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CHANGED HOUSE NUMBERS AND LOST STREET NAMES IN NEW YORK OF THE EARLY NINETEENTH CENTURY AND LATER

By HENRY B. HOFFMANN

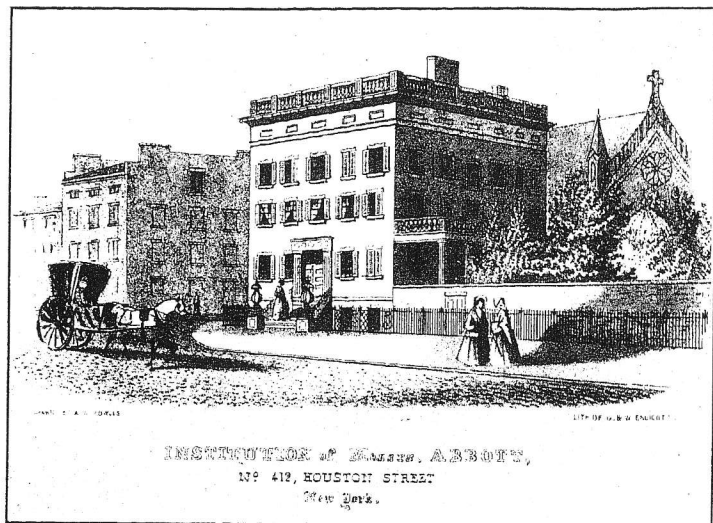
The frequent changes which take place in the numbering of streets are a great inconvenience. They are often made without notice to the occupier of a dwelling, the plate containing the number over his door is changed without his knowing it, so that he who goes to bed at No. 50 in his street, may wake up the next morning at No. 100 . . . these proceedings are very uncomfortable to householders. They occasion confusion and mistakes in the delivery of letters and packages, and perplex strangers who are looking for the residences of their acquaintances in town.

Evening Post, July 19, 1839

They also perplex posterity. The custom of numbering houses is now so well established in all cities or towns of any size, and house numbers so indispensable to modern urban life, that it is natural for even the historian to rely too blindly on them.

Consider the lithograph on the next page, and imagine it to come into your hands as it is reproduced here—detached from the book in which it appeared, and consequently without date. How do you go about identifying the locality pictured? The chances are that you would find the answer more quickly with just the street name to go on, without the deceptively reassuring house number. As it is, when you have run through the City Directories and roughly dated the picture, you will probably look for the buildings on the earliest insurance atlas, that of 1852. That atlas will lead you to look for this building and this church around Forsyth Street, because of the house numbers, and because there was also a church in that vicinity at the time.

As a matter of fact, this scene is the south side of Houston Street at Mulberry, with St. Patrick's Cathedral in the background. It was obvious that the house numbers were not the same as the modern ones; but the truth is, that on this part of Houston Street house numbers have been changed no less than three times since



SOUTH SIDE OF EAST HOUSTON STREET, IN 1845

Looking east across Mulberry Street, with (old) St. Patrick's Cathedral in right background.

the street was cut in the 1820's.¹ Were you following the Messrs. Abbott through the City Directories, you might be led to suppose they moved both in 1847 and in 1848, which is not the case. Yet even after this experience, were you handed a drawing of a house

¹ The site pictured here (1845) has a rather interesting history. The year after the Abbott School for Young Ladies moved away (1848), the Roman Catholic Sisters of Mercy bought the building for their convent, and built their Home for girls on the site of the adjoining garden, at 538-40 Houston Street, the corner then being 536. Just before the Civil War, some ten years later, Houston Street was renumbered East and West from Broadway, the Home and the Convent receiving the numbers 33 and 39 E. Houston Street. On this site the *Puck* building was erected in 1885, immediately following the removal of the Sisters; and most of it still stands. The history of Houston Street is discussed briefly later in this article.

The Abbott School was the immediate predecessor of the Spingler Institute on Union Square, which was founded in 1847 in University Place by the Rev. Gorham D. Abbott after his brother withdrew from the enterprise. [*Dictionary of American Biography.*]

captioned "20 Cedar-street, 1825," you would probably assume it to be on the site of present-day No. 20 Cedar; the assumption would be unconscious, and incorrect.

There are four basic types of house-number change which have taken place in New York City. There is a simple shift of house numbers, generally increasing the number of house numbers used in a given distance, and generally affecting different parts of the same street differently. A variation of that type of number change was the adoption of the hundred-to-a-block system of numbering the midtown cross streets; this took place, but not all at one time, during the later eighteen sixties. The second type of renumbering is that necessitated by extension of a street at the end where the numbers formerly began (e.g. Cedar Street in 1829 and Canal Street in 1837); and the third type occurs when two or more independent streets, joining at the ends, are merged into one. This merging of previously separate streets is a process which has been going on since colonial times, and is the chief cause of the disappearance of so many old street names. It also accounts for such ridiculous situations as the well-known intersection of West 4th and West 12th Streets, in Greenwich Village. A fourth type is the reverse of the third: one street or avenue becomes two or more. Finally, there is the appearance and disappearance of "Places" and "Squares" as addresses. These are little independent systems of house numbers, often alternative to the regular house numbers, but confined to one block, or at most a few blocks, of a given street or streets, and usually on one side of the street only. The "Van Nest Place" system of house numbers in Greenwich Village, abolished last year, was about the last surviving trace of a practice quite widespread throughout the mid-Victorian period. The famous Leroy Place, one block of Bleecker Street, is one example. That included both sides of the street. Depau Row, the south side of one block farther west on the same street, is a second example; like Van Nest Place, the numbers were continuous, not alternate.

This last type of number change is really a rudimentary variety of the fourth type. St. Mark's Place and Washington Place are the Leroy-place type of sub-street carried to its logical

conclusion, where "Place" means the same thing as "Street." A "square" usually means a triangular or quadrangular place, with or without a central park, formed by parts of three or more separate streets; when a Square has its own house numbers, they may be in use on all sides of the square or only on one side.

The term "Place" frequently, and "Row" rarely, is also used for something rather different, namely the residential blind alley of the Patchin Place type, and the courtyard inside a block, like Downing Place or Union Court. These have their own little sets of house-numbers. They are less common in Manhattan than formerly, although occasionally a new one is created, like Pomander Walk in the West Side. This type of house-number system is, in a way, intermediate in type between a true Street or Lane, and a numbered building. The best known examples of this last type were Astor House and Bible House. The stores in the former building had regular Astor-House numbers alternative to their Broadway numbers; and Bible House can be described as a convex "square." It occupies an entire city block; the numbers of the sidewalk stores in it begin at the north corner and run counter-clockwise around the building.

