WASHINGTON PARK

TROY N.Y.

Its Evolution and History

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PREFACE

The body of this work is divided into three major parts; the evolution and expansion of the private, ornamental residential park in Europe and the U.S., particularly in New York State, Washington Park; its founding, growth and possible designers, and a summary of its architectural styles and detailing, a listing of people who have resided in the particular houses and any biographical information I have found pertaining to these residents.

I must qualify this work by saying that I do not know all the facts pertaining to the Park. There are many gaps in my listings of residents because my research did not uncover all of the people who had lived in a particular house since it had been built. In almost all cases I did not find any particular architect or builder listed in connection with a particular piece of property. And lastly, I have limited my research to only those buildings fronting directly upon the park itself and this leaves several buildings of importance , north and south on Second and Third Sts. not covered in this text.

I have tried to draw parallels between Washington Park and its prototypes in England and New York City and I have contrasted those areas in which they differ. I do not go into detail about the interiors of these building but I have tried to give the reader a general idea of the interior spaces and detailing. And finally I hope , to impart to the reader a better understanding of why this area deserved to be listed on The National Register of Historic Places and why architect Philip Johnson described it as "one of the finest residential squares in North America"[1]

J. K.

The Evolutionary Process

There were many forces at work behind the evolution of the private, residential urban park as we know it today. Sigfried Giedion thoerized that these spaces developed out of the gardens of Versailles and the Piazza Obliqua of St.Peters in Rome. He has written "The circular pathways in the Gardens of Versailles with their radiating pathways and roads find a place in 18th Century town planning" and "at the time when Baroque architecture flourished in Rome, the cities all over the world were crowded for space within the walls that surrounded them. The first large open space within a city-in contrast to the closed Renaissance square-- was the Piazza Obliqua ('The Oval Place') in Rome, built just after the middle of the 17th Century."[2]

I admit that its a far cry from 17th Century Rome to 19th Century Troy N.Y., but the idea of open space within a crowded city in theory, if not always in practice, carries right down through the emergence of the London Squares in the 18th Century and the practice in New England of having a village common or "green" in the center of town. These practices were in part responsible for the founding of Gramercy Park in N.Y.C. which in turn preceded the founding of Washington Park in Troy. The major difference being that the village "green" was for public use and Gramercy and Washington parks remain private, even today.

This concept of a private park owned "in common"[3] emerged in London, England between 1800 and 1850 and it is in these same London Squares that you can find "The continuation into the 19th Century of those late Baroque urban forms"[4] mentioned above.

Giedion goes on to write that "During the century between Versailles (1668-84) and the Landsdowne Crescent in Bath, England (1794) residences came to be placed in direct contact with nature. This direct contact belonged first to the monarch, next to the nobility, and then to anonymous wealthy citizens."[5] And furthermore that "By the early 19th Century the squares and crescents of London extended the Baroque tradition of juxtaposition with nature and human residences to the housing of still lower classes and that this made it no longer the exclusive privilege of the very wealthy."[6] In London the association of residences with nature was continued until the onset of industrialization which ultimately altered the lifestyles of city dwellers in the 19th Century. The exception to this being the towns that grew up around slums from the very beginning. London grew from a central point on the Thames river and grew outward and even though it had been their practice "to make residential and business streets entirely separate", this also began to change in the 17th and 18th centuries.

"In the Garden Squares of London we have for the first time since the Middle Ages the outward appearance of a city determined by the building activities of the upper middle classes..These classes created a residential style as self-confident as it was lasting. Like the Flemish towns of the 15th Century these London Squares of the early 19th Century will bear witness for generations to the sureness with which the middle classes set about providing a framework for their lives. That is unless these squares are allowed to be destroyed by insensate building."[8]

"To understand the true nature of their development we must first of all remember the English preoccupation with the idea of comfort, especially his insistence upon undisturbed privacy. It is to

this desire for comfort and privacy that the garden squares of London owe their particular pattern."[9] And it is to these same London squares that first, Gramercy Park in N.Y.C., and then Washington Park in Troy, "the only two private residential parks in New York State and possibly the entire U.S."[10] might very well owe their particular pattern.

THE SQUARE

Its Definition and Relevance

According to a Dictionary of Architecture published in 1887, "the square is a piece of land in which is an enclosed garden, surrounded by a public roadway giving access to the houses on each side of it";[11] Washington Park and Gramercy Park , as they are today, fit this description perfectly. However, it was originally noted on William Bartons map of Washington Park and its surroundings, made in 1840,[12] that Washington Avenue (now Place) was private. From that notation I assume that the road was not for public use but reserved for the use of the residents who were living on that block at the time.

The rest of the definition signifies as an essential feature the "enclosed garden", enclosed, as it remains today, by a fence with a gate to which all the residents have a key. Washington Park was "put in fence"[13] by 1839 which was prior to the completion of the Washington Place block of houses and quite a few of the rest of the homes, a good many of which weren't built until the 1860's. The definition does not specify the shape of the garden, which may be "four sided, three sided, regular or irregular" and there is " no rule requiring that the square must bear any specific relation to any neighboring squares, places, streets, or crescents."[14] In the original Deed of Partition for Washington Park it does signify exactly between what streets it shall be

placed and how many lots it shall contain(44).[15]

Even though there were no rules governing the shape of the London Squares the essential ingredient was still a central plot of grass or ground and trees. "When newly planted, the rows of plain trees did not achieve the desired effect of the secluded romantic garden, which it was intended later to produce. Such a picture required the existence of a wall of greenery which had the advantage of ensuring privacy from one's neighbors. Each square garden was treated as a unit, just as the houses were. There was no ridiculous breaking up into small allotments, but wide expanses where the residents might stretch themselves out on the grass on sunny days or play tennis on the green lawns. All of this within a five minute walk of the surging traffic of the main streets."[16]

Giedion also writes that " originally these open spaces were neither as pleasing nor so healthful as they might have been, owing to the fact that it was the inevitable fate of open ground in every European city of the 17th Century to become the dumping ground for filth of all kinds. This was prevented only when the inhabitants of the squares applied for the power to enclose, clean, and beautify them."[17]

In the Deed of Partition for Washington Park this power was not only assured, but mandated. It states that "for the purpose of defraying the expense of keeping, improving, and ormamenting said park" and to "make out, lay out in fencing, improving, ornamenting, planting, keeping, and maintaining said park and the walks and streets around the same" the owners were charged and are still charged an assessment according to the "ratable proportion of all the lots so fronting upon said square and said lots so lying north and south upon Second and

Third Streets."[18] Which in layman's language means that each lot owner (House lots) was charged a yearly fee for the maintainance of the park and that the owners were assessed according to how many lots they owned, and where those lots were situated in relation to the park itself. Those lot owners whose lots did not front directly on the park were assessed less than ones that did. Altogether there are 66 lots that are considered to be a part of Washington Park.

The Houses

The architecture of the London Squares was affected by the unwritten rule that the residences themselves were to be "as inconspicuous as possible--- everything is avoided that might obtrude; there are simply smooth continuous surfaces with as little subdivision as possible--- the building material was brick without stucco. Paint was used sparingly and only in places where weather could not harm it and where it could be easily renewed; on the inside of window casements, along the narrow moldings at the entrances, and on the pediments of the houses".[19]

The Greek Revival row houses on Washington Place come closest to this description. The Greek Revival style,of this type,had very little obtrusive ornamental decoration. Built of brick and brown sandstone, the original arched doorways and flat window lintels were flush with the facade. The continuity of the design is evidenced in the cornice, frieze, and architrave which was originally the same across all ten buildings. Above the middle two buildings was a flattened pediment. The facade is accented by a row of evenly spaced brick pilasters with brownstone Doric capitals. When these houses were being built the original partitioners set down some guidelines for their

construction. " Houses to be built on lots #9 and #10 shall not be erected in any other manner than to conform to the design for the ten houses now adopted and executed as to the eight houses now enclosed upon said Avenue (Place) so that the two additional houses shall be erected as to complete the said design" and furthermore that they "shall not put, place or erect the stoop, steps, porch or portion of such buildings within 16 feet of the Avenue."[20] If one looks at this row of houses now one can see substantial deviations from this original guideline. House No. 10 has Corinthian capitals instead of Doric, half the pediment is missing, and several buildings have added a fourth or attic floor. The front brownstone steps are all of a different design, but that might have been the owners bid for a little individuality, and the nicely arched doorways have been blocked out to accomodate rectangular doors. Worst of all is the seemingly haphazard addition of several Victorian four-light bay windows. The effect might have been more attractive if every house had followed suit.

