



*A Private
Ornamental
Park*

**Washington Park,
Troy, New York**

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**RENSSELAER COUNTY HISTORICAL SOCIETY
WASHINGTON PARK ASSOCIATION**

Begun as a residential development by prominent citizens barely 20 years after Troy's rise from village to chartered City, designed and built in the architectural styles of several eras, and populated by waves of old Troy families, rising Irish families and later immigrants, Washington Park reflects the social and economic history of a community. The number of Troy mayors and other civic leaders who lived on the Park is impressive, the business and marriage connections among households are intriguing, and the businesses represented by the households are a reminder of Troy's history as an important industrial and commercial center. We are pleased to offer this guide to Troy's unique historic district.

The Rensselaer County Historical Society is a not-for-profit, membership organization dedicated to connecting local history with contemporary life. RCHS offers a number of programs, exhibitions and special events during the year. Our house museum, the **Hart-Cluett Mansion**, and **research library** are open to the public February through December 23. For more information, visit the museum at 59 Second Street, call (518) 272-7232 or visit our Web site at: www.rchsonline.org. Museum hours are Tues. - Sat., 10:00 am. to 4:00 pm. The library hours are Tues.-Fri., 1:00 to 4:00 pm. and Sat., 10:00 am. to 4:00 pm.

The Washington Park Association was formed at the beginning of the Park's formal establishment in 1840. The members are the owners of the houses

on Washington Place, the houses directly fronting the Park on Second, Third, and Washington Streets, and a small number of houses just north and south of the Park on Second and Third Streets. Dues are assessed annually and are used for the upkeep of the Park. The Association is run by an elected Executive Committee and meetings of the full membership. The organization also functions as a neighborhood association to promote and improve living and working in Troy. Washington Park is a private, ornamental park, enjoyed as the quiet, scenic front yard of the neighborhood.

Cover: Hopkins *Atlas of 1881*, Quote from 1840 partition deed

WASHINGTON PARK, TROY, NEW YORK

AN INFORMAL GUIDE TO THE ARCHITECTURE OF A NEIGHBORHOOD

Troy's Washington Park area is a beautiful showcase of urban architecture of the 19th century. From the 1830's through the 1880's, many of the City's prospering businessmen, lawyers and industrialists resided in houses around the park, an area convenient to downtown and to the manufacturing districts of South Troy. These houses, mostly the work of now unknown architects and builders, embody the prevailing tastes of the upper middle class at that time. When the economic means were available, advances in transportation and in construction technology enabled 19th century builders to consider the aesthetics of the structural elements and basic features that comprise a house. The perfected forms and ornament of the architecture held in high esteem at that time – from classical antiquity, medieval Europe, and the Renaissance – guided the design of the houses of Washington Park.

Greek Revival Houses

Greek Revival was the most popular architectural style when the develop-

ment of Washington Park began in the late

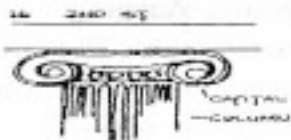
1830's. At 168

Second Street

and vicinity

are four mid-

1830's houses designed to evoke the dignity and importance of a classical Greek temple. They feature full-width porticos made up of triangular pediments originally supported by freestanding Ionic-style columns. First built as one-and-a-half stories tall, eventually each was raised to a full two stories, as the sections added to the columns indicate, and facade details were modified in the later 19th century.



The bold silhouette

and austere detail

more typical of urban

Greek Revival style can be found

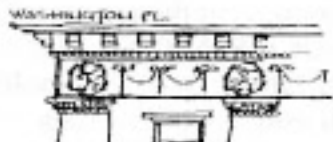
at 250 Washington Street, a free-

standing house built in the early

1840's (the doorway is ca. 1900)

and at Washington Place, the large

block along the south side of the



Park built 1839-1840. Borrowing from a concept prevalent at the time in London, Washington Place was designed to unify large individual houses into the monumental scale of a city palace. Across the entire facade, a series of pilasters supported a common entablature, all surmounted by a central triangular pediment, the remnants of which can be seen today. (Facade details were modified throughout the rest of the century; the more decorated entablature on buildings east of the pediment was added ca. 1900.)

Gothic Revival Houses

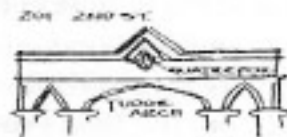
The Gothic Revival style recalled the church and castle architecture of the late Middle Ages, and was in use around the park until about 1855. Pointed arches, abstract leaf patterns ("foils") and battlement-style parapet walls are some characteristic details.

The remarkably intact grouping of three houses at 201-203 Second Street shows a straightforward but fully developed application of Gothic Revival style to the rowhouse form, as well as its adaptation - on a modest

scale - of the terrace concept of Washington Place. (The doorways were restyled ca. 1860.)

Notwithstanding numerous mid-20th century modifications, the thoroughly detailed design of the twin Gothic Revival houses at 177 and 179 Second Street is still evident. 204 Washington Street is the Gothic Revival example among the several freestanding houses around the Park.

(Its front porches are ca. 1860 additions in the same style; its cornice and windows were modified in the mid-20th century.) Behind an embellishment of balconies and railings added ca. 1890 at 191 Second Street is the original facade, worth noting for the simplicity of line rather than ornament expressing its Gothic Revival design. (The doors are a late 20th century restoration.)



