

South Street Seaport Museum,  
45 Peck Slip/151 South Street  
(Jasper Ward Building)

New York  
New York County  
New York

HABS No. NY-5682

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NY,  
31-NE40,  
140-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

SOUTH STREET SEAPORT MUSEUM HABS No. NY-5682  
45 PECK SLIP /151 SOUTH STREET  
(Jasper Ward Building)

Location: 45 Peck Slip/151 South Street, corner of Peck Slip and South Street, New York, New York County, New York.

Present Owner: Inamly Corporation.

Present Occupant: Vacant.

Significance: Built at the corner termination of a three store row on Peck Slip for Jasper Ward in 1807, this Federal style building stood next to one of the most important and longest lasting slips in New York City. Like most of the other seaport buildings, 45 Peck Slip became part of the fish market in the late 19th century. In 1973, Con Ed was going to demolish the building to make way for a new transformer station but Con Ed agreed to build around the vacant store instead.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Dates of erection: 1806-1807. An 1806 directory shows no occupancy at 45 Peck Slip but the building must have been completed by 1807, because on February 21, 1807 Jasper Ward, owner, advertised in the New York Evening Post that he had a "counting-room, etc. to let" at the corner of South Street and Peck Slip. In 1807, 45 Peck Slip was assessed to the occupant, Henry B. Lambert, at \$4,500.
2. Architect: Unknown.
3. Original and subsequent owners: The building is standing on Block 107 E, Lot 10. The land was originally part of a water lot granted to the Roosevelts. Information for the following chain of title comes from New York City Conveyance Records, Surrogate's Court.

March 11, 1800

Liber 61; p.475  
James & Maria Eliza Roosevelt  
to  
Jasper Ward  
(Lots 10-13 incl.)

August 25, 1824	Liber 224; p. 427 Wills, Thomas (Mastery of Chancery) Jasper Ward, et al, Defendants to Barnabas Osborn and Philander Hanford (sold at public auction)
January, 16, 1836	Liber 350; p. 63 Philander and Elizabeth Hanford to Barnabas Osborn
May 2, 1836	Liber 351; p. 541 Barnabas and Lydia Osborn to Charles H. Pratt
June 6, 1837	Liber 377; p. 76 Charles H. Pratt to Elijah H. Roberts (half interest)
June 13, 1844	Liber 451; p. 157 Charles H. Pratt Elijah H. and Emily M. Roberts to Rachel Miller Andrew H. Mickle
June 5, 1873	Liber 1258; p. 152 Amasa A. Redfield (Referee) Andrew M. Lamene, et al, Defendants to Peter W. and George W. Hoeft (sold at auction)

February 14, 1876	Liber 1371; p.126 George W. Hoeft to Peter W. Hoeft (half interest)
July 24, 1878	Liber 1462; p. 138 Peter W. Hoeft to Sophie Hoeft
January 30, 1884	Liber 1806; p. 363 Peter W. & Louisa B. Hoeft to Henry F. Harris
April 30, 1894	Liber 23, p. 445 John H. Stoutenburg (Reference) Louis H. Hoeft, Plaintiff - against - Zenobia H. J. Schierenbeck, Defendant to Frank Glover (sold at auction)
April 30, 1894	Liber 23; p. 447 Louis H.           ) John A.            ) Mary                ) Hoeft Peter W.           ) B. Louise          )
	Zenobia    ) Schierenbeck Albert     )
	Mary M.        ) Henry Nicholas )Schottler

Virginia S. ) Cassebeer  
Richard B. )  
to  
Frank Glover

June 8, 1918

Liber 3035; p. 428  
Frank Glover  
(Exr. and Trus. of)  
Mary L. Glover  
Edward J. Dunphy  
(Trustees)  
to  
Mary L. and Frank N. Glover  
Marie N. and Anna A. Conlon  
(Lots 10 and 13)

November 13, 1953

Liber 4858; p. 210  
Marie N. Conlon  
to  
Anna A. Daly  
(Lots 10 and 13)

April 1, 1954

Liber 4874; p. 123  
Anna A. Daly  
to  
Marie N. Conlon  
(Lots 10 and 13)

May 2, 1962

Liber 5185; p. 52  
Frank N. Glover  
Marie N. Conlon  
Marie N. Daly  
to  
Inamly Corporation

4. Original plans and construction: When Jasper Ward's store was finally completed, he advertised in the New York Evening Post on February 21, 1807 that he had a "counting-room, etc to let." The advertisement continues, "A large and convenient counting-room on the second story, and one or two floors to let

in the four-story brick store, corner of South Street and Peck Slip - a very excellent situation for a shipping and commission merchant, the store being directly in front of the broad and commodious pier, the east side of the Slip, at which vessels may discharge and take in their cargoes with more convenience than at any other Pier in the city." (Filled with water until 1817, Peck Slip was one of the city's last slips).

