

East Village/Lower East Side Historic District Designation Report

October 9, 2012



Cover Photographs:

38 to 34 East 3rd Street (c. 1835-36); 122 to 116 East 7th Street (c. 1862-63); New York Turn Verein, 66 East 4th Street (1871, Kinkel & Klemt); 25 to 29 East 7th Street (1880, Jobst Hoffmann); 95 to 99 East 7th Street (c. 1891, Kurtzer & Rohl; c. 1891, Schneider & Herter); 69 to 75 East 4th Street (c. 1899, Michael Bernstein; c. 1901, Horenburger & Straub; c. 1897, George F. Pelham); 111 East 7th Street (c. 1901, Michael Bernstein).

Christopher D. Brazee, 2010 and 2012

East Village/Lower East Side Historic District Designation Report

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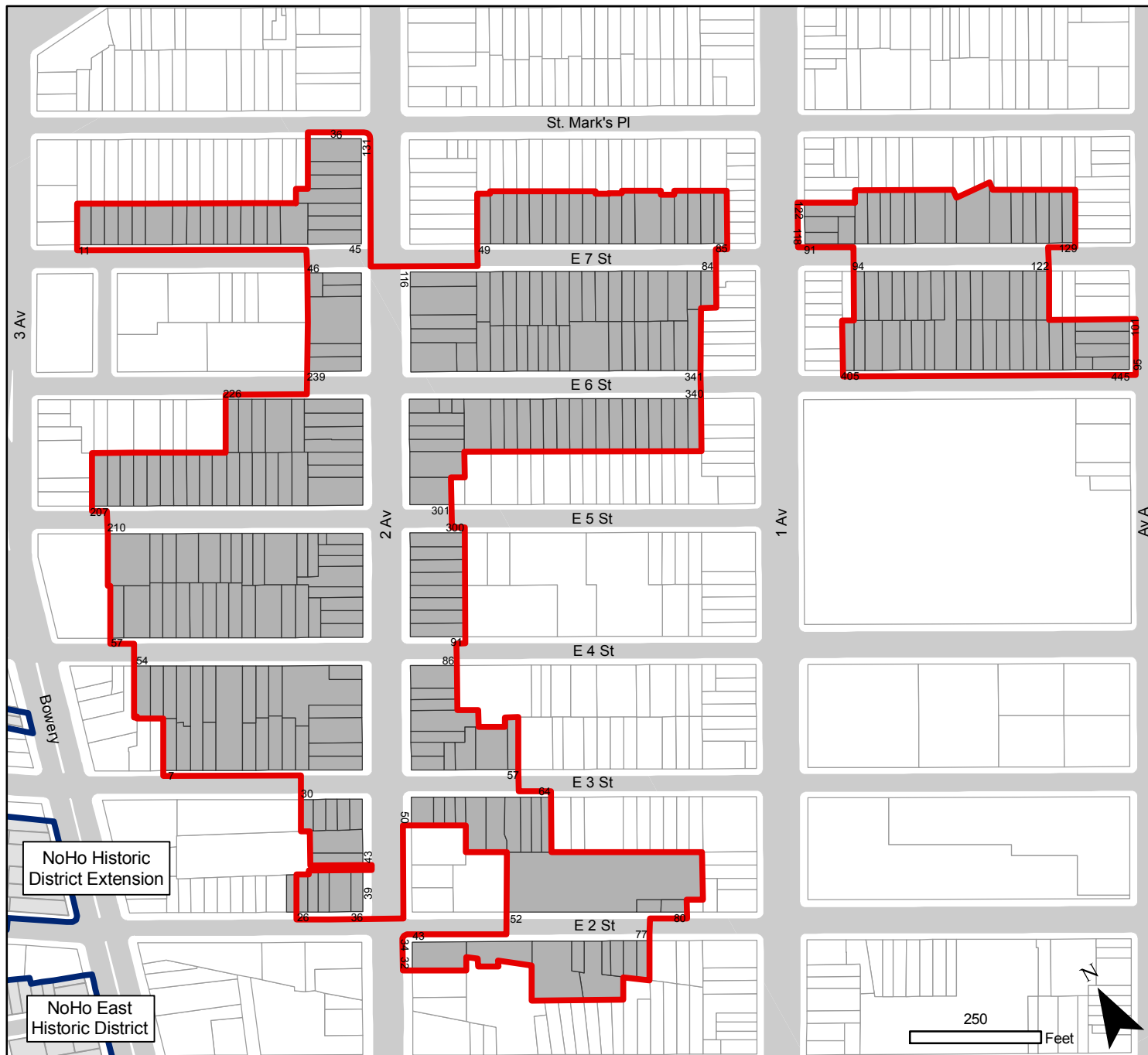
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East Village / Lower East Side Historic District



Landmarks Preservation Commission

East Village / Lower East Side
Historic District
Borough of Manhattan, NY
[LP-2491]

Calendared: June 28, 2011
Public Hearing: June 26, 2012
Designated: October 9, 2012

- Boundary of Historic District
- Tax Map Lots in Historic District
- Boundaries of Existing Districts



NYC
Landmarks Preservation
Commission

NoHo Historic
District Extension

NoHo East
Historic District

TESTIMONY AT THE PUBLIC HEARING

On June 26, 2012, the Landmarks Preservation Commission held a public hearing on the proposed designation of the East Village/Lower East Side Historic District (Public Hearing Item No. 1). The hearing had been duly advertised in accordance with the provisions of law. 37 people spoke in support of designation including representatives of City Councilmember Rosie Mendez, Manhattan Borough President Scott M. Stringer, Manhattan Community Board 3, State Senator Thomas K. Duane, State Senator Daniel L. Squadron, State Assembly Member Brian Kavanagh, and State Assembly Member Deborah J. Glick. Several residents and property owners also spoke in support of designation, as did representatives of the Bowery Alliance of Neighbors, City Lore, Cooper Square Community Development Committee and Businessmen's Association, East Village Community Coalition, Greenwich Village Society for Historic Preservation, Historic Districts Council, Lower East Side Preservation Initiative, Metropolitan Chapter of the Victorian Society in America, New York Landmarks Conservancy, Society for the Architecture of the City. 16 people spoke in opposition to designation or in opposition to including their property within the historic district, including several property owners, as well as representatives of the Cathedral of the Holy Virgin Protection (four representatives), Catholic Worker Movement, Real Estate Board of New York, Saint Stanislaus Bishop and Martyr Roman Catholic Church (two representatives), and St. Mary's American Orthodox Greek Catholic Church. Two speakers took no position on designation. In addition, the Commission has received hundreds of letters, petitions, and emails regarding this designation, both in support and in opposition to designation.

EAST VILLAGE/LOWER EAST SIDE HISTORIC DISTRICT BOUNDARIES

Area I of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of Second Avenue and East 2nd Street, extending westerly across Second Avenue and continuing westerly along the northern curblines of East 2nd Street to its intersection with a line extending southerly from the western side wall of 26 East 2nd Street, northerly along the western side wall of 26 East 2nd Street, easterly along the northern property line of 26 East 2nd Street and a portion of the northern property line of 28 East 2nd Street, northerly along a portion of the western property line of 28 East 2nd Street, easterly along a portion of the northern property line of 28 East 2nd Street and the northern property lines of 30 to 36 East 2nd Street to the western curblines of Second Avenue, northerly along the western curblines of Second Avenue to its intersection with a line extending easterly from the southern property line of 43 Second Avenue, westerly along the southern property line of 43 Second Avenue, northerly along the western property lines of 43 to 45-47 Second Avenue, westerly along a portion of the southern property line of 30 East 3rd Street to the northern curblines of East 3rd Street, westerly along the southern curblines of East 3rd Street to its intersection with a line extending southerly from the western property line of 7 East 3rd Street, northerly along the western property line of 7 East 3rd Street, westerly along the southern property line of 56 East 4th Street and a portion of the southern property line of 54 East 4th Street, northerly along a portion of the western property line of 54 East 7th Street, westerly along a portion of the southern property line of 54 East 7th Street, northerly along a portion of the western property line of 54 East 7th Street to the northern curblines of East 4th Street, easterly along the northern curblines of East 4th Street to its

intersection with a line extending southerly from the western property line of 57 East 4th Street, northerly along the western property line of 57 East 4th Street, westerly along a portion of the southern property line of 210-214 East 5th Street, northerly along the western property line of 210-214 East 5th Street to the northern curbline of East 5th Street, westerly along the northern curbline of East 5th Street to its intersection with a line extending southerly from the western property line of 207 East 5th Street, northerly along the western property line of 207 East 5th Street, easterly along the northern property lines of 207 to 223 East 5th Street and a portion of the northern property line of 225 East 5th Street, northerly along the western property line of 226 East 6th Street to the southern curbline of East 6th Street, easterly along the southern curbline of East 6th Street to its intersection with a line extending southerly from the western property line of 103 Second Avenue (aka 239 East 6th Street), northerly along the western property lines of 103 Second Avenue (aka 239 East 6th Street) and 105 Second Avenue and a portion of the western property line of 107-113 Second Avenue, easterly along a portion of the northern property line of 107-113 Second Avenue, northerly along a portion of the western property line of 107-113 Second Avenue and the western property line of 46 East 7th Street to the northern curbline of East 7th Street, westerly along the northern property line of East 7th Street to its intersection with a line extending southerly from the western property line of 11 East 7th Street, northerly along the western property line of 11 East 7th Street, easterly along the northern property lines of 11 to 39 East 7th Street and a portion of the northern property line of 41-43 East 7th Street, northerly along western property line of 125 Second Avenue, easterly along a portion of the northern property line of 125 Second Avenue, northerly along the western property lines of 127 Second Avenue to 131 Second Avenue (aka 36 St. Mark's Place) to the southern curbline of St. Mark's Place, easterly along the southern curbline of St. Mark's Place, southerly along the western curbline of Second Avenue to the southwest corner of Second Avenue and East 7th Street, easterly along the southern curbline of East 7th Street to its intersection with a line extending southerly from the western property line of 49 East 7th Street, northerly along the western property line of 49 East 7th Street, easterly along the northern property line of 49 East 7th Street, northerly along a portion of the western property line of 51 East 7th Street, easterly along the northern property lines of 51 to 65 East 7th Street, southerly along a portion of the eastern property line of 65 East 7th Street, easterly along the northern property lines of 67 to 69 East 7th Street, northerly along a portion of the western property line of 71 East 7th Street, easterly along the northern property lines of 71 to 73-75 East 7th Street, southerly along a portion of the eastern property line of 73-75 East 7th Street, easterly along the northern property line of 77 East 7th Street, northerly along a portion of the western property line of 79 East 7th Street, easterly along the northern property lines of 79 to 85 East 7th Street, southerly along the eastern property line of 85 East 7th Street to the northern curbline of East 7th Street, westerly along the northern curbline of East 7th Street to its intersection with a line extending northerly from the eastern property line of 84 East 7th Street, southerly along the eastern property line of 84 East 7th Street, westerly along the southern property line of 84 East 7th Street, southerly along a portion of the eastern property line of 82 East 7th Street and the eastern property line of 341 East 6th Street, continuing across East 6th Street and along the eastern property line of 340 East 6th Street, westerly along the southern property lines of 340 to 306-308 East 6th Street, southerly along the eastern property line of 92-94 Second Avenue, westerly along a portion of the southern property line of 92-94 Second Avenue, southerly along the eastern property line of 88-90 Second Avenue (aka 301 East 5th Street) to the southern curbline of East 5th Street, easterly along the southern curbline of East 5th Street to its intersection with a line extending northerly from the eastern property line of 86 Second Avenue (aka 300 East 5th Street), southerly along the eastern property lines of 86 Second Avenue (aka 300 East 5th Street) to 72 Second Avenue (aka 91 East 4th Street) to the northern curbline of East 4th Street, westerly along the northern curbline of East 4th Street to its intersection with a line extending northerly

from the eastern property line of 68-70 Second Avenue (aka 86 East 4th Street), southerly along the eastern property lines of 68-70 Second Avenue (aka 86 East 4th Street) to 64 Second Avenue, easterly along a portion of the northern property line of 60-62 Second Avenue, southerly along the eastern property line of 60-62 Second Avenue, easterly along a portion of the northern property line of 51-55 East 3rd Street, northerly along a portion of the western property line of 51-55 East 3rd Street, easterly along a portion of the northern property line of 51-55 East 3rd Street and the northern property line of 57 East 3rd Street, southerly along the eastern property line of 57 East 3rd Street to the southern curblines of East 3rd Street, easterly along said curblines to a point on a line extending northerly from the eastern property line of 64 East 3rd Street, southerly along the eastern property line of 64 East 3rd Street, easterly along a portion of the northern property line of 52-74 East 2nd Street, southerly along the eastern property line of 52-74 East 2nd Street, westerly along a portion of the southern property line of 52-74 East 2nd Street, southerly along the eastern property line of 80 East 2nd Street to the northern curblines of East 2nd Street, westerly along said curblines to a point on a line extending northerly from the eastern property line of 77 East 2nd Street, southerly along said line and the eastern property line of 77 East 2nd Street, westerly along the southern property lines of 77 and 75 East 2nd Street, southerly along a portion of the eastern property line of 67-69 East 2nd Street, westerly along the southern property lines of 67-69 and 59-63 East 2nd Street, northerly along a portion of the western property line of 59-63 East 2nd Street, westerly along the southern property line of 47-55 East 2nd Street, southerly along a portion of the eastern property line of 43-45 East 2nd Street (aka 32-34 Second Avenue), westerly along the southern property line of 43-45 East 2nd Street to the eastern curblines of Second Avenue, northerly along said curblines, easterly along the southern curblines of East 2nd Street to a point on a line extending southerly from the western property line of 52-74 East 2nd Street, northerly along said line and the western property line of 52-74 East 2nd Street, westerly along the southern property lines of 54-56 and 50-52 East 3rd Street, northerly along a portion of the western property line of 50-52 East 3rd Street, westerly along the southern property lines of 48 through 40-42 East 2nd Street (aka 50-52 Second Avenue) to the eastern curblines of Second Avenue, and southerly along said curblines to the point or place of beginning.

Area II of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of First Avenue and East 7th Street, extending northerly along the eastern curblines of First Avenue to its intersection with a line extending westerly from the northern property line of 122 First Avenue, easterly along the northern property line of 122 First Avenue, northerly along a portion of the western property line of 95 East 7th Street, easterly along the northern property lines of 95 to 109 East 7th Street, southerly along a portion of the eastern property line of 109 East 7th Street, easterly along the northern property line of 111-115 East 7th Street, southerly along a portion of the eastern property line of 117-119 East 7th Street, easterly along the northern property lines of 117-119 to 129 East 7th Street, southerly along the eastern property line of 129 East 7th Street to the northern curblines of East 7th Street, westerly along the northern curblines of East 7th Street to its intersection with a line extending northerly from the eastern property line of 122 East 7th Street, southerly along the eastern property line of 122 East 7th Street, easterly along the northern property lines of 439 to 441 East 6th Street and 101 Avenue A to the western curblines of Avenue A, southerly along the western curblines of Avenue A to the northern curblines of East 6th Street, westerly along the northern curblines of East 6th Street to its intersection with a line extending southerly from the western property line of 405 East 6th Street, northerly along said property line, easterly along the northern property line of 405 East 6th Street, northerly along the western property line of 94 East 7th Street and across East 7th Street to its northern curblines, and westerly along the northern curblines of East 7th Street to the point of the beginning.

SUMMARY

The East Village/Lower East Side Historic District consists of approximately 325 buildings located along Second Avenue and the adjacent side streets between East 2nd and East 7th Streets. Development in this area began in earnest during the 1830s when unprecedented growth pushed the limits of the city northward and—for at least a brief period—made the blocks comprising the historic district one of New York’s most prestigious residential neighborhoods. Scores of elegant single-family row houses, most designed in the Greek Revival style, were erected in the area. Second Avenue in particular became a favored location for fashionable residential construction, and developers such as the merchants Elisha Peck and Anson G. Phelps commissioned numerous speculatively-built homes along its lower lengths. Peck and Phelps were also responsible for Albion Place, an architecturally uniform terrace of row houses constructed along the southern side of East 4th Street.

By the 1850s large numbers of immigrants began to settle in the area as wealthier residents moved farther uptown. Many of the existing row houses were converted for multiple-family dwellings and boarding houses, and eventually new purpose-built tenements began to replace the older building stock. These buildings, known as “pre-law” tenements because they predated the Tenement House Act of 1879, were designed in a simplified version of the Italianate style that had become the dominant mode of architecture in New York City. Later structures from the early 1870s show the growing influence of the neo-Grec style.