The first basic type of number change probably makes the most difficulty for the future local historian. That slight, and by no means uniform, shift of the house numbers has taken place more frequently and on more different streets, than one would suspect; and it might take place at any time. It happened in John Street in 1841, for instance, while Longworth was in the middle of preparing and setting up the Directory for that year. It took place on Elizabeth Street in the early eighteen eighties. In the seventies it took place on upper Bleecker Street (the former Herring Street) in Greenwich Village.

The most important landmark on upper Bleecker Street, up to its demolition about four years ago, was the frame house where Thomas Paine spent most of the last year of his life. This was New No. 309, south of Grove Street; but the older books on Paine refer to it as No. 293, the number it received in 1829 when Herring Street was absorbed by Bleecker. (Its Herring-Street number is believed to have been No. 83; but Paine lived there before Herring Street was sufficiently built up to be numbered.)

This shift of numbers is by no means a uniform plus 16 all along the former Herring Street, however. At Minetta Street it was only plus 4: Old No. 207, at the N.E. corner (originally 1 Herring St.) became New No. 211. At the north-west corner of Leroy (formerly Burton) Street, Old No. 240 became New No. 252. At the N.W. corner of West 10th (formerly Amos) Street, the shift was plus 20, from Old No. 330 to New No. 350.

Perhaps the most important renumbering of this type was that of Wall Street, where the house numbers took their present arrangement as late as about 1845. The old system was a confusing hangover from the eighteenth century, with both odd and even house numbers on both sides of the street, "an intermingling variety and a regular state of beautiful confusion in this matter," as Thomas Longworth put it, in his editorial remarks at the end of the 1829-30 City Directory. A map of Wall Street in 1822, showing the old house numbers and property divisions, with a 1922 plan for comparison, may be found at the end of Henry Wysham Lanier's *A Century of Banking in New York, 1822-1922* (Geo. H. Doran & Co.).

From 1852, when the first Perris & Browne insurance maps were published, it is easy to check house numbers by use of these and other atlases. In 1828, Longworth published the first complete street directory, with house numbers, under the name "The Runner's Vade Mecum," and this can be used, in a number of cases, in connection with the first insurance atlas. Prior to that date, we are dependent on the New York City tax assessment books and on what we can reconstruct by use of the City Directories themselves. Either the tax books for the year before and the year after a change must be compared, or else the directories for those two years must be combed for names and addresses of residents, of whom about half can be counted on to stay where they are while the name and number change is being made. A combination of both methods will give fairly good results.

In the first New York City Directory, published by David Franks in 1786, the year before the Federal Constitution was drafted, we find house numbers regularly used for almost all addresses in the built-up portion of town, that is, south of about Chambers Street. In immediately succeeding directories we find

a few house numbers on the streets on either side of the Bowery Lane, out to Grand Street. The first major change of street names and renumbering of houses took place in 1793-94. William Duncan's New-York Directory for 1794 appeared with a new frontispiece map of the city, and the following list of name changes:

An Account of the Alteration of the Names of several of the Streets in the City of New-York.

WHAT were formerly known by the names of Little Water-street, Albany-pier, Low's, Gouverneur's, Hallett's and Jones's wharfs, and Front-street, are now called Front-street, from Whitehall to Beekman-slip.

Little Dock-street, Crugar's wharf, and Water-street, are now called Water-street, from Whitehall-street to Catharine-slip.

Pearl-street, Great Dock-street, Hanover-square, and Queen-street, are now called Pearl-street, from State-street, near the Battery, to Chatham-street.

Duke and Stone streets are now called Stone-street, from Whitehall-street to that part of Pearl-street formerly called Hanover-square.

Princess and Beaver streets are now called Beaver-street.

The numbers in all the above streets begin at the West end.

Smith-street, William-street, and King George-street, from the Old-slip to Pearl-street, near Chatham-street, are now called William-street, and the numbers begin at the Old-slip.

Great George-street and Broadway, are now called Broadway, from the Government-house (where the numbers begin) to a little beyond the Hospital.

Copsie-street, near the Battery, is now called State-street, and the numbers begin at Whitehall-street.

Prince-street is now called Rose-street, and the numbers begin at Frankfort-street.

Golden-hill and John-streets are now called John-street, and the numbers begin at Broadway.

Crown-street is now Liberty-street, and the numbers begin at Maiden-lane.

Fletcher and Cooper streets are now called Fletcher-street, and the numbers begin at Pearl-street.

Little Queen-street, is now Cedar-street, and the numbers begin at William-street.

The Editor begs that the Citizens will attend to the above alterations, and also, that it was intended by the Corporation, that what was formerly King-street should be called Congress-street, and therefore the Editor has uniformly called it by that name in this *Directory*; but the Corporation have lately appointed it to be called Pine-street, and the numbers begin at Broadway.

Maiden-lane and the Fly-market, are uniformly called Market-street in this *Directory*; but the Editor understands, that from Broadway (where the num-

bers begin) to No. 112, corner of Pearl-street, is to continue by the name of Maiden-lane, and from No. 112, to the East-river, is to be called the Fly-market, as formerly, although the numbers are continued on from Broadway to the end of the said market.