Italianate Houses

Based upon the Renaissance era palazzos of Florence and Rome, the Italianate style quickly rose to prominence and became the preferred building style through much of the 19th century. Its popularity derived in part due to the ease of borrowing from an urban residential precedent, as opposed to reinventing the signature forms of temples or cathedrals. Most of the houses in the Washington Park neighborhood are Italianate, given that the style flourished in the area from the 1850's to about 1870. Typical characteristics of the style include bracketed cornices, projecting lintels, heavily moulded (often arched) window and door surrounds, decorative balconies with railings, and raised edge-blocks of stone ("quoins").



189 Second Street is an early example of the Italianate style (the exterior doors were added ca. 1910). With a restrained use of architectural ornament, the massing and scale of the five-bay facade are used to convey the sober elegance of its Renaissance models. A less imposing but more exuberant facade can be seen at 206 Third Street. The clustering of win-

dows into a two-bay facade at 193 Second Street emphasizes its vertical axis and counterbalances the oversized lintels; note the faces disguised as leafy buds staring down from the cornice (the doors are late 20th century). 197 Second Street contains Gothic Revival doorway and cornice details in an Italianate facade.

By the late 1850's, moulded arch openings, e.g. 185 Second Street were used without lintels. In the 1860's, the upper portions of plain curved-top openings were often capped with shallow hoods of carved brownstone or of cast or sheet metal painted to look like brownstone, e.g. the houses south from 222 Third Street to Adams Street (except 228 Third Street). The brownstone facades among these buildings are actually brick covered with a layer of stucco, carefully applied and modeled to look like blocks of stone (e.g. 234 Third Street).

As with new construction at the time, Italianate was the style most often chosen to update earlier buildings. Every house on Washington Place, for example,

was altered in some way with Italianate detailing. Adding a second story oriel (sometimes erroneously called a "bay window") became a common way to remodel a facade. At 195 Second Street, its original late-Greek Revival appearance was substantially changed ca. 1860 by an oriel and by window sash rebuilt to look like segmental arched windows. (The doorway and side bay window are ca. 1900.)

Houses in Other Styles, and Architectural Eclecticism

By the time the Italianate style had run its course, there was little buildable space remaining around the Park. Thus, other styles are represented largely by additions and alterations to pre-existing houses. The distinguishing feature of Second Empire (a style somewhat concurrent with Italianate), the mansard roof, was integrated as a fourth story on the already substantial Italianate house at 200 Washington Street, later modified again with one-story and two-story bay windows in the Romanesque Revival style on its Second Street facade. 220 Third Street was built using some of the elements without the associated massiveness of the Romanesque Revival. 161 Washington

Street, originally a plain rowhouse facing Second Street, was completely rebuilt ca. 1890 in Italian Romanesque style.

Queen Anne and Aesthetic Revival (Eastlake) styles were essentially collections of shapes, elements and decorations from medieval and early Renaissance English architecture (including domestic architecture) and, in the Queen Anne style, classical elements and decoration (but not classical proportions). 169 Second Street is an originally built example of this eclecticism. 216 Third Street and 218 Third Street were built in the Eastlake style, while 183 Second Street is an example of extensive facade alterations in this style.

The Classical Revival (also called the Colonial Revival) style was based on mid-18th century derivations of ancient Greek and Roman designs. The facade of 228 Third Street was remodeled in this style, and it is the style of many of the alterations to buildings in the Washington Park area ca. 1900.

The Park as Built Environment
Washington Park itself expresses

mid-19th century ideals for the urban environment. In keeping with the landscape philosophies of the time, it was planted with tall-growing trees to provide a "sublime" and "picturesque" effect. The flowerbeds and ornamental trees are later improvements. A fence, paths and a fountain in the Park's center may have been features of its 19th century design. The existing fence is ca. 1880. Most, if not all, of the houses around the Park also had iron fencing along their sidewalk frontage. Many of these fences survive, and their pattern and decoration were intended to complement the styles of their respective buildings.

For Further Reading and Information
The Troy Public Library and the Rensselaer County Historical Society library contain titles covering 19th century architecture and design, and have archives of period photographs of Troy.

ORIGINS OF WASHINGTON PARK

Peter D. Shaver

The area of Troy's Washington Park was part of the large holdings of the Vanderheyden family, which were purchased from the Van Rensselaer family in the early 18th century and encompassed most of the present city of Troy.

Established as a village in 1789, and chartered as a city in 1816, Troy grew rapidly. By the early 1830's one of the primary residential sections extended along First, Second and Third Streets between River Street and Division Street, just two blocks north of the site of Washington Park. In 1834, Thaddeus Bigelow and Sylvester Norton bought a 14-acre tract of land from Lewis and Jacob Gebbard of Philadelphia for \$13,000. The rectangular tract was bounded on the north by Washington Street, on the west by First Street, on the east by Hill Street, and extended 750 feet south to present-day Adams Street. During the next six years other partners bought interests in

Originally prepared by T. Opalka and S. Draper of the Hudson-Mohawk Industrial Gateway; revised September 2000 by Wende Feller and Joseph Abbey of the Washington Park Association.

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the property and some sold off their interests.

Transactions among the various park partners reveal that soon after 1834 there must have been discussions about the development of an exclusive residential area surrounding a park. The New York State precedent for such a scheme was the 1831 establishment of New York City's Gramercy Park, a private, urban park to be owned by and enjoyed by the surrounding property owners who would pay for its upkeep.