The majority of immigrants who settled in the historic district during the mid 19th century were of German heritage. Amongst the first institutions erected to serve this community was the Evangelical Lutheran Church of St. Mark, which was completed in 1848. As immigration increased during the 1840s and 1850s the eastern wards of Manhattan developed into a cohesive, large-scale ethnic community known by names such as *Kleindeutschland* or Little Germany. The German presence within the historic district reached its zenith in the 1870s as numerous cultural institutions moved to or were established in the neighborhood. The south side of East 4th Street—once the fashionable residential terrace of Albion Place—became an especially important center for the community’s rich social life as organizations such as the New York Turn Verein and the *Aschenbroedel Verein* established themselves among lager beer saloons and Victor Eckstein’s Metropolitan Assembly Rooms.

By the 1890s many of the area’s German residents and institutions began to move to other neighborhoods in New York City. At the same time new immigrant groups were starting to settle in the vicinity of the historic district and the area evolved into a polyglot enclave representing a complex array of national, regional, ethnic, linguistic, and religious identities. As the term *Kleindeutschland* ceased to accurately describe the neighborhood people began to refer to it as the Lower East Side, which was in regular use by the mid 1890s.

The cosmopolitan composition of the neighborhood can be seen in the range of institutions established within the historic district during the late 19th and early 20th centuries. Yiddish-speaking Jews from Eastern Europe were the largest identifiable group of recent arrivals; perhaps the most conspicuous monument to their community within the historic district is the stately synagogue built for the Congregation Adas Yisroel Anshe Mezeritz on East 6th Street in 1910. A vibrant and well-established Polish Roman Catholic community centered on Saint Stanislaus Bishop and Martyr Roman Catholic Church, which built a new sanctuary at 107 East 7th Street in 1899-1901. Protestant Hungarians established their own house of worship down the block at 121 East 7th Street, where the First Hungarian Reformed Church occupied a converted row house just after the turn of the century. Institutions founded by native-born New

Yorkers to serve the immigrant community included the New York City Mission and Tract Society's Olivet Memorial Church on East 2nd Street, the Middle Collegiate Church on Second Avenue, and the Society of the Music School Settlement on East 3rd Street.

As the population of the Lower East Side continued to grow throughout the late 19th century, tenement construction remained a popular and lucrative venture. These buildings were governed by the Tenement House Act of 1879, which led to the adoption of the so-called dumbbell plan typical of most "old-law" tenements. Stylistically, the neo-Grec remained popular throughout the 1880s while architects also began using elements of the Queen Anne. Facades were typically clad in fine red brick with light sandstone ornament. By the 1890s tenement design had reached its pinnacle of flamboyance. Facades typically featured richly molded terracotta detailing, textured brickwork, densely layered beltcourses, projecting piers, and boldly massed cornices. The exuberant Queen Anne style remained widely used, while the organic Romanesque Revival and the Classically-inspired Renaissance Revival also gained favor.

Second Avenue was definitively transformed into a bustling mixed-use thoroughfare during the first decades of the 20th century. A substantial number of tenements, many of the "new-law" variety built following the Tenement House Act of 1901, were erected along its lower lengths, while apartment houses, as well as commercial and institutional buildings, began to appear by the 1910s. Many of the older buildings that survived on the avenue received storefronts or commercial extensions, particularly after the street was widened in 1911-12. In the early 1910s Second Avenue became the most important entertainment district for the city's Jewish immigrant community—leading many to call the area the Yiddish Rialto. Vestiges of that era can be seen in the facades of the Public Theatre, one of the larger venues built for Yiddish stage productions, and the Lowe's Commodore, the grandest movie palace ever built on the Lower East Side.

The intense building activity of the early 20th century was brought to a halt in the early 1930s by the Great Depression, and most of the structures within the historic district have changed little from that period. The demographics of the neighborhood, however, have undergone several dramatic transformations in subsequent decades. Latin American immigrants, especially those from Puerto Rico, established a large community in the East Village during the mid 20th century. During the same period the area was discovered by artists and bohemians moving eastward from Greenwich Village, leading realtors to call the neighborhood the Village East and eventually the East Village. The neighborhood has a rich history of social activism tied to its historic building stock. The streets of the historic district have survived urban renewal plans in the 1950s and 1960s, as well as the economic crisis of the 1970s, to become the center of the 1980s downtown art and music scene.

The East Village/Lower East Side remains one of New York City's, and the country's, most storied neighborhoods. It is synonymous with the American immigrant experience and has served as a nationally-recognized cultural center for more than a century and a half. The blocks within the East Village/Lower East Side Historic District have traditionally contained the area's most substantial structures and its finest architecture, as well as many of its most important institutions. It contains an incredibly dense layering of historic and cultural significance—from its early history as a fashionable residential neighborhood, to its subsequent identities as the tenement districts of *Kleindeutschland* and Lower East Side, through its heyday as the entertainment center of the Yiddish Rialto, and during its more recent evolution into the East Village of Bohemians and punks, Off-Broadway theaters and community activist groups—and the buildings within the historic district tell the complete story of this vibrant neighborhood.

THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE EAST VILLAGE/LOWER EAST SIDE HISTORIC DISTRICT

*Early History and Development of the East Village/Lower East Side*¹

Prior to the arrival of European fur traders and the Dutch West India Company, Manhattan and much of the present-day tri-state area was populated by bands of Native Americans from the Lenape tribe. The Lenape traveled from one encampment to another with the seasons. Fishing camps were occupied in the summer and inland camps were used during the fall and winter to harvest crops and hunt. The main trail ran the length of Manhattan from the Battery to Inwood following the course of Broadway adjacent to present-day City Hall Park before veering east toward the area now known as Foley Square. It then ran north with major branches leading to habitations in what is now Greenwich Village and the Lower East Side at a place called Rechtauck or Naghtogack in the vicinity of Corlears Hook.² In 1626, Director-General Peter Minuit of the Dutch West India Company “purchased” the island from the Lenape for sixty guilders worth of trade goods.³

During the period of Dutch rule most inhabitants of New Amsterdam lived south of Fulton Street, clustered together for mutual protection and for easy access to the harbor facilities on which the colony depended. North of the settlement a number of large farms, or *bouwerji* (boweries), as well as smaller plantations, were established.⁴ Interspersed amongst these large

¹ Portions of this section are adapted from Landmarks Preservation Commission (LPC), *East 10th Street Historic District Designation Report* (LP-2492) (New York: City of New York, 2012), prepared by Christopher D. Brazee. Information in this section is based on the following sources: Elizabeth Blackmar, *Manhattan for Rent, 1785-1850* (Ithaca: Cornell University Press, 1989); Reginald Pelham Bolton, *New York City in Indian Possession*, 2d ed. (New York: Museum of the American Indian, Heye Foundation, 1920; reprint 1975); William Bridges, *Map of the City of New York and Island of Manhattan with Explanatory Remarks and References* (New York: William Bridges, 1811); Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York: Oxford University Press, 1999); Andrew S. Dolkart, *Biography of a Tenement House in New York City: An Architectural History of 97 Orchard Street* (Santa Fe, NM and Staunton, VA: The Center for American Places, 2006); Thelma Wills Foote, *Black and White Manhattan: The History of Racial Formation in Colonial New York City* (New York: Oxford University Press, 2004); Robert Steven Grumet, *Native American Place Names in New York City* (New York: Museum of the City of New York, 1981); Alvin F. Harlow, *Old Bowery Days: The Chronicles of a Famous Street* (New York: D. Appleton, 1931); Charles Lockwood, *Bricks and Brownstone: the New York Rowhouse, 1783-1929, An Architectural and Social History* (New York: McGraw-Hill, 1972); Lockwood, *Manhattan Moves Uptown: An Illustrated History* (Houghton Mifflin Company: Boston, 1976); *Minutes of the Common Council of the City of New York 1784-1831* (MCC) (New York: City of New York, 1917); Christopher Moore, “A World of Possibilities: Slavery and Freedom in Dutch New Amsterdam”, in *Slavery in New York*, ed. Ira Berlin and Leslie M. Harris (New York: New Press, 2005); I.N. Phelps Stokes, *Iconography of Manhattan Island, 1498-1909* 1-6 (New York: Robert H. Dodd, 1915-1924); D. T. Valentine, *Manual of the Corporation of the City of New York* (New York: Edmund Jones & Co., 1841-1870).

² Burrow and Wallace, 5-23; Bolton speculates that the land of lower Manhattan may have been occupied by the Marekawick group of the Canarsee which occupied Brooklyn and the East River islands. Upper Manhattan was occupied by the Reckgawawanc.

³ The Native American “system of land tenure was that of occupancy for the needs of a group” and that those sales that the Europeans deemed outright transfers of property were to the Native American closer to leases or joint tenancy contracts where they still had rights to the property. Bolton, 7.

⁴ Stokes, citing the Manatus Map depicting 1639, notes that at that time there were 14 boweries and 14 plantations on Manhattan. He also claims that the Dutch West India Company initially retained ownership of all of the boweries, and that “occupation of farms or lots there continued to be by permission or lease and without formal ground-briefs. Leases were usually for six years and often carried with them the right of permanent tenure and conveyance, unless the land were [sic] needed by the Company at the time the lease expired.” This policy appears to

farms were smaller parcels granted to free or “half-free” Africans, which served as a protective buffer between the European colonists living at the tip of Manhattan and the Native Americans to the north.⁵ One of the largest groupings of African landowners, and the “only separate enclave,” was located along the west side of the Bowery extending from modern-day Prince Street to about Astor Place, just west of the historic district.⁶

The land that now comprises the East Village/Lower East Side Historic District was historically part of the Dutch West India Company’s Boweries No. 2 and No. 3.⁷ These estates passed through several owners during the early years of the Dutch colony. Bowery No. 2 was ultimately acquired by then-Director-General Petrus Stuyvesant in the mid 17th century.⁸ Stuyvesant established his manor house, also known by the name Bowery, near present-day East 10th Street between Second and Third Avenues.⁹ Bowery No. 3 in turn was granted to Gerrit Hendricksen in 1646 and eventually came into the possession of Philip Minthorne by 1732. The house for this property stood approximately on what would become East 2nd Street between the Bowery and Second Avenue. Like many large estate holders of the period, both the Stuyvesants and the Minthornes owned slaves who worked their farms.¹⁰

By the mid 18th century, many of Manhattan’s working farms were turned into country retreats for the wealthy.¹¹ The Stuyvesants improved their estate during this period by building a pair of grand manors—the “Bowery House” for Nicholas William II in the southern half of the property and “Petersfield” for Petrus II in the northern section.¹² The Minthorne estate was similarly subdivided following Philip’s death in 1756, with each of his nine surviving children receiving a lot along the Bowery, an internal meadow lot, and a salt-marsh lot closer to the East

have changed by the late 1630s; in 1638 an ordinance was passed by Director-General Willem Kieft authorizing the issuing of patents, and the first recorded grant dates from that same year. Stokes 1: 18, 20; Stokes 4: 88.

⁵ The Dutch West India Company began issuing these grants in 1644. Later, after the English had seized control of the area, free blacks were relegated to alien status and were denied the privileges granted to white residents. By the early 1680s, most of the African landowners lost their property and departed the island for Brooklyn, New Utrecht and New Jersey. Burrows and Wallace, 32-33; Moore, 43; Stokes 6: 87.

⁶ Foote, 149. “Negroes’ Farms” were also found north of City Hall and in Greenwich Village. Burrows and Wallace, 33.

⁷ The boundary between these farms ran approximately from the corner of Bowery and East 4th Street eastward to a point inside Tompkins Square near St. Mark’s Place and Avenue B, the northwest section of the district lying within the historic boundaries of Bowery No. 2 and the south and east sections within Bowery No. 3. See Plate 84B-b in Stokes 6, following page 80.

⁸ Stuyvesant also acquired the adjacent Bowery No. 1 to the north, creating an estate totaling more than 300 acres. See Stokes 6: 141-144.

⁹ The house later burned down in 1777 or 1778. A rendering can be found in Valentine (1866), 579

¹⁰ The Stuyvesant family continued to own slaves into the early 19th century. A deed from 1803 conveying a cemetery plot to St. Mark’s Church included the requirement that the church “shall at any time hereafter permit and suffer the interment of any person who now is or has been the slave of the said Petrus Stuyvesant [II], and the children of all such persons...without the charge of any mortuaries, burial fee, or other ecclesiastical duties whatsoever.” Quoted in Valentine (1862), 690.

¹¹ Along the East River waterfront, the Stuyvesants were joined by the De Lanceys and the Rutgers, who established their own manor houses to the south on what would become the Lower East Side. Along the Hudson River shoreline, genteel residences were erected for families such as the Warrens, the Bayards, and the Clarkes—whose estate, Chelsea, still lends its name to that neighborhood. See Burrows and Wallace, 178-179.

¹² Petersfield was located approximately on the south side of what would become East 16th Street between First Avenue and Avenue A; Bowery House stood on the north side of St. Mark’s Place just west of First Avenue. It is unclear when exactly they were erected but most accounts place it before 1765. Stokes 6: 29; Valentine (1862), map facing page 686. A depiction of Bowery House can be found in Valentine (1857), 454.

River.¹³ Ownership of most of the Minthorne property was eventually consolidated under Mangle Minthorn, Philip's most prominent son.¹⁴

As the 18th century wore on, many of the estate holders nearest to Lower Manhattan began to plan for the eventual northward growth of the city by having their lands surveyed into regularized patterns of roads and blocks of building lots. The Stuyvesant lands were plotted out under the supervision of Petrus II; the planned development centered on Stuyvesant Street, which ran nearly due east from the Bowery through the center of the manor.¹⁵ Within a few years a modest wave of construction had begun in the newly mapped area.¹⁶ Around the same time, the city government began to take steps of its own towards regulating its northward growth by planning a separate, and divergent, grid of roads and urban building lots. In 1807 the state legislature established a three-person commission that had near-absolute power to lay out streets above the existing limits of the settled city. The final version of the Commissioners' Plan as adopted in 1811 pushed a new, unified network of numbered streets and avenues through the Minthorne and Stuyvesant estates and onward all the way up to 155th Street. A small section of Stuyvesant Street running between Second and Third Avenues was later adopted by the city in the 1820s, while the remainder of the historic district was ultimately developed according to the Commissioners' Plan.¹⁷

¹³ The partition was not completed until 1765. The fan-like arrangement of lots along the Bowery can still be seen in the angled lot lines of some of the properties in the southern blocks of the historic district.

¹⁴ Mangle, a slaveholder, lived at the southeast corner of the Bowery and East 3rd Street; Mangle's daughter Hannah and her husband, Daniel Tompkins—who served as governor of New York and as vice president under James Monroe—lived in a “fine, three-story brick mansion with marble mantels and much handsome woodwork at 349 Bowery, nearly opposite Great Jones Street.” Harlow, 170.

¹⁵ Stuyvesant Street generally followed the old boundary between Bowery Nos. 1 and 2 of the Dutch West India Company. The plan also included nine roads running east-west, parallel to Stuyvesant Street, named for male members of the family and four perpendicular north-south streets named for daughters. It is unclear exactly when the Stuyvesant's plotted out their lands, and it may have occurred in several phases. The *Minutes of the Common Council* from 1807 notes that surveyor Evert Bancker was commissioned in 1787 to lay out Stuyvesant Street, while a record of the court case *Underwood v. P. G. Stuyvesant* claims that the Stuyvesants had their lands surveyed and divided into streets, blocks, and buildings lots in 1796. MCC 4: 397-398.

¹⁶ Three of the buildings from this period associated with the Stuyvesant family are still extant within the boundaries of the Saint Mark's Historic District: 44 Stuyvesant Street (1795), built for Nicholas William Stuyvesant III, son of Petrus II; Saint Mark's-in-the-Bowery Church (1799 with later additions), funded by the Stuyvesant family and erected on the site of the old Dutch Church sponsored by the original Petrus Stuyvesant; and the Nicholas and Elizabeth Stuyvesant Fish House (1803-04), constructed for a daughter and son-in-law of Petrus II (the latter two are also designated New York City Individual Landmarks). It appears that Nicholas William Stuyvesant III later moved from 44 Stuyvesant Street to the Bowery House (which had been erected for his uncle, Nicholas William Stuyvesant II).

¹⁷ In 1830, the Common Council noted that Stuyvesant Street should remain open “both for Public convenience and for the accommodation of a large and respectable Congregation attending St. Mark's Church as well as the owners and occupants of several large and commodious dwelling houses...all of which would be destroyed, or rendered of little value, if that street were closed.” Quoted in Lockwood, *Bricks and Brownstone*, 196. The Stuyvesants had previously filed an unsuccessful petition with the Common Council in April of 1807 for official recognition of Stuyvesant Street as a public thoroughfare in order to protect the street grid that had already been laid out on their property. MCC 4: 397-401.

*Fashionable Row House Development in the 1830s and 1840s*¹⁸

The creation of the Manhattan street grid immediately preceded a period of unprecedented growth that pushed the limits of the settled city ever northward and—for at least a brief period—made the area comprising the East Village/Lower East Side Historic District into one of New York’s most prestigious residential neighborhoods. This expansion was fueled by a number of factors. The opening of the Erie Canal in the 1820s and the construction of an increasing number of railroads beginning in the 1830s helped establish the city as the most important center of commerce in the nation. The population of New York increased in turn, rising from 125,000 in 1820, to 203,000 in 1830, then 313,000 in 1840, and surpassing a half million by 1850.¹⁹ This rapid growth of both commerce and population led to a major reordering of the city as many of the older areas of Lower Manhattan were given over wholly to business uses, while entirely new residential neighborhoods were created at the northern edges of the city. During the 1820s the east side blocks south of Houston Street were largely built up with row houses, and by the early 1830s development had pushed above that boundary into what would become NoHo and the East Village.