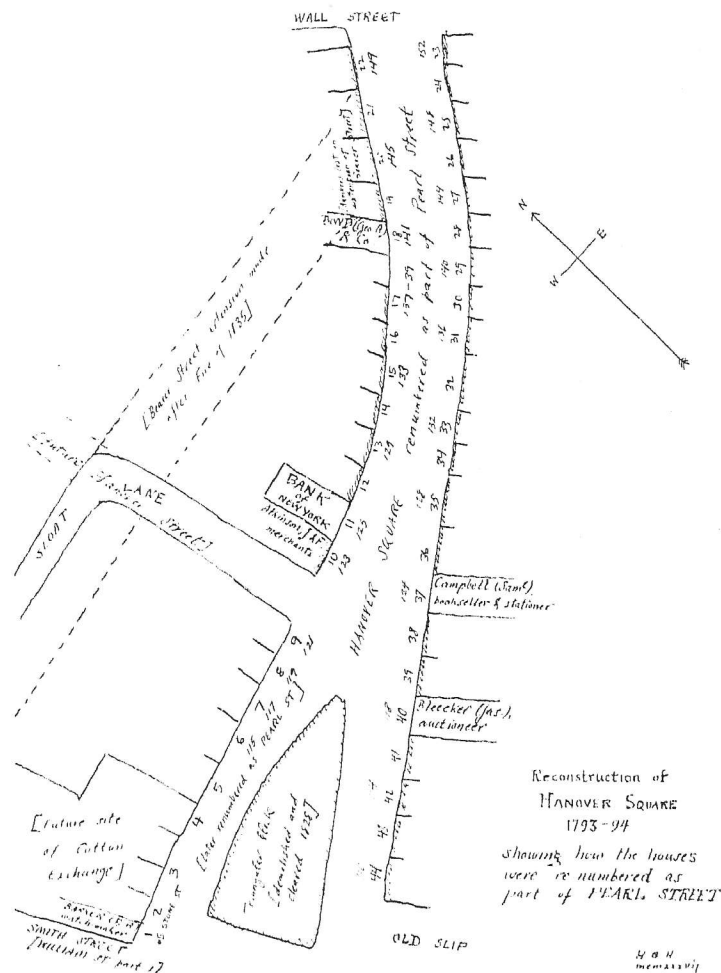
In this rearrangement, it will be seen that Front Street, Water Street, Pearl Street, Stone Street, Beaver Street, William Street, and John Street all took very nearly their present form, each of these being two or more previously separate streets joined together, although Water and Front Streets were later considerably extended on made land. These streets were completely renumbered, as well as others, like Cedar Street and Pine, which merely had their names changed without any augmentation; and the new house numbers are used in the 1794 directory. Thus we find Alderman Theophilus Beekman's house number changed from 108 Water Street to 304 Water Street.

Of these changes, the synthesis of Pearl Street is perhaps the most interesting. As in the case of Bleecker Street thirty-five years later, it was the first section of the street which gave its name to the whole; whereas in the case of William Street (as later with Spring Street) the name of the middle section prevailed. The first section of the greater Pearl Street was the original Pearl Street, from State Street to Whitehall Street. The second section was Dock or Great Dock Street, on which the previous house numbers can be reconstructed from tax assessment books, with a little help from the 1793 and 1794 Duncan's Directories. For instance, in 1793 we find Gerard Bancker, Treasurer of the State of New York, living on Great Dock Street, at No. 8, and listed in 1794 as at 39 Pearl. (This, incidentally, is the location given by I. N. P. Stokes in his *Iconography* for the site of the earliest Dutch church). Assuming Mr. Bancker did not move that year, we notice that No. 39, on the north side of Pearl Street, is the eighth house east of Whitehall Street, a fact that suggests the Great Dock Street house numbers began at the north-east corner of Whitehall, and thence ran continuously along the north side. This is the more probable, inasmuch as Great Dock Street and its extension as Hanover Square, as well as Queen Street up to Maiden Lane, very nearly mark the original shore line, and were

on the waterfront of the original Dutch town when it was taken over by the English.

The next section of Pearl Street, namely Hanover Square (which was formed by the junction of Dock and Duke Streets) is very easy to reconstruct from the Directories alone, as shown in the map reproduced here. Before the change, Hanover Square had its own set of house numbers running clockwise around the wedge-shaped triangle. The six simultaneous house number changes indicated on this plan are too many to harmonize by chance; all we need to do is to interpolate the rest of the numbers, and we have the entire square except for the triangle in the middle.

At Wall Street began Queen Street, which was "uptown" in the middle of the 18th Century, and originated as a 17th-Century road beginning at the Wall Street East River gate. A partial reconstruction of Queen Street, from the assessment lists, disclosed the old-fashioned English system of numbering. The house numbers ran consecutively up the east side to the northern end (at Chatham Street), and back down again on the west side, so that the highest and the lowest house numbers were down at the Wall Street end. The first site of the New York branch of the U. S. National Bank was at 5 Queen Street, east side between Wall and King (Pine) Street; this became New No. 164 Pearl St. The Walton mansion in St. George's (later Franklin) Square was No. 67 Queen Street (New No. 326 Pearl), even at that date distinctly an uptown residence. On the west side, the numbers decreased as one went north: 179 Queen Street (287 Pearl) was the northwest corner of Beekman Street, and 168 Queen (309 Pearl) the southwest corner of Ferry Street. Counting Dock Street and Hanover Square together as the second section of Pearl Street, Queen Street became the third and (at the time) last, as Magazine Street was not merged into Pearl Street until 1811. The Pearl Street house numbers of 1794 are those of to-day in almost every case, except that house numbers have been lost here and there where new cross streets were cut into or through Pearl Street. Cedar Street took out 183 and 185 Pearl; and No. 233 was demolished for Platt Street. In the former Magazine Street, however, from Chatham Street (upper Park Row) to Broadway,



there was a slight shift in the Pearl Street house numbers about twenty or thirty years after their adoption. Magazine Street itself was really two small streets welded together.

In the same way, it should be possible to reconstruct the other streets which lost their individualities at this time: such streets as Princess Street, Duke Street, Smith Street, and King George Street, all of which are morphologically distinct even to this day.

The elder Longworth (David) took over the Directory in 1796, and began publishing alphabetical lists of streets, keyed by the number-and-letter system into the city map published by him. From time to time he called attention to name changes. He also used the designation East to distinguish some of the newer streets from older ones of the same name, just as North Moore Street is distinguished from the old Moore Street near the Battery. An example is the confusion of E. George (Market) Street and (Little) George Street (Spruce Street), which was later eliminated by renaming them, without disturbing the house numbers. They had no more organic connection than East Broadway and West Broadway have to-day. The present-day use of East and West, for two parts of one continuous street, was unknown in New York until the early forties.