On March 30, 1840, the six owners of the 14-acre parcel encompassing today's Washington Park formally divided their property among themselves. It formally divided the park and surrounding area into building lots, established the setback of the houses within the park boundary and set aside a central square section as a private park. It also described the park boundary and defined which properties would be assessed for its construction and upkeep and would thereby benefit from its use. This partition deed and its accompanying map became the basis for all subsequent property transfers in the area.

The lots owned by the partners extended beyond today's park, and were located on First, Second, Third, Fourth, and Hill Streets between Washington and Adams Streets. Only 66 of the 124 lots were to be included in the park: 46 of the lots bordered the new park and another 20 adjacent to the park were included in the park boundary. (Sixty-six is also the number of lots on Gramercy Park.) The lots fronting the park are larger than those in the surrounding area. Those on the south on Washington Place are the largest, 28 by 170 feet, and lots on the Second and Third Street fronting the park are 27 by 130 feet. The lots on Washington Street conformed to the street grid north of the park.

Little can be derived from the 1840 partition deed or map about specifications for the park's initial design. It describes a "private ornamental park for the use and recreation of the lots fronting said park" and states that the owners would be charged for "fencing, improving, ornamenting, planting, keeping, and maintaining said park and the walks and streets

around the same." There are no details about the landscape design on the 1840 map, except for the curved corners indicated on the map which are still reflected in the park's iron fence. The first fence around the park, mentioned in the 1839 deed, could have been iron or wood; there is no documentation as to its material or cost.

The partners at the time of the 1840 partition deed included six prominent Trojans and their wives: Sylvester and Eliza M. Norton, John P. and Maria J. Cushman, Griffith P. and Phebe A. Griffith, Jonas C. and Catherine Heartt, Albert P. and Emily F. Heartt, and Joel and Caroline Mallary. All of the men were prominent businessmen or professionals in Troy and were active in banking, transportation interests, and city government. It is difficult to provide a profile of their wives, but there is some evidence that some of them had independent means, possibly providing substantial funds for their husbands' park venture. Only the Heartt brothers were born in Troy, but all of the partners were well established and most lived in the affluent neighborhood near downtown Troy.

By 1840, the park was "in fence" and most of the row of brick houses on Washington Place was completed. These were the earliest buildings actually fronting the park. That they were planned to be the most important buildings on the park is evidenced by the wider and deeper lots and the fact that four out of the six partners chose Washington Place as their place of residence. It is likely the row was architect-designed as it rivals most of the so-called terraces built in New York City at the time, but no contracts have yet been found regarding the architect.

Once the partition deed was executed, the partners began selling off their lots in a dizzying array of transactions which lasted for another 25 years. By 1860, the lots on Washington Place, Second Street, and Washington Street were all occupied by buildings. Third Street was much slower to develop and only had seven buildings facing the park. All of the buildings were built of masonry, either of brick or brick with stone fronts, as specified in most of the property deeds.

The annual assessment of properties for the maintenance and improvement of the park seems to have been the primary function of the Washington Park Association as established in 1840. The earliest assessment found to date is for 4 Washington Place, \$5 for the year 1856. As a full assessment, this would mean that the total amount collected for all properties that year was approximately \$275. It is likely that during the 19th and early-20th centuries the assessments paid for at least one full-time gardener and a helper.

Washington Park was probably well maintained for the first 75 years, but in the early 20th century the park began to decline along with the sur-

rounding neighborhood and much of downtown Troy. Most of the houses were divided up into flats or apartments. It appears that by the mid-20th century the park itself was in disrepair despite a few responsible owners still maintaining their houses. At some point, assessments were no longer collected by the Washington Park Association. In the 1960's the association was revitalized and since then the park has once again been maintained by the surrounding property owners. In 1973, the Washington Park neighborhood was listed on the National Register of Historic Places and, in 1977, was designated as Troy's first historic district.

WALKING TOUR OF WASHINGTON PARK

Buildings, People, and Events

The tour begins at the northern end of the park boundary on Second Street north of Washington Street, continues south on Second Street, east on Washington Place, north along Third Street and continues across Washington Street back to Second Street.

Note: Dates given for buildings may differ from those on house plaques. This may be due to more recent research or because a plaque commemorates the residency of a particular family.

SECOND STREET

168 Second Street, c. 1835, Cottage Row. This is the southernmost of a group of three frame Greek Revival temple-front residences built on speculation between 1837 and 1843 by carpenter Norton Sage, who lived at number 164. The houses were originally identical, one-story in height, and connected by high garden walls at the front. This house was the only one of the three included in the Park's boundaries. Longtime residents of number 168 include the families of: William C. Hart, a real estate broker with J. W. Clippery and J. C. Cole; J. Henry Irving, the son of daguerreotypist James Irving; and attorney Abbot H. Jones.

170 Second Street, c. 1844. This Greek Revival house relates stylistically to Cottage Row, but was not built as part of that group. Although it retains its temple-front form, it has lost its Ionic columns. Several well-known families lived in the house. Abner Loveland was a partner with Henry T. Howland in a flour milling business; Orsamus Eaton was a retired partner of Uri Gilbert and was the brother of Amos Eaton, one of the

founders of RPI; Daniel W. Ford worked at the National State Bank; Eugene Warren, treasurer of the Manning Paper Company, was a member of the prominent Warren family and his wife Helen was the daughter of Charles and Alice Francis of 191 Second Street; and William H. Godson ran a saloon and liquor store.