The concept of having a large residential building at one end of a private ornamental park was first established in London by the Earl of Leicester who laid out a private square in front of Leicester House in 1635. He made special provisions that this was to remain a private park but today it is located in the business district of London and has "been greatly disfigured"[21] In any event, other squares started to be built in the later part of the 17th Century, Bloomsbury in 1665, Soho in 1681, St. James in 1684 and Grosvenor in 1695. About "15 squares in all appear to have come into existence during this Century. Several of which were built in the Classical Style by the brothers Adam between 1770-1790."[22]

Similar to the Washington Place group, the basic unit of the London Square was the single family house. "These dwellings were intended for the professional upper middle classes, for lawyers and judges, and in Bloomsbury, for writers and others of similar type intellectual pursuits. Every detail of these buildings reflects refinement, from the apparently thin slate and caste iron balconies to the graceful sweep of their interior staircases. The grand plan of the individual house follows the late 18th Century practice of having, at the core of the house, a stairway, rising in spaciously curved flights through the entire height of the building to a skylight. This arrangement was first employed by the Adams brothers in their Adelphi Terrace in 1768. It leaves the exterior walls unblocked so that every room receives direct outside light."[23]

The houses around Washington Park are 19th Century variations upon this type of model. In the single lot dwelling, the stairway is usually placed on the common wall opposite the front door, and in case of #'s 202 and 203 Second St., it does actually rise to a skylight. In the double lot dwelling the staircase is either placed against one wall or placed in the center of the building. Either variation allows for direct outside light into the large rooms at either the front or back of the house. Since these houses are either common wall or situated within close proximity of each other, direct sunlight was an important consideration.

The necessary servants quarters, kitchens, and nursuries were located in the basements of these buildings, and occasionally they were placed on the third floor. This held true for their counterparts in London. I found evidence in the census record that in many cases the coachman and/or other servants were listed as living "on the alley" over the stables. On the deed for the lot at 254 Washington St.

it was stipulated by the previous owners that "the necessary stables are to be built on the most northerly part of the lot and that they were to be for the exclusive use of said dwellings (to be built) and are not to be erected or used for living purposes."[24] From that, we can assume that the servants in those particular houses did not live over the stables.

Of the London squares it has been written that, "There was ample space both at the front and back which gave every room, whether opening on the yard or the street, its ample supply of sunlight. The location of the stables and coachman's quarters in the two story dwellings (mews) at some distance to the rear of the houses removed any possible obstruction to openness of view. This combination of tall houses and low mews at the back of the gardens appeared as early as the 16th Century and persisted up until the 1860's. On occasion, two of these arrangements were combined to create twice the ordinary amount of space between the backs of two rows of houses. Occupying the wide distance between the houses was a double row of carriage houses forming a mews, or service street exclusively for the private carriages and coaches"[25] Just such an arrangement might have been in use on Washington Park because one can look down the alleys between First and Second Sts. or Third and Fourth Sts. and see a double row of coach houses, still standing.

Gramercy Park
N.Y.C.

In 1831 Samuel B. Ruggles dedicated two acres of land, which was known as Gramercy Park, in N.Y.C.. "It can only be surmised that this act may have been prompted, in part, by Mr. Ruggles familiarity with some of the many similar cases (of squares) which add so greatly to the charm and attractiveness of many parts of London."[26]

The deed recites that "Samuel B. Ruggles proposes to devote and appropriate the said 42 lots of land to the formation and establishment of an ornamental or private square or park with carriage ways and footpaths--- for the use, benefit, and enjoyment of the owners and occupants of the 66 lots surrounding said park."[27] His purpose was to erect " an iron fence with a stone coping and ornamental gates enclosing an ornamental park or square and to lay out ornamental grounds and walks, and to plant and place trees, shrubbery and appropriate decorations. And to preserve, maintain, and keep said park or square, and the said plantations and decorations in proper order and preservation. And at all times thereafter,to permit and allow the owners of any of the said lots and their families and tenants to have ingress and egress to and from such park to frequently use and enjoy the same as a place of common resort and recreation"[28] Just from the legal wording of this document and its similarity to the Washington Park deed, it seems safe to assume that the founders were either familiar with the founding of Gramercy Park or at the very least their lawyers were.

In that deed Mr. Ruggles furthermore imposed some restrictions which were designed to preserve the character of the Park as a "residential neighborhood".[29] He attempted to exclude businesses from the Park by saying that," Neither he,nor his heirs, would allow at any time , the erection within 40 feet of the front of any of the said 66 lots, any other buildings saving brick or stone dwelling houses of at least three stories in height or any buildings for business purposes or for any purposes dangerous or offensive to the neighboring inhabitants."[30] At some point after this Mr. Ruggles had a block long Greek Revival building , Harper House, built along the west side of Gramercy Park.

In a magazine article written about Mr. Ruggles it is stated that

" The laying out of Gramercy Park is representative of one of the earliest attempts in this country at city planning and had this example been followed by other large real estate owners, New York would be a vastly more beautiful city than it is today.[31]

The owners of lots on Washington Park were also experimenting in some crude forms of residential "zoning". As I mentioned before in connection with the stables, there was a definite attempt to regulate what was to be built and how it was to be used. On that same deed for 254 Washington St. it also stipulates that there could not "exceed two buildings on lots numbered 8,9, and 10 and that the houses shall be first class dwellings and fronting no closer than twenty feet from the north line of the street."[32] On the deeds for 206 Third St. and its adjoining lots, it was further stipulated that the lots were to be used "only for brick or stone dwellings, buildings, or barns and that these buildings could not be used for trading, manufacturing, shop or hotel purposes."[33] This reads like an obvious attempt to keep the park and its surroundings a strictly residential neighborhood.

* * *

PART II

WASHINGTON PARK

Its Birth and Development

Samuel Ruggles' idea migrated up the Hudson where his example was followed by six "large real estate owners" and those of us, who are living on Washington Park today, are reaping the rewards of their foresight.

At an as yet undiscovered, date, prior to 1840, six prominent Troy business men bought a large tract of land in what was once, and might still have been, the "Southern Allotment".[34] This land had, or did, belong to Matthias Van Der Heyden the "South Patroon"[35] and it

stretched from Division St. on the north and to the Poestenkill Creek the south, from the Hudson River on the west, and eastward for many miles. Matthais was the third son of the original owner of all the land on the river from the Piscawenkill in North Troy to the Poestenkill Creek. The name Van Der Heyden literally means "from the heathen"[36] and his residence was a brick building on the S.E. corner of River and Division Sts.[37] In 1793 Matthais had his allotment laid out into streets and building lots by John E Van Alen.[38] Yet in 1830 that land was still under cultivation.[39]

On a map of Troy in 1791[40] the area of Washington Park was divided down the middle from north to south by a road or an alley and the land was continuous between Washington St. and Adams St. Washington Place had not been recorded yet. This same piece of land was bordered on the north by Washington St., on the east by Federal St., on the south by Congress, and on the west by Van Der Heyden St.[41] Those street names were changed prior to 1840 to Third St., Adams St. and Second St., respectively.