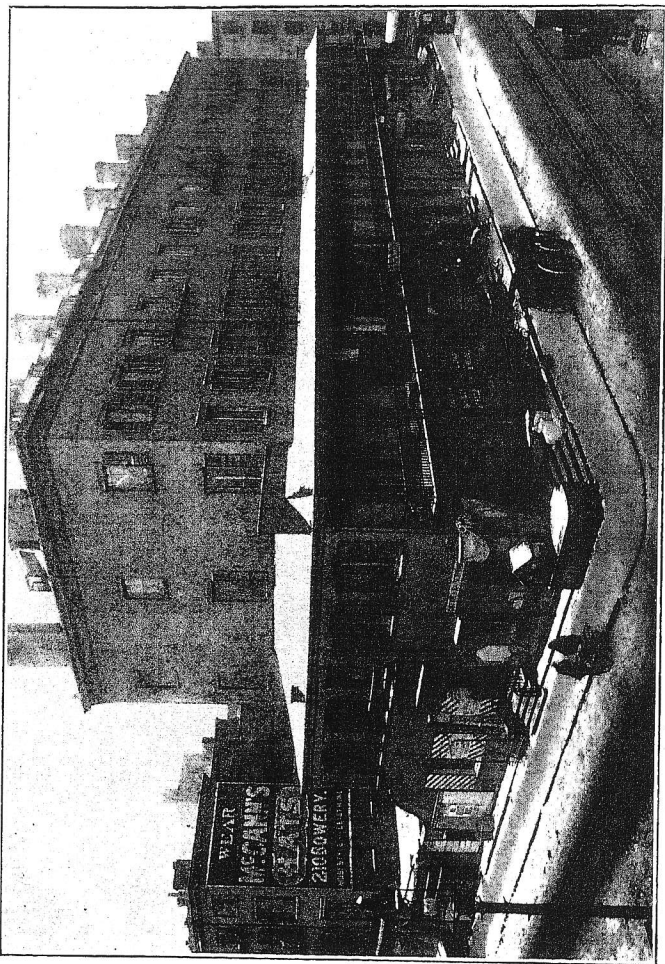
Robinson Street (the modern Park Place) was numbered as one street, but it was broken into two parts by the Columbia campus. The western part was accordingly distinguished by the designation *Lower* Robinson Street, until after 1813, when the name Park Place was applied to the block from Broadway to Church Street. The house numbers were left unchanged at that time; but in 1855, when Columbia College was moving uptown to Madison Avenue, Park Place was cut through, and shortly thereafter absorbed the rest of Robinson Street, the part west of Church Street being renumbered as a continuation of the original Park Place. The transformation of Chatham Street into Park Row was a somewhat analogous process, but rather more complicated; there was at least one renumbering of the upper section before its absorption by Park Row.

During and just after the War of 1812 several streets were renamed, but without change of numbering, in honor of army and naval officers who lost their lives in that war. Charlotte Street

became Pike Street in 1813; and in 1817 First, Second, Third, Fourth, and Sixth (counting Orchard as Fifth) became Chrystie, Forsyth, Eldridge, Allen, and Ludlow, respectively. The important thing to remember is that these are the numbered streets which appear in the directories during the first fifteen years of the century; the modern numbered streets, laid out by the Commissioners from 1807 to 1811, do not begin to be graded and built on until the twenties.

In the same year, 1816-17, Fair Street and Partition Street were merged under the new name of Fulton Street. Like John and Dey Streets, these two streets had been numbered away from Broadway, with the odd numbers on the left side, which meant the north side of Fair Street and the south side of Partition. Fair Street had recently been extended into Beekman Slip, which was also (wisely) included in the new Fulton Street. The original Fulton Street numbers, like the present ones, ran west from South Street, with the odd numbers on the north side, but were not quite the same all along the line. A number shift later took place on the south side west of Nassau Street; and still later a shift was caused on the north side by the demolition of the North Dutch Reformed church, which had had no Fair or Fulton Street house numbers at all. Old No. 123 Fulton Street, the residence in 1817 of Rev. Kuypers of the Collegiate Church, and believed to be the same as 27 Fair Street, became New No. 129.

In 1822 Grand Street, which is also a compound street, made up of four distinct parts, was brought into its present form by throwing in the isolated block of Desbrosses Street east of Varick Street. The following year (1823-24), Grand Street was renumbered from the west (Varick Street) end, bringing the house numbers into approximately their present location, except near the eastern end. A comparison of Grand Street addresses of 1822 with those of 1823 discloses a great deal of confusion and lack of uniformity in the number change, together with a good deal of evidence that the 1822 numbers represent at least two distinct numbering systems, an older one counting east from Broadway, and a newer one counting east from Sullivan Street, the newer numbers being used by householders in the more recently built section towards the East River. Fortunately, Grand Street of that



THE FORMER "DEPAU ROW" IN 1866
Nos. 158-168 Bleeker Street, on the south side, from Thompson Street to Sullivan Street.

period, when it was out near the edge of town, is not particularly important; the necessary research would not be worth doing save for its own sake.

In December, 1826, the Common Council submerged the identity of Arundel Street, in the Tenth Ward, by annexing it to Clinton Street, and renumbering the whole from the north end of the former Arundel Street, probably because the true Clinton Street was then rather undeveloped, and hardly filled in south of Water Street. Arundel Street, which was thus destroyed, was the tenth street counting east from the Bowery, and, like Essex, Norfolk, and Suffolk Streets (with which it was strictly congruent), had been numbered north from Division Street, with the odd numbers on the left (west) side. These became odd, decreasing Clinton Street numbers. As Clinton Street was later renumbered, the numbers we find in the 1852 atlas are not the original ones, but are greater by twenty or more. In the first block, between Division and Grand Streets, Nos. 12, 16, and 20 Arundel Street, on the east side, became 144, 140, and 136 (Old Numbers) Clinton Street, which probably correspond to New Numbers 176, 172, and 168. Nos. 41, 39 Arundel Street, at and adjoining the southwest corner of Broome Street, became 115, 117 Clinton (Old), and are quite definitely New Nos. 139, 141.

In the following year Centre Street first emerged, through union of Collect Street (which passed through the middle of the filled-in Collect Pond) with the older Rynders Street. The latter, running northeast to Broome, where it joined Orange Street, from the then east end of Canal Street, was partially built up and numbered when the Collect was still being filled in. Collect Street and the early Centre Street began at upper Pearl Street; like Elm Street, both Collect and Rynders Streets were numbered with even numbers on the west side. When the united street was renumbered, all these even numbers became odd Centre Street numbers, and vice versa. Moreover, more numbers were allowed for the lower section of the new street than it had had as Collect Street. The number change on the former Rynders Street, especially the west side from Howard Street to Broome, is easier to trace. In these two blocks you simply add eighty-nine to the Rynders Street number to convert it to the [old] Centre Street number. The new,

or present, Centre Street numbers date from about 1838, the street having been extended south to Park Row the previous year, and renumbered throughout from the new south end. In the last block, between Grand and Brome, this increased the house numbers by an additional ninety; but the change is not uniform over the whole length of Centre Street.