The city’s wealthiest citizens were often at the vanguard of this northward movement, and during the 1820s and 1830s they established an exclusive residential enclave along the principal north-south thoroughfares of Broadway and the Bowery.²⁰ The 1,000-foot-long stretch of Bond Street, which originally ran uninterrupted between those two avenues just west of the historic district, was widely considered the city’s most desirable address.²¹ Development quickly advanced into the adjacent blocks on both sides of the Bowery. In response to the rising population of the area, the city subdivided a number of the existing uptown wards; the seventeenth ward—encompassing the area of east the Bowery and west of Avenue B between Rivington and 14th Streets, including the entirety of the historic district—was created out of the old eleventh ward in 1837.

One of the distinctive architectural innovations of this period was the creation of elegant residential terraces of uniform design. Whereas earlier sections of the city had been built up with houses “of different height and composed of various materials,” by the 1820s there was increasing interest in erecting harmonious block fronts that “afford a new evidence of the surprising improvements visible in the city.”²² The earliest and most famous examples were located just west of the Bowery outside boundaries of the East Village/Lower East Side Historic District. Bleeker Street in particular was lined with several block-long, architecturally uniform

¹⁸ Information in this section is based on the following sources: Burrows and Wallace; Minard Lafever, *The Modern Builder’s Guide* (New York: Paine & Burgess, 1846); Lockwood, *Bricks and Brownstone*; Lockwood, *Manhattan Moves Uptown*; LPC, *Ralph and Ann E. Van Wyck Mead House (later Isaac T. Hopper Home of the Women’s Prison Association)* (LP-2331) (New York: City of New York, 2009), prepared by Jay Shockley; Montgomery Schuyler, “The Small City House in New York,” *Architectural Record* 8, 357-388; Stokes.

¹⁹ Burrows & Wallace, 576; Lockwood, *Bricks and Brownstone*, 75.

²⁰ This development was encouraged in part by improved public transportation, with regularly scheduled omnibuses on Broadway, and in 1832 by the introduction of the New York and Harlem Railroad’s horse-drawn streetcars along the Bowery beginning in 1832.

²¹ Philip Hone, one of the block’s most prominent residents, noted that the area had only recently been “orchards, cornfields, or morasses a pretty smart distance from town... a journey to which was formerly an affair of some moment,” but which was now “the most fashionable quarter of New York.” Quoted in Lockwood, *Manhattan Moves Uptown*, 49.

²² Theodore S. Fay, quoted in Lockwood, *Manhattan Moves Uptown*, 54.

rows with distinguished names such as Le Roy Place, DePau Row, and Carroll Place.²³ Along Lafayette Street—opened on the former site of Vauxhall Gardens between Great Jones Street and Astor Place in 1826—was the city’s grandest terrace, known as La Grange Terrace or Colonnade Row, which was completed in 1832-33.²⁴ East of the Bowery and just north of the district, Thomas E. Davis built two facing terraces of fine Federal-style row houses on both sides of East 8th Street between Third and Second Avenues in 1831; it was given the dignified name of St. Mark’s Place—one of the few terrace names to survive to the present day.²⁵

Perhaps less remembered than its peers, but nearly as prestigious, was the elegant residential terrace known as Albion Place, erected as a speculative venture for merchant partners Elisha Peck and Anson G. Phelps on the southern block front of East 4th Street between the Bowery and Second Avenue.²⁶ Completed around 1832-33, Albion Place consisted of twelve houses of uniform design and size. The two houses at the center of the row, as well as those at each end, stepped out a few feet from their neighbors to serve as centerpiece and bookends for the harmonious architectural composition. Each building stood three-and-a-half stories above a raised basement with a short attic under a shallow peaked roof.²⁷ Several early deeds of sale indicate that the properties extended through the block to an additional frontage on East 3rd Street; historic maps from the period suggest that the back of these lots were improved with stables or carriage houses—luxuries that clearly marked the row as one of the more genteel residential blocks in the entire city.²⁸

Second Avenue also became a favored location for fashionable residential construction. From the 1830s through the 1850s, numerous houses designed in the latest architectural styles were erected along its lower lengths. Some were free-standing or nearly free-standing mansions costing as much as \$30,000 to \$40,000.²⁹ Most, however, were speculatively-built row houses

²³ Le Roy Place was developed by Isaac Green Pearson in 1827 on the block of Bleecker Street between Greene and Mercer Streets. DePau Row occupied the section between Sullivan and Thompson Streets and was created by Francis Depau in 1829-30. Carroll Place was built by Thomas E. Davis on the adjacent block between Thompson Street and Laguardia Place in 1831.

²⁴ Four of the nine houses remain at 428 to 434 Lafayette Street; they are designated New York City Landmarks.

²⁵ Two of the houses, the Hamilton-Holly House at 4 St. Mark’s Place and the Daniel Leroy House at 20 St. Mark’s Place, are largely intact and are designated New York City Landmarks.

²⁶ It is unclear if Peck and Phelps developed their property jointly or as individuals, although in many instances there are transfers back and forth between the two men. Their firm—known as Peck & Phelps and later renamed Phelps, Dodge & Co. after Peck retired in the early 1830s—became one of the largest importers of metal and metal goods from Europe. Their operation was involved in the so-called “Cotton Triangle,” in which cotton cultivated on southern plantations by African slaves was shipped northward to New York harbor, then transshipped across the Atlantic to Liverpool. On the return trip to New York, the firm’s ships would be loaded with metal and metal goods to either sell in the city or send to southern ports. For a full discussion of the Cotton Triangle see Robert Greenlagh Albion, *The Rise of New York Port, 1815-1860* (New York: Charles Scribner’s Sons, 1939).

²⁷ While all of the houses in the Albion Place development have either been altered—such as the centerpiece houses at 66 and 68 East 4th Street, which were converted for the New York Turn Verein in 1871—or demolished, their original appearance is suggested by a photograph of the row taken around 1875. “New York Turnverein, 66-68 East 4th Street, ca. 1875,” Collection New-York Historical Society, available online: <http://www.nydivided.org/popup/Places/LittleGermany.php#>.

²⁸ An article appearing in an 1835 issue of the *Morning Herald* equated the development with its more famous neighbors, noting that “the fashionable end of town is now decidedly at Washington Square, and the surrounding neighborhood from Bleecker Street to Albion Place...the elegance and beauty of this section cannot be surpassed in the country.” Quoted in Stokes 5:1732.

²⁹ Lockwood, *Manhattan Moves Uptown*, 59. Davis, the developer of St. Mark’s Place, built his own palatial house at the northwest corner of that street and Second Avenue in 1836, while Peter Gerard Stuyvesant, the latest patriarch of the famous family, erected a large home at 175 Second Avenue, at East 11th Street, in 1845 (both demolished).

similar in size, design, and pretension to those on Albion Place. Many were in fact built for Peck and Phelps, who were perhaps the most active developers of real estate in the historic district during this period. Their documented projects included a row of seven houses at nos. 72 to 84 (c. 1841), another group of six directly across the street at nos. 75 to 85 (c. 1844-45), and seven more on the block just to the south at nos. 58 to 70 Second Avenue (c. 1844-45)—several of which are still extant, although altered.

Other houses and rows were built for smaller developers or by individual owners. The most intact of the surviving Second Avenue residences within the historic district, for example, at no. 110, was erected c. 1837-38 as part of a row of four homes built for the extended family of wealthy wholesale grocery and commission merchant Ralph Mead.³⁰ By the late 1840s the entire stretch of Second Avenue from Houston Street to beyond Stuyvesant Square was lined with impressive residences occupied by wealthy New Yorkers. An article appearing in the *New-York Evening Post* in 1846 claimed that “the two great avenues for elegant residences are to be the Second and the Fifth” and that “like the Fifth, the Second has its character established as a good neighborhood, by the number of elegant dwellings erected” along its lower length.³¹

The side streets of the historic district were also developed with substantial row houses during this period, although they tended to be more modest than their Albion Place and Second Avenue counterparts, typically standing only two-and-a-half or three stories tall.³² Peck and Phelps were responsible for a number of residences on the south side of East 5th Street, erecting an early row of five homes at nos. 232 to 240 (c. 1830-31), a pair of houses at nos. 242 to 244 (c. 1844-45), and six additional houses at nos. 220 to 230 (c. 1844-45). Of these, 228 and 230 East 5th Street are notably intact and feature a shared double stoop with distinctive paired entrance enframements. Significant clusters of early row houses also survive on East 2nd and East 3rd Streets. Prolific master builder Ephraim H. Wentworth erected eight two-and-a-half-story houses at 22 to 36 East 2nd Street c. 1835-36, of which nos. 26, 28, 30, and 36 are still extant.³³ On the opposite side of the same block, merchants Christopher S. Hubbard and Henry H. Casey commissioned a group of five three-story houses at 30 to 38 East 3rd Street around the same time.

Around the corner from these houses, on the north side of East 2nd Street just east of Second Avenue, was one of the important early institutions of the developing neighborhood. Inaugurated in 1831, the New York City Marble Cemetery was the second nonsectarian burial ground in the city opened to the public.³⁴ It was organized by Evert A. Bancker, Henry Booraem, Thomas Addis Emmet, Garret Storm, and Samuel Whittemore. The 254 vaults composed of Tuckahoe marble were commissioned from Perkins Nichols. Among the distinguished citizens buried beneath the stone markers and monuments are members of the Fish, Kip, Lenox, and Roosevelt families.

Elizabeth Finkelstein, “Second Avenue Mansions of Yesteryear,” *Off the Grid*, Greenwich Village Society for Historic Preservation, May 13, 2011, <http://gvshp.org/blog/2011/05/13/second-avenue-mansions-of-yesteryear/>.

³⁰ The Ralph and Ann E. Van Wyck Mead House (later Isaac T. Hopper Home of the Women’s Prison Association) was designated a New York City Individual Landmark in 2009.

³¹ Quoted in Lockwood, *Bricks and Brownstone*, 196.

³² Author James Fenimore Cooper warmly termed these smaller row houses “a species of second-rate, genteel houses” and noted that they were typically occupied by “merchants, or professional men, in moderate circumstances.” Quoted in Schuyler.

³³ Wentworth also built a number of houses still extant within the Greenwich Village Historic District and the NoHo Historic District Extension.

³⁴ The first was the nearby New York Marble Cemetery, located on the interior of the block bounded by the Bowery, Second Avenue, and East 2nd and 3rd Streets—just outside the boundaries of the historic district. It is a designated New York City Individual Landmark.

The fashionable row houses of the East Village/Lower East Side Historic District were erected during a period of transitioning architectural tastes as the older Federal style slowly gave way to the newer Greek Revival. A handful of the earliest residences in the neighborhood retained the general appearance of the late Federal period, particularly the group of four houses at 33 to 39 East 7th Street that were developed by Thomas E. Davis and Louis Wilcox around 1832-33.³⁵ The least-altered of the row, no. 37, still has the delicate round-arched, keystoned entrance surround typical of the Federal style, which likely would have contained an ornamental fanlight above a single wood paneled door flanked by columns and sidelights. All of four of these buildings have facades of red brick laid in the Flemish bond pattern, which alternated a stretcher and a header in every row and allowed the linking of the more expensive face brick with the cheaper, rougher brick behind.

Most of the houses within the historic district, however, display the clear influence of the Greek Revival style, particularly in the heavy, temple-like brownstone entrance surrounds that were often the most ornamental feature of these residences. The doorway was typically recessed away from the front facade, with a paneled door set in a wood frame composed of flanking pilasters and sidelights below a rectangular, three-paned transom.³⁶ The entrance surround itself commonly featured wide pilasters supporting an entablature, examples of which can be found through the historic district. Grander houses might have fluted columns instead of flat pilasters flanking the entrance, such as 85 East 4th Street, or even an entire freestanding portico with Doric or Ionic columns supporting a prominent entablature, as seen on the Mead House at 110 Second Avenue. The stoop leading up to the entrance often featured a stepped knee-wall, sometimes embellished with masonry scrolls or elaborate scrolled iron handrails.³⁷ Decorative ironwork was also used for areaway fences, frequently incorporating distinctive Greek-inspired motifs such as anthemion, frets, and keys.³⁸

Ornamentation on the upper stories was spare, including simple, molded brownstone window lintels and projecting, rectangular sills. While many of the houses continued to have peaked rooflines, the pitch was much shallower than had been common during the Federal era and was not visible from the street. Attic windows, if they existed, were often integrated into the fascia of a denticulated and molded wood cornice rather than appearing as dormers. Perhaps the most persistent holdover from the Federal period was the use of Flemish-bond brickwork, which was used on most of the otherwise prototypically Greek Revival-style row houses erected in the district during the early and mid 1830s.³⁹ By the late 1830s, however, advances in production techniques made higher quality, machine-pressed brick widely available, and Flemish bond was abandoned in favor of the more uniform running bond.

While the vast majority of the row houses in the historic district were constructed during the height of the Greek Revival in the 1830s and 1840s, a few residences date from slightly later

³⁵ This row slightly postdates Davis' more famous houses on St. Mark's Place, which were located immediately adjacent on the north side of the block.

³⁶ The door was often composed of single or double vertical panels, as seen at 38 East 3rd Street. Similar designs were published in popular pattern books of the period. See Lafever, plate 82.

³⁷ Masonry scroll work once ornamented the stoops of the houses on Albion Place and East 2nd Street, all of which has since been removed. The best example of scrolled ironwork within the historic district can be found at 38 East 3rd Street.

³⁸ These motifs are can be seen in areaway fence at 36 East 3rd Street.

³⁹ The group of houses at 1-13 Washington Square North (1832-33, within the Greenwich Village Historic District)—frequently called “the Row”—are widely considered the among the best and most intact examples of the Greek Revival style in New York City. Their facades also consist of brickwork laid in Flemish bond.

and show the growing influence of the Italianate style. The five homes at 313 to 321 East 6th Street, for example, were built c. 1853 and feature projecting cornices supported by acanthus-leaved brackets, a near universal hallmark of the Italianate style. In other respects these houses employed traditional Greek Revival style elements elaborated with certain Italianate details—notably the oblong, inset paneling on the entrance surround pilaster preserved on no. 321, and the denticulated transom bars retained on several of the buildings in the row.⁴⁰

Many of the area's row houses were subsequently demolished during the massive changes that were to occur in the city during the mid and late 19th century; most of those that did survive have undergone some degree of alteration—yet the East Village/Lower East Side Historic District retains important evidence of its patrician past as a fashionable residential neighborhood. The former residences of the city's mercantile princes and social aspirants can be glimpsed on nearly every block—sometimes quite clearly, as with intact houses such as the grand 110 Second Avenue or the modest 26 East 2nd Street, and sometimes only through small architectural details such as original Flemish-bond brickwork or a surviving Greek Revival entrance enframing. These lingering traces give a unique syncopated rhythm to the neighborhood's streetscapes, as the older houses step back from the street between newer and larger tenement buildings built right to their lot lines.

*Mid 19th-Century Immigration and the Development of the Kleindeutschland Tenement District*⁴¹

The fashionable heyday of the East Village/Lower East Side Historic District was relatively short lived as the city's wealthiest citizens continued their northward migration.⁴² Some established families, particularly those who owned their own grand town houses on Second Avenue, declined to follow their peers up Manhattan; a visitor from England in the 1880s noted of Second Avenue that, “even yet some of the old Knickerbocker families cling to it, living in their roomy, old-fashioned houses, and maintaining an exclusive society, while they look down with disdain upon the parvenus of Fifth avenue.”⁴³ For most, however, the lure of ever larger and more modern houses proved irresistible and the neighborhood experienced a slow attrition of its original residents.

At the same time that the city's wealthiest citizens were moving out of the area, a massive influx of foreign immigrants—many of them poor Irish fleeing the agricultural collapse

⁴⁰ See Lockwood, *Bricks and Brownstone*, 138.

⁴¹ Portions of this section are adapted from LPC, *Germania Fire Insurance Company Bowery Building Designation Report* (LP-2354) (New York: City of New York, 2010, prepared by Michael D. Caratzas; LPC, *Greenwich Village Historic District Extension II Designation Report* (LP-2366) (New York: City of New York, 2010), essay prepared by Olivia Klose. Information in this section is based on the following sources: Blackmar; Burrows and Wallace; Dolkart, *Biography of a Tenement*; Dolkart, *The South Village: a Proposal for Historic District Designation* (New York: the Greenwich Village Society for Historic Preservation, 2006); LPC, *Aschenbroedel Verein (later Gesangverein Schillerbund/now La Mama Experimental Theatre Club) Building Designation Report* (LP-2328) (New York: City of New York, 2009), prepared by Jay Shockley; Stanley Nadel, *Little Germany: Ethnicity, Religion, and Class in New York City, 1845-80* (Urbana, Ill.:University of Illinois Press, 1990); Robert Newman, “Report of the Thirteenth Sanitary Inspection District,” *Report of the Council of Hygiene and Public Health of the Citizens' Association of New York, Upon the Sanitary Condition of the City* (New York: D. Appleton & Company, 1865); Richard Plunz, *A History of Housing in New York City* (New York: Columbia University Press, 1990); Jacob Riis, *How the Other Half Lives* (New York: Dover Publications, Inc., 1971) (original work published 1890).