At the time of the original Deed of Partition for this land in 1840, the houses on Washington Place were in the process of being built and the park was already "in fence"[42] The men who had bought and held the land "in common"[43] with their wives were Sylvester Norton, Griffith P.Griffith, Jonas C. Heartt, Joel Mallory, Albert P. Heartt and John P. Cushman. These were all prominent men in the community. Griffith P Griffith was the owner and proprietor of G.P.Griffith & Co which represented the New York & Troy Tow Boat Line on the Hudson River.[44] Jonas C. Heartt was Mayor of Troy at that time and a future (1852) Director of the Mutual Bank of Troy. He was also one of the Directors of the New York & Albany Railroad Co.[45] Joel Mallory was the future President and Director of the Union National Bank of Troy.(1850-57)[46] Albert P Heartt was a city Alderman from 1837-38,[47] and John P. Cushman

was a lawyer, Director of the Rensselaer and Saratoga Railroad Co.,[48] (1832-), past Repl. Congressman (1817-19), Recorder of the City of Troy(1833-38),[49] a Judge,[50] and a Trustee of Union College and the Emma Willard School.[51]

The tract of land that they owned contained all the lots between the south side of Washington St. and the north side of Adams St., the east side of First St. to the west side of Hill St. and Fifth. To be more precise, they owned all the even numbered lots 2 - 40 on First St., lots 29 - 46 on the west side of Second St., lots 1 - 10 on Washington Avenue (Place), lots 1-18 on the east side of Third St., lots 1-40 on both sides of Fourth St., and lots 3-20 on the west side of Hill and Fifth Sts. There is no mention of them owning any land on Washington St. even though provisions were made in the Deed of Partition to include that street as part of the park.[52]

It stated in that same deed that they held the land in "common" at first and that they then agreed to " draw lots and actually drew by lot for their respective shares(1/5)," [53] and the deed goes on to list what lots they each now owned individually. They had the Deed of Partition drawn up so that they could now legally register the lot numbers that they had drawn in their own names. They were now free to sell off those lots at random and that is why the second transfers of the property lists only one of the original six partners after 1840.[54]

Furthermore the Deed of Partition goes on to state that " the plot of ground designated upon said map (Bartons)[55] as a private park, called Washington Park, is to be devoted to the purpose of a private ornamental park for the use and recreation of the owners of the lots fronting upon said park and those lying north of Washington St. for

a distance of 150 feet, on the west side of Second St. and 200 feet on the east side of Second St. For 175 feet on the west side of Third St. and 100 feet on the east side of Third St., and south of the park on the east side of Third St. and the west side of Second St. to Adams St. It is further intended that said ground so set apart for a private park as aforementioned shall be conveyed in trust for the owners of the said lots last mentioned to the Corporation of the City of Troy as soon as an act of the Legislature shall be passed allowing such park so to be held perpetually in trust by the Corporation of the City of Troy as a private ornamental park for the proprietors of the lots fronting on said square."[56] The Legislature never acted on this provision so the park was never turned over to the City of Troy to be held in trust and is presently managed by the Washington Park Asso. which is composed of all the owners of the lots mentioned above.[57] The members have one vote per lot regarding any decisions that might have to be made pertaining to the management and maintenance of the park itself. Gramercy Park is managed by an elected Board of Trustees.[58]

Once this deed was registered and recorded, these individual men were allowed to sell the lots at will. In most of the deeds I read, as I have mentioned before, the land passed through several owners before a house was actually built on the lot.[59] The founders of the park and many of the subsequent owners of the newly built houses were the nouveau riche of the community. Many of the more established families were living on First and Second Sts. north of the park or in the process of building new homes on Eighth St or Fifth Avenue north of Broadway.[60] For these nouveau riche, Washington Park was a prime location, insofar, that it was close to both the business community at large and a majority of the more established members of society.

The first major construction to take place, around 1839-40, was located on the Washington Avenue (Place) side of the park. There were 10 buildings built on 10 lots 28ft. wide by 168 ft. deep.[61] These were common wall dwellings built to look like a single unit and decorated in a Greek Revival motif. The deeds for these particular houses state that "those houses which are now, in part, built on Washington Avenue (Place)(1840), whose boundaries are to be located at the center of the partition walls between the buildings and shall be owned equally and shall contribute equally to their maintenance."[62]

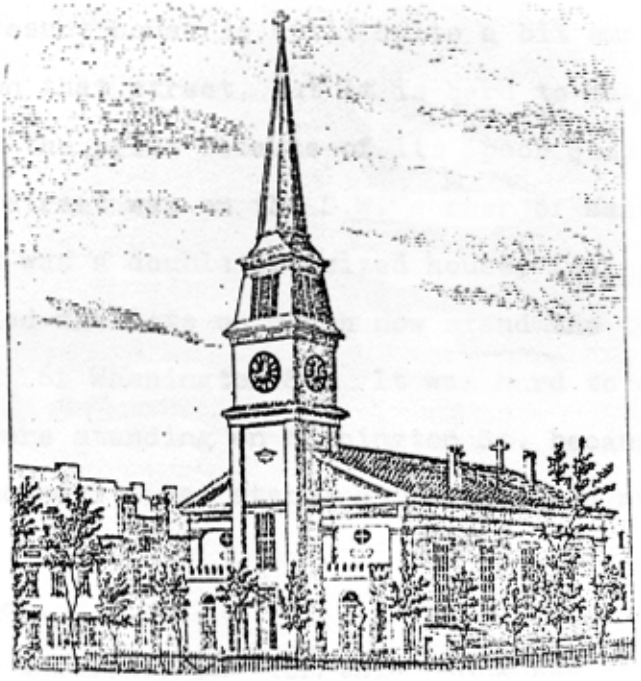
The architect or designer of this Greek Revival unit, as yet, remains a mystery. I found nothing while doing research for this project that would even give me a clue as to who it might have been. Nevertheless, there were several prominent architects who were designing Greek Revival row housing in New York State, and others states, in around the time that these were being built from 1839-40. Any one of the following are possible candidates because they were located in New York City and any one of the original founders would have had the opportunity to consult with them since, N.Y.C. was within traveling distance

Martin Thompson designed a Greek Revival brownstone row on Staten Island at Washington Square North.[63] Ithiel Town and Alexander Davis designed two rows between 1832-36 in the Greek Revival style in N.Y.C.. The first was London Terrace and the second was Colonnade Row or as it is sometimes called 'LaFayette Terrace".[64] Another architect James Dakin was associated with Town & Davis from 1829-33 and he was the designer of the First Presbyterian Church on First and Congress Sts. in Troy.(1833).[65] He was also the alleged designer of a Greek Revival row in New Orleans in 1834.[66] He is the only architect with whom I could establish a direct link with Troy. The last architect was Samuel Dunbar and he designed the Greek Revival De Pauw Row and Lew Roy Place in N.Y.C.[67]

In my opinion there are also two other, rather remote, but possible, alternatives. The first is, that maybe a local builder might have visited any one of the above mentioned firms and purchased their designs himself. I found an account of just such a situation and it states that, " The builders could call upon this small group of architects, all men of talent and skill, for their plans: the builders themselves has standards of execution and a general knowledge of architectural detail which enabled them to go back home and interpret these plans and designs sympathetically."[68] Another possibility might be that a local builder might have seen any of the various architectural pattern books circulating at that time, for example; John Havilands pattern book The Builders' Assistant.[69] With this type of book available, a knowledgeable builder might be able to interpret these designs to suit his own purposes. This account, written in N.Y.C. in 1832, states that " Carpenters and bricklayers call themselves architects, and are at the same time the persons to whom the owners of property applied when they required plans for building, the builder hired some poor draftsman to make the plans, and paid him a mere trifle for his service."[70]

The only local builder, whom I could find doing any large scale building on the park around that time, was a man named David Hathaway who lived on Third St, north of the park. He was commissioned by the Rev. Peter Havermanns to build the first St. Marys church on the N.E. corner of Third and Washington Sts. The first St. Mary's Church was on the same site as the present one. It was completed and dedicated in 1844.[71] I cannot assume that he might have been, in some way, connected with the buildings on Washington Place, because I didn't uncover any direct links between the two, but it is important to note that he was working in that area around the time that it was being built. He was evidently considered to be qualified enough to be given as

important a project as St. Mary's Church. Therefore,it is within this context that I would consider him a possible candidate, along with the men mentioned earlier.



PART III

WASHINGTON PARK

A Summary of its Architectural Elements

and

A Chronological and Biographical Index of its Residents

In 1848 there was a print made of the entire city of Troy [72] showing the park from the east. From this print one can ascertain that very little building took place on the park between 1839-48. There are no buildings on Third St., south of Washington St., but, St. Mary's Church evident on the corner and the entire Washington Place block has been completed,with walled gardens and coach houses,and something I found only on this particular print, a large four sided cupola on the roof directly behind the highest point of the pediment.

Print con't.

Looking at the west side of 2nd St.,north of Washington Place there were only two houses built.The first one was small and in the same approximate place where 195 Second St. is today. This may be the same house, because the present house is still quite a bit smaller than the rest of the homes on that street, but it is hard to make a concrete identification from the print because of its poor quality. The second house on that street was on the S.W. corner of Washington St. and Second St., it was a double lot sized house, facing east along Second St. and occupied the lots on which now stand the two houses at 183 Second St. and 161 Washington St. It was hard to determine exactly which houses were standing on Washington St. because of the angle, but 177-179 Second St. was standing and appeared much the way it does today.

Washington Place.