In 1829 Beaver Lane, downtown, became Morris Street, probably without any change of numbering, although prior to 1852 No. 13 shifted from just east of Greenwich Street to just west of it. Cedar Street, as mentioned before, was cut through into Pearl Street, and renumbered from that end. The same year saw the absorption of Pump Street (itself two primary streets) by the rather younger Walker Street. Pump Street, numbered from Division Street to Centre, will be reconstructed in a special table at the end of this article. All but the westernmost block of the old Pump Street was later widened and made a part of Canal Street, leaving old houses only on the south side.

In the same year, 1829, some important changes were made in Greenwich Village, notably the absorption of Herring Street by Bleecker, the absorption of Arden(s) Street, in the former Herring farm, by Morton Street (the whole renumbered from the Ardens Street end), and, most complex change of all, the formation of a greater Barrow Street. This last was made by taking that part of 5th Street west of Washington Square, all of Reason ("Raisin") Street in the Herring farm, and the original Barrow Street (in the Trinity Church farm), and renumbering from the east end. Never opened between Bowery and Broadway, the middle part of 5th Street, shortly after, became Washington Place. In the eighteen-forties the Barrow-street portion of 5th Street began to be called West Washington Place, and under that name retained its Barrow-street house numbers long after Barrow Street was again separated from it (about 1854) under the present Barrow Street number system.

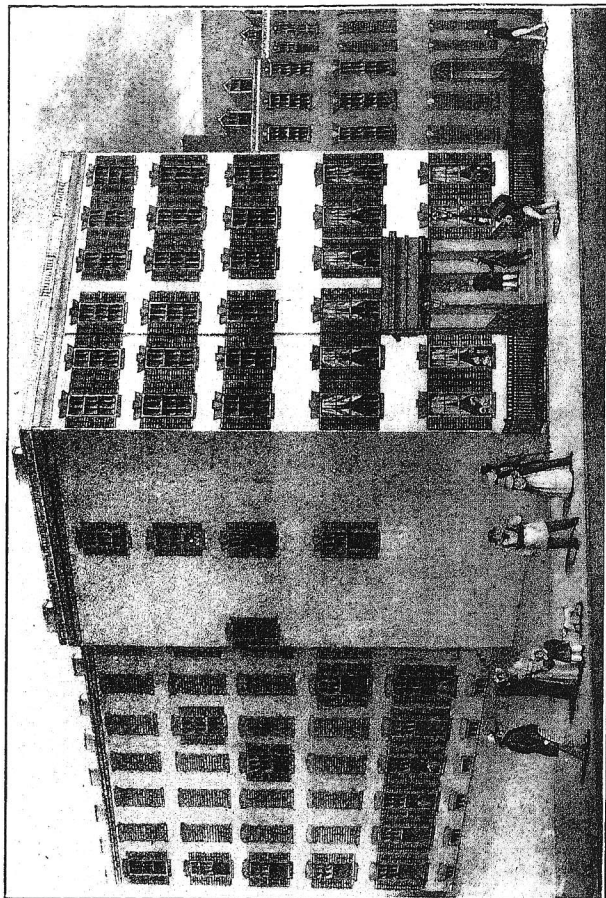
In the old Rutgers farm and Corlears Hook section, in 1831, the name of Lombardy Street was changed to Monroe, just as Bancker had been changed to Madison five years earlier, without disturbing the house numbers. That was also true of Hamilton Street (formerly Cheapside), a street recently wiped out by Fred

F. French's Knickerbocker Village. Even on Harman Street, which was widened into East Broadway, we find practically the same arrangement of house numbers before and after the change.

One more change downtown deserves mention here, the union of Franklin Street and Provost Street under the name of the former. The original Franklin Street had been laid out around 1800 as Sugarloaf Street, in the Calk Hook farm, and, like White Street, numbered from the west end, with the odd numbers on the south side. On receiving its present name, in 1811, it retained the original house numbers. Provost Street, one of the Trinity Church farm group of streets on the west side, met it at the foot of Varick Street, at Chapel (the modern West Broadway), and in 1833 it was annexed by Franklin Street. To make the numbers continuous, it was decided to reverse them on the original Franklin Street, numbering west from Orange (Baxter) Street. As a consequence, the Franklin-street Reformed Church (officially the Northwest Church), which had been Old No. 17, became New Number 107-111.

Something unusual happened to Thomas Street a generation later, after the New York Hospital moved uptown. Thomas Street was cut through the hospital site about 1868, and the new block was numbered from Church Street to Broadway, beginning with No. 68, the next higher number after the last of the old numbers at the Hudson Street end. Thus we got a street in which the numbers began at Church, ran west to Hudson, and then jumped back to Church Street and ran east to Broadway. In 1878-79 this confusing condition was corrected by doing what should have been done in the first place, renumbering the entire street west from Broadway. The modern numbers first appear in the 1880 directory. They are easily checked against the old numbers; but one must be looking for such a change in the first place, in order to avoid errors.

"North-street," says the younger Longworth in his notes on the Runners' Vade Mecum for 1834, "was very injudiciously made a part of and named Houston-street, November 25, 1833, and the numbering improperly made to commence at the East River; whereas, it ought to commence at Hancock-street, in the west end; and subsequently the Common Council rejected the petition to



GREENWICH STREET, WEST SIDE, NORTH OF CORTLANDT STREET, IN 1836
 In this lithograph, which was published to advertise the opening of the Pacific Hotel, the house which stood between the hotel and the Cortlandt Street corner was "removed" in order to show the rear wing of the former. This drawing was captioned "Pacific Hotel . . . situated at No. 162 Greenwich Street." That was the old house number. Before 1830, the numbers were changed to their present arrangement, making this No. 170-172 Greenwich Street.

make Hamersley a continuation of Houston, when, if any change were made, this was the one required, as a reference to the map will exhibit: while North-street ought to have remained undisturbed." Mr. Longworth was quite right, as the subsequent history of the street shows. For one thing, the eastern end of North Street was then not yet definitely fixed, the made land along the East River not extending as far as it does to-day; and it was sparsely built up near the river. Consequently, the whole street was renumbered, from the new eastern end, in 1847, as explained at the beginning of this article. Then in 1859, just before it was decided to break Houston Street at Broadway into East and West Houston, Hamersley Street was thrown in with it after all.