Jasper Ward's 45 Peck Slip was once the hipped-roof termination of a row of three Ward stores. Its soft-brick upper stories in Flemish bond and brownstone splayed lintels, now partially concealed by cast-iron ones, are original features seen in a ca. 1885 photograph (see Early Views.)

5. Alterations and additions: An 1850 view of 45 Peck Slip shows a four-story building with a raised sign or railing at the cornice line. The storefront contains a large window made up of small panes of glass and a door to the right. Before the 1880 alteration, there was a granite post on the corner of Peck Slip and South Street.

In 1880 Peter W. Hoeft hired builder H. Haflen (Hafter?) to make some alterations at a cost of \$300. Inside, the first floor was lowered about 5 inches. Outside a 7-inch diameter iron column took the place of a corner granite post. In addition, new windows were installed. Strangely, the application for alterations states that the building had a flat roof and simple elevation sketch shows the same, yet today the roof is still an oddly-shaped hipped roof. At this time, heavy pressed-metal lintels must have been added over the original splayed brownstone ones because a ca. 1885 photograph shows this alteration.

In 1928-29, 45 Peck Slip was converted from a rooming house into a fish market. Lessee Harry Weinstein employed architect Charles M. Straub and contractor Joseph Dembeck to make the minor alterations at a cost of \$500. The second and third stories became offices and new stairs from the second to third floors were installed.

- B. Historical Context: Peck Slip was one of the principal slips in New York City since the 1760s. Boats carrying garden produce docked there on market days and later Connecticut steamers used the slip as a port.

Jasper Ward was a merchant who built the row of three stores, including No. 45, on Peck Slip. Before the buildings existed, he had petitioned "the Board to pass a law to fill up South Street from Peck's Slip to the Waltons Wharft" (Feb. 14, 1803) but was denied because proprietors of other lots were averse to Ward's petition. In 1806, the Common Council allowed Ward as well as other lot owners to build a pier eastward of Peck Slip. After his stores were completed, Ward again petitioned, "praying that an Ordinance may be passed for paving the east side of Peck Slip from the present pavement to South Street" and this time his request was granted. Although Ward was assigned his three lots from the Roosevelts in 1800, he was not officially granted the lots by the Common Council until April 16, 1810. Three days later he sold his wharfage rights to his neighbor, Gerard Walton. Later on, in 1823, Jasper Ward was nominated for State Senator by the People's Party. This party, which was a split from the Tammany party, produced a total disruption of all Democratic political organizations in the city by opposing the regular nominations (Scoville, Vol. III, p. 312)

The first occupant of 45 Peck Slip was merchant Harry B. Lambert who rented the new counting-room on May 1, 1807 and stayed for three years.

In about 1807, Benjamin Deforest moved his import-export grocery into the building. Deforest kept his international business there for seventeen years. Originally from Fairfield County, Connecticut, near Danbury, Benjamin Deforest began as a shoemaker. In 1803 he opened his own store at 31 Peck Slip. In 1809, he made a partnership and founded the firm of Deforest & Smith, at 45 Peck Slip. (His partner was grocer Gersham Smith who later opened his own grocery at 232 Front Street.) Deforest got rid of his partner and took in his nephew in 1811, renaming the firm N. Deforest & Co., wholesale grocers. Benjamin Deforest did an immense grocery business for years, and then he became one of the largest shipping and importing merchants. According to Scoville, he died in 1855 or 1856 at a time when he was worth a million and a half dollars.

The store continued to be occupied by grocers even after Jasper Ward was forced to put the building up for public auction. In 1824 the grocery firm run by Barnabas Osborn and Philander Hanford bought 45 Peck Slip.

In 1837, shipchandler Charles H. Pratt bought the building to house Pratt and Burr Chandlery for eight years. An importer Elijah Roberts shared the store with them.