⁴² By the 1840s many had moved to the Union Square and Gramercy Park area, then up to Murray Hill in the 1850s, through Midtown in 1860s and 1870s, and eventually to the Upper East and Upper West Sides during the later 19th century. Dolkart, *Biography of a Tenement*, 10.

⁴³ Quoted in Lockwood, *Bricks and Brownstone*, 199.

of 1845 or people from the German States of central Europe escaping the aftermath of the failed revolutions of 1848—was arriving in New York harbor. In the following decades the city grew from a half-million citizens in 1850, to more than 800,000 in 1860, to just under a million in 1870. At first, most of the new arrivals crowded into the downtown wards long since vacated by upper class New Yorkers. As their population continued to swell, however, they too began to migrate northward into the more recently settled areas of the east side of Manhattan, including the seventeenth ward encompassing the historic district. The population of that ward more than doubled between 1840 and 1850, rising from about 18,000 to more than 43,000; by 1860 its population had nearly doubled again and with 73,000 residents it had become the most populated ward in the entire city.⁴⁴

This flood of new residents put severe pressure on the city's already-taxed housing stock. The economic depression following the Panic of 1837 had slowed construction throughout the city and there was a severe shortage of available space for the newly-arrived immigrants.⁴⁵ One common solution to the crisis was to subdivide existing row houses initially intended for one or two families into a number of smaller apartments. A small two-and-a-half- or three-story residence, such as those found on the side streets of the historic district, could be made to accommodate at least eight separate families, with two households occupying every floor including the basement and attic. At first, the conversion of single-family residences into multiple-family dwellings likely entailed little change to the exterior of the buildings and alterations would have been limited to the erection of inexpensive interior partitions and possibly a rear extension.

It is unclear exactly when the first row house in the historic district was adapted for multi-family use, but it likely happened at least as early as the 1850s even as row house construction was still proceeding in the neighborhood.⁴⁶ A report issued by the Association for Improving the Condition of the Poor in 1853 noted, "In different parts of the City there are expensive buildings, originally designed for single families, now crowded with numerous families of the poor, because not in demand for the class they were built for, and if not tenanted in this way must remain empty."⁴⁷ The 1855 New York State Census for the seventeenth ward records a diverse mixture of single-family households and multi-family dwellings, occupied by a wide range of native- and foreign-born residents, indicating that the subdivision of older houses was well underway but not nearly complete.⁴⁸

Another solution to the housing crisis, which became increasingly common in the 1850s and especially by the 1860s, was to construct entirely new buildings specifically designed to accommodate a large number of households. These multiple-family "tenant houses," or tenements as they came to be called, soon became a common feature in every immigrant neighborhood throughout the city.⁴⁹ Within the historic district, the largest groups of early

⁴⁴ The seventeenth had the highest population of any ward in the city, but was not the most densely populated since it covered a larger area than some of the lower Manhattan wards.

⁴⁵ Burrows and Wallace, 746.

⁴⁶ Records of such alterations were not kept by the city until later in the 19th century.

⁴⁷ 1853 Tenement House Report, 25-26.

⁴⁸ Addresses were not recorded as part of the 1855 census but it was divided by election district, of which the area comprising the historic district fell mainly within the ninth and especially the tenth.

⁴⁹ According to Dolkart, "the exact date of construction of the first purpose-built tenement in Manhattan is unknown, but it is often traced as far back as the 1820s or 1830s. By the 1840s, the number of tenements, including both older converted single-family homes and new purpose-built structures, had increased significantly." Dolkart, 14-15. Jacob

tenement buildings were erected on lots that had remained undeveloped during the previous period of row house construction, particularly on the blocks of East 6th and East 7th Street east of Second Avenue. A cluster was built on vacant land near Avenue A owned by William Blackhouse Astor and other heirs of the John Jacob Astor fortune.⁵⁰ The Astor family, as was their custom, did not finance or directly oversee the construction of these buildings, choosing instead to rent their land to smaller developers under ground leases. A uniform row of five tenements were built at 433 to 441 East 6th Street around 1860-61 by a group of individual lessees that included Frank Hoffman (no. 433), Frederick Folz (no. 435), and John Keckeisen (nos. 439 and 441).⁵¹ Samuel Bessey and Thomas E. Tripler erected four tenements on leased Astor land at 123 to 129 East 7th Street in 1861, while Joseph Ohmeis developed another four across the street at 116 to 122 East 7th Street around 1862-63.

The longest continuous row of early tenement buildings within the historic district was developed around 1862-64 by the heirs of cotton merchant Stephen Whitney.⁵² The fifteen buildings at 310 to 338 East 6th Street were built on open lots, apparently individually or in groups of two or three, over the course of several years, yet all were of the same general size and employed similar architectural detailing. Like the Astor family, the Whitneys did not oversee the daily operation of their tenements directly. Instead, individual buildings were leased to sublandlords, often recent immigrants or first-generation Americans, who received a commission for collecting rents and maintaining the buildings.⁵³ Smaller rows and individual tenements were built throughout the historic district during the 1860s and 1870s, particularly on East 5th Street. Silas Sutton and Robert Drysdale erected a pair at 217 and 219 East 5th Street in 1862-63; Gerard Stuyvesant, descendant of the Stuyvesant family, commissioned a group of three at 214 to 218 East 5th Street around 1864-66; and Robert Strad built the individual tenement at 209 East 5th Street in 1865-66.

Building construction in New York City during the mid 19th century was only minimally regulated under the law. It was not until the 1860s that a number of reforms were passed, notably the creation of a municipal Department of Buildings in 1862, the establishment of state-wide standards for building construction in 1866, and the passage of the first law specifically aimed at improving tenement house design in 1867—which even then was severely limited in scope and effectiveness. The early tenements within the East Village/Lower East Side Historic District were built around the same time as these actions, and pre-date the more strenuous Tenement House Act of 1879, and are therefore of a type commonly referred to as “pre-law” tenements. These buildings typically were five stories tall and occupied the same 20- to 25-foot-wide lots that had become the standard unit of the Manhattan gridiron; they also occupied about the same

Riis placed the origins of the tenement in the Fourth Ward—comprising the blocks east of City Hall Park—calling it “the cradle of the tenement.” Riis, 27.

⁵⁰ John Jacob Astor had made his initial fortune in the fur trade but eventually moved exclusively into New York City real estate. During his lifetime he became the wealthiest person in America and one of the largest landowners in Manhattan. See Burrows and Wallace, 448-449.

⁵¹ A similar tenement at 443 East 6th Street was also part of the Astor holdings but dates from slightly later and was an enlargement of an existing building rather than an entirely new structure.

⁵² Stephen Whitney was the second wealthiest man in New York after John Jacob Astor. He was also a close business associate of William Blackhouse Astor, with whom he helped establish the Merchants’ Exchange in 1827.

⁵³ Blackmar, 242-245; Burrows and Wallace, 788. Blackmar also notes that the subtenancy system, “perhaps also defused tenant militancy against rentiers and landlords” such as the Astors and Whitneys, since “few people, including sublandlords and tenants within [their] buildings, knew precisely which properties were [theirs].”

footprint as the row houses of the previous decades, extending only about 50 feet deep on their lots.⁵⁴

Many of the pre-law tenements in the historic district were constructed with a raised basement containing commercial space towards the front of the building and apartments at the rear. The parlor floor of these buildings, at least initially, usually contained a central entrance flanked by residential units.⁵⁵ This arrangement can be seen on several of the tenements erected on the Whitney property along East 6th Street, particularly nos. 310, 320, 322, 324, 334, and 338. Other pre-law buildings were erected at grade and had shops in the ground floor spaces arranged beside the central entrance hall. In both instances the storefronts were composed of wood and glass and often flanked with cast-iron piers and set below a projecting cornice. One of the best-preserved tenement storefronts in the historic district can be seen on one of the Astor-owned structures at 122 East 7th Street. It retains its wood-framed show windows, historic cast-iron piers and columns, and modillioned cornice running the width of the facade.

The pre-law tenement in the historic district would likely have housed ten to 20 families, with four apartments on each of the upper floors and two rear apartments on the ground floor. Each apartment had two or three rooms, only one of which was lit by natural light; the remaining interior rooms had no direct access to natural light and no ventilation. Sanitary facilities were located in the rear yard, sharing space with the building's water source. A few tenements had the luxury of a common water source on each floor. In some instances, an additional back building was constructed in the rear yard and tenants would have to share existing facilities in an even more constricted space.

Stylistically, the earliest pre-law tenements of the East Village/Lower East Side Historic District were designed in a simplified version of the Italianate style that by the 1850s had become the dominant mode of architecture in New York City. These buildings were characterized primarily by their planar facades composed of brick laid in running bond. The window openings—oftentimes with a gentle, segmental-arched head—were arranged in regular horizontal rows, typically with four bays per story, and featured molded brownstone lintels and projecting sills.⁵⁶ The primary residential entrance was centered on the ground floor and was fitted with paired wood doors in a molded wood frame, usually with a glazed transom. On buildings with a raised basement, this entrance was reached by a steep stone stoop with iron handrails and posts. The most detailed architectural element was typically the pressed-metal cornice, which had acanthus-leaf brackets, modillions, and a frieze decorated with rosettes and molding. A number of Italianate-style tenements within this district, however, including most of those developed by the Whitney family and some of the Astor buildings, employed less expensive molded cornices above corbelled brick fascias.⁵⁷

The design of later pre-law tenements erected during the 1870s frequently displayed the growing influence of the neo-Grec style of architecture. Typified by classically-inspired, stylized motifs executed in stone and pressed metal, the neo-Grec style was most identifiable for its incised ornament etched into building elements. Like their earlier Italianate-style counterparts, these buildings also had planar brick facades enlivened mostly by projecting cornices and

⁵⁴ Lot coverage for tenement houses would steadily increase in subsequent years, reducing the amount of light and ventilation for interior rooms. See Plunz, 13.

⁵⁵ The parlor floor was often later converted for commercial use. See Dolkart, *Biography of a Tenement*, 27.

⁵⁶ The soft brownstone was prone to deterioration and many tenements have had their window lintels and sills either shaved down, replaced, or covered over with galvanized models.

⁵⁷ Several of these corbelled fascias retain traces of wood molding, which helped soften the relatively severe look of the brick.

window lintels and sills. Most also had a similar interior layout, although they began to occupy more of their lot, extending perhaps up to 70 feet deep.

All of the applied architectural ornament used on the pre-law tenement buildings within the historic district would have been widely available from building supply yards, and it remains unclear how, and even if, professional architects were involved in their design or construction. Tenements erected after the mid 1860s were required by law to list an architect of record on new building permits filed with the newly-created Department of Buildings, but the similarity of tenements designed by different architects calls into question how much influence these practitioners actually had on the exterior appearance of their buildings.⁵⁸ Several of the neo-Grec pre-law tenements, for example, employed virtually identical window lintels, which were pedimented on the second story and flat on the upper stories with incised foliate decoration and central rosettes. The buildings at 223 East 5th Street (1875, John B. Snook), 211 East 5th Street (1877, Frederick W. Klemt), and 54 East 4th Street (1878, Klemt) all shared these architectural elements, as did similar tenements built throughout New York City during the 1870s.⁵⁹

By the 1870s many owners of converted row houses had begun to enlarge their buildings by altering attic stories to full height, adding whole floors, constructing rear extensions, or even rebuilding the structure with entirely new facades. Oftentimes architectural elements were updated at the same time to accord with the latest styles such as the neo-Grec. Window lintels and sills were frequently replaced or covered over with galvanized iron models, while new cornices were installed above enlarged upper stories. The small house at 28 East 2nd Street, for example, was raised to three full stories in 1871 and the cornice, with its distinctive angled brackets and incised detailing typical of the neo-Grec style, was probably installed at the same time.⁶⁰ The pair of buildings at 405 and 407 East 6th Street received similar alterations in 1872-73 with the addition of a fourth story, galvanized iron lintels and sills, and new cornices.

The majority of the immigrants who settled in the historic district during the mid 19th century were of German heritage. German-speaking residents had in fact already begun to move to the neighborhood in the early 1840s even as it was still developing as a fashionable residential quarter. By 1846 there was a large enough German community in the area that the Evangelical Lutheran Church of St. Matthew—a long-established congregation with an existing sanctuary in Lower Manhattan—acquired several parcels of land on East 6th Street on which to construct a branch church. The building, which still stands at 323 East 6th Street, was completed in 1848 and was occupied by the newly formed Evangelical Lutheran Church of St. Mark.⁶¹

As immigration increased during the late 1840s and 1850s, the eastern wards of Manhattan developed into a cohesive, large-scale ethnic community—the first non-English-speaking immigrant population in the country to retain the language and customs of its homeland.⁶² The neighborhood came to be known by the names *Kleindeutschland*, “Little

⁵⁸ Dolkart notes, “Building permits for similar five-story tenements erected immediately after such recording was instituted in mid-1865... indicate that an architect was always involved with tenement construction.” Dolkart, *Biography of a Tenement*, 26.

⁵⁹ See Dolkart, *South Village*, 30-31.

⁶⁰ Alteration permit 277 for 1871; no architect was listed.

⁶¹ The St. Mark’s congregation initially rented the building from the St. Matthew’s congregation; they later purchased it outright in 1857.

⁶² In many respects *Kleindeutschland* was a pluralistic enclave, home to Calvinists, Lutherans, Catholics, and Jews, and containing numerous sub-communities of immigrants from various German states and regions who differed culturally from each other and tended to marry within their groups. Despite this diversity, however, New York’s German newspapers were cultivating an early concept of a German-American identity by the 1850s, as evidenced by

Germany,” *Deutschland*, “Dutchtown,” or simply “Germany.” With nearly a half of the city’s German population, *Kleindeutschland* was by far the largest German community in Greater New York—surpassing smaller settlements in Brooklyn, Morrisania in what is now the Bronx, and Hoboken, New Jersey—and indeed in the entire country. Gotham in fact came to have the third largest concentration of German speakers in the world, surpassed only by Berlin and Vienna.⁶³ While Germans settled in homes throughout the east side of Manhattan, the heart of the community was initially located south of the historic district in the blocks along the Bowery between Canal and Rivington Streets. By the 1860s, however, the focus of *Kleindeutschland* was moving northward past Houston Street into the streets of the seventeenth ward.

The German presence within the East Village/Lower East Side Historic District reached its zenith in the 1870s, as numerous cultural institutions moved to or were established in the neighborhood.⁶⁴ The south side of East 4th Street between the Bowery and Second Avenue, originally developed as the fashionable residential terrace of Albion Place, became an especially important center for the German community’s rich social life. The pair of houses at nos. 66 and 68—once the centerpiece of the residential row—was converted in 1871 into the headquarters of the New York Turn Verein, a German gymnastics organization with Socialist political leanings.⁶⁵ The renovations included raising the attic to a full fourth story, installing a new cornice and elaborate window surrounds in the central bays, and creating a grand entrance where a paired stoop had once stood. The adjacent building at 64 East 4th Street underwent similar alterations the following year in 1873; for a time it functioned as a boarding house under the supervision of William Winckle, president of the Turn Verein, and later as the Metropolitan Assembly Rooms operated by Victor Eckstein. In 1889 Eckstein razed the neighboring house at no. 62 and erected a purpose-built assembly hall with a restaurant on the ground floor, meeting rooms on the second and third story, and an owner’s apartment on the upper stories.⁶⁶ The house at 74 East 4th Street was replaced in 1873 with the headquarters of the *Aschenbroedel Verein*, one of the leading musical clubs of *Kleindeutschland*. Even the then-intact row house at no. 70 housed a saloon in its basement selling “Jacob Ruppert’s Lager Bier.”⁶⁷

Other notable German institutions were located throughout the historic district. The *Beethoven Mannerchor*, an important musical club originally established in 1859, moved into a new home at 210 East 5th Street in 1870. Designed by William Graul, who was also responsible for many of the tenement buildings in the area, the structure featured classically-inspired ornament such as elaborate Palladian windows, quoins, and pediments, as well as an impressive

the naming of several prominent businesses including the Germania Fire Insurance Company (1859), the Germania Life Insurance Company of New York (1860), and the Germania Bank of the City of New York (1869).

⁶³ Burrows and Wallace, 745; Nadel, *Little Germany*, 1.