The numbered streets laid out by the commissioners, in what is now the lower midtown section of Manhattan, were originally numbered (those that were built up at all) from the western end. Not until about 1842, when the town had grown up to Madison Square, were they divided into East and West, and then only north of 12th Street. Above that point the house numbering is simple, East and West from Fifth Avenue, at first continuously, then, as noted earlier in this article, on the present-day hundred-to-a-block system. The difference between the old and the new numbers thus becomes greater the farther away you go from Fifth Avenue, in either direction.

Below 13th Street the numbering of the cross streets is complicated; almost every individual street has a different history. First Street has the same numbering it was originally given, about 1830; it is numbered continuously, and begins at the Bowery. So do 2nd and 3rd Streets. West 3rd Street, which begins at Broadway, is the old Amity Street, and still has the Amity-street house numbers. Fifth and Sixth Streets, east of the Bowery, were not regulated or numbered when the western part of those two streets had become Washington Place and Waverly Place, respectively. Consequently East 5th and East 6th Streets, ten years later, were numbered east from the Bowery (or Third Avenue), just like 1st, 2nd, and 3rd. The present system, in which the 6th and 7th Street numbers begin with 200 at Third Avenue and go east on the hundred-to-a-block plan, is an afterthought, much as we should have liked to believe that the missing numbers 1-199 were referable

to Washington and Waverly Places. Seventh Street, which was never even projected west of Bowery, is still numbered on the old system, although the numbers are not quite the original ones.

Fourth Street, which includes the former Asylum Street in Greenwich Village, is a complex street with a complicated history. The earliest set of numbers, printed in the *Runner's Vade Mecum* in Longworth's Directory for 1833, began at Sixth Avenue and ran east to Bowery; the genuine 4th Street, which begins there, was as yet more or less undeveloped. Asylum Street was numbered north from Christopher Street; the extension which connected it to the west end of 4th Street, at Cornelia Street and Sixth Avenue, had just been opened. The following year Asylum Street was merged with 4th, and the whole numbered south and east from the north end; but what is not generally known is that the northermost block of Asylum Street, from Eighth Avenue (extension) to Gansevoort and 13th Streets, was left out at this time. It was still listed as Asylum Street as late as 1841. When it, too, was incorporated into 4th Street, the numbers had to be changed again over the whole length of the street. It is this later set of numbers which are the familiar 4th Street house numbers of the Civil War period and earlier. Washington Square South was included in this scheme and in the modern numbering, which dates from 1867. Washington Square house numbers, which now go counter-clockwise around the square, were originally only used on the north (Waverly Place) side, and were not extended all the way around until after the Civil War.

Eighth Street, originally numbered east from Sixth Avenue, is complicated by the designation and special numbering of part of it as Clinton Place and part of it as St. Mark's Place; the latter we still have. "Clinton Place" appeared in 1841, as related by Longworth in his next to last directory, page 812, in a "Notice to the Public" dated July 10, 1841:

The Editor is charged with having caused, during the past year, "much confusion in consequence of obstinacy in not conforming to the requests of the occupants of Clinton Place." Now be it known, that when the names of the residents of that *Street* were taken, the numbers on the houses were, then, precisely the same as printed in the *Directory*: truth should not be abandoned for the sake of charging the Editor with obstinacy; for, the fact proves that the confusion re-

sulted solely from the obstinacy of the residents themselves: they resisted the action of the city authorities; they removed the numbers which had been legally placed upon their houses, and substituted other numbers; they put up for the street a name which in itself involved a perplexity; a name not recognized by the laws, nor agreeable to public sentiment; and then, for the confusion growing out of their own acts, and for their own violation of the city ordinances, they censure the Editor of the Directory, pronouncing him *obstinate* — a term less deserved perhaps by him, than by any other person in the city.

But in order to carry out the experiment, he now prints the names conformably to the numbering of Clinton Place, with the view of ascertaining whether it possesses ennobling power sufficient to elevate the residents above the use of a borrowed Directory.

These numbers were applied at first only from Broadway to Fifth Avenue, leaving the block from Sixth Avenue to Fifth numbered from west to east as Eighth Street; later Clinton Place took in this block too, keeping its name and numbers until 1899, after which 8th Street was finally divided into East and West. In the modern numbering of East 8th Street, it will be noticed that the house numbers from Broadway to Fourth Avenue do not follow the regular East 8th Street numbers, but leave a considerable gap at Broadway. These house numbers east of Broadway are part of the original numbering of 8th Street, counting east from Sixth Avenue.

East 10th Street still preserves the old system of continuous house numbering; the numbers now in use are those given it about 1867, when the street was divided at Fifth Avenue. For eight years prior to that date, East 10th Street was the old (true) 10th Street which began at Sixth Avenue, and West 10th Street was identical with Amos Street. Even now, the house numbers on the false West 10th Street, in the Village, are nearly the same as the Amos-street numbers plus one hundred.² Eleventh Street was first numbered east from Greenwich Avenue (at the foot of Seventh Avenue), then divided into West 11th Street, west from Broadway, and East 11th Street, east from Fourth Avenue (Bowery). Because 11th Street had not been opened in that one block, this

² The original Amos-street, however, began at Greenwich Avenue, not at Sixth Avenue. It was extended to Sixth Avenue about 1833, and renumbered, when it was decided to close 10th Street west of Sixth Avenue. Otherwise Perry Street might have become "West 10th Street."

division was so natural that it remained for a number of years after 10th Street was brought into its present form. Hammond Street was added to West 10th Street towards the end of the 1860's, and made to begin with 200 and 201 West 11th; consequently the house numbers on the former Hammond Street did not have to be changed when the true 11th Street was renumbered in its present arrangement. Although they do not exactly correspond to the Hammond-street numbers, nevertheless all West 11th Street house numbers over 200 are on the former Hammond Street.

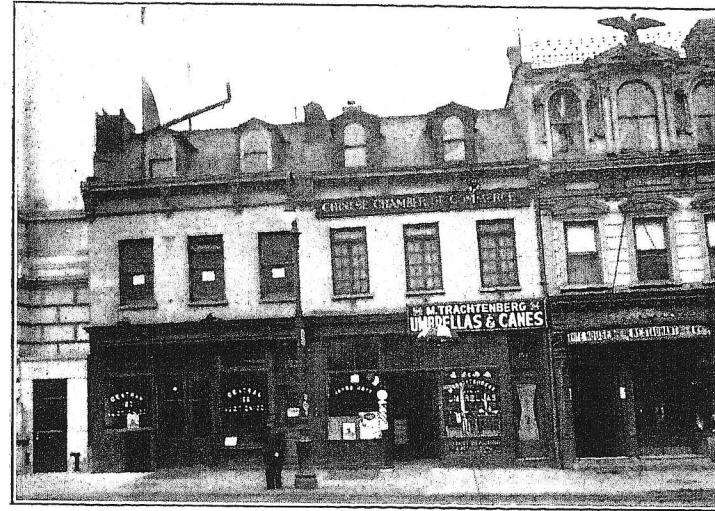
We conclude our article with a reconstruction, in tabular form, of Pump Street, itself, as we mentioned above, formed by joining two originally separated streets. These were the original Pump Street, which is the part east of the Bowery, and St. Nicholas or Nicholas Street, west of Bowery. The latter was merged with Pump Street about 1800, and is not known ever to have had house numbers of its own, as it was then hardly built up at all.