As I have described earlier, this block has been very much altered from its original design, but bits and pieces of the original are still intact. The decorated frieze, of oval medallions, swags, and ribbons can still be seen on buildings # 7,8,9, and 10. Half of the wooden pediment remains over building # 6. and the large scroll and acanthus leaf brackets and antifixae remain under and above the cornice on buildings # 7-10. Houses # 1-5 retain little of their original details save the pilasters, window lintels, and capitals. Houses # 9 and 10 have cast iron balconies under the first floor windows and #2 has beautiful beveled glass windows.

As with most of the houses on the park, the interiors of these buildings were richly appointed . They would have had a variety of details ranging from cherry or mahagony staircases and paneling, intricate plaster moldings on and around the ceilings, beautiful crystal chandeliers , inlayed hardwood floors with patterned borders, marble

or carved stone fireplaces and mantels, to carved wood doors and woodwork. Several homes on the park (254 Washington St. and #6 Washington Place)have hand painted ceilings or stained glass transoms and windows. The latter can be found on #1 Washington Place, #199 Second St., the right side wall of #200 Washington St. and the front doors of #s 204 & 250 Washington St.

The architectural styles of the houses on the rest of the park are extremely eclectic. There aren't any classic or picture perfect examples of any one style. As fashions changed, so did the houses. So today you find a mixture of details on any one particular house. This fact made it very difficult to label a house as being one particular style, as opposed to any other. Quite a few of the homes have added four-light bay window, as I have mentioned before, and others have added a double set of front doors. A number of the houses have brownstone facades, and as evidenced by the similarity of the brackets, sills, and window moldings, these facades might have been purchased or ordered through a catalog or pattern book from any of the Connecticut brownstone companies in existence at the time.[73]

* * *



The Residents.

A large part of my research was centered around the people who lived on the park between 1840 and the early 1900's. From this point on I will list the buildings by address, give a brief account of any obvious architectural details, and any biographical information I found,that pertained to the residents and/or their families.

Washington Place *

"Greek Revival Style became wide spread by the 1830's and persisted as our national architecture until the Civil War. Its' rational, regular geometric shapes, with a core being a rectangular block, had as its' facade, either round columns or square piers supporting a triangular pediment. The windows cut cleanly into the walls and were topped by chaste rectangles. Americans preferred their temples to have puritanical hard edges and its' parts united by repetition". 74

Number 10

This the only house on this block that has Corinthian capitals.

Henry T Nason. Born 1865, the son of an R.P.I. Chemistry professor, he graduated from Yale, Class of 1886. and graduated from Columbia Law School in 1888. He returned home to go into partnership with his grandfather Martin I. Townsend in a law practice. In 1896 he was elected County Judge. He lived in the house from 1885 until the time of his death in 1903.

Martin Ingham Townsend. Born 1810 in Hancock Mass. He allegedly descended from Miles Standish and Henry Adams through his mothers side.

* See pages 5,6,14,16,& 17.

Townsend con't.

Graduate of Williams College. Studied Law at Williams. He was county District Attorney from 1842-45. "He was a man of strong political convictions, and a movement which eventually led to the formation of the Republican Party was started by him in 1848, when he and two of his associates organized the first Free Soil meeting in the U.S.. The movement spread rapidly, resulting in the Free Soil Party, out of which grew the Republican Party."[75] "The Old Man of Troy,"[76] as he was sometimes called, was Chairmen of the New York State Republican Delegation at Phila. Pa. which nominated Ulysses S.Grant for President of the U.S.. In the 1860's he was counsel for the defense for Charles Nalle, a fugitive slave working for Uri Gilbert (189 2nd St.)as a coachman. At the time of his arrest a crowd formed and a fight ensued, allowing Charles Nalle to make a daring escape to Amsterdam. Eventually his freedom was purchased for $650. by Uri Gilbert and other concerned citizens of Troy.[77] He was also counsel for the defense for Henrietta Robinson, the alleged "Veiled Murderess", who wore a heavy black veil to protect her identity during her trial for the murder of Timothy Lanigan. She had allegedly poisoned his beer. Mr. Townsend's plea, in her behalf, was 'insanity', but she was found guilty.[78] In 1863 Martin Townsend publicly denounced traitors in his efforts to maintain the Union during the draft riots of that year. During one such riot in Troy, a mob sacked his home at that time, 165 2nd St., they broke windows, destroyed furniture, and carried off most of his personal effects.[79] In 1879, he was U.S.District Attorney for the northern district of N.Y., and he lived in the house from 1891 till he died in 1903.

Number 9

Ralph Hawley. Druggist. In 1834, he was appointed to a committee to form the Troy Young Mens Assoc. In 1852 he was one of the first Directors of the Central Bank of Troy. He lived in this house from 1844-1871.

John Knowlson. Master Mechanic. In 1869 he became a partner in the firm of Knowlson and Kelly, machinists and engineers. They manufactured Corliss engines, locomotives and pumps. In 1866 they purchased the site of the old Matthais Van Der Heyden house on the S.E. corner of Division and River Sts. It was on this site that they built their new plant. They supplied engines as far away as South America. He lived in his house from 1864-1890.

Henry O'R. Tucker. In 1856 he entered into a partnership with John M. Francis in " The Troy Weekly Times ". He withdrew from this partnership in 1881. In 1882 he engaged in the manufacture of clothing in Utica, N.Y. under the name of Tucker and Calder Co. One of his daughters married a Cluett and another a Meneely. He lived in this house from 1891 until his death in 1910. His wife remained there until 1913. In 1888 he became founder and president of The Troy Press.

Chester Meneely. Associated with The Meneely Bell Co., a manufacturer of bells in Troy, famous for their " clear and sonorous sound, rich tone, and forcible vibration ". (1903-1913).

80

Number 8

Phillip L. Heartt. Lived at this address from 1841-1851. He was the first owner of this house.

E. Warren Paine. At this address 1871-1872. (See #3 Wash. Pl.).

Number 8 cont'd.

Elisha C. Tower, and Elisha C. Tower Jr. Associated with Elisha Tower and Co., dry goods establishment on the corner of Fulton and River Sts., familiarly known as " The Boston Store." Father and son lived at this address from 1892-1929.

Number 7

John A. Griswold. 1845-1848. (See 204 Wash. St.)

Col. Isaac McConihe Jr. Son of Judge Isaac McConihe, one of the founders of the Oakwood Cemetery in 1848 and a commissioner of the Troy and Schenectady Railroad. The Colonel was extensively engaged in the mercantile trade , manufacturing and the distillery business. From 1860-1861 he was Mayor of Troy. In 1866 he married Phoebe Warren and they moved to N.Y.C. in 1902. They resided in this house from 1871-1902.As Mayor he welcomed Abe Lincoln to Troy in 1861.

Number 6

Phillip P. Heartt. Owner of this lot and new premises from 1839-40. He was the founder of P&B Heartt Co. in 1800, hardware merchants. In 1812 he formed P. Heartt and Sons, a dealer in leather and oilcloth trunks, sealskin and saddlery.

John P. Cushman. "One of the most able and popular counsels of the day, throughout the entire state. " He was considered the leader of the Renss. County Bar . In 1817 he was elected to the U.S. Congress at the age of 32. From 1830-34, he was a Regent of the Univ. of the State of N.Y. 1834-38 he was City Recorder, and a Trustee of Union College. In later life he served as a Justice of the Supreme Court and Vice Chancellor of the Court of Equity. In 1863 he was the Director of the Rensselaer &

Cushman con't

Saratoga Railroad. He was listed at this address from 1841-43. After which his widow and son Benjamin remained there till 1877. In 1882 and 1883 this was also the home of the Rev. John P. Cushman.

William J.Rankin. President of the Rankin Knitting Mills in Cohoes. He is listed at this address from 1883-1886. In 1894 the house was auctioned off by a lawyer by the name of James B.Egan as a result of a judgement against Sylvia Rankin. In 1895 this property belonged to Elizabeth O. Galusha, she may have bought it at the above mentioned auction. She never actually lived in the house, but she was the wife of Henry Galusha and the daughter-in-law of Elisha Galusha, the famous Troy cabinetmaker whose furniture can now be seen on display at the Rensselaer County Historical Society. Her husband, Henry, established Squires,Sherry, & Galusha a firm listed as being wholesale grocers. He was also Vice-President of the Mowing Machine Co. Limited of Troy.

Henry Boardman. He bought this house in 1895 for $14,000. In 1883 he became a partner in his father's firm of D.L.Boardman & Son. They were N.Y. state general agents of the Mutual Life Insurance Co. of N.Y.