⁶⁴ Several German institutions just outside the boundaries of the historic district have already been designated New York City Individual Landmarks, including the Germania Fire Insurance Company Bowery Building at 357 Bowery (1870, Carl Pfeiffer); the Deutsches (German) Dispensary at 137 Second Avenue (1883-84, William Schickel); the New York Free Circulating Library, Ottendorfer Branch at 135 Second Avenue (1883-84, William Schickel); and the German-American Shooting Society Clubhouse at 12 St. Mark’s Place (1888-89 William C. Frohne).

⁶⁵ The organization was originally founded in 1850 as the *Sozialistischen Turn Verein* (Socialist Turn Verein). It was later incorporated in 1857 as “The Turn Verein, in the City of New York” and was referred to by the common name of New York Turn Verein.

⁶⁶ Eckstein’s son, Victor Eckstein, Jr., later managed the legendary German restaurant Luchow’s on 14th Street from 1923-50.

⁶⁷ Ruppert was one of New York’s premier “brewer princes” whose operation was one of the largest in the city. His son, Jacob Ruppert, Jr., for a time joined his father in business and later owned the New York Yankees baseball team, bringing in Babe Ruth and opening the original Yankees Stadium.

mansard roof. Two of the most important German industries—piano factories and lager beer breweries—also had a presence in the area, if briefly.⁶⁸ 103 Second Avenue was erected in 1868 as a piano factory for Nicholas Soebbler. The building apparently contained a show room for the Soebbler line until at least 1880, although alteration permits indicate the upper stories of the building were converted for residential use in 1876. Peter Doegler briefly operated a brewery at 101 Avenue A from 1859 to 1863 before moving his operations uptown to 55th Street. In 1879-80 he replaced that building with a newer structured designed by another tenement architect, William Jose. For many years the ground floor housed a German bar and meeting hall catering to local residents, and was the site of important meetings of labor groups and a central space for community events.⁶⁹

Perhaps the most detailed description of the neighborhood during mid 19th century can be found in a comprehensive report published by the Council of Hygiene and Public Health in 1865.⁷⁰ Doctor Robert Newman, who was responsible for the thirteenth sanitary inspection district comprising the entirety of the historic district, estimated that the area contained a total of population of 39,890 residents.⁷¹ The majority of these, 5,872 families, lived in tenements, of which the district contained 734—giving an average of eight families per building. Row houses still made up the bulk of the housing stock, however, with 1,204 such structures housing 2,107 families.⁷² Newman also noted that, “In Second Avenue are private residences exclusively” while “below Seventh Street [are] mostly tenant-houses, with some slaughter-houses and factories mixed.”⁷³ He touched on the ethnic makeup of the neighborhood, noting, “Second Avenue...Americans prevailing, with many Germans scattered; Third, fourth, and Fifth Street, a mixed population. Colored people live scattered around the district in rear buildings and alleys.”⁷⁴ The growing German dominance of the area is indicated by the presence of 270 drinking saloons in the inspection district, including 102 dram-shops and 82 lager bier saloons.⁷⁵

Of the vast area comprising *Kleindeutschland*, the blocks of the seventeenth ward—and particularly those within the historic district—contained the most substantial buildings and the most comfortable residences. Dr. Newman noted in the report of 1865 that nearly all of the buildings in the area, both tenements and private houses, were solid brick structures, a decided contrast to neighboring wards that had substantially higher concentrations of aging frame dwellings and deteriorating housing stock.⁷⁶ For many German immigrants this section of the

⁶⁸ As they grew in size, German industries typically moved to other sections of the city. Several later breweries and piano factories have been designated New York City Landmarks, including the Estey Piano Company Factory in the Bronx (1885-86, A.B. Ogden & Sons, with later additions); the Sohmer & Company Piano Factory Building in Queens (c. 1886, Berger & Baylis; addition c. 1906-07, attributed to Franklin Baylies); and the William Ulmer Brewery in Brooklyn (several buildings beginning in 1872).

⁶⁹ The hall operated under a series of names including Kearn’s, Shultz’s, Frit’s, and Leppig’s. See “The History of 101 Avenue A” prepared by the Greenwich Village Society for Historic Preservation (Sept. 2007), copy in the LPC files.

⁷⁰ The Council was a subcommittee of the Citizen’s Association, a “group of leading New Yorkers organized...’for the purpose of taking steps to improve the sanitary conditions of the city.” Dolkart, *Biography of a Tenement*, 16-17.

⁷¹ The thirteenth sanitary inspection district covered the western half of the seventeenth ward, including the blocks west of First Avenue.

⁷² Some of the row houses were subdivided for occupancy by two families.

⁷³ Newman, 148.

⁷⁴ *Ibid.*

⁷⁵ There were also 64 groceries with bars and 9 brothels. *Ibid.*, 154.

⁷⁶ Of the row houses, only 21 were wood framed and another 44 brick fronted, while the 734 tenements included only 68 frame buildings and 51 brick fronted structures. *Ibid.*, 148-149.

neighborhood served as a final stepping stone between the crowded tenement districts of Lower Manhattan and more prosperous areas farther uptown or in other parts of Greater New York. In a pattern that would be repeated by subsequent immigrant groups, the residents of *Kleindutschland* initially settled below Houston Street, moved northwards into the streets along Lower Second Avenue, before eventually dispersing—and in many cases assimilating—into the larger metropolis.

*Late 19th and Early 20th Century Immigration and the Establishment of the Lower East Side*⁷⁷

The German community continued to play a significant role in the historic district into the early 20th century. German immigration to the United States peaked in the 1880s, while the city's total German-born population continued to grow throughout the 1890s.⁷⁸ At the same time, however, the locus of city's German-American community began to shift to other parts of the city, particularly uptown to Yorkville. The most obvious manifestation of this migration was the loss of the cultural institutions that in the 1870s had made East 4th Street one of the most important centers of German life in New York. The *Aschenbroedel Verein* moved to Yorkville in 1892, while the club that succeeded it at 74 East 4th Street, the *Gesangverein Schillerbund*, lasted only four years before it too moved northward in 1896. The neighboring New York Turn Verein also relocated to Yorkville in 1897. The burning of the *General Slocum* excursion boat in 1904—in which more than 1,000 local residents perished—is widely considered the symbolic end of *Kleindeutschland*.

As German residents and institutions slowly moved out of the area during the course of the late 19th and early 20th century, other immigrant groups began to settle in. These arrivals came from around the world, from East Asia to Western Europe, and the neighborhood evolved into a polyglot enclave representing a complex array of overlapping national, regional, ethnic, linguistic, and religious identities. Jacob Riis, a noted author and pioneering social reformer, claimed in 1890 that, “A map of the city, colored to designate nationalities, would show more stripes than on the skin of a zebra, and more colors than any rainbow.”⁷⁹ With this increase in diversity, the term *Kleindeutschland* ceased to accurately describe the neighborhood and by the early 1890s people were beginning to refer to the area as the Lower East Side.⁸⁰

The largest identifiable group of new residents consisted of Yiddish-speaking Jews from Eastern Europe. Between 1880 and 1900 approximately a half million moved to the United

⁷⁷ Information in this section is based on the following sources: Burrows and Wallace; Dolkart, *Biography of a Tenement*; Dolkart, *South Village*; LPC, *Greenwich Village Historic District Extension II Designation Report*; LPC, *S. Jarmulowsky Bank Building Designation Report* (LP-2363) (New York: City of New York, 2009), prepared by Michael D. Caratzas; Plunz; Riis; Ronald Sanders, *The Lower East Side: A Guide to its Jewish Past in 99 New Photographs* (New York: Dover Publications, Inc., 1979); Gerard R. Wolfe, *The Synagogues of New York's Lower East Side* (New York: Washington Mews Books, 1978); *The YIVO Encyclopedia of Jews in Eastern Europe*, available online: yivoencyclopedia.org.

⁷⁸ According to Burrows and Wallace, “the German-born population rose steadily from 119,964 (in 1860) to 151,203 (in 1870), 163,482 (in 1880), and 210,723 (in 1890), before leaping to its peak (in 1900) at 324,224.” Burrows and Wallace, 1111.

⁷⁹ Riis, 20.

⁸⁰ The *Times* occasionally referred to the area as the East Side, and very rarely as the Lower East Side, prior to 1890, but the term does not appear to have been in general usage before that time. The neighborhood's nominal counterpart, the Upper East Side, had only begun to develop as an urban neighborhood in the 1870s and particularly in the 1880s following the openings of the elevated lines. It apparently received its appellation around the same time and likely in conjunction its southern brethren.

States, while three times that many, about a million and a half, arrived between 1900 and the outbreak of World War I in 1914.⁸¹ By some estimates one third of the total Jewish population of Eastern European immigrated to America during this period. Of the two million, the vast majority, approximately 1.6 million, came from what was then part of the Russian Empire.⁸² Most were fleeing the so-called Pale of Settlement, where pogroms and repressive legislation had intensified following the 1881 assassination of Czar Alexander II.⁸³ Others came from the Russian-controlled Kingdom of Poland (frequently called Congress Poland), a partially autonomous entity centered on the city of Warsaw.⁸⁴

Most of these immigrants settled in New York City—which after the turn of the century had the largest Jewish population of any city in the world—and many lived on the Lower East Side, which became its most important Jewish neighborhood.⁸⁵ Like the Germans before them, these new arrivals established their first cultural center in the section of the neighborhood south of Houston Street before moving northward into the more substantially built streets of the seventeenth ward. Within the neighborhood, Jewish immigrants typically settled in close proximity to others from their home regions. They developed vital community and religious organizations for support, especially synagogues, and they were often organized by people who came from the same place. Many small congregations met in rented rooms or used existing church buildings; only the more established and wealthy groups could build their own buildings.

Perhaps the most conspicuous monument to the Yiddish-speaking Jewish community within the historic district is the synagogue at 415 East 6th Street, which was opened in 1910 by the Congregation of Adas Yisroel Anshe Mezeritz (sometimes spelled Edes Israel Anshei Mesrich). This Orthodox congregation had been founded in 1888 and previously occupied a building south of historic district on Clinton Street. It took its name—which translates as Community of Israel, People of Mezeritz—from a town in what is now the Ukraine but was at that time within the Russian-controlled Pale of Settlement and formerly part of the Polish-Lithuanian Commonwealth.⁸⁶ The building is a notable example of the “tenement synagogue” typology—small religious buildings that fit into the typical 25 foot wide residential lot—which were erected throughout the neighborhood. Architect Herman Horenberger employed the common synagogue arrangement of three symmetrical bays across the front, but created a

⁸¹ About 200,000 arrived in the 1880s and another 300,000 in the 1890s, of which about 70 percent remained in New York City. In comparison, nearly 1.5 million Germans immigrated to United States during the 1880s alone, although only 55,000 stayed in New York City. Burrows and Wallace, 1111-1114.

⁸² An additional 380,000 came from Austria-Hungary and 80,000 from Romania. Eli Lederhendler, “America,” *YIVO Encyclopedia*.

⁸³ Much of the Pale had previously been part of the Polish-Lithuanian Commonwealth before it was partitioned between Russia, Prussia, and the Austrian-Hungarian Empire in three phases in 1772, 1793, and 1795. The area now comprises portions of present-day Belarus, Lithuania, Moldova, Poland, Romania, and Ukraine.

⁸⁴ The Kingdom of Poland was established in 1815 as part of the Congress of Vienna. It had less restrictive laws and many Jews fleeing the Pale of Settlement first traveled to Congress Poland before making their way to the United States.

⁸⁵ Between 1880 and 1900 approximately 70 percent of Jewish immigrants remained in New York City. Burrows and Wallace, 1114. At its height the Jewish community comprised approximately 25 to 30 percent of the city’s total population.

⁸⁶ The name of the town is spelled alternatively as Mezritsh, Mezhirigh Gadol, Międzyrzecz (Polish), Mezhyrichi or Velikie Mezhyrichi (modern Ukrainian), and Mezhirech (Russian), amongst other variants. It was most famous as the home of Rabbi Dov Ber, an early leader of the Hasidic movement widely known as the Magid of Mezritsh.

refined, sophisticated design using Classically-inspired ornament such as engaged pilasters and a rounded pediment.⁸⁷

While Yiddish-speaking Eastern European Jews were the most populous of the new immigrant groups to settle on the Lower East Side, they were by no means the only. The cosmopolitan composition of the neighborhood can be seen in the range of institutions that were established on the blocks of the historic district during the late 19th and early 20th centuries. A sizable and vibrant Polish Roman Catholic community centered on Saint Stanislaus Bishop and Martyr Roman Catholic Church, which built a new sanctuary at 107 East 7th Street in 1899-1901 to the designs of architect Arthur Arctander. This well-established congregation had been organized in the 1870s to minister to the growing population of immigrants fleeing Russian control of their country, and had previously occupied buildings south of the historic district on Henry and Stanton Street.⁸⁸

Protestant Hungarians established their own house of worship just down the block at 121 East 7th Street, where the First Hungarian Reformed Church occupied a converted a former row house just after the turn of the 20th century. The congregation—which was established in 1895 and had previously met on East 4th Street east of the historic district—purchased the property in 1902 and altered the building for religious use in 1903. The following year in 1904 it commissioned architect Frederick Ebling to design a new ecclesiastical facade and added the bell tower.

The historic district also contains a number of institutions founded by native-born New Yorkers to serve the immigrant community. In 1891 the New York City Mission and Tract Society erected their Olivet Memorial Church, a substantial, limestone-clad church building at 59 East 2nd Street designed by noted architect J.C. Cady & Company. This organization in fact already had a longstanding presence in the neighborhood, having opened an earlier Olivet Chapel on the interior of this block in 1867.⁸⁹ Members of the Society, who had become intimately acquainted with the living conditions within the tenement district through their missionary work, helped establish the Association for Improving the Conditions of the Poor—which in turn became one of the most forceful groups advocating for improved tenement house design and construction.

Another substantial limestone-clad church building was erected around the same time in 1891-92 at 112 Second Avenue. It was occupied by the Middle Collegiate Church, one of several parishes of the Collegiate Reformed Protestant Dutch Church and the oldest protestant congregation in the United States.⁹⁰ The group had previously worshiped in a building a few

⁸⁷ Horenberger was a German immigrant who arrived in New York in 1884 and had been a member of the Academy of Dresden, indicating that his training and talent had been recognized in his home country.

⁸⁸ The Society of St. Stanislaus Bishop and Martyr was organized by members of the Polish Union in 1873. The first Polish immigrants had arrived in New York in the early 17th century. Failed revolts against Russian occupation of Poland in 1830, 1840, 1846, and 1863 brought additional groups of Poles to the city. The large scale Polish immigration that began in the 1850s brought more than 500,000 Poles into the United States by 1890.

⁸⁹ The New York City Mission and Tract Society traces its origins to 1827 when the Tract Society of New York was founded. The organization changed its name in 1864 to better reflect its increasing focus on building or acquiring mission churches in immigrant neighborhoods. Olivet Chapel was the first of these mission churches. It was located on the interior of the block bounded by East 1st and 2nd Street, between First and Second Avenue, on land that had been the cemetery of the defunct First Street Presbyterian Church. Access to the chapel was through a passageway in existing building at 63 East 2nd Street. See Lewis E. Jackson, *Gospel Work in New York City* (New York: New York City Mission, 1878).

⁹⁰ The first Middle Collegiate Church (formerly known as the Middle Dutch Church) was constructed in 1729 on Nassau Street and was replaced by the second building on Lafayette Street in 1839.

blocks to the east—at Lafayette Street and 4th Street, constructed in 1839 during the height of the area’s fashionable heyday—and decided to erect a new sanctuary in the middle of the Lower East Side tenement district in part to pursue its missionary work.⁹¹ At the time of the church’s dedication, the 130-foot spire was noted as making it “one of the most conspicuous objects in that section of the city.”⁹²

The settlement house movement made inroads in the area when the Society of the Music School Settlement moved to East 3rd Street.⁹³ This organization initially occupied the former row houses at nos. 53 and 55, which were converted for its use in 1903-04 under the direction of architect Grosvenor Atterbury. The neighboring building at no. 55 was later donated to the Settlement in 1909 and integrated into the complex, with an additional story, as part of further alterations designed by Bosworth & Holden.

As the population of the Lower East Side continued to grow throughout the late 19th century, tenement construction remained a popular and lucrative venture. Whereas many of the earlier pre-law buildings were erected on vacant or minimally improved lots, however, these later tenements often replaced existing row houses and were typically built in smaller rows or individually. They were also subject to strengthened regulations designed to improve the living condition of the tenants who occupied them. A second major attempt to address crowded and unsanitary living conditions within working-class tenement districts was made with the Tenement House Act of 1879 (known as the “old law” after passage of the 1901 Tenement House Act). This legislation banned interior rooms having no access to light and air; thus, all rooms were required to have windows giving onto the street, rear yard, or an air shaft. The air shaft proved to be the most important feature required by the 1879 law, effectively shrinking and reconfiguring the tenement’s footprint on the traditional 25 by 100 foot New York City lot. The resulting form resembled a dumbbell weight, giving rise to the term “dumbbell tenement.”⁹⁴

Ultimately, the dumbbell tenement failed to solve the problem of insufficient light and air because the interior air shafts required by law were often too narrow for light to penetrate below the top story, and because larger air shafts were not cost-effective for landlords seeking the maximum rentable square footage on a single lot. Air shafts also became convenient receptacles for garbage, and proved to be a serious fire hazard because of the way they allowed air, and thus flames, to circulate between floors during a fire. Even with these flaws, the dumbbell became the most widely used design for tenements until the turn of the 20th century.