The Pump Street house numbers given here are believed to be the original house numbers used on this street. We are indebted to Charles Thurston, carpenter, for a fair certainty that they remained about the same, from about 1800, to the merging with Walker Street in 1829. Thurston moved into the east end of Pump Street in 1806, when we find him at the corner of Orchard Street. In 1808 and 1809 he is listed as at 18 and 16 Pump Street, respectively, both of which numbers are designated as corners in the 1828 *Runner's Vade Mecum*. In 1811 he settled down at No. 14, adjoining the corner, and died there in 1819. We find his widow still living at that address ten years later.

The following table was prepared by going through Longworth's *Directory* for 1828-29 and picking out all the residences listed for Pump Street. Those residents who did not move during that year, and therefore appear in the 1829-30 *Directory* under their new Walker Street house numbers, were accordingly checked, and their location verified by the Perris & Browne atlas of 1853. In this table the old and new house numbers verified by this method are printed in italics; and the name of the resident or shopkeeper who in 1828 and 1829 occupied each of these houses is printed alongside of the two numbers. The other numbers are interpo-

lated, except for certain corner numbers which could be checked against each other in the *Runner's Vade Mecum*, in Longworth's *Directory*, for the two years in question.

In the case of the south side of the street, which, except for the two blocks taken for the Manhattan Bridge approach, has



CANAL STREET, FORMERLY WALKER STREET, FORMERLY PUMP STREET
Two old houses on the south side, adjoining the rear of the People's Savings Bank at the west corner of the Bowery, photographed in March, 1937. Now Nos. 152 and 154 Canal Street, these early nineteenth century houses, with characteristic dormer windows, were formerly Nos. 183 and 181 Walker Street, and originally (prior to 1829) Nos. 105 and 107 Pump Street. The "Chinese Chamber of Commerce" was then the house of James Vandyne, the latter. (See table at the end of this article.)

remained undisturbed to this day, the corresponding Canal Street house numbers are tabulated in a column to the right of the 1828 residents' names. These Canal Street house-numbers, which are the ones in use to-day, were obtained by comparing the 1853 atlas with the 1870 atlas.

RECONSTRUCTION OF WALKER STREET (FORMERLY PUMP STREET) AS IT WAS IN 1828 AND 1829
 PUMP STREET: Section I (the original Pump Street), from Division Street to Bowery

SOUTH SIDE (odd numbers)				NORTH SIDE (even numbers). This side was demolished and widened in the extension of Canal Street.		
PUMP ST.	WALKER ST.	RESIDENTS, 1828 AND 1829	CANAL ST. (EXTENSION)	PUMP ST.	WALKER ST.	RESIDENTS, 1828 AND 1829
....	Junction with Division Street.	....	....	....	Half a block, numbered as part of Division Street (Nos. 152, 150, 148, and 146.)

Here Ludlow (originally Sixth) Street intersects.

No. 1 Ludlow St. was also No. 1 Pump St. and 144 Division. No. 3 Ludlow (N.W. corner) was the side of 3 Pump Street.

1	293	.....	38	2	294	Vass (Alex.), grocer.....
3	291	.....	40	4	292	.....
5	289	Darman (Peter), mariner.....	42	6	290	.....
7	287	Petersen (John), ship carpenter.....	44	8	288	.....
9	285	.....	46	10	286	Norcross (Elisha), marshal.....
11	283	Palmer (John), shoemaker.....	48	12	284	Thurston (Elizabeth), widow (of Charles Thurston).....
[13]-15	[281-79]	Side of 8 Orchard St., occupied by Jas. Brown, grocer (who moved in 1829 to 3 Washington St.).....	50-52	14	282	.....
				16	280	Corner of Orchard St. [10].

Here Orchard Street intersects.

[17-19]	[277-75]	Side of 9 Orchard St.	54-58	18	278	Corner (N.W.) of Orchard [11].
21	273	Holdridge [or Holdrege] (Henry), shipmaster.....	60	20	276	Mason (Leonard), cooper.....
23	271	.....	62	22	274	.....
				24	272	.....
				26	270	.....
[25-29]	[269-65]	Side of 12 Allen Street, S.E. corner.	64-68	28-28½	268-66	Money Penny (Wm.), dyer.....
				30	264	[later called 266]. The N.E. corner of Allen St. [14].

Here Allen (originally Fourth) Street intersects.

31	259	S.W. corner of Allen St. [13].	70	32	262	Smith (Samuel), grocer.....
	vacant (?)	.....	72	34	260	.....
35	257	Reimer (Henry), Jr., wheelwright.....	74	36	258	Reimer (Henry) Jr.....
37	255	Allen (John), chairmaker.....	76	38	256	Jessup (Wm.), cordwainer.....
39	253	Noe (Michael), postman.....	78	40	254	.....
41, 43	251, 249	Stable and side of house at the S.E. corner (28 Eldridge Street).....	[80-84]	42	252	.....
				44	250	Vacant lot on 1852 map.....
				46	248	Chapman (H.B.), grocer (Same as 30 Eldridge St.)

Here Eldridge (originally Third) Street intersects.