Number 5

Benjamin T.Cushman. Listed at this address in 1850. (See above)

Franklin J. Parmenter. Born 1829. He supposedly descended from Jehan Parmentier a distinguished French navigator and author. Jehan was the first to discover the Indies,as far as Sumatra,where he died in 1530. His works were published in Paris in 1531. Franklin is also supposedly descended from Jacques Parmentier,a French

Parmenter con't.

painter, who in 1676 was called to England to decorate Montague House, which later became the British Museum. His mother, Lavinia, was a musician in Gen. St. Clair's Army and she was reportedly taken prisoner during a skirmish at Fort Ticonderoga in 1777.[82] In 1849, he came from Pittstown to Troy to study Law at the office of McConihe & Parmenter. He opened a select school in Troy in 1850 for the study of language and "high English studies".[83] He was Troy Police Justice from 1860-64, but one of his most memorable accomplishments was the publication of two of his poems about Charles Dickens. These poems were written to commemorate Mr. Dickens' visit to America and were subsequently published in "Harpers Weekly" in 1867.[84] Mr. Parmenter was elected poet of the Troy Conference Academy in 1886. He lived in this house from 1870 on, and the house stayed in the family till 1920.

Number 4

Alonzo McConihe Jr. Born in Troy, 1865. He was the son of Alonzo McConihe Sr. and the grandson of Judge Isaac McConihe. His father founded the wholesale liquor business of McConihe & Co. in 1835 and the lumber company of Bayer & McConihe. His mother, Mary, was the daughter of lumber merchant Charles W. Thompson. Alonzo Jr. was the Director of the New York Savings & Loan Assoc. This house was in the McConihe family from 1876 to 1905.

Number 3

E. Warren Paine. Moved from #8 Washington Place to this address in 1873. In 1854 he became a partner of the firm, Knight, Harrison & Paine. After various changes this firm eventually became The Troy Malleable Iron Co. in Green Island.

Paine con't.

The Troy Malleable Iron Co. was a manufacturer of an assortment of iron castings, such as the type that belong to railroad cars, locomotives, agricultural equipment, stoves, pokers, grates, door knobs, and key holes. They also made castings for horse cars, carriages, harness hardware, and fire engine appendages. 85
In 1866, E. Warren Paine and John A. Manning founded Manning & Paine Co. and began making manila paper at the Olympus Mills on River St. He lived in this house from 1873 to 1909.

Number 2

Griffith P Griffith. One of the original six founders of the park. (See page 11) He lived in this house in 1848-49.

Thomas A. Tillinghast. In 1855 Joseph M. Warren and Charles W.-Tillinghast formed the partnership of J.M.Warren Co., hardware merchants and manufacturers of tin and sheet iron ware. Thomas was admitted to this company in 1867. Prior to this, he was educated at R.P.I. in Troy. He lived in this house from 1849-1853.

Charles A. Brown. In 1866 he was the Director of the Mutual National Bank of Troy and President of the Rob Roy Hosiery Mills. He lived here from 1870-1902.

Joseph A. Leggett. He was born in Marmora, Canada in 1860. In 1882 he went into a partnership with his father in John Leggett and Son, manufacturer of paper boxes of all kinds. This company succeeded Bush & Leggett which had operated since 1869. He was a Director of the National Bank of Troy in 1897 and a Director of the Troy & Cohoes Shirt Co. He lived in this house from 1906 - 1916.

Number 1

Chester Griswold. He was related to, and a partner with, John A. Griswold in the firm of J.A. Griswold & Co. (See 204 Wash.St.) In 1875 he was the Vice-President of the Albany and Rensselaer Iron and Steel Co. And in 1885 he was a Trustee of the Troy Steel and Iron Co. He lived in this house from 1868-1875.

George S. Thompson. In 1863 he was an active partner in Squires, Sherry, & Galusha. (See # 6 Wash. Pl.) He was born in Troy, in 1840. In 1870 he became a member of the firm of Stevens & Thompson, paper manufacturers in North Hoosick. This firm produced choice book manila papers. He lived in this house for a short time in 1876.

Edgar L. Fursman. He was born in 1838 and came to Troy in 1866 to become a partner in a law firm with Esek Cowen, (See # 216 3rd St.) by the name of Smith, Fursman, & Cowen. In 1882 he was elected County Judge and re-elected again in 1888. In 1889 he was elected to the Supreme Court. During his career he was the President of The Young Mens Assoc. of Troy, Director of the Fort Miller Bridge Co., and a Director of the Troy City Railroad. He lived in this house from 1876-1910.

Second Street.

200 Second St.

The Park Presbyterian Church. Lots # 34 & 35. On this site, was once, the Park Presbyterian Church which was founded in 1853 by members of the Old School Presbytery. In 1853-4 the 23 members erected a meeting house which was partially destroyed by fire brands from the Great Fire of 1854. This fire had spread up the alley between First and Second Sts.; all but four of the members of the congregation lost their homes in that fire. After the fire they rebuilt the church and it was dedicated in Dec. 1854. It had a seating capacity of 800 and its first pastor was Charles S Robinson.

con't

The Park Presbyterian Church became extinct in 1911 and was torn down.[86]

199 Second St. "The Green House" c.1855

This house is a three and a half story brick and brownstone, flat roofed, with large quoins at the corners. It has an asymmetrical three bay facade in the Renaissance Revival style. It has arched windows set within slightly curved rectangular frames and moldings. It has a set of double winged machine carved doors on the outside and a beautiful stained glass semi-circular transom window over the inside door. It has scroll brackets under the window sills and large evenly spaced scroll and acanthus leaf brackets under a heavy cornice. It has a machine carved four light bay window on the second floor over the main entrance and more recent iron grilles in a lyre motif over the basment windows.

William A Thompson, in the house from 1865-67. Associated with J.L. Thompson & Sons, wholesale druggists. (See 195 2nd St)

Moses C Green. He was a successor in the Hannibal Green & Sons Co.; importers and dealers in iron and steel and manufacturers of carriage springs during the Civil War. He was a Capt. in the 15th N.Y. Engineers in 1861, Capt. of the Osgood Fire Co. # 3 in 1868, one of the founders of the Troy Club in 1867 and Fire Commissioner from 1869-1874. He lived in the house from 1867-1875.

Dr. Edgar W. Morehead. Physician. Lived in the house from 1896 until his death in 1904.

197 Second St. "The Fuller House" c.1870

This is a three and a half story brick house with a brownstone

facade. It has a rather light wood cornice with pierced loops hanging down from the top. There are cast iron balconies on the first and second floor windows and grilles on the third. It has Italian derived details like curved windows and asymmetrical composition, but the molding around the front door appears to be Gothic and there is a large bay window on the first floor at the right side of the house. The window molding is almost identical with 199 2nd St. And it has a double winged set of beveled glass doors.

Joseph W.Fuller. Associated with Fuller & Warren Co. which in 1881 was known as the Clinton Iron Works and employed over 1000 workers. The company manufactured and sold furnaces, stoves, heaters, both ornamental and functional ranges, and an assortment of holloware. They had large sales rooms in N.Y.C., Boston, Cleveland, Chicago, and Milwaukee Wisc. Its' output was about 60,000 pieces a year. He was also one of the first Directors of the Troy Club and he was Pres. of the United National Bank from 1885-89. He lived in this house from 1871 until his death in 1889.

195 Second St. c.1849

This is a three story, three bay, brick and wood house. It appears as if it might have originally been built in the Federal Style because of its six light transom and long sidelights. It has flat window lintels and sills. But it has Greek Revival triglyphs over the door and a freize with a wreath-like design on it. The bay window over the door forms a portal that is decorated with scroll brackets and swags. There are small cast iron semi-circular balconies under the two tall slim windows on the second floor.

William A. Thompson. He is supposedly a descendant of Elder Brewster of the Mayflower, ruling elder and spiritual guide of the Pilgrim

Fathers, through his grandmother Mary Perkins Thompson.[87] He was admitted to J.L.Thompson & Co., wholesale druggists and dealers in chemicals, drugs and medicines. It was one of the oldest businesses in Troy at that time. In 1886 he was Vice-President of the United National Bank of Troy. He lived in this house from 1849 to 1903. There is a brass plaque on this house stating that it is the "C.W. Thompson House" but I found no records of his ever living at this address.