The typical dumbbell tenement continued the basic floor plan of the pre-law tenement, with two to four apartments per floor, each with two to three rooms. Apartments in tenements with only two units per floor often had a linear layout, becoming known as “railroad” apartments. Like their earlier counterparts, many old-law tenements contained commercial spaces either in a raised basement, as at 7 East 3rd Street (1887, Alexander I. Finkle), or on the ground floor flanking the central entrance, as at 96 East 7th Street (1880-81, architect not determined). The composition of the storefronts themselves was also similar to pre-law tenements, with wood-framed show windows and cast-iron piers set below a projecting cornice.

While tenement plans responded to the exigencies of New York City’s real estate market and the strictures of housing legislation, their architectural styles changed according to fashion,

⁹¹ An article in the *Times* from 1923 noted, “Instead of moving uptown the church decided to concentrate its efforts in downtown mission work.” “Fashion Once Ruled on Lafayette Street,” *New York Times*, December 2, 1923, RE2.

⁹² “A New Church to be Dedicated,” *New York Times*, June 25, 1892, 8.

⁹³ The organization later changed its name to the Third Street Music School Settlement.

⁹⁴ Dolkart, *South Village*, 28.

the availability of building materials and manufactured architectural components, and the abilities of the architect. The neo-Grec remained popular through the 1880s. The pair of tenements at 213 and 215 East 5th Street, built in 1880 to the designs of August H. Blankenstein, are particularly refined and well-preserved examples. The buildings feature rusticated stone ground floors, fine red brick upper stories, crisp stone lintels with incised ornament, stone beltcourses, and a deeply projecting, bracketed cornice. Similar neo-Grec tenements, with nearly identical stone lintels, beltcourses, and other decoration, can be found at 96 East 7th Street, 229 East 5th Street (1881, Frederick W. Klemm), and 9 East 3rd Street (1889, Julius Boeckell & Son). Especially ornate examples of the neo-Grec style can be found at 101 Avenue A (1879-80) and 106 East 7th Street (1881), both designed by William Jose and featuring exceptionally crafted incised ornamentation and particularly extravagant cornices.

Tenement architects also began using elements of the Queen Anne style during the 1880s. These designs often employed the same fine red brick and light sandstone ornament as their neo-Grec counterparts, but moved away from strictly planar facades and regular arrangements of window openings in favor of more complex compositions. The row of three tenements at 25 to 29 East 7th Street, constructed in 1880 and designed by Jobst Hoffmann, were contemporaneous with the previously-discussed pair at 213 and 215 East 5th Street. Both sets of buildings feature similar stone-clad ground floors with nearly identical entrance enframements and window surrounds. The upper stories of the tenements on East 7th Street, however, are more dynamic, with grouped window openings in the central bays flanked by more widely-spaced windows in the outer bays; the facades of these buildings also have more depth, with projecting central sections and recessed spandrels. Another notable characteristic of the early Queen Anne-style tenements was the use of a wider range of architectural ornament. The buildings at 56 East 4th Street (1886, William Graul), 46 East 7th Street (1886, Julius Kastner), 71 and 73 Second Avenue (1886, Adam Munch), and 69 Second Avenue (1887, Julius Kastner) all feature terra-cotta spandrels and beltcourses, as well as brickwork laid in saw-tooth, corbelled, and rusticated patterning.

By the 1890s tenement design had reached its pinnacle of flamboyance as architects continued to employ an increasingly wide variety of building materials and ornamentation. The Queen Anne style remained popular throughout the decade, while the Romanesque Revival and Renaissance Revival were also widely used during this period. The basic composition of tenement facades in any of the three styles was in fact notably similar. Most featured richly molded terra-cotta detailing, textured brickwork, densely layered beltcourses, projecting piers with foliate capitals and brackets, and boldly massed cornices. Nearly all had one or two stories of arcaded windows, either with true round-arched openings or similar blind tympana. Rounded balcony sills were frequently added to give the facade additional depth.

The primary difference between these styles of tenement house architecture lay in the handling of the applied ornament and the use of polychromy. The Queen Anne was particularly exuberant and tended to mix materials, textures, and colors in a highly expressive manner. Fanciful decorations such as grotesques, griffins, and putti were common, and sunflower and sunburst motifs were particularly representative of the style. Architects used brick and terra cotta in a range of colors, from deep reds and oranges, to dark grays and browns, to lighter buff. The adjacent pairs of tenements at 95 and 97 East 7th Street (1891, Kurtzer & Rohl) and 97½ and 99 East 7th Street (1891, Schneider & Herter) are amongst the most dynamic and well-preserved Queen Anne-style tenements within the historic district. The four buildings in this cluster display the plasticity and sense of depth possible in such designs. They are also notable for their intact

ground floors, particularly the high stoops and projecting entrance porticos. Other notable examples include 23 East 3rd Street (1891, Charles Rentz, Jr) and its neighbor at 25 East 3rd Street (1895, Kurtzer & Rohl).⁹⁵ Rentz also designed individual buildings at 60 East 4th Street (1891) and 77 East 4th Street (1892).

Romanesque Revival-style tenements share many of the same architectural elements but employ a subtler juxtaposition of texture and color. The facades of these buildings are typically composed of an earthy orange brick with complimentary brownstone or brown terra-cotta detailing, and are typically smoother and more monumental than their Queen Anne counterparts. While the Romanesque Revival employs some of the same ornamental motifs, including grotesque human and animal heads, it also uses Byzantine-inspired carved decoration and organic vegetal forms. The Romanesque Revival was never as popular for tenement buildings as either the Queen Anne or the Renaissance Revival and there are only a handful within the historic district. The pair at 226 and 228 East 6th Street (1890, Jobst Hoffmann) is particularly illustrative with their orange brick facades and matching, encrusted terra-cotta ornament. The individual tenement at 100 East 7th Street (1893, also by Hoffmann) exemplifies the taut massing of the Romanesque Revival, particularly in the rounded brick edges and smooth facade.

Towards the middle of the 1890s the Renaissance Revival began to eclipse the Queen Anne and Romanesque Revival as the preferred style for tenement house design. It too shared many of the same basic architectural elements—arcaded windows, multiple beltcourses, projecting brick piers, expressive terra-cotta decoration—but employed more restrained applied ornament derived from Classical and Renaissance sources, including cartouches, swags, garlands, anthemias, and other foliate motifs. The color palette of the Renaissance Revival was also more restrained and building facades were typically composed of buff or gray brick with limestone or light-hued terra cotta details. The most conspicuous, and perhaps the best preserved, grouping of Renaissance Revival-style tenements within the historic district was erected on the north side of East 4th Street west of Second Avenue around the turn of the 20th century. While the six buildings at 65 to 75 East 4th Street are very similar in size and architectural detailing, they were in fact built individually or in pairs for different owners and designed by a number of different architects. Developer Jacob L. Bittenwieser and architect George F. Pelham collaborated on the two tenements at nos. 65 and 67, as well as the nearly identical building a few doors down at no. 75, all completed in 1897.⁹⁶ Michael Bernstein designed the pair at 69 and 71 East 4th Street, completed in 1899 for the Melfero Brothers, while the firm of Horenberger & Straub produced the individual building at no. 73 in 1901 for owner Samuel Makransky.

Pelham in particular was a prolific New York City tenement designer in the latter decades of the 19th century and his preference for the Renaissance Revival style is evident in the striking similarity of his facade designs for a number of buildings within the historic district. Including

⁹⁵ Both were erected on lots once occupied by stables connected with the Albion Place row houses

⁹⁶ The biography of Bittenwieser helps deepen the understanding of who actually financed and built the tenements of the Lower East Side during the late 19th century. He was the American-born son of German Jewish immigrants. He began his fifty-year career as a “real estate operator” in the late 1880s, focusing his activity on property transactions and construction in Lower Manhattan and Midtown. Far from the uncaring landlord typically presented in critiques of tenement neighborhoods, he was a major philanthropist supporting the Citizen’s Union, the Hebrew Technical Institute, and the Federation for the Support of Jewish Philanthropic Societies; he was also a trustee of the Hebrew Sheltering Guardian Society. His parents, Laemmlein and Leah Heller Bittenwieser were also noted philanthropists, particularly with the 92nd Street Young Men’s and Young Women’s Hebrew Association, which has named a hall in their honor. See LPC, *144 West 14th Street Designation Report* (LP-2315) (New York: City of New York, 2008), prepared by Matthew A. Postal.

the trio on East 4th Street, he designed twelve such tenements for his frequent client Bittenwieser, as well as an additional six for the apparently affiliated developers Benedict A. Klein, Bernard Klingenstein, and Jacob Klingenstein.⁹⁷ Pelham employed similar materials and facade composition on all of his designs, which featured buff-brick with rusticated brownstone beltcourses, foliate terra cotta ornamentation, and limestone window lintels—typically pedimented on the third story; many also had round-arched fifth story windows with flanking scallop-shaped balconettes. Ornament included Gargoyle-like heads, egg-and-dart-molding, composite capitals, and dense foliate patterning.

Row house enlargements and facade modernizations continued throughout this period and many of the earliest buildings in the historic district were updated with applied ornament in the same styles that were being used for new tenement designs. The Peck & Phelps-developed residence at 80 Second Avenue received a fourth-story addition in 1881—designed by tenement architect Julius Boeckell—that included an elaborately incised neo-Grec cornice. Fred Ebeling was responsible for similar alterations to its neighbor at 78 Second Avenue in 1886, which gave the building a chunky, pedimented Queen Anne-style cornice. Especially fine Queen Anne-style modernizations can be found throughout the district and particularly on East 3rd Street, where a trio of buildings was updated with elaborate window lintels, bracketed sills, and distinctive pedimented cornices supported by brackets decorated with overlapping lozenge motifs. No. 45 was renovated in 1881 under architect A. Schappel; no. 64 in 1892 by Julius Boeckell & Sons; and 36 East 3rd Street sometime in the later 19th century. Renaissance Revival-style modernizations can be seen on a neighboring building at 30 East 3rd Street, which was given a new cornice sometime in the late 19th century, as well as 35 and 39 East 7th Streets.

A new level of housing reform was achieved at the turn of the century with the Tenement House Act of 1901—known as the “new law”—which was the result of increased agitation by housing reform groups and greater public awareness of the substandard conditions persisting in the city’s tenements.⁹⁸ The 1901 law proved to be the most comprehensive legislation to date; in addition to effectively banning the dumbbell tenement by increasing light and air requirements to the point that construction on the traditional 25-foot-wide lot was rendered economically infeasible, the law required one toilet facility per apartment and provided for stricter enforcement of the lot coverage provision included in the 1879 law.⁹⁹ Adherence to these new regulations resulted in much larger tenements designed around one or more interior light courts. They typically occupied lots 35 feet wide or greater, and were often six or seven stories tall, sometimes above a raised basement.

Many of the new-law tenements in the historic district were constructed along Second Avenue, which by the early 20th century was finally losing the last traces of its early 19th century residential character. Pelham continued to be amongst the most prolific architects of these buildings and he was responsible for the designs of no. 55 (1901), no. 125 (1901), no. 57 (1903), and 77 Second Avenue (1903), as well as 207 East 5th Street (1905) and 236 East 5th Street

⁹⁷ Pelham designed the following buildings for Bittenwieser in the East Village/Lower East Side Historic District, most of which utilize identical or nearly identical facades: 221 East 5th Street (1896), 94 East 7th Street (1896), 70 to 74 East 7th Street (1896-97), 65 and 67 East 4th Street (1897), 75 East 4th Street (1897), 417 East 6th Street (1897), 73 and 75 East 7th Street (1897), and 63 East 7th Street (1898). He worked with Benedict A. Klein on 67 East 2nd Street (1899); with Bernard Klingenstein on 66 East 7th Street (1897) and 409 to 411 East 6th Street (1899); and with Jacob Klingenstein on 59 East 7th Street (1897). Pelham also collaborated with Bittenwieser on several tenements within the Greenwich Village Historic District Extension II.

⁹⁸ Dolkart, *South Village*, 34.

⁹⁹ Plunz, 47.

(1912) on the nearby side streets. Michael Bernstein, sometimes working with his brother in the firm of Bernstein & Berstein, was equally productive in the years just before and following the enactment of the Tenement House Act of 1901.¹⁰⁰ On Second Avenue he designed the three buildings at no. 60 (1899), no. 104 (1901), and no. 88 (1903-04). He was also the architect for 50 East 3rd Street (1900), 47 East 3rd Street (1901), 32 East 2nd Street (1901), 69 and 71 East 4th Street (1901), 111 East 7th Street (1901), and 117 East 7th Street (1907). Most of the new-law tenements continued to employ the Classical architectural vocabulary of the Renaissance Revival style. The color palate, however, began to favor red brick facades with sharply contrasting limestone or white terra-cotta ornament. The detailing also became more refined, favoring a restrained use of heavy window enframements and a limited number of beltcourses rather than the flamboyant layering of ornament that was typical during the 1890s.

The massive changes, both demographic and physical, that occurred during the late 19th and early 20th centuries solidified the status of the Lower East Side as New York City's most significant immigrant neighborhood. Throughout this period the blocks of the historic district contained a diverse array of peoples representing a dizzying range of nationalities, ethnicities, and faiths. Germans, both recent arrivals and first- or second-generation Americans, increasingly mingled with Polish Roman Catholics, Protestant Hungarians, and Yiddish-speaking Jews from across Eastern Europe, even following the turn of the century as the area began to develop a dominant identity as the center of Yiddish-Jewish culture in the city.¹⁰¹ The streets along Second Avenue remained the most prosperous and substantially-built section of the Lower East Side. The scores of old- and new-law tenements erected within the historic district, along with the attendant institutional buildings, are amongst the most architecturally distinguished and best-preserved examples in New York.

*20th Century Commercialization of Second Avenue and the Rise of the Yiddish Rialto*¹⁰²

As Second Avenue definitively lost its fashionable residential character around the turn of the 20th century it was poised for a radical transformation into the bustling mixed-use thoroughfare that it remains to this day. Tenement house development on the street—which had begun with the conversion of earlier row houses and the construction of a handful of purpose-built structures as early as the 1870s—increased substantially during the late 1890s and 1900s.¹⁰³ Some of the later structures, particularly those erected after the passage of the Tenement House Act of 1901, skirted the increasingly hazy line between tenement and apartment building.

¹⁰⁰ Bernstein was particularly active in the months leading up to the law's adoption, and the Department of Buildings accused him of preemptively submitting 53 false plans just before the Tenement House Act of 1901 went into effect in April of that year. Dolkart, *South Village*, 35.

¹⁰¹ On the identification of this section of the Lower East Side with the Jewish community see Sanders, 13: "For some people Second Avenue from 14th Street down to East Houston tends to define the old Jewish Lower East Side more than any other neighborhood, even though it was late to gain Jewish identification, because its heyday remains vivid in their memories. Others would exclude it entirely from the Lower East Side."

¹⁰² Information in this section is based on the following sources: LPC, *Loew's Canal Street Theatre Designation Report* (LP-2368) (New York: City of New York, 2010), prepared by Christopher D. Brazee; LPC, *Louis N. Jaffe Art Theater (Yiddish Art Theater/Yiddish Folks Theater) Building Designation Report* (LP-1764) (New York: City of New York, 1993), prepared by Jay Shockley; Lulla Rosenfeld, *Bright Star of Exile: Jacob Adler and the Yiddish Theatre* (London: Barrie & Jenkins, 1977); Sanders; Nahma Sandrow, *Vagabond Stars: A World History of Yiddish Theater* (New York: Harper & Row, 1977); Wolfe.

¹⁰³ Within the boundaries of the historic district on Second Avenue, a pair of purpose-built tenements were built in the 1860s, one in the 1870s, and six in the 1880s, while seventeen were erected between 1895 and 1910.

