," *Vere-Foster's Penny Emigrant Guide* (1852) on [www.celticcousins.net](http://www.celticcousins.net) website; "Attempt to Take Life with Fire-arms," *NYT*, Dec. 23, 1852, 8; "Common Council Proceedings," *NYT*, Oct. 21, 1854, 3; "Places for Holding the Polls," *NYT*, Nov. 6, 1855, 1; "More Men from the Crimea," *NYT*, July 29, 1856, 8; "First Benefits of the New Sanitary Police," *NYT*, Apr. 25, 1860, 8; "Breaking Up the Bagnios," *NYT*, Apr. 9, 1871, 6; Manhattan Borough President's Office; Talbot Hamlin, "Detlef Lienau," *Dictionary of American Biography* 11, suppl. 1 (1944), 493-494; Ellen W. Kramer, "Detlef Lienau, An Architect of the Brown Decades," *Journal of the Society of Architectural Historians* (Mar. 1955), 18-25, and "Detlef Lienau," *Macmillan Encyclopedia of Architects* 3 (N.Y.: Free Pr., 1982), 6-8; NYC Police Census (1890); "Kicked Policeman's Nose," July 30, 1923, 6; "Other Business Leases," *NYT*, Aug. 31, 1962, 33; Irving Schachter death notice, *NYT*, Nov. 1, 1979, D23; Anna Schachter death notice, *NYT*, Aug. 12, 1988, D18; David W. Dunlap, "Hidden Corners of Lower Manhattan," *NYT*, Sept. 15, 1991, XX15, and "Downtown, Federal Era Blooms in Hiding," *NYT*, June 20, 2003, E27, 34; "67 Greenwich Street," *NYT*, July 6, 2003, real est. 7; "Push to Save Greenwich St. Buildings," *The Tribeca Trib* (Oct. 2003), 6, 45; *Manhattan Address Directories* (1929-93); New York County; NYC, Dept. of Buildings (Alts. 204-1872 and 1608-1922); Historic American Buildings Survey, Nos. 4-20 and 67 Greenwich Street (1940), Library of Congress.
17. Cited in Lockwood, *Manhattan Moves*, 102.
18. "Greenwich-street," *NYT*, Mar. 2, 1869, 11.



## 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 Robert and Anne Dickey House has a special character and a special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the large (nearly 41 by 62 feet) Robert and Anne Dickey House at No. 67 Greenwich Street in lower Manhattan is a significantly intact Federal style town house that was constructed in 1809-10 when this was the most fashionable neighborhood for New York's social elite and wealthy merchant class; that, as constructed, the house was 3-1/2 stories with a high peaked roof (probably with dormers), and featured Flemish bond brickwork, a brownstone base, splayed stone lintels with fluted keystones on the flat 4-bay front facade, and an elliptical 3-bay bow on the rear facade, a popular feature of the day, also with splayed lintels; that until 1820 this was the residence of merchant Robert Dickey and his wife, Anne, and that, typical of the period, Dickey conducted his business from the rear of the property on Lumber Street (later Trinity Place); that from 1823 until 1919 the house was owned by Peter Schermerhorn, ship chandler and director of the Bank of New York, and his sons and heirs, until 1832 was leased to socially prominent tenants, was the residence of builder Ezra Ludlow to 1841, became a boardinghouse, and in the 1850s served a number of other uses; that 1872 alterations (still extant) to the building (then a tenement) performed by the distinguished architect Detlef Lienau included raising it to a full 4<sup>th</sup> story with a molded metal front cornice and replicating the rear elliptical bow, installing a pedimented hood over the front entrance, and replacing original lintels on the front facade's 2<sup>nd</sup>- and 3<sup>rd</sup>- story outer bays with flat stone lintels similar to those on the 4<sup>th</sup> story, and that in 1922 a one-story commercial extension was built on Trinity Place; that the Dickey House is one of only 5 surviving houses of Manhattan's most elite neighborhood of the post-Revolutionary War era, which are among the relatively rare extant Manhattan houses of the Federal period and style, and is one of only 7 pre-1810 houses located south of Chambers Street, the oldest section of New York City; and that the Dickey House is further distinguished as the grandest of these houses aside from the designated James Watson House (1793, 1806), 7 State Street, and is the only remaining Federal style town house in Manhattan that has a bowed facade.

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 Robert and Anne Dickey House, 67 Greenwich Street (aka 28-30 Trinity Place), Borough of Manhattan, and designates Manhattan Tax Map Block 19, Lot 11, as its Landmark Site.