193 Second St. No date.

This is a rather narrow, two bay, brownstone in the Renassaince Revival Style. It has arched windows on the first floor with two very heavy scroll brackets holding up a corbeled, column and arch, cast iron balcony. The size of the windows and bracketed lintels diminishes as one goes up. The common wall of this building has been broken through to accommodate the building at 191 2nd St.

Charles J. Saxe. He was the son of M.D.Saxe who owned a candy manufactory and wholesale store in Troy. In 1863 the firm of George B. Cluett Bros. & Co. was formed upon the dissolution of Maullin & Cluett & Co. collar and cuff manufacturers. The new partners were Geo.B and J.W.A. Cluett, and Charles J. Saxe.[88] He withdrew from the company in 1866 and in the 1867 Troy city directory he is listed as a lumber merchant. He lived in this house from 1862-1889.

Michael F Collins. Son of an Irish immigrant tailor by the name of Paluch Collins. In 1879 Michael bought the "Trojan Observer" and changed its' name to the "Troy Observer". In 1886 he also published the "Saturday Observer". He was a New York State senator from 1887-1889. He lived in this house from 1891 until his death in 1928.

191 Second St. c.1865

This is a very ornate, three bay, three and a half story building. It was built in the Renaissance Revival Style, but it's the type of building one would find in Venice. It has a brownstone, and what appears to be, either terra cotta or tile facade. It has a corbeled gallery across the second floor and a wrought iron gallery with a wooden canopy on the third floor. The roof has a solid railing across the front topped by four evenly spaced urns. The windows on the first floor are in the shape of a Gothic arch set inside a larger rounded arch.

John M. Francis. He was the second youngest of 13 children and in 1846 he became proprietor and editor of the "Troy Daily Budget". Before he withdrew from that paper in 1849 he had established a "local" dept. and had introduced the concept of a news summary. In 1851, he and R.D.Thompson established the "Troy Daily Times" which sold for 2 cents a copy in 1854. He was City Clerk from 1851-1854. In 1856 he entered into a partnership with Henry O'R. Tucker and together they formed the "Troy Weekly Times". In 1871 President Grant appointed him U.S. Minister to Greece, which he resigned in 1873. President Garfield had chosen him for a mission to Belgium before he was assassinated. President Arthur appointed him Minister to Portugal and in 1884 he was promoted to Envoy and Minister to Austria-Hungary, with a residence in Vienna. In 1895 he was appointed a Trustee and Vice-President of the New York Scenic and Historic Places and Objects Department. 89 He lived in this house from 1866 to 1883 and it stayed in his family up until the 1920's.

189 Second St. "Uri Gilbert" c.1856

This is the only five bay facade on the park, it is a three and a half story building with a brownstone facade. It has a heavy cast iron, scroll bracketed, balustraded porch which comes in from the sides of the building and curves around to form a railing for the brownstone steps which splay out from the entrance. It has a double bracketed cornice with modillions (dentils) at the roofline and the front entrance is crowned by a very thick, scroll and acanthus leaf bracketed lintel. The front doors appear to be modern replacements but a large acanthus leaf scroll forms a keystone just above it.

Hiram Slocum. This land was assigned to Hiram and Elizabeth Slocum in 1847. He was a "direct descendant of Miles Standish and his daughter Olivia was named after her great-grandmother Olivia Standish"[90] He was also the uncle of Margaret Olivia Slocum Sage, the wife of Russell Sage.

Charles W. Thompson. He was the first President of the Troy Savings Co. in 1865 and President of the Troy Savings Bank in 1854. He lived in this house in 1854 & 1855. In 1856 he sold it to Uri Gilbert for $20,000.

Uri Gilbert. In 1821, he became a partner in Eaton & Gilbert, manufacturers of stagecoaches that were known as "Troy Stages."[91] In 1851, he was one of the first Directors, along with Russell Sage and Martin I. Townsend, and President of the Troy Union Railroad. In 1863 he formed Uri Gilbert & Sons and manufactured gun carriages for the U.S.Gov't., during the Civil War. In 1865 he was one of the first Directors of the United National Bank of Troy. In 1865 he was elected Mayor of Troy. In 1867 he was also one of the founders of the Troy Club. Eaton & Gilbert made the first eight wheel passenger cars to run on the Troy & Schenectady Railroad. His sons Edward and William Gilbert succeeded in the business and manufactured sleeping cars, parlor,

passenger and freight cars,and they were suppliers for many of the U.S. railroad companies and many more in Europe,South America,Australia and New Zealand. He lived in this house from 1856 until 1888.

185 Second St. c.1860

This is a three bay, three and a half story, brick building with a brownstone facade.It has tall arched windows and a proportionate rounded arch entrance. Over the windows and the entrance are brownstone cornucopia and oak leaf arrangements built up out of the molding. Over the entrance is a larger arrangement of this same type, but with a shield forming a type of keystone. At the basement level is a beautiful pair of wrought iron grilles covering the windows. These grilles have a floral motif in twisted iron. There is also a large wrought iron gate over the basement entrance. This house is a variation of the Renaissance Revival Style.

Charles W. Thompson. In 1852 he was Vice-President of the Manufacturers Bank of Troy. He lived in this house for one year in 1860. He is probably the man who built this house.

Frederick Leake. He was Cashier of the Commerical Bank of Troy from 1839-1853 and the Secretary and accountant for the Troy Savings Bank from 1846-1850. He lived in the house from 1861-1866.

Saxton B. Saxton. He was a partner in the firm of Saxton & Thompson and he lived in the house from 1866 to 1894.

Michael Mahony. He was a manufacturer of "architectural iron work such as fronts for stores, window lintels, sills, chimneycaps, illuminating tiles for sidewalks, floor lights, stable fixtures, cess pools, hitching posts, hot air furnaces, steam generators, laundry stoves, 'Troy' polishing irons, pulleys,and hangers."[92]

183 Second St.

This is a four story, three bay, brick and wood house. Each story's window lintels are different. The first floor had a pedimented lintel, the second has a segmented arch lintel, the third has a flat lintel and the fourth has hardly any at all. These lintels may have been added at the same time as the bay window. This attempt at a Classical style fails miserably.

John Knowlson. He lived in this house in 1854. (See # 9 Wash.Pl.)

Gordon B. Saxton. He was the father of Saxton B.Saxton at # 185 2nd St. He was also associated with the firm of Saxton & Thompson. He lived in this house from 1866 to 1869.

Charles E. Patterson,lawyer. He lived here for 11 years, from 1880 to 1890, before moving next door. (See 161 Wash. St.)

Corner of Second St and Washington St. S.W.
161 Washington St

This is a huge Renaissance Revival,of the type one would find in Florence,with some Romanseque detailing. The building is made of brick and stone with either terra cotta or carved brick panels between the the second and third floor on a two story, four sided bay on the front corner of the building. The front entrance has two low,heavy Romanesque arches that are supported by columns with Corinthian capitals. The side door and windows have a stone shell inverted above them. The third floor has the appearance of a windowed gallery. The two story bay has a tile roof.

Charles E. Patterson. He was one of the most important lawyers in Troy in the 1880's. His grandfather was Ansel Patterson, a soldier in both the Revolutionary War and the War of 1812.[93] He was an 1860 graduate of Union College where he had pursued the study of law.

At one time he was engaged in the famous suits that grew out of a mortgage foreclosure upon the Wabash Railroad system. He married Fanny Seymour, the daughter of his fathers partner. He lived in this house from 1890 to 1906.

James M. Ide. He was associated with the George P. Ide Co., shirt collar and cuff manufacturers. This company sent their product throughout the U.S. and had salesrooms in Phila Pa., Chicago, and N.Y.C. He lived in this house from 1907 until his death on Mar. 2, 1923. He died on the same day as his brother Jesse, so perhaps it was an accidental death.

179-177 Second St. c.1840

This house was built in the Gothic Revival Style with an undulating facade that makes it look like a fortress. It has this effect because it has a three story bay at either side of the entrance. The windows have Gothic dripstones over a flat lintel. There are tracery stone panels between the second and third floor windows. The house is built of brownstone and brick.

Russell Sage. When he was living in # 179 between the years 1848-63, he was modestly referred to in the city directory as a "grocer." He was born in 1816 and entered the retail grocery business in 1837, and stayed in that business until 1857. He was an alderman from 1841-47, and Treasurer of Renss. County and a Whig member of Congress from 1853-1857. In 1863 he moved to N.Y.C. and shortly thereafter began to speculate in railroad and other securities. He accumulated one of the largest fortunes in America and was a director in many large corporations.[94] He died in 1918 and his widow, Margaret, used part of that wealth to help found Russell Sage College.