Conspicuous amongst these was the Pelham-designed multi-family residence at 57 Second Avenue, which at nine stories was significantly taller than the neighboring walk-up buildings. Several true apartment buildings were constructed in the neighborhood during the 1910s and 1920s, many of which were developed by Saul Birns. His first project, and his only residential commission within the historic district, was the six-story apartment house at 63 Second Avenue, designed by Charles B. Meyers and completed in 1926.¹⁰⁴

Commercial and institutional buildings also began to appear along Lower Second Avenue during this period. In 1907, Martin Engel and Louis Minsky developed what the *New York Times* called the “first real office building” on the street at 43 Second Avenue.¹⁰⁵ The following year in 1908 the Hebrew Free Loan Association demolished the row house at 108 Second Avenue—formerly the twin to the Mead House at no. 110—and erected their own purpose-built structure featuring a banking department on the first story and offices, club rooms, and boarding rooms on the upper stories.¹⁰⁶ The City of New York began planning a new courthouse at 32 Second Avenue in 1913, initially proposing a fourteen-story proto-skyscraper for the site before scaling back to the three-story structure that was actually built in 1917-19 to the design of Alfred Hopkins. Birns developed the commercial structure at 107 Second Avenue in 1928, with a distinctive terra-cotta facade designed by Ralph H. Segal; he was apparently pleased enough to name it the Saul Birns Building in his own honor. Another notable terra-cotta commercial building, designed by Landsman & Smith, went up at 72 Second Avenue around the same time in 1928-29. The Industrial National Bank of New York occupied the ground floor while the upper stories were rented out as office space.

Many of the older row houses managed to survive this wave of new construction, but were significantly affected by the city’s proposal in 1911 to widen the roadbed of Second Avenue for vehicular traffic.¹⁰⁷ Property owners were ordered to remove encroachments from the sidewalks, resulting in the elimination of most of the front yards and high stoops from the avenue.¹⁰⁸ Many of these buildings were soon altered with one- or two-story storefronts in place of the former basement and parlor floors, while others—particularly on the east side of the avenue—received similar commercial extensions erected out to the lot line. Examples include 84 Second Avenue (extension dating from 1909), 81 Second Avenue (storefront from 1912), and 123 Second Avenue (extension from 1913). Other Second Avenue row houses were rebuilt with entirely new facades. No. 96 was redesigned in 1916 by architect Henry M. Entlich, as were nos. 64 (1927, Louis A. Sheinart), 58 (1928, Henry Harrison), and 56 (1928, Samuel Gross, since altered).

¹⁰⁴ Most of Birns’ apartment houses were located on Second Avenue north of the historic district. See “Creating New Apartment Area on Lower Second Avenue” *New York Times*, June 2, 1929, RE1.

¹⁰⁵ “Second Avenue Skyscraper” *New York Times*, October 5, 1907, 8. According to the article, “Heretofore, professional men on lower Second Avenue have been tenants of the basements and parlor floors in the many remodeled dwellings along that thoroughfare.”

¹⁰⁶ The original building was designed by Max Muller in 1908; a new facade designed by Raphael Prager was installed in 1916.

¹⁰⁷ Originally Second Avenue had sidewalks 30 feet wide flanking a roadbed only 40 feet wide. After the widening the sidewalks were narrowed by eight and a half feet each and the roadbed grew to 57 feet wide.

¹⁰⁸ The *New York Times* noted in 1912, “practically all the old stoop fronts of the ancient houses and other encroachments beyond the building line as far as Fourteenth Street have been cut back, and work has already started below Tenth Street to cut off the eight and a half feet on each side of the curb which will add seventeen feet for vehicular traffic.” “City to Descend on Old St. Mark’s” *New York Times*, June 19, 1912, 7. See also “Sharp Contrasts in Lower Second Avenue, Now Called the East Side Lovers’ Lane” *New York Times*, October 1, 1911, XX1.

The symbolic end of Knickerbocker Second Avenue came in 1912—the same year that the road widening was completed—when Alice Keteltas moved out of the former Thomas E. Davis mansion at the northwest corner of St. Mark’s Place, just north of the historic district. The *Times* devoted several articles to the event, noting, “the most interesting as well as the last of the fine old private homes in that quarter of the city has ceased to exist.”¹⁰⁹ It was fitting that the Keteltas residence was converted into a motion picture theater, as the transformation of Lower Second Avenue into a bustling commercial thoroughfare coincided with its rise as the most important entertainment district for the city’s Jewish immigrant community—leading many to call the area the “Yiddish Rialto.”¹¹⁰

The centerpiece of this emerging entertainment district was the legitimate Yiddish theater.¹¹¹ The neighborhood comprising the historic district had in fact played a significant role in introducing the art form to the United States when the New York Turn Verein at 66 East 4th Street—still under the ownership of its original German Socialist gymnastics club—hosted what is widely considered to be the first Yiddish-language theatrical production ever held in the country on August 12, 1882. The performance, sponsored by the brothers Leon and Myron Golubok, featured young actor Boris Thomashefsky starring in Avrom (Abraham) Goldfaden’s *Koldunye (The Sorceress or The Witch)*.¹¹² While most the city’s early Yiddish theaters were established farther south in the old playhouses along the Bowery below Houston Street during the late 19th century, by the early 20th century several major Yiddish theater producers were beginning to contemplate moving uptown to the increasingly active Second Avenue.¹¹³ As one theater heir later noted, these managers “wondered if the Bowery was not played out” and “began to look toward Second Avenue, a wide, clean, prosperous street with no elevated tracks overhead and without the derelicts and saloons of the Bowery.”¹¹⁴

The real catalyst that led to the establishment of Lower Second Avenue as the Yiddish Rialto was the erection of two opulent theaters along the street in the early 1910s. The first to open in 1911 was the Second Avenue Theatre at 35-37 Second Avenue, just south of the historic district.¹¹⁵ The 2,000-seat venue was under the control of noted actor and theater company

¹⁰⁹ “Landmark Passing on Second Avenue” *New York Times*, November 10, 1912, XX1.

¹¹⁰ New York’s original “Rialto,” its first major theater district from the 1870s to about 1900, was located around Union Square and 14th Street.

¹¹¹ The origins of the modern Yiddish theater can be traced the Jassy, Romania, around 1876, and slightly later to Odessa, Russia. After a ban by the czar in 1883, Yiddish theater companies began to immigrate to the United States and by the end of the 1880s most of the major figures were located in New York City.

¹¹² Goldfaden, considered the “father of Yiddish theater,” was a Russian poet, playwright, and composer who came to New York City several years later in 1887. Thomashefsky, born in what is now Ukraine, became one the most popular actors in New York City Yiddish Theater; his grandson, the noted conductor Michael Tilson Thomas, wrote the biographical stage show *The Thomashefskys: Music and Memories of Life in the Yiddish Theater* about Boris and his wife Bessie.

¹¹³ The Golubok brothers established the first permanent Yiddish theater company at the existing Bowery Garden Theatre at 113 Bowery in 1882; the theater was subsequently renamed the Oriental Theatre. Other early Yiddish theater venues included the Roumanian Opera House at 104-108 Bowery (formerly the National Theatre, Yiddish productions beginning in 1886); the Windsor Theatre at 45-47 Bowery (previously the New York Stadt Theatre, Yiddish productions beginning perhaps after it was rebuilt in 1886); the Thalia Theatre at 46-48 Bowery (originally the Bowery Theatre, Yiddish productions beginning 1888); and the People’s Theatre at 201 Bowery (originally owned by Henry C. Miner, Yiddish productions beginning 1899). The first theater built specifically for Yiddish productions was the Grand Theatre at 255 Grand Street (1902-03, V. Hugo Koehler architect).

¹¹⁴ Quote by Lulla Rosenfeld, granddaughter of Jacob Adler. Rosenfeld, 338.

¹¹⁵ The theater was designed by George Keister. It was demolished in the 1950s. See New Building Permit 251, 1911; “\$800,000 Theatre Opens on East Side” *New York Times*, September 15, 1911.

director David Kessler, one of the leading lights of the Yiddish theater. As the *Times* claimed, the opening of the theater “virtually makes lower Second Avenue the centre of the Yiddish drama in the city.”¹¹⁶ The nearby National Theatre at 111-117 East Houston Street, also just south of the historic district and the very beginning of Second Avenue, opened the following year in 1912.¹¹⁷ This equally large and even more expensive venue was operated by Kessler’s sometime colleagues and frequent rivals, the actors Thomashefsky and Jacob Adler.¹¹⁸

The arrival of the three biggest names in Yiddish theater on Second Avenue naturally attracted smaller theater operators and related organizations to the neighborhood. One of the most important was the Hebrew Actors’ Union (HAU), founded in 1888 as the first theatrical union in the United States. With a peak membership of 400 members, the HAU was the organizing force behind a dozen Yiddish theaters throughout New York and in other major American cities. The HAU first moved to Lower Second Avenue in the 1910s, occupying the upper floors of the Hebrew Free Loan Association building at 108 Second Avenue. In 1923 the organization purchased its own building, the former row house at 31 East 7th Street, and commissioned architect Victor Mayer to design a new facade for the building.

The Yiddish Rialto was at its peak in the 1920s as several additional legitimate theaters were built along Lower Second Avenue. The Louis N. Jaffe Art Theater, a designed New York City Individual and Interior Landmark, opened in 1926 at 181-189 Second Avenue, just north of the historic district. A few months later the Public Theatre opened in January 1927 with a production of a Yiddish version of Emmerich Kalman’s *Bajadere* (“Parisian Love”). Located at 66 Second Avenue, the building was designed by noted architects David M. Oltarsh and H. Craig Severance for aspiring theater operators Nathan Schulman and Louis Goldberg—who the *Times* called “two former candy vendors in the old People’s Theatre on the Bowery.”¹¹⁹ With a capacity of 1,800 patrons and costing an estimated \$1,000,000 to construct, the Public rivaled in size and pretension the established theaters of Lower Second Avenue.

Nearly as significant as the neighborhood’s legitimate theaters were the numerous motion pictures houses that sprung up along the Second Avenue entertainment district. The Lower East Side was inextricably linked to the development of the American cinema—producing studio moguls such as Marcus Loew, Adolph Zukor, and William Fox, as well as many early stars of the silver screen—and contained the densest concentration of movie houses in the nation. During the 1910s and 1920s at least six movie houses operated along Lower Second Avenue itself, while several others were located on the nearby side streets.¹²⁰ By far the largest and most prestigious

¹¹⁶ “Sharp Contrasts in Lower Second Avenue, Now Called the East Side Lovers’ Lane” *New York Times*, October 1, 1911, XX1.

¹¹⁷ The National Theatre was designed by Thomas W. Lamb. It was demolished in the 1950s. See New Building Permit 191, 1911; “New Yiddish Theatre Opens” *New York Times*, September 25, 1912, 8.

¹¹⁸ Author Nahma Sandrow has stated that “the history of Yiddish theater in New York is the story of the crazy competition between companies,” particularly those of Adler, Kessler, and Thomashefsky. There was also a tradition of close cooperation among these rivals. Kessler appeared on stage during opening night at the Adler-Thomashefsky National Theatre, while Adler’s funeral ceremony was later held at Kessler’s Second Avenue Theatre. Sandrow, 78.

¹¹⁹ “New Jewish Theatre Cornerstone is Laid” *New York Times*, September 27, 1926, 27.

¹²⁰ These theaters included the St. Mark’s Theatre at 133 Second Avenue (in the former Davis/Keteltas mansion, opened as a movie theater 1913); the Majestic Theatre, 11-17 Second Avenue (opened 1914); the New Law Theatre, 23-27 Second Avenue (opened 1914); the Casino Theatre, 144 Second Avenue (opened 1914); and the Orpheum Theatre, 126 Second Avenue (operated as a motion picture theater at least as early as 1920).

was the 2,800-seat Commodore Theatre at 105 Second Avenue.¹²¹ Built in 1925-26 and designed by Harrison G. Wiseman, it was briefly operated as part of the local Greater M. & S. circuit before being acquired by national chain of Loew's Inc, which operated the theater as their neighborhood flagship throughout the Golden Age of Cinema.¹²² Catering to the numerous patrons of the Second Avenue theaters were a series of notable cafes and restaurants. Rapoport's dairy restaurant occupied the ground floor of 93 Second Avenue, while Ratner's had its own dairy restaurant in the Saul Birns Building at 111 Second Avenue and a kosher bakery in the adjacent structure at no. 115—which still houses a kosher bakery under the name Moishe's Bake Shop.¹²³

*Mid 20th Century Urban Renewal and the Creation of the East Village*¹²⁴

The intense building activity of the early 20th century had largely come to a halt by the early 1930s as the country plunged into the Great Depression, and most of the structures within the historic district have changed little from that period. The demographics of the Lower East Side, however, underwent yet another dramatic transformation during the ensuing decades as the neighborhood lost many of its immigrant residents and institutions. The area's population had already begun to decline in the 1920s, even as the Yiddish Rialto was in its ascendancy. The passage of the so-called Quota Law in 1924 significantly reduced the number of new immigrants arriving in the area, while the expansion of the subway system, the construction of affordable and more spacious housing in the other parts of Greater New York, and the movement of the city's garment industry to the streets of the West 30s led many existing residents to move out of the Lower East Side. An analysis of the neighborhood's real estate market from 1943 gives a vivid picture of the transition in progress:

It is the most populous, most crowded, most old-world district in New York City. Its more than 100,000 foreign-born population gives the Lower East Side a tinge that is essentially alien. But the district is changing. It has lost more than 40,000 foreign-born since the previous Census [1930]. Total population has dropped 225,000 in 20 years.¹²⁵

¹²¹ Most of the other motion picture theaters on Second Avenue were built under the so-called "Folks Ordinance" of 1913 that limited seating capacity to 600 patrons for venues without stages or other provisions for live acts.

¹²² Loew's initially filed plans to build their own theater at 74 Second Avenue in 1926 but eventually purchased the Commodore instead. See New Building Permit 651, 1926.

¹²³ Other cafes and restaurants outside the boundaries of the historic district included the Roumanian-Jewish Moscovitz & Lupowitz at 38-40 Second Avenue; the Café Monopole at 144 Second Avenue (in the same building as the Casino Theatre movie house); and, perhaps the most famous, the Café Royal at 190 Second Avenue.

¹²⁴ Information in this section is based on the following sources: Hilary Ballon and Kenneth T. Jackson, eds. *Robert Moses and the Modern City: The Transformation of New York* (New York: W. W. Norton & Company, Inc., 2007); Cooper Square Community Development Committee and Businessmen's Association (CSC), "An Alternate Plan for Cooper Square," (New York, 1971), prepared by Walter Thibat; LPC, *Aschenbroedel Verein Designation Report*; LPC, *East 10th Street Historic District Designation Report*; Christopher Mele, *Selling the Lower East Side: Culture, Real Estate, and Resistance in New York City* (Minneapolis, MN: University of Minnesota Press, 2000); Terry Miller, *Greenwich Village and How it Got That Way* (New York: Crown Publishers, Inc., 1990); *New York City Market Analysis* (1943), available online www.1940snewyork.com; Malve Von Hassell, *Homesteading in New York City, 1978-1993: The Divided Heart of Loisaida* (Westport, CT: Bergin & Garvey, 1996); Samuel Zipp, *Manhattan Projects: The Rise and Fall of Urban Renewal in Cold War New York* (New York: Oxford University Press, Inc., 2010).

¹²⁵ *New York City Market Analysis*.

This report also commented on the appearance of slum clearance projects and large housing developments in the Lower East Side, which were just beginning to rework entire sections of the neighborhood.¹²⁶ In many ways, the substantial loss of population—coupled with the continuing perception of tenement neighborhoods as blighted—directly led to these urban renewal projects that over the course of the mid 20th century resulted in the destruction much of the historic building stock elsewhere in the area.¹²⁷

Several of the blocks within the historic district were also slated for complete demolition and redevelopment during the mid 20th century. In 1956 the city announced the Cooper Square Urban Renewal Plan encompassing the area bounded by the Bowery and Third Avenue, East 9th Street, Second Avenue and Chrystie Street, and Delancey Street.¹²⁸ The project—which was to be carried out according to Title I of the National Housing Act of 1949 and under the supervision of Robert Moses—called for privately-owned, middle-income cooperatives, as well as expanded facilities for Cooper Union and a new industrial complex. It took a few years to secure a private developer for the project, but in 1959 Abraham E. Kazan’s United Housing Foundation was named as sponsor.¹²⁹

The announcement spurred local residents and community activists to action, and in March of that year they established the Cooper Square Committee to publicly fight against the urban renewal plan.¹³⁰ The group’s primary objection was to the massive displacement of existing site tenants. Its Alternate Plan for Cooper Square—prepared in 1961 by urban planner Walter Thabit with substantial community input—estimated that 2,400 families would be relocated under the Moses program, along with hundreds of businesses, numerous cultural institutions, and scores of homeless men who occupied the Bowery.¹³¹ The plan also recommended that redevelopment in the area be phased to allow residents to find new homes in the area, that new housing should include a mixture of low-, moderate-, and middle-income units, and that priority for the new apartments should be given to existing tenants. The Cooper Square Committee did not, however, call for the complete abandonment of urban renewal activities in the area. Instead it proposed scaling back demolition to those blocks between Stanton and East 5th Streets while the existing structures from East 5th Street and St. Mark’s Place would be rehabilitated.¹³²

¹²⁶ The first large-scale housing developments on the Lower East Side were privately-owned, publically-aided projects such as the Amalgamated Dwellings (1930) and Knickerbocker Village (1933-34). The First Houses, the country’s first publically-sponsored, low-income housing project—and the first effort of the New York City Housing Authority—was built in 1935-36 on East 3rd Street and Avenue A, just east of the historic district (it is a designated New York City Landmark).