169 Second Street, 1880, Jonas Heartt House. One of the few Queen Anne style houses in the Washington Park neighborhood, this house was built for Jonas S. Heartt, the son of Jonas C. Heartt, who was one of the park partners. Jonas S. worked in the family hardware business on River Street in his youth and later worked with James Ostrander in the manufacture of fire brick. The house was subsequently the home of the Mackenzie and Ryan families.

171 Second Street, c. 1835, Albert Heartt House. This Greek Revival house, the oldest on Washington Park, was built for park partner Albert P. Heartt, probably in anticipation of the plans for the park. Later owners included Jonathan Edwards, grandson of the famous

theologian and at one time President of Troy and Greenbush Railroad Co.; stove founder George A. Wells; and theater owner Michael Apple, who in the early 1920's converted the house into three luxury flats, adding the three-story bay. Besides the elaborate cast-iron porch, added c. 1850 and now unique in Troy, the house boasts its original cast- and wrought-iron fence along the sidewalk.

177-179 Second Street, c. 1846. This double Gothic Revival house probably was built on speculation. The boxy, dripstone molding over the windows was once accompanied by tracery panels and a castellated parapet at the roof like numbers 201-203 Second Street. **Number 177** was the home of the Alfonzo and Caroline Bills family from 1854 until 1912. Bills was the owner of the Crystal Palace Mill, a flour mill on River Street. Their daughter, Charlotte, married and lived there until her death in 1912, and her bequest of \$40,000 to George S. Bord, who took care of her horses and carriages, enabled him to buy this house and live here with his family until his death in 1935. **Number 179** was the more desirable of the two houses, with its full southern exposure. It was

the home of one of Troy's most famous citizens, Russell Sage, from 1846 until 1863. Sage earned his first fortune in Troy as a wholesale merchant and this was his first and only house in Troy, perhaps partially financed by his wife Maria's family. After his move to New York City and the death of his first wife, he married Margaret Olivia Slocum, whose uncle, Hiram Slocum, lived on Washington Park. It was Margaret Sage who distributed much of the financiers \$60-million fortune to charitable causes after his death in 1906. She built a new campus for the Seminary, now the Emma Willard School, on Pawling Avenue and established Russell Sage College for women on the site of the former Seminary campus at Congress and Second Streets. In 1907, Mrs. Sage began the Russell Sage Foundation for the "improvement of social and living conditions in the U. S." The Foundation continues to support policy and planning studies. Lawrence A. English owned 179 Second Street from 1894 until 1941. He operated the English Baking Company at 347 Second Street.

114 Washington Street, c. 1895 (rear of 179 Second Street). This small brick house with Romanesque and Classical decoration was built as a rental property on the site of the carriage house of 179 Second Street, which at that time was owned by Lawrence A. English.

181 Second Street / 161 Washington Street, 1842-44; remodeled 1889, King-Patterson House. Originally built as a pair with number 183 Second Street, this was the home of the Waite Lowrey family and later the Harvey King family. King was a lawyer, and his wife Ellen (Bayeaux) was one of the few grandchildren of Jacob D. Vanderheyden, the "Patroon" of Troy. Attorney Charles E. Patterson and his wife, Fannie, bought the house in 1889 hired Boston architect H. Langford Warren to transform it in the Italian Romanesque style, re-orienting the entrance to Washington Street. It was later the home of collar manufacturer James M. Ide and his wife Catherine.

183 Second Street, 1842-44. Built as a pair with 181 Second Street, this Greek Revival house was remodeled c. 1870, with an added fourth story and Eastlake style embellishments

including the window moldings and cast iron columns of the porch. The original residents of the house were John A. Baum, a partner in the drug business with Ralph Hawley, and his wife Sarah, daughter of Wait Lowrey who lived next door at 181 Second Street. Subsequently, it had many owners, including the Pattersons, who lived here before buying and remodeling 181 Second Street.

185 Second Street, c. 1858, Saxton-O'Brien House. This Italianate brownstone was built by Charles W. Thompson, who had previously built 195 and 189 Second Street. As with the other houses, he and his family lived here only a short time before moving on to build the houses at 254 and 256 Washington Street. Flour mill owner S. Burt Saxton owned the house from 1866 until 1895 and it was the residence of Michael Mahoney, owner of the Troy Architectural Iron Works, for a short time until his death in 1899. From 1920 until 1955 it was the home of Harry T. and Mary O'Brien. Harry O'Brien was an administrator in the NYS Department of Audit and Control

and was for many years president of the Washington Park Association.

189 Second Street, c. 1852-54, Gilbert House. This immense Italianate style brownstone was built by Charles W. Thompson who sold it to the Gilbert family in 1856 for \$20,000. Uri Gilbert, twice mayor of Troy, was a stagecoach and railroad car manufacturer in Troy and later in Green Island. Gilbert's coachman, Charles Nalle, was arrested as a fugitive slave and rescued by a crowd of Troy citizens in 1860. The event is commemorated by a plaque at 5 State Street. Gilbert bought Nalle's freedom from his owner and Nalle returned to Troy. Abraham Symansky, a Russian immigrant, bought the house from the Gilbert family in 1911 and a few years later remodeled the house to create a large flat for his family and one for his brother Herman. The first-floor parlor of the house is perhaps the largest in Troy, and it served as gallery space from 1965 to 1999 while the building was occupied by the Rensselaer County Council for the Arts.