Mrs. G. B. Miller bought the building in 1844. Her husband was

a great tobacconist on Water Street, near Wall Street. After Mr. Miller died, Mrs. Miller carried on the business, and made snuff, cigar and chewing tobacco under her own name, "Mrs. G. B. Miller," world renowned tobacconists. In 1845, Peter Hoeft, liquor merchant, moved his home and business to 45 Peck Slip where George Hoeft joined him; they stayed for thirty-five years.

In 1894, Frank Glover, a liquor merchant, bought 45 Peck Slip at a public auction. At this time 45 Peck Slip became part of the Fulton Fish Market. An alteration application of 1928 says that the upper stories had been used as furnished rooms and then offices.

In 1973, 45 Peck Slip was to be demolished, like its two neighbors in Peck Slip had been in 1962, to make way for the new Con Edison transformer station but Con Ed agreed to save the building.

## PART II. ARCHITECTURAL INFORMATION

See HABS photographs for a visual observation of the building.

## PART III. Sources of Information

### A. Early Views:

An 1849 photocopy of a lithograph after a drawing by Palmer ("View from Brooklyn Heights"), printed and published by Nathaniel Carrier shows Peck Slip before it was filled in 1817. Copy negative LC-US262-3638 from the Prints & Photograph Collection of the Library of Congress.

A lithograph by G. Haywood (1850) entitled "Peck Slip, N.Y." was published in D. T. Valentine's Manual of 1857. It shows the Peck Slip facade of 45 Peck Slip. From the Prints & Photographs Collection of the Library of Congress.

A photograph ca. 1885 shows a still cobble-paved Peck Slip after the 1880 alteration. From Ellen Rosebrock's article, "Shadows from the 19th Century in Peck and Burling Slips," South Street Reporter, Maritime Library, 205 Front Street.

B. Bibliography:

1. Primary and unpublished sources:

New York City Conveyance Records, Surrogates Court.

New York City Tax Records, Municipal Archives, 23 Park Row;  
also 1807 Tax Record from Landmarks Preservation Commission.

New York City Department of Buildings, Municipal Building,  
Alteration Applications: #136 (1880), very simple  
elevation drawing; #2614 (1928), plan of second story.

New York City Directories, New York Historical Society, New  
York City.

Roberts, Lee and Steinke, Nancy, "Inventory of Structures  
in the Brooklyn Bridge S.E. Urban Renewal Area." New York:  
Landmarks Preservation Commission, May 1968, p. 23.

Rosebrock, Ellen, "South Street Seaport Historic District,"  
New York: Landmarks Preservation Commission, 1974, p. 36

Map of water lots between Water and South Streets, surveyed  
June 21, 1804 by Joseph F. Mangin, appears in Liber 170; p.  
112, November 5, 1823 in New York City Conveyance Records.

Insurance Maps of the City of New York, the New York  
Historical Society, New York City.

2. Secondary and published sources:

Minutes of the Common Council, 1784-1831. New York: The  
City of New York, 1917, Vol. 2, p. 323; Vol. 3, p. 67, p.  
201, p. 212, p. 277; Vol. 4, p. 145, p. 525; Vol. 6, p.  
116, p. 172; Vol. 9, p. 469. All pages refer to Jasper  
Ward).

Scoville, Joseph A., alias Barrett, Walter. The Old  
Merchants of New York Vol I, p. 142 (Mrs. G. B. Miller);  
Vol. III, p. 312 (Jasper Ward)., Vol III, p. 151., Vol IV,  
p. 204 (Benjamin Deforest).

Rosebrock, Ellen, "Jasper Ward's Store at 45 Peck Slip".  
South Street Reporter, p. 14. Maritime Library, 205 Front  
Street.

Rosebrock, Ellen, "Shadows from the 19th Century in Peck  
and Burling Slips", South Street Reporter, maritime  
Library, 205 Front Street.

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#### PART IV. PROJECT INFORMATION

The South Street Seaport project was undertaken by the Historic American Buildings Survey (HABS), under the direction of John Poppeliers, Chief of HABS, with the cooperation of the South Street Seaport Museum, Inc. Recording was carried out during the summer of 1976 by Frederick W. Wiedenmann (HABS Washington, D.C. office), project supervisor; Lori Zabar (Columbia University), project historian; Robert Lee Wiltse (Louisiana State University), architect; and student architects: Barry Lee Gill (North Dakota State University), Joe E. Price (Texas Tech University), and John R. Temmink (University of Virginia). Susan McCown, a HABS historian in the Washington, D.C. office, edited written data in 1983, for transmittal to the Library of Congress.