179-177 con't

Lawrence A. English. Born in 1863. His father was a Irish immigrant who came to this country in 1855. In 1860, the father opened a bakery at #349 2nd St. and in 1865 he opened a coal yard. Lawrence became a partner in his father's coal yard and the firm was called John English & Son. He was living in this house at the end of the century.

James N. Bussey. Born in Chicago, Ill. in 1880. He came to Troy in 1900 and became associated with his grandfather Esek Bussey in the Bussey & McLeod Stove Co. He remained in that business until 1913 when he secured the agency for the Maxwell car and opened the Illiam Garage. By 1917 he had secured Oldsmobile and Ford distribution rights and opened an office, salesroom and assembling rooms at the corner of 2nd and Division Sts. He lived here from 1900 - 1930's.

Washington Street

200 Washington St.

This is a four story, brick and brownstone, in the French Renaissance Style. It has a three bay front with a centrally located entrance and a slate Mansard roof above a double bracketed cornice. There are three dormers, with arched pediments over them, above the cornice. The building has quoins at the corners and heavy bracketed lintels over the windows and entrance on the first floor. The windows on the second and third floor have plain moldings with very little projection. On the 2nd St. side of the house there are two bays, one is rounded the other is a two story rectangular bay. Both have rusticated stone in places and this gives it a slightly Romanesque appearance.

Theodore F Barnum. He was a senior partner in the firm of Barnum Bros., dealers in mechanical supplies and leather belting. He was Treasurer, when Charles Brown was President, of the Rob Roy Knitting Mills, man-

ufacturer of wool and merino knit clothing. (See #2 Wash.Pl.)
Troy Belting & Supply, manufacturer of oak tanned leather belting, was originally known as the J. LeRoy Pine & Co. In 1867 Theodore became a partner and it became Pine & Barnum. He lived in this house from 1887 to 1908.

Walter Phelps Warren. In 1864 he was admitted as a partner into the firm of J.M.Warren & Co. The oldest manufacturer of foundry supplies and hardware store in Troy. In 1881, he became a partner in Fuller & Warren Co. and a Trustee of the Clinton Iron Works. In 1889, he became the first President of the Troy Club and was appointed Troy Public Improvement Commissioner. In 1885, he became a Trustee of the Troy Savings Bank and in 1890, he was a Trustee of both the Troy Female Seminary and the Troy Orphan Asylum. In 1909, he was President and Treasurer of Fuller & Warren Co., locally known as the Clinton Iron Works, and he was the head of one of the largest stove manufacturing plants in the country. He was also the President of the U.S. Stove Manufacturing Assoc. and thereby in a position to influence stove manufacturing throughout the country. At various times he held the following positions; Vice-President of the Troy Savings Bank, Director of the Renss. & Saratoga R.R., the Albany & Vermont R.R., the Saratoga & Schenectady R.R., and the Troy & Cohoes R.R. He was also a Director of the National City Bank of Troy and the Samaritan Hospital. "The Warren family traces their history to William de Warrene of Normandy, France a near relative to William the Conqueror." [95] Mr. Warren lived in this house from 1909 until his death in 1914.

204 Washington St.

This is a three story brick building with a,wood and brownstone, Gothic Revival porch stretching across the entire first floor. Above the porch is a six light bay window. The windows have a flush piece

of stone above them that are meant to resemble Gothic dripstones. The porch is composed of thin columns above which are a series of traced gothic arches. Above the arches is an arched balustrade, the roof line is irregular yet symmetrical, building to a high at the center.

John A. Griswold. He was the nephew of Major General John E. Wool and in 1835 he founded the Albany & Rensselaer Iron and Steel Co., in partnership with the Hon. Jos. M. Warren and Erastus Corning, out of what was originally called the Bessemer Steel Works. In 1843, he married Elizabeth, the daughter of Richard Hart. In 1846, he became a partner in Robinson & Griswold, wholesale druggists. In 1848, he was elected one of the first Directors of the Troy Gas & Light Co. which by April of 1850 was responsible for the laying of five miles of gas mains, the erection of 61 steel gas lamps, and the supplying of 32 residences and churches with gas. In 1855, he was elected mayor of Troy and from 1857 to 1873, he was President of the Troy City National Bank, and from 1862-1864, he was a U.S.Congressman during Lincoln's administration. In 1865, Griswold purchased the American patents for the Bessemer Process of conversion of pig iron into steel from the English engineer Henry Bessemer. He put this process to work in his Troy Steel and Iron Co.. Griswold and his associate John F. Winslow furnished the capital for the construction of the iron clad vessel, the "Monitor". They used Ericsson's design to construct the first iron clad war vessel. The iron "sides" were largly furnished from the Troy works and the vessel was constructed in N.Y.C. "When it fought the "Merrimac", it not only saved the Union Navy but transformed the navies of the world, for from it evolved the modern turreted and casement battleship."[96] When the "Monitor" fought the "Merrimac" it was still the property of Griswold, Winslow, and Ericsson because

the U.S.Gov't hadn't fully accepted it yet. In 1863, Griswold Hall was named in his honor and when it burned down in 1871 it was replaced by the Griswold Opera House at #'s 10-12 Third St. in 1872. He was also the first President of the Troy & Lansingburg R.R. Mr. Griswold lived in this house from 1847 until his death in 1872.

George Van Santvoord. He was a partner in a law firm with David Seymour and the author of Lives of Chief Justices of the United States Supreme Court. He lived in this house from 1893-1938 at which time he bequeathed the house to Russell Sage College, which in turn resold it.

250 Washington St.

This building is an asymetrical, brownstone and brick, structure built in the Greek Revival Style. It has a four bay front and is three stories high. It is very plain except for the door lintel which is supported by two piers with Doric capitals. It has little or no decorative details save the wrought iron balconies on the first floor. These balconies are made in a lyre motif. The door has a stained and bottle glass window in it.

Edmond Schriver. In 1850 he was the Treasurer of the Washington & Saratoga, the Rensselaer & Saratoga, and the Saratoga and Schenectady Railroads. He was one of the first Directors of the Troy Union R.R. along with Russell Sage, Jonas C. Heartt, John L. Thompson, Martin I. Townsend and Uri Gilbert. He was also the son-in-law of Mary and Nathan Warren. He built and lived in this house from 1850 to 1863.

David Cowee. Mr. Cowee and John Leland Thompson entered into a partnership to form J.L.Thompson & Sons, wholesale druggists. In 1886, he was a Director of the Manufacturers National Bank and President of the Troy Manufacturing Co. which owned a knitting mill on Ontario St. in Cohoes. In 1860 he was involved in an endeavor to save the

Troy University from foreclosure. The university was brought to Troy by Mayor Hiram Slocum and it opened its doors to 60 students in 1858. The scheme failed and it was foreclosed upon and sold to the Rev.Peter Havermanns of St. Mary's Church, who in turn opened the Provincial Theological Seminary there in 1862. Mr Cowee lived in this house from 1863 until his death in 1887 and it stayed in his family until 1948.

254-256 Washington St.

This is a common wall, two unit, structure with a six bay brownstone facade very similar to # 185 2nd St only minus the detailing. It has rounded arched windows and the two entranceways are located at the common wall. This arrangement gives the two asymmetrical buildings a completely symmetrical appearance. 254 has a bay window at the second level over the doorway.

Francis Thayer. In 1869 he was part of a committee appointed to purchase a site and erect on it a public building to be used as a City Hall. The site they chose was on the S.E. corner of State and Third Sts, the present site of Barker Park. He was also a partner in the firm of Bills, Thayer & Usher and the owner of a flour mill. He lived here from 1860-85.

John Stanton. He was a maltster and brewer of "X,XX,& XXX export, India Pale, and Porter,"[97] He lived in this house from 1884 to the time of his death in 1917.(#254)

John J. Hartigan. He lived at # 256 from 1903 to 1947. He was born in Troy in 1853 and in 1888 he started a dry goods business on King St. with a branch on Congress St.