191 Second Street, c. 1845-46, Francis House. Built for Hiram Slocum, a wool and produce dealer who was mayor of Troy in 1856 and an uncle of

Margaret Olivia Slocum Sage. Harriet E. Francis, wife of John M., bought the house in 1866 for \$11,000 and the family resided there until 1918. In the 1880's, they transformed the house by adding a fanciful confection of balconies and eclectic decoration, likely inspired by their European travels. John M. Francis was the owner of the *Troy Daily Times* newspaper, and was U. S. Minister to Greece in 1871-72 and to Austria-Hungary in 1884-85. His son Charles followed in his footsteps. The house was the Italian Community Center from 1935 until the 1980s.

193 Second Street, c. 1854, Saxe-Collins House. An Italianate style brownstone with exuberant carved trim, this house was built for the James T. Main family, was the residence of the Charles J. Saxe family from 1862 to 1890 and the home of the Michael F. Collins family from 1890 to 1934. Saxe was a lumber dealer in West Troy, and Collins was the publisher of the *Troy Observer Budget*. In the 1930's it was purchased by the Italian Welfare League and was incorporated with number 191 into the Italian Community Center.

195 Second Street, c. 1848, Thompson House. The first of several houses built by lumber merchant Charles W. Thompson on Washington Park, this Greek Revival house is unusual in that the principal parlor, one of the grandest in Troy, is on the second floor. It was the home of the William A. Thompson family (no relation to Charles) from 1867 to 1898. William was a partner in the firm John L. Thompson, Sons & Co. at 159-167 River Street, which was the oldest continuously operating wholesale drug company in the U.S. until 1985. The Thompsons may have been responsible for remodeling the facade of the house, adding the oriel window among other changes. In 1920, the house was owned by Edwin Q. Lasell, vice-president of Troy Trust & Co., and president of the department store GVS Quackenbush & Co., Inc.

197 Second Street, c. 1853, Fuller House. An interesting mix of Gothic Revival details in an Italian facade, it was built for Hiram and Meroe Ingalls, and was the home of the Fuller family from 1870 to 1917. Joseph W. Fuller was the president of Fuller & Warren Company, the renowned stove manufacturer known for its Stewart brand stoves. The John

B. Baxter family bought the house, complete with furnishings, in 1917 and owned it until 1941. Baxter, a native of Scotland, was the general manager of Covert Manufacturing Company of Watervliet.

199 Second Street, c. 1855, Vaughan House. This Italianate style house was owned by Agnes Vaughan Morehouse from 1877 to 1922 and was then the home of the Sapperstein family until the 1960's. Agnes Morehouse's first husband, Bradford Vaughan, appropriated about \$10,000 from his mother-in-law and left his wife. After a divorce in 1888, she remarried and renamed her son after her maiden name.

200 Second Street, Site of the Park Presbyterian Church, 1854. While the wood frame church was under construction, a fire swept through the city, destroying many buildings along River, Front and First Streets, damaging the church and other buildings in the Second Street alley. The church never really prospered, and in 1914 it closed and sat vacant until it was demolished in the 1920s.

201-205 Second Street, , 1855, The Gothic Row. This unified row of three Gothic Revival houses was built on two park lots by real estate speculator John Kerr. The houses originally had stuccoed facades, probably scored to resemble cut stone. Like number 195 Second Street, their principal parlors are on the second floor. **Number 201** served for many years as the parish house for the adjacent church. The Conkey family, from Massachusetts, occupied the house in the 1850s. Like many families in Troy, they employed an Irish servant, Margaret Dunn, a 13 year old girl who is listed on their 1855 census record. Betsey Hart of 59 Second Street (now the site of Rensselaer County Historical Society) bought **Number 202** in 1862 for her estate manager, John L. Manning, who lived here for a number of years. Esther Broughton bought the house in 1894 from the Hart estate and she and her sister and brother, who was a furrier, lived there until the late 1920's. **Number 203** was the home of the Ostrander family from 1864 to 1890. James Ostrander owned the Troy Fire Brick Works. William S. Kennedy and his wife Harriet (King) owned 203 Second Street from 1890 until Harriet's death in 1915. Harriet was

one of the last surviving descendants of Jacob D. Vanderheyden, the "Patroon" of Troy.

207 Second Street , c. 1854. This house has plain Greek Revival and Italianate elements and was probably built on speculation. In 1868, in the *Troy Daily Times*, the house was advertised for sale for the price of \$7,500, with park privileges. From the 1870's to the 1920's the house was owned by the Ryan, Kaveny, and Mullen families, who appear to have all been related.

WASHINGTON PLACE, 1838-1842

The row of ten houses on Washington Place is perhaps the most important group of houses to be built in Troy. Planned by the park partners as a unified row in the Greek Revival style, and built by John B. Colegrove, all had large double parlors on the first floors and kitchens and family dining rooms in the basements. Numbers 1, 4 and 6 retain the original cornice line of the row.

1 Washington Place, 1838-40, Mallary House. Joel Mallary (1800-1877) was a merchant and stove manufacturer who came to Troy c. 1833. He and his family drew the lots for several properties in the partition deed of 1840, and lived at 1 Washington Place from the time the house was completed until 1857. The longest residency of the house was that of the Fursman family, from 1876 to 1912. Edgar L. Fursman was an attorney and judge in Troy, later a Supreme Court justice. Number 1 retains its original carriage house at the rear and its original iron fence along Second Street.