Robert B. Tierney, Chair; Pablo Vengoechea, Vice Chair  
Joan Gerner, Roberta Brandes Gratz, Richard Olcott, Jan Pokorny, Elizabeth Ryan, Vicki Match Suna, Commissioners



Robert and Anne Dickey House, 67 Greenwich Street, rear façade  
Source: Stanley P. Mixon, Historic American Buildings Survey (1940)  
By permission of the Library of Congress



Robert and Anne Dickey House, front façade  
Photo: John Barrington Bayley (1965), LPC



Robert and Anne Dickey House, rear façade  
Photo: John Barrington Bayley (1965), LPC





Robert and Anne Dickey House, front façade  
Photo: Carl Forster, LPC





Robert and Anne Dickey House, front façade center windows with splayed lintels with fluted keystones  
Photo: Carl Forster, LPC



Robert and Anne Dickey House, rear façade  
Photo: Jenny Staley, LPC

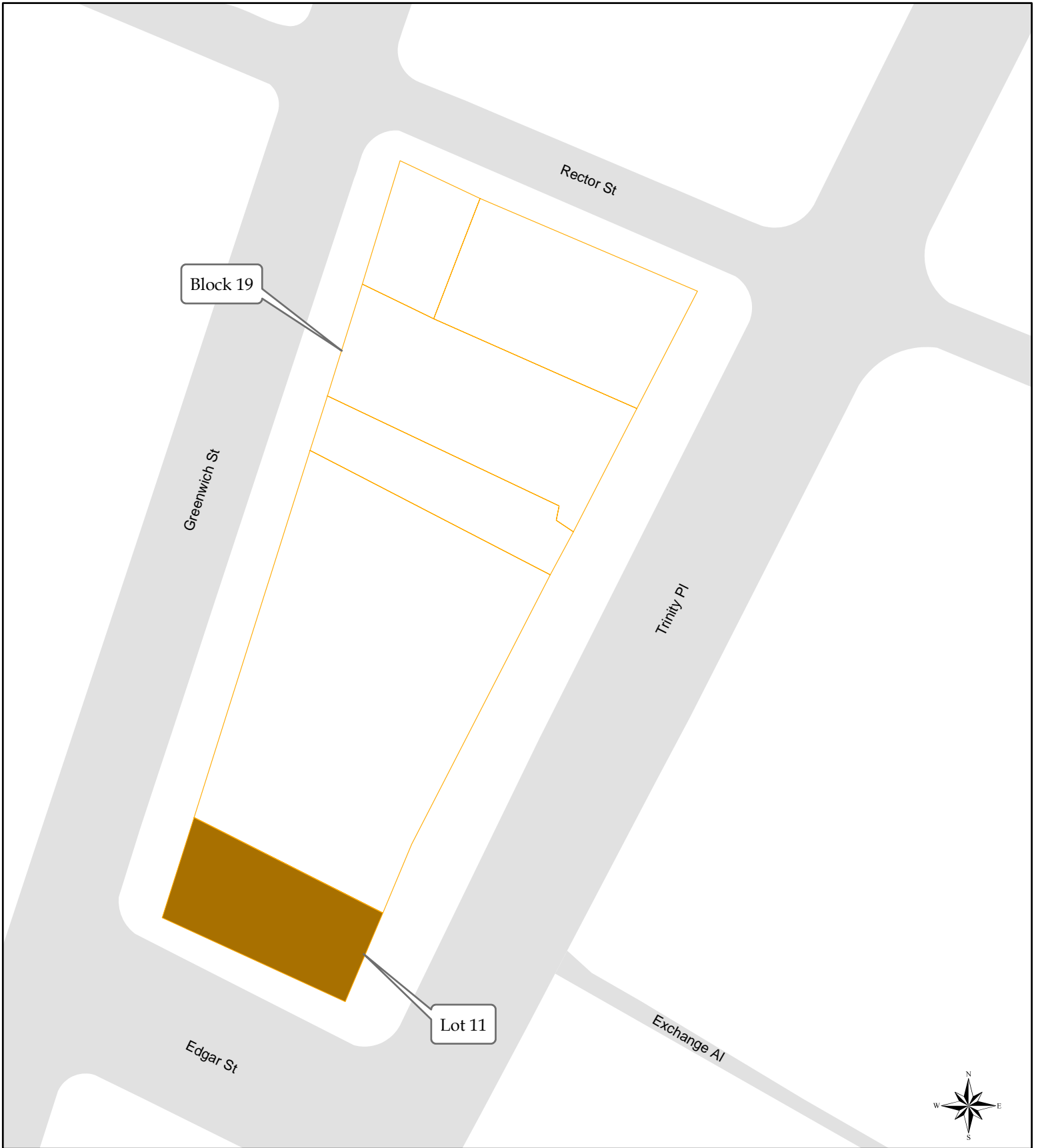




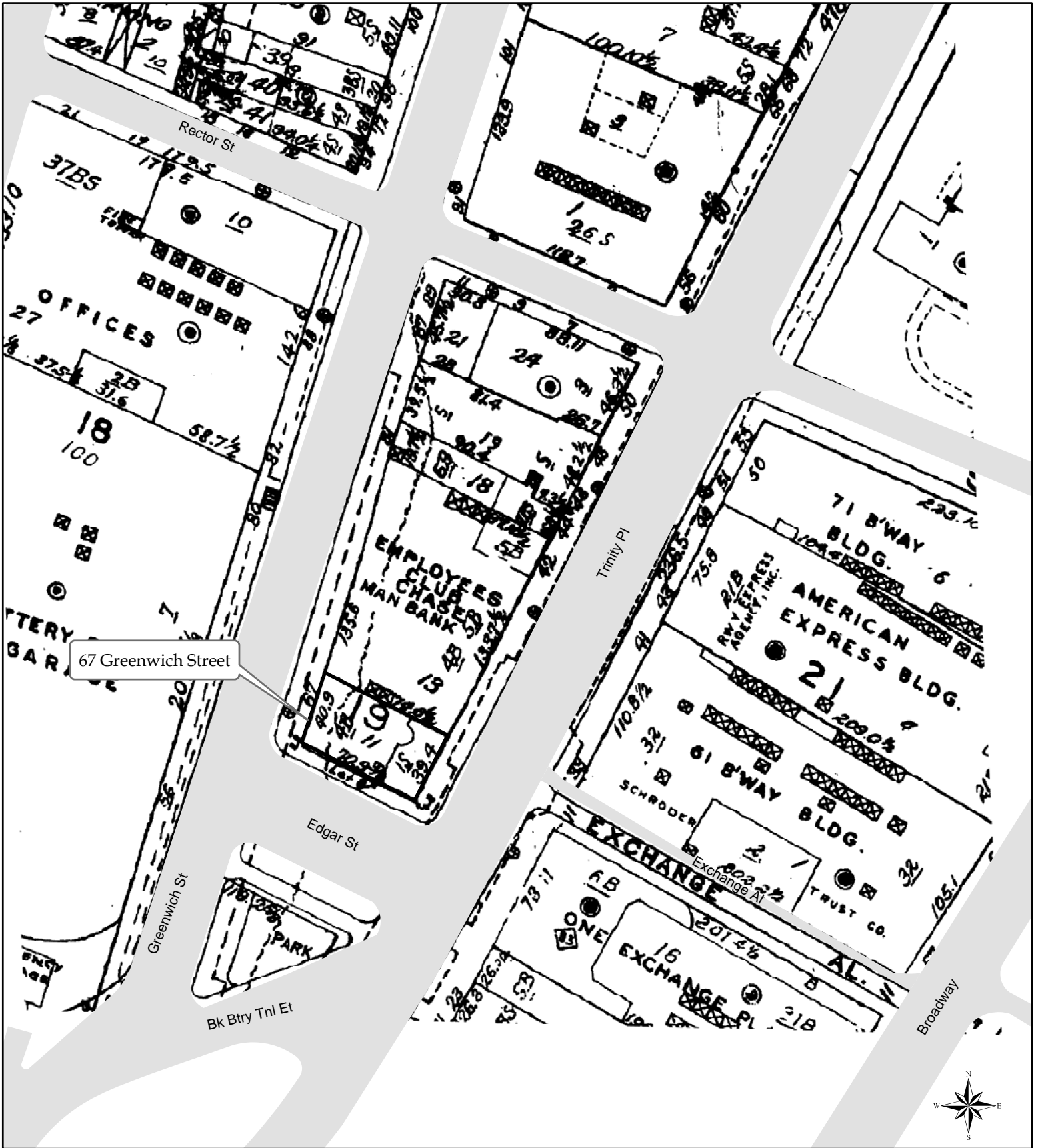
Robert and Anne Dickey House, rear façade upper stories  
Photo: Jenny Staley, LPC



Robert and Anne Dickey House, rear and south façades  
Photo: Jenny Staley, LPC



Robert & Anne Dickey House, 67 Greenwich Street (aka 28-30 Trinity Place), Manhattan  
Landmark Site: Borough of Manhattan Tax Map Block 19, Lot 11  
Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 03C, December 2003



Robert & Anne Dickey House, 67 Greenwich Street (aka 28-30 Trinity Place), Manhattan  
 Landmark Site: Borough of Manhattan Tax Map Block 19, Lot 11  
 Graphic Source: Sanborn, Manhattan Land Book (2004-05), Plate 2