Third Street

St Mary's Church (See pages # 15 & 16)

Rev. Peter Havermanns. Born in the Netherlands around 1816, he came to this country to help civilize and convert the Indians in the west. Instead, he was sent to Troy and helped build the first St. Mary's Church by going around the state preaching and soliciting funds. When he first arrived in Troy he was made pastor of St. Peter's Church, the only Roman Catholic church in the city at that time. After St. Mary's was dedicated in 1844 he helped build St. Joseph's Church and handed it over to the Jesuits. He was also responsible for the founding of the first St. Francis' Church and the Troy Hospital. He was in charge of a territory that stretched 70 miles north of Troy and east to Mass. On his invitation the Little Sisters of the Poor and the Sisters of the Good Shepherd came to Troy. He founded the Brothers Academy and what was known as the St. Joseph's Provincial Seminary. He resided for a time (1854) at # 195 Third St.

206 Third St.

This is a three and a half story brick building with a brownstone facade in the Renaissance Revival Style. It has arched windows with bracketed lintels, quoins at the corner of the building, and an arched entranceway with pilasters with Doric capitals. There is a shield that forms a type of keystone over the door molding. The brackets holding up the door lintel are very similar to the ones on # 189 2nd St.

William Shepard. He was one of the first Directors, and President, of the United National Bank. Along with George Vail and John P. Cushman, he set to work to secure a charter to build a new road from Troy to Ballston Spa. The charter was granted in 1832 and was called the Rensselaer and Saratoga Railroad. He lived in this house from 1863 until

he moved to Saratoga in 1883. He is, most likely, the man who had this house built.

Washington A. Roebling. His father was a German engineer who designed, and started to build the Brooklyn Bridge, the first suspension bridge of its kind. He started building the bridge, but in 1869 he died suddenly, and it was his son, Washington, who completed his design in 1883. Shortly after his completion of one of the great engineering triumphs of the 19th Century, he moved into this house, while his son John A. completed his education at R.P.I. They lived here in the years 1885-1887.

Edmond Fitzgerald Sr. He was born in Ireland and came to Troy in 1861. In 1866 he and his brothers began a brewery business under the name of Fitzgerald Bros. They built one of the most modern and complete breweries in this country with an output of 90,000 barrels a year. Fitzgerald Bros. Brewery was one of the leading industries of Troy with dealings with all the major cities in the East and an export business to Cuba. He was elected Mayor of Troy in 1882 and 1884. He lived in this house from 1890-1911 and it remained in his family until 1915.

212 Third St. On this site was the home of Edward and Sarah Gilbert from 1874 until 1896. He was the son of Uri Gilbert and a partner in the Gilbert Car Manufacturing Co. and he died in 1893. It was a modest one story building with a steep gabled roof. It was completely symmetrical with a central entrance and two tall casement windows on either side of it. These windows had cast or wrought iron balconies under them. The three dormer windows also had gabled roofs with pierced wooded tracery around them. The house was built in the Gothic Revival Style , with pointed gothic dripstones over the first floor door and windows. This lovely house was either destroyed or torn down prior to the building of St. Mary's School.

216 Third St. "Esek Cowen" c. 1866

This is a three story, three bay, brick house with stone and brownstone detailing. The flush lintels over the windows appear to be a Gothic variation of a pointed dripstone. It has a machine carved cornice that is slightly pitched. It has a rectangular bay window on the second floor and machine carving around the doors.

Esek Cowen. He lived in this house from 1880 to 1890 and was an attorney and solicitor of patents with the firm of Horton & Co. in 1865. He was also appointed by the Secretary of the Treasury to a committee to find a suitable location for a Post Office in the City of Troy. In 1866, he entered into a law partnership with Edgar L. Fursman. (See page 26).

William Connors. He was a manufacturer of "American Seal", white lead and ready mix paints of all kinds, on the south side of Hill St. He was born in Troy in 1856 and lived in this house from 1893 until his death in 1916. His manufactory employed about 50 people and had branch offices in N.Y.C. Chicago, St. Louis and Toronto, Canada.

Thomas J. Connors. He succeeded William as President and Treasurer of the Connors Paint Co. and he took over ownership of this house in 1917.

218 Third St.

This house appears to be the newest on the park, but that may just be because it is made of pressed brick, which gives it a clean sharp character. It has a machine carved, pedimented cornice with dentils and Doric brackets. The cornice is decorated with arrows and scrolls that are the same as those decorating the bay window, so they might have been added at the same time. It has one of the nicest bay windows

on the park with stained glass windows surrounded by pilasters, dentils, attached pendants and scrolls. The facade is asymmetrical and divided by stone belt courses between the floors. It has flush Gothic style window lintels, splayed on the first floor, arched on the second, and pointed on the third.

Arthur McCusker. He was the proprietor of Arthur McCusker and Sons, "Distillers, rectifiers, importers, and dealers in fine whiskeys, gins, rums, wines, and brandies."[99] They owned a general warehouse and saloon at #'s 60 and 54 Division Sts. The company had offices in N.Y.C. and Cleveland, Ohio. He lived in this house from 1886 until 1899 and it stayed in his family until 1939.

220 Third St.

This is a three story stone building built in the Romanseque Style with Corinthian moldings and attached pendants of carved stone. The building is appointed in brownstone on the first floor and with rusticated stone on the second and third. The rounded bay window is decorated with ribbons and wreaths, swags and tassels. The roof cornice takes up almost a half a story, it is decorated with classical motifs and culminates in four small turrets at the top. There is a heavy low arched entrance at the left.

William McGuire. He was a partner in the business of D. & W. McGuire, builders, masons, and ornamental plasterers. He lived in this house until 1858.

Dennis J. Whelan. He was Water Commissioner in 1886 and Mayor of Troy in 1893. He lived in this house from the 1890's through the early 1900's.

222 Third St.

This is a rather plain three story, three bay, brick house with a brownstone facade. It does have a nicely carved double winged front door with slightly curved lintels over the windows.

Peter Thalimer. He lived in this house from 1861 to 1881 and was described simply as a grocer and dry goods dealer.

Nelson Davenport. Born in 1827. He entered the Troy Academy with Esek Cowen and Franklin J. Parmenter. In 1850, he was admitted to practice in the N.Y. Supreme Court and subsequently the U.S.Supreme Court. In 1861, he was President of the Troy Young Mens Assoc. and in 1884, he incorporated and became President of the Mowing Machine Co. Ltd. of Troy. This company manufactured the "Trojan Mower" which was markedly popular with farmers all over the U.S. They also manufactured other types of agricultural equipment, machinery, implements, mill gearing, castings, engines, and boilers.[100] He lived in this house from 1888 until his death in 1901 at which time he bequeathed it to his wife Helen and to Elizabeth Galusha who may have been his daughter, but I can't be sure.

William J. Roche. His father was an Irish immigrant who came to this country in 1841 and went to work at the Burden Iron Works. In 1881, William formed a partnership with Martin I. Townsend. (See # 10 Wash.Pl.) In 1889, Henry T. Nason was taken into the law firm to form Townsend, Roche & Nason. (See # 10 Wash. Pl.) He was Troy City Attorney in 1883 and in 1886 he was City Comptroller and in that capacity helped to create the City Improvement Commission. He was a Trustee of the Troy Public Library, a member of the Constitutional Convention of 1894, and one of the original appointees by Governor Hughes as a Trustee of the Rensselaer County Law Library. He lived in this house from 1903 until the time of his death and the house remained in his family until 1936.

certain matters connected with the islands Consulates. In 1859 he founded a paper called the 'Troy Daily Arena' but he sold it in 1861 to join the Civil War as Quartermaster of the 2nd N Y Volunteers. He was appointed by President Lincoln to Capt. and Asst. Quartermaster in the regular Army. In 1864 he returned home and established the 'Troy News', the first Sunday newspaper outside of N.Y.C. He sold it in 1866 to become the editor and proprietor of the 'Troy Daily Whig' and in 1867, he established the 'Troy Northern Budget' as a Sunday journal."[101] He was a member of the N.Y.S. Senate from 1881 to 1883 and was one of the founders of the Citizens Steamboat Line. His wife was the President of the Emma Willard Statue Committee and she presided over the ceremonies in Seminary Park, May 16, 1895 at which the statue was unveiled and the Russell Sage Hall was dedicated.[102]

* * * * *

As Troy's industrial fortunes waned in the early part of this century the wealthy moved away from the park, either to N.Y.C. or up on the hills east of the city, and the area surrounding the park went into a period of decline. In the 1960's interest in Washington Park was rekindled and it is now enjoying a period of slow but steady, revitalization. Along with this revitalization has come an increased interest in the history of the park and its people. I hope that in some way this research can help re-educate people to an awareness of the history that surrounds them.

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