2 Washington Place, 1838-40, Brown House. Park partner Jonas C. Heartt won this house in the lottery of park partners but he probably never lived here. In 1853, Peter A. Burden, son of the iron manufacturer Henry Burden, bought the house and moved in with his wife, Abby, and four young children. In October 1853 Abby Burden caught fire from a gas light fixture and burned to death, and Peter sold the house shortly after the tragedy to William A. Beach. The Beach family lived here until 1870. Beach was an attorney, in partnership with Levi Smith. In 1860, while serving as a U.S. Commissioner, Beach rendered the

decision in the case of fugitive slave Charles Nalle, sending him back to his owner in the South. Nalle was rescued, and with the help of Beach's Washington Park neighbor, Uri Gilbert was eventually freed. Charles A. Brown, President of the Rob Roy Hosiery company and Hoosick Falls Hosiery company, bought the house in 1871. He and his family lived here until his death in 1902. It is likely that the Browns remodeled the house, adding the fourth story and distinctive multi-paned window sash.

3 Washington Place, 1838-40, Paine House. Griffith P. Griffith (c.1792-1854) was probably born in England, and became a "forwarding merchant" in Troy. Number 3 Washington Place was one of the lots he drew in the partition deed of 1840, and he and his wife Phebe lived here from the time the house was completed until about 1843. He died in Brooklyn in 1854. The longest-term residency was the family of E. Warren Paine, from 1871 to 1921. Paine was a paper manufacturer with his brother-in-law, John A. Manning of 8 Washington Place.

4 Washington Place, 1838-40, Alonzo McConihe House. Sylvester Norton (1784-1865) was a merchant who came to Troy from Connecticut before 1835. He and his second wife Eliza drew this lot in the partition deed of 1840, and lived here from the time the house was completed until 1854. This house was the home of the Alonzo McConihe family from 1858 until 1917. Alonzo McConihe was the son of a prominent lawyer in Troy and was a wholesale liquor dealer with his brother Isaac, who lived at 8 Washington Place. His wife Mary was the daughter of Charles Thompson, who built several houses on the park.

5 Washington Place, 1838-40, Pierson-Parmenter House. For the first 25 years, this was the home of former U. S. Congressman Job Pierson and his family. The Parmenter family purchased it in 1870 for \$14,000 and owned it until 1928. Franklin J. Parmenter was a lawyer, author and poet. He wrote "Welcome to Dickens," which was published in *Harpers' Weekly* when Charles Dickens visited the United States in 1867.

6 Washington Place, 1838-40, Cushman House. Park partner John P. Cushman (1784-1848) drew the lot

for this house in the park partition deed and the Cushman family owned it until 1882. His wife was Maria Jones Tallmadg). Cushman was a lawyer and judge, coming to Troy after graduating from Yale in 1807. He served in the U. S. Congress in 1817-19 and was a long-time trustee of Union College. In the early 20th century, during the ownership of the house by the prominent Boardman family, articles belonging to a murdered chauffeur were found in the cornice attic of the house and the accused was a friend of the Boardmans' son. The murder was never solved.

7 Washington Place, 1839-40, Isaac McConihe House. This house had several owners before its purchase in 1871 by Isaac McConihe, a wholesale liquor dealer in Troy, whose brother Alonzo owned 4 Washington Place. Isaac McConihe was mayor of Troy in 1860-61. His wife Pheobe was the daughter of Joseph M. and Elizabeth Phelps Warren, one of the city's most prominent families. (Her brother, Walter P. Warren, owned 200 Washington Street at one time.) The McConihes sold the house in 1902 to collar manufacturer Willard Searle.

8 Washington Place, 1839-40, Tower House. Philip T. Heartt, bought this property from the partners in 1839, worked in his father Philip Heartt's hardware business, and was the husband of Sarah J. Pierson, the daughter of Job and Clarissa Pierson of 5 Washington Place. In the 1850's the house was the residence of wool merchant John Kerr (who built 201-203 Second Street), and later paper manufacturer John A. Manning and his wife Mary B. Warren. From 1893 until 1952, the house was owned by the Tower family. Elisha C. Tower was the proprietor of the Boston Store, a dry goods store in Troy located near Monument Square. The Tower family was the focus of an internationally significant event when, in 1917, their son-in-law, a Mexican national, was killed by U. S. Marines in Veracruz.

9 Washington Place, 1840-42, Hawley-Tucker House. Wholesale druggist Ralph Hawley and his family owned the house from 1845 until 1875. Daughter Jesse recalled in a 1930's newspaper article that the family kept a cow and three horses in the carriage house. The Henry O'Reilly Tucker family resided here until 1920. Tucker was a newspaper publisher, first with his brother-in-law John M.

Francis and later on his own with the *Troy Daily Press*. One of Henry and Elizabeth's daughters married Chester Meneely, proprietor of the Meneely Bell Company in Troy. Henry B. Tucker, their only son, died of exposure in 1897 while searching for gold in the Yukon. The ironwork, with its female figures, is unique in Troy.

10 Washington Place, 1840-42, Nason House. R.P.I. professor Henry B. Nason bought this house in 1884 and the family owned it until 1906, when it was converted into luxury flats. His wife Frances was the only child of famous Troy attorney Martin Ingham Townsend, who moved into the house in 1891. Townsend was one of the founders of the national Republican Party. He also served as the attorney for fugitive slave Charles Nalle. Tragically, Townsend survived both his son-in-law who died in 1895, and his daughter, who died in 1902, and his death in 1903 was followed by the suicide of the Nasons' only child, Henry T. Nason.