[45]	[247]	.....	[96-98]	48	246	(Known to be the corner).
49	245	.....		50	244	.....
	243	Andreas (Adolphus) and Coit (Sam'l), fisherman.....		52	242	.....
51	241	Plumb (Hannah)—bakery.....		54	240	[This may be the double house shown 1852 as 240 Walker St.]
		(In 1852 the entire eastern half of this block was one single building; and it is not certain how many old houses were replaced.)		56	238	.....
		(As shown on 1852 map).....		58	236	Sindair (Laurence). [This may be the house shown in 1852 as 238 Walker Street.]
55 or 57	235	[not certain].....	98	60	234	[Probably later No. 236].....
57	233½	Fought (John M.).....	100	62	232	Extension on rear of cor. house.
59	231	Billings (Otis), cartman.....	102	[230?]	230	Side of the corner house, 30 Forsyth St. Occupied in 1828 by Peter Kirk, grocer, who is not listed in 1829.
61	229	(The corner house).....	104			

SOUTH SIDE (odd numbers)				NORTH SIDE (even numbers). This side was demolished and widened in the extension of Canal Street.		
PUMP ST.	WALKER ST.	RESIDENTS, 1828 AND 1829	CANAL ST. (EXTENSION)	PUMP ST.	WALKER ST.	RESIDENTS, 1828 AND 1829

Here Forsyth (originally Second) Street intersects.

63	227	[227 Walker St. is listed as the corner in the 1830 Directory. The house was really 27 Forsyth St. In 1852 it was called 223 Walker.	106-108	64	228	.....
67?	221	[Four frame houses, shown in the 1852 atlas]	110	66	226	.....
69?	219		112	68	224	Gantz (John J.), shipwright
71?	217		114	70	222	.....
73?	215		116	72	220	.....
75	[213]	Frame rear of corner house..... [later called 213]. <i>Knapp (wid. Lucy) boarding house cor. Chrystie</i> [listed in 1829 as at 204 Walker]	[118]	74	218	.....
77	211		120-22	76	216	Smith (Geo.), silverplater
				76½	214	Wheeler (Margaret), widow of John
				78	212	(The corner house).....

Here Chrystie (originally First) Street intersects.

79	209	.....	124	80	210	.....
81	207	.....	126	82	208	.....
83	205	<i>Brown (John)</i>	128	84	206	Line (John), tailor
85	203	.....	130	86	204	Bailey (Asa T.) marshal
87	201	.....	132	88	202	.....
89	199	.....	134	90	200	King (John), merchant (res.)
91	197	.....	136	92	198	King (Marg.), wid. Constant
93	195	.....	138-	94	196	.....
[97-]	[191]	Side of 61 Bowery, S.E. corner.....		96	194	Hurlick (Thos. C.), painter
				[98]	[192]	Side of 63 Bowery, N.E. cor.....

PUMP STREET: Section II (formerly St. Nicholas or Nicholas St.) from Bowery to Collect [Centre] St.

101	187	S.W. corner.				
103	185	Included in site of bank building (58 Bowery)		[100-4]		Side of 60 Bowery, N.W. cor....
105	183	..... [see illustration].....	152	106	184	.....
107	181	<i>Vandyne (Jas.), hatter [illus.]</i>	154	108	182	.....
109	179	.....	156	110	180	.....
111	177	.....	158			.....
113	175	.....	160	112	178	.....
115	173	Corner.....	162	114	176	.....

Here Elizabeth Street intersects.

117	.....	29 Elizabeth St. (corner). Grocery of <i>Lamber (Michael)</i> , 1828 only..	164	116	174-}	.....
		.....		118	172½}	.....
119	171	.....	166	120	170	.....
121	169	.....	168	122	168	.....
123	167	.....	170	124	166	.....
125	165	<i>Hall (Thos.), organ builder (res.)</i>	172	126	164	Fountain (Isaac), painter
127	163	.....	174			.....
129	161	.....	176	128	162	.....
.....	.....	Side of Old No. 80 [new 82] <i>Mott, grocery of Isaac Ostrander</i>	[178-80]	130	160	Known to have been N.E. cor....

Here Mott Street (Sec.ii, originally Winne St.) intersects.

131-33	159-7-5	<i>Barker (Elijah C.), grocery</i> side of then 81 [later 85] <i>Mott</i>	[184-90]	132	158	Side of 83 [later 89] <i>Mott</i> St....
135	153	.....	old 190	134	156	.....
137	151	<i>Taylor (Elias O.), tailor</i>	old 192	136	154	<i>Carson (John), engineer</i>
139	149	.....	new 196	138	152	.....
141	147	(Vacant on 1852 map).....	[new 198-	140	150	.....
[143-5]	[145-3]	Side of S.E. corner house, No. 96 Mulberry Street.....	-200]	142	148	<i>Longfield (Thos.), shipmaster</i>
			[old No.	144	146	.....
			198-200]	146	144	.....

SOUTH SIDE (odd numbers)				NORTH SIDE (even numbers). This side was demolished and widened in the extension of Canal Street.		
PUMP St.	WALKER St.	RESIDENTS, 1828 AND 1829	CANAL St. (EXTENSION)	PUMP St.	WALKER St.	RESIDENTS, 1828 AND 1829

Here Mulberry Street, Sec.ii (Bayard's "Catherine St.") intersects.

[147]	[141]	Side of 99 Mulberry, N.E. corner	206-	148	142	.....
149	139	<i>Suttle (Wm.), Smith</i>	-08	150	140	.....
151	137	.....	210-	152	138	.....
153	135	<i>Money penny (Thos.), dyer</i>	-12	154	136	.....
155	133	.....	214	156	134	.....
157	131	<i>Thorp (Henry Cutter), physician</i>	216	158	132	.....
159	129	.....	218	160	130	.....
[161]	[127]	Side of 99½ Orange Street, cor.....	220	162	128	Corner.....

Site of Harry Howard Square

Here Baxter Street (then Orange Street, the section originally Mary St.) intersects.

At this point Canal Street extension parts company with Walker (Pump) Street; this last block of Pump Street has not been widened, and retains these Walker Street numbers.

[163]	[125]	Side of 102 Orange Street, cor.....	Still part of Walker Street	164	126	.....
165	123	<i>Barnard (Edw. H.), painter</i>		166	124	<i>Borden (Sam'l.), carpenter</i>
167	121	.....		168	122	<i>Bennet (Thos.), shoemaker</i>
169	119	.....		170	120	<i>Roome (Sam'l.) (res.)</i>
171	117	.....		172	118	<i>Phillips (Levi), speculator</i>
173	115	.....		174	116	.....
175	113	.....		176	114	.....
177	111	S.E. corner of Centre [Collect] St....		178	112	N.E. corner.....

Here the second section of Centre Street (the part originally Collect St.) intersects.

And here the west end of the former Pump St. joins the east end of the real Walker Street, which is a newer street, parallel to Franklin and White Streets, whereas the second section of Pump Street (now disguised as part of Canal St.) is parallel to Bayard and Hester Streets. That explains the slight bend in Walker Street where it crosses Centre St.
H.B.H.