THIRD STREET

Houses along Third Street were built a little later than those on the other three sides of the Park occupied by old Troy families. The early residents' names reflect the growing population and prosperity of Troy's Irish community.

238 Third Street, c. 1864, Hannan House. This Italianate house was probably built by brick mason William Hannan, who lived nearby on Ashland Place, the row of Federal-style houses across Adams Street. It was not lived in by his family until the 1870's, when his son Edward's family moved into the house. Edward Hannan was also a mason and contractor, active in local politics, and later became the NYS Superintendent of Public Works. After his death in 1916, his family resided at number 238 until the 1960's.

236 Third Street, c. 1865. The first occupants of this Italianate house were the George W. Demers family. Demers was a newspaper editor, minister and abolitionist, who died in 1870 at the age of 33 years. In the early 20th century the John J. Healy family lived here. John Healy was a

druggist and both his and his wife Mary's parents were from Ireland.

234 Third Street, 1863-64, Johnston House. This Italianate style house with applied brown-stone stucco was built for Liliast Johnston and her children, and they lived there until the last daughter died in 1918. Liliast son was killed in the Civil War, and her widowed daughter-in-law lived with the family. Two of Liliast daughters and her daughter-in-law were long-time school-teachers in Troy.

232 Third Street, c. 1864 McGuire House. First the residence of Thomas J. Guy, a piano teacher and composer, this Italianate stuccoed house was the long time residence of Thomas and Jane McGuire, from 1913 until his death in 1942 and her death in 1953. Thomas McGuire ran a funeral home at 222 Third Street. The four houses from 232 to 238 Third Street were built on three lots. The ironwork and the slate and brick sidewalk areas remaining at Number 232 could once be seen along the block.

230 Third Street, c. 1859, Mooney House. Built for John C. Hoellinger, a stove and household furnishings merchant on River Street, this Italianate style brick house became the home of the Mooney family in 1881. Richard Mooney was born in Ireland and, when he came to Troy in the 1850's, was an iron worker in one of the iron works in South Troy. He later operated a stone quarry and invested in real estate, becoming prosperous enough to buy a fashionable house on the park. He died at the house in 1897 and his wife and unmarried daughters continued to live in the house until 1939.

228 Third Street, c. 1865; remodeled c. 1915, Colby House. George D. Colby bought this house for \$9,500 in 1886, and it was the Colby family home until 1974, the longest single occupancy in park history. George Colby was the proprietor of a meat market on Fourth Street. Originally Italianate in style, the house was remodeled in the early 20th century with six-over-one paned windows and other Colonial Revival elements.

224-226 Third Street, c. 1868-69, Burden House and MacArthur House. This pair of Italianate houses

were probably built on speculation by mason Edward A. Dunham, using one of the published architectural guides available at the time. James A. Burden and I. Townsend Burden, owners of the Burden Iron Works, purchased **Number 224** in 1869 for the orphaned children of their brother Peter, who died in 1866. (See 2 Washington Place.). The four children were Mary S., Henry II, Joseph W., and Abbie S. Burden, who had trust funds set up by their grandfather Henry Burden. Two of them never married and the last to live in the house was Mary, who died in 1926. **Number 226** was purchased by the MacArthur family in 1870 for \$11,000 and the family resided here until 1917. Charles L. MacArthur was the proprietor of the *Troy Northern Budget* newspaper and his wife Susan was an active alumna of the Troy Female Seminary, now the Emma Willard School.

222 Third Street, c. 1856-57, Thalimer-Davenport-Roche House. William McGuire, a mason and builder, likely built this Italianate stuccoed house, and it

was the home of three prominent families until its conversion into a funeral home in the 1930's. It was the home of Peter Thalimer, who operated the company store at the Troy Nail Factory, from 1858 until 1887; the Nelson Davenport family from 1887 until 1902; and the William J. Roche family from 1903 until 1934. Nelson Davenport was an attorney and president of the Troy Mowing Machine Company. William Roche was an attorney and corporation counsel for the City of Troy.

220 Third Street, c. 1890, Whelan House. Dennis J. and Katherine Whelan built this eclectic late Victorian brownstone house and the family resided here until 1950. Dennis Whelan was born in Ireland in 1846, coming to Troy as a child of four. He served in the Union Army in the Civil War and prospered as a manufacturer of soda water and also drain and sewer pipe two blocks south of the park on Jefferson Street. He was mayor of Troy from 1886 to 1894. The last Whelan child, Katherine, died in 1973 at the age of 101.

218 Third Street, c. 1885, McCusker House. This Eastlake style house was built for the McCusker family, who

resided here until the 1930's. Arthur McCusker was born in Ireland and came to the United States in the 1840's. His wife Mary McShane was also from Ireland and they had nine children, five of whom lived to maturity. Arthur prospered as a wholesale liquor merchant on Division Street; his son Bernard took over the business after his father's death in 1893. The triple windows along the façade most likely are mid-20th century replacements of earlier double-hung sash. The bay window retains stained glass and carved wooden ornamentation.

216 Third Street, c. 1880, Connors-Boland House. An Eastlake style house with a pressed brick façade, incised scrollwork on window moldings, and geometric panels, this building was built on speculation by Henry O'Reilly Tucker, who lived at 9 Washington Place. It was the home of attorney Esek Cowen and his family from 1885 until 1897. William Connors, a paint manufacturer, bought the house in 1897 and it was the home of William and his unmarried brothers and sisters until 1937. Leo Boland bought it in 1938 and it

remains in the Boland family.

The porches at 216, 218 and 222 Third Street present different versions of ironwork: the Eastlake ironwork at #216 is both cast and wrought; the stoop at 218 is of wrought iron and that of 222 is cast iron.

212 Third Street, 1916, Park Place Apartments (St. Mary's School). Built as St. Mary's School, this Neo-Gothic building replaces one of the few houses to be demolished on the park. Riley Loomis, a retired gunpowder manufacturer, built a large free-standing Gothic Revival house on this site c. 1855. Loomis' daughter Roxanna married John Wentworth, who served three terms in Congress from Illinois and was Mayor of Chicago in 1857 and 1860. The Edward G. Gilbert family lived in the house in the late 19th century (Edward was the son of Uri Gilbert who lived at 189 Second Street), and in 1897 it became a convent for St. Mary's Church. The house was demolished for the construction of a new building for St. Mary's School. The school had been located at 185 Second Street. St. Mary's School was one of many Catholic parochial schools begun by Rev. Havermans. It

remained in operation at this location until the 1970s. Actress Maureen Stapleton was one of the thousands of students passing through the halls. The building was converted into apartments in the early 1980s.

206 Third Street, c. 1858, Fisk-Fitzgerald House. Built for grocer James T. Main, this Italianate brownstone was the home of Lorenzo and Sarah Fisk in the 1870's and 1880's. Washington A. and Emily Roebling boarded at this house in the mid-1880's while their son attended Rensselaer Polytechnic Institute. Washington Roebling was an RPI graduate, and was the engineer in charge of building the Brooklyn Bridge after the death of his father, John. Born in Ireland, Edmund Fitzgerald was part owner of the Fitzgerald Brothers' Brewing Company. And was also mayor of Troy from 1882 to 1886.

204 Third Street, former house site. There was once a three-story, brick house on this site, built around 1850 and demolished by mid-20th century.

Third and Washington Streets, 1899-1901, St. Mary's Roman Catholic Church. This is the second St. Mary's Church on the site. The first church, Greek Revival in style, was built in 1843-1844. The present Romanesque/Gothic style building was designed by Marcus F. Cummings & Son, the prolific Troy architectural firm which designed numerous important buildings in Troy. Local contractor Edward Kelly constructed the building. Rev. Peter Havermans (1806-1897) founded the St. Mary's parish, among many others, was responsible for building the first St. Mary's Church and served St. Mary's parish for over 50 years.

WASHINGTON STREET

254-256 Washington Street, c. 1860, **Thayer-Stanton House (254) and Hartigan House (256).** Lumber merchant Charles W. Thompson built or commissioned this pair of Italianate brownstones, the larger one at 256 as his own residence and Number 254 for flour merchant Francis S. Thayer. These were the last of five residences Thompson built on the park. John Stanton, an Irish emigrant who owned one of the most successful breweries in Troy, bought number 254

in 1885 and the family lived there until 1926. The Stantons had 16 children, nine of whom lived to maturity.

The John J. Hartigan family, also of Irish descent, were the owners of number 256, from 1903 until 1947. Hartigan ran a successful dry goods business in Troy.

250 Washington Street, c. 1841-42, Cowee House. Known as "Video Villa" by attorney Daniel Gardner, for whom this imposing Greek Revival house was built, this is the second oldest structure built after the Park's establishment (following Washington Place). It was later owned by Edmund Schriver and his wife Harriet Warren, the daughter of Nathan and Mary Warren. Harriet died in a carriage accident in 1859 and her husband Edmund moved to Washington, D. C. after a distinguished military career. David Cowee bought the house in 1863 for \$15,000, and the Cowee family resided there for the next 84 years. David Cowee was a partner in John L. Thompson & Sons, the wholesale drug firm on River Street. The Troy Chromatics Concerts organization was begun at the house when the Cowees

started a regular series of musical performances.

**204 Washington Street, c. 1848,
Griswold-Van Santvoord House**

Two of Troy's most famous families will forever be linked to this Gothic Revival House. It was built for John A. Griswold and his wife Elizabeth, who was the daughter of Richard and Betsey Hart. Griswold was a nephew of General John Wool. He became the head of the Rensselaer Steel and Iron Works, and worked with John Winslow to construct the iron plates for the Union Navy's iron-clad ship, the Monitor during the Civil War. He was Mayor of Troy in 1855 and served as U. S. Congressman from 1862 to 1868. The Van Santvoord children donated the house to Russell Sage College in 1940.

**200 Washington Street, c. 1853,
Read-Warren House**

Italianate in style, the house was built for Arba and Josephine Read. Mr. Read owned the Read Brothers Brewery and was Mayor of Troy in 1859. In the 1870's the house was owned by Martha Vail Shepard and her husband William, vice president of the United National Bank in Troy. Later it was the residence of Theodore and Mary Barnum. Mr. Barnum was one of the owners of Barnum Brothers, a factory that made leather belting used to run industrial machines. Martha M. Warren, wife of Walter P. Warren, bought the house in 1905 and the Warrens lived there until her death in 1926. Walter Warren was president and treasurer of the Fuller and Warren Stove Works located in South Troy. The house was the rectory for St. Mary's Church until the 1970s.

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