¹²⁷ The bulk of the urban renewal projects on the Lower East Side were constructed along the East River waterfront from the Brooklyn Bridge to East 14th Street and incorporated both low-income public housing and privately-developed, middle-income cooperatives.

¹²⁸ The initial proposal in April of 1956 included only the blocks north of Houston Street. The three blocks to the south were added that November. “Stark Urges Revamping Bowery in industrial-Residential Plan” *New York Times*, April 10, 1956, 33; “Cooper Sq. Project is Adding 8½ Acres” *New York Times*, November 30, 1956, 25.

¹²⁹ “Co-Op is Weighed in Cooper Square” *New York Times*, May 10, 1959, R1. Kazan had already been involved in the creation of several private, middle-income cooperatives on the Lower East Side including the Amalgamated Dwellings (1930), the Hillman Houses (1947-50), the East River Housing (1954-56), and the Seward Park Housing (1958-60), the latter two both Title I projects. He also developed several other cooperatives throughout Greater New York including Co-Op City in the Bronx and Rochdale Village in Queens.

¹³⁰ The organization soon changed its name to the Cooper Square Community Development Committee and Businessmen’s Association, although it continued to be commonly known as the Cooper Square Committee.

¹³¹ CSC (1971). This would have made it the second largest Title I project after Lincoln Square. Zipp, 355.

¹³² The plan recommended excluding the two blocks south of Stanton Street and the one block north of St. Mark’s Place from the urban renewal area.

Neither Moses's original Title I program nor the Cooper Square Committee's Alternate Plan was ever fully implemented. By the 1960s, large-scale slum clearance projects were increasingly losing favor to smaller urban planning interventions that encouraged rehabilitation instead of, or at least in addition to, complete demolition.¹³³ The controversy surrounding the Cooper Square plan also discouraged the city from acting and the program was effectively tabled through the rest of the decade.¹³⁴

At the same time that slum clearance programs were threatening to destroy much of the area's historic character, another group of new residents—undaunted by or unaware of the potential for displacement—was beginning to move into the neighborhood. As was so often the case, artists and writers formed the vanguard of this movement and by the early 1950s they had discovered the Lower East Side.¹³⁵ The removal of the Third Avenue elevated in 1955 further increased the residential desirability of the neighborhood, particularly for those who were being priced out of the adjacent Greenwich Village area. As an article in the *Times* in 1960 noted, “the elimination of the El helped stir up a minor social and realty revolution on the Lower East Side” and claimed that “as a result, this area is gradually becoming recognized as an extension of Greenwich Village...thereby extending New York's Bohemia from river to river”¹³⁶ The article also noted that the most intense real estate activity was located in the portion of the Lower East Side north of Houston Street. Realtors had in fact already begun marketing this area as the Village East, and later as the East Village, to differentiate it from the less gentrified blocks to the south.¹³⁷

The Greenwich Villagers brought their cultural, and increasingly counter-cultural, institutions with them to the East Village. Theater in particular remained a staple of the neighborhood's identity and several of the former Yiddish Rialto venues were repurposed for Off-Broadway productions.¹³⁸ The largest of these was the Phyllis Anderson Theatre, which opened in the former Public Theatre at 66 Second Avenue in 1957.¹³⁹ The stretch of East 4th Street between the Bowery and Second Avenue—once the prestigious residential address of Albion

¹³³ The origins of this change can be seen in the 1954 revision of the National Housing Act of 1949, which authorized funding for rehabilitation in addition to demolition; it also substituted the term *urban renewal* for *urban redevelopment* to emphasize the shift away from bulldozer slum clearance. The New York City Planning Commission began its own study of alternative renewal programs in 1956 and published the West Side Urban Renewal Study in 1958, which encouraged selective intervention within the existing built fabric of the neighborhood. The symbolic end of bulldozer slum clearance came with Moses's resignation in 1960 and the creation of the new Housing and Redevelopment Board in 1961. Ballon, 112-113; Zipp, 354-360.

¹³⁴ While the Cooper Square slum clearance program was never fully realized, another urban renewal project was successfully completed on the nearby blocks east of First Avenue, which in part defines the eastern boundary of the historic district. The Village View Houses, located between East 2nd and East 6th Streets, was originally proposed in the late 1950s as low-income public housing to be known as the Franklin D. Roosevelt Houses. In the early 1960s the program was turned over to private developers sponsored by a consortium of local colleges and universities, and was completed in 1964 as middle-income cooperatives operated under the Mitchell-Lama program.

¹³⁵ Allen Ginsberg moved to 206 East 7th Street in 1951, W. H. Auden to 77 St. Mark's Place in 1953, and Norman Mailer to 39 First Avenue around the same time. Miller, 258. East 10th Street became the center of the downtown arts scene with its concentration of artist-run cooperative galleries, the earliest of which were the Tanger and the Hansa in 1952, where painters such as de Kooning, Pollock and Rothko displayed their work.

¹³⁶ “‘Village’ Spills Across 3d Ave.” *New York Times*, February 7, 1960, R1.

¹³⁷ Miller, 258.

¹³⁸ The origins of modern Off-Broadway theater are often traced to the Greenwich Village-based Loft Players, later renamed Circle in the Square, which made its debut in 1951. Miller, 31. The East Village pioneers are typically cited as the Phoenix Theater, which opened in the former Jaffe Art Theatre in 1953, and the Orpheum Theater, which took over a former vaudeville and motion picture house in 1958. Not all Yiddish Rialto theaters survived the transitions of the mid 20th century, however, as the two original beacons, the Second Avenue and National Theatres, were both demolished in the 1950s.

¹³⁹ “Theatre to Honor Dramatist's Wife” *New York Times*, July 29, 1957, 16.

Terrace and later the center of German social life on the Lower East Side—also developed a significant concentration of smaller Off-Broadway and Off-Off-Broadway venues. The Royal Playhouse briefly operated in 83 East 4th Street from around 1953 before moving across the street to the former Metropolitan Assembly Rooms at no. 62. The Fourth Street Theatre succeeded the Royal at no. 83 in 1954, while the neighboring building at 85 East 4th Street housed the Downtown Theatre beginning in 1956.¹⁴⁰ The *Times* commented on the concentration of theaters “on one short block of East Fourth Street” in 1960 and noted that “their atmosphere is made more Village-like by a near-by espresso house.”¹⁴¹ Towards the end of the 1960s the La Mama Experimental Theatre Club, founded in 1961 by Ellen Stewart and considered one of the most influential Off-Broadway venues in New York City, moved into what had once been the *Aschenbroedel Verein* at 74 East 4th Street. Bruce Mailman, a leading gay East Village entrepreneur and advocate, opened the Truck & Warehouse Theater at 79 East 4th Street in 1969.¹⁴²

Even as the western section of the newly christened East Village was being colonized by artists and bohemians, substantial numbers of immigrants continued to live in and move to the neighborhood. As in previous decades many came from Eastern Europe, particularly following World War II as refugees and displaced persons fled Nazi atrocities and political persecution under Communist Russia.¹⁴³ The Polish Roman Catholic community, centered on Saint Stanislaus Bishop and Martyr Roman Catholic Church on East 7th Street, continued to thrive throughout the mid 20th century. A Ukrainian enclave—which had first established itself on East 7th Street west of Second Avenue in the early 20th century—was similarly enlarged and came to be a significant presence in the neighborhood.¹⁴⁴ Several of the religious institutions within the historic district were sold to new congregations reflecting the evolving immigrant composition of the area. The First Hungarian Reformed Church at 121 East 7th Street, for example, became the Christian Orthodox Catholic Church of the Eastern Confession in North America in 1916 and the Church of St. Peter & St. Paul Russian Orthodox Church in 1935; it was later purchased by St. Mary's American Orthodox Greek Catholic Church in 1961. Olivet Memorial Church on East 2nd Street was sold in 1943 to the Russian Orthodox Greek Catholic Church of America; soon after it was rededicated and acquired its current name, the Russian Orthodox Cathedral of the Holy Virgin Protection.¹⁴⁵ Latin American immigrants, especially those from Puerto Rico, also established a large community in the East Village during the mid 20th century. Their immigration was encouraged by the government as a source of cheap labor, particularly for the garment trades, hotels, and small manufacturing. The community—which centered on the lettered

¹⁴⁰ “David Ross to Try ‘Dybbuk’ Revival” *New York Times*, July 23, 1954, 9; “New Off-Broadway Theatre” *New York Times*, December 23, 1955, 12.

¹⁴¹ “‘Village’ Spills Across 3d Ave.” *New York Times*, February 7, 1960, R1.

¹⁴² Mailman later operated the Saint dance hall in the former Commodore Theatre at 105 Second Avenue. Obituary, *New York Times*, June 12, 1994.

¹⁴³ The Displaced Persons Act of 1948 and its later amendments allowed 400,000 political refugees entrance to the United States following World War II. See Mele, 135.

¹⁴⁴ Many Ukrainians were Byzantine rite Catholics. Their primary congregation, St. George’s Ukrainian Catholic Church, was founded in 1905 and moved to 24 East 7th Street—just outside the historic district—in 1911. The Ukrainian Autocephalic Orthodox Church of St. Vladimir was established several blocks to the north at 334 East 14th Street in 1926. By the 1930s there were approximately 50,000 Ukrainians in New York City, with 1,000 families worshipping at St. George’s and additional 250 at St. Vladimir’s. See Bohdan P. Procko, “Ukrainians,” *Encyclopedia of New York City* 2ed, ed. Kenneth T. Jackson (New Haven, CT and London: Yale University Press, 2010).

¹⁴⁵ From 1943 to 1980 it served as the cathedral of the Primate of the Russian Orthodox Greek Catholic Church and its successor organization, the Orthodox Church in America; it is currently a cathedral of the Orthodox Church in America’s Diocese of New York and New Jersey.

avenues east of the historic district—named itself Loïsaida to symbolize the second generation Hispanic roots that had developed in the context of the African-American and Latino movements for social and economic justice, equality, and identity.¹⁴⁶

*Subsequent History*¹⁴⁷

New York experienced a prolonged economic decline during the 1970s and early 1980s as the city lost many of its manufacturing jobs as well as a significant part of its population. The symbolic low point came during the financial crisis of 1975 when the municipal government barely avoided declaring bankruptcy. The East Village was particularly hard hit as many local property owners, unwilling or unable to pay for maintenance or property taxes, entered into a downward cycle of disinvestment in their buildings.¹⁴⁸ The city assumed control of many of these properties, but because of the municipal economic crisis and a decrease in federal assistance for affordable housing, it too was unable to invest sufficiently in the neighborhood's housing stock. Some local residents and community groups began to rehabilitate their buildings through sweat-equity projects, in some cases via officially-sanctioned channels such as the Urban Homesteading Program and in others through illegal means such as squatting.

The blocks within the historic district did not experience the same level of disinvestment and abandonment as those to the east but there were still significant community efforts to revitalize the area.¹⁴⁹ The Cooper Square Committee remained one of the primary advocates in the neighborhood and in 1970 the organization successfully petitioned the city to adopt a version of their Alternate Plan for Cooper Square. Their revised proposal, which was substantially scaled back from what had originally been advanced in 1961, called for the city to acquire several smaller clusters of buildings, including the tenements and cultural venues along East 3rd and East 4th Streets between the Bowery and Second Avenue.¹⁵⁰ As with city-owned property elsewhere in the East Village, however, there was little municipal investment in these buildings during the 1970s and it was the tenants who ensured their preservation during this period of uncertainty.¹⁵¹

1986 the Cooper Square Committee issued a Revised Plan for the Cooper Square Urban Renewal Area, which largely reiterated the group's earlier proposals but offered suggestions for alternative private financing for rehabilitation efforts. It also called specifically for the retention of the neighborhood's historic buildings, citing "an increased public awareness of the value of preserving older buildings" and noting that, "Not only bona fide landmarks had become worthy

¹⁴⁶ The term Loïsaida was coined in the early 1970s by two Puerto Rican poets and activists, Chino Garcia and Bimbo Rivas, and referred to the area bordered by the East Village in the north and west and Two Bridges in the south." Von Hassell, 7.

¹⁴⁷ Information in this section is based on the following sources: CSC, "The Cooper Square Plan: Report for Discussion" (New York, 1986); Department of Housing Preservation and Development (HPD), "Cooper Square Community Development Plan" (New York: City of New York, 1970); LPC, *Aschenbroedel Verein Designation Report*; LPC, *East 10th Street Historic District Designation Report*; Mele; Miller.

¹⁴⁸ See Mele, 191-194.

¹⁴⁹ As Mele notes, "delinquencies in the western sections [of the East Village] were less severe and peaked earlier" than in the eastern blocks of the neighborhood. Mele, 194.

¹⁵⁰ As the plan noted, "more sensitive planning can be undertaken as massive clearance has become less popular." HPD, 2.

¹⁵¹ As the Cooper Square Committee's Revised Plan of 1986 notes, "Only the tenants themselves have been willing to risk their time and money to fix crumbling buildings, and in some cases, actually save them from demolition. But most of these efforts have been limited by the fact of city ownership. Many people have been willing to improve their individual living and working spaces...but few have been willing or able to make substantial structural repairs to buildings that may be taken from them at any time." Revised Plan of 1986, 1-2.

of preservation; even tenements were considered worth saving.”¹⁵² In 1991 a number of these structures were turned over to the newly established Cooper Square Mutual Housing Association for renovation and eventual operation as affordable housing.¹⁵³

While the housing stock of the East Village suffered through a cycle of disinvestment and slow rehabilitation, the neighborhood itself remained a vital center of culture and nightlife. The institutions evolved with their clientele, however, shifting from the Beat hangouts of the 1950s and the hippie joints of the 1960s, to the punk rock clubs and gay dance halls of the 1970s and 1980s. In the process the area cemented its status as the center of the nationally-celebrated counterculture “downtown scene.” One of the largest and most important venues was the Fillmore East Music Hall, which opened in the former Commodore Theatre at 105 Second Avenue—once the flagship of the Loew’s Lower East Side movie house circuit—in 1968. Operated by Bill Graham, the venue hosted many of the leading rock bands of the era and was a favored location for recording live albums. It later served a similar use under the Village East name before becoming the Saint, a private nightclub that has been called “the most spectacular dance club New York had ever seen and the most expensive gay business venture ever attempted.”¹⁵⁴ The former Off-Broadway Phyllis Anderson Theatre at 66 Second Avenue, originally the Yiddish Public Theatre, was briefly operated beginning in 1977 as CBGB’s Second Avenue Theater. Serving as a larger annex to the legendary Bowery punk bar, it featured performances from noted bands including the Talking Heads, Patti Smith, and even Bruce Springsteen. Another notable venue was the Pyramid Club at 101 Avenue A. Opened in 1979 in a former meeting hall, it became a defining venue for avant-garde music and drag performances in the 1980s, hosting artists such as Ann Magnuson and RuPaul, and sponsoring early benefit concerts for AIDS victims. This was also the scene of the first New York shows for the Red Hot Chili Peppers and Nirvana. It remains the sole surviving music club from that period still in operation within the historic district.

Art galleries also played an important role in the East Village’s cultural scene. Patti Astor and Bill Stelling opened the pioneering FUN Gallery in 1981 on East 11th Street, a few blocks northeast of the historic district, where they exhibited the works of emerging art world stars such as Jean-Michel Basquiat, Keith Haring, and Kenny Scharf. Other galleries soon opened and by mid decade there were more than 100 scattered throughout the neighborhood, most presenting paintings of the neo-Expressionist movement.¹⁵⁵ A number of galleries were located along East 7th Street within the historic district, including the Bockley at no. 66, the East 7th Street at no. 117, Ex Voto at no. 93½ East 7th Street, and Tawil at no. 112.¹⁵⁶ Perhaps the most famous was International with Monument, which opened at 111 East 7th Street in 1983 and helped launch the career of several noted conceptual artists such as Jeff Koons. The East Village art boom was short lived, however, and by 1987 many media outlets were tolling its death knell.¹⁵⁷ In matter of a couple years many of the galleries had either closed or decamped for larger and more lucrative space in the established art district of SoHo.

¹⁵² CSC (1986), 6.

¹⁵³ The renovations were finally completed by 2006.

¹⁵⁴ Miller, 264.

¹⁵⁵ The New Museum recently held retrospective of 1980s East Village art titled “East Village USA.” Reviews of the exhibit include “One Brief, Scuzzy Moment,” *New York* May 21, 2005; “That Eighties Show,” *The New Yorker*, January 24, 2005.

¹⁵⁶ “Galleries,” *New York Times*, March 30, 1986, G22.

¹⁵⁷ “Art Boom Slows in the East Village,” *New York Times*, July 25, 1987, 13.

While brief, the rise of the East Village art scene is widely credited with reviving the real estate market in the neighborhood.¹⁵⁸ By the early 1980s the area was once again attracting new residents and increased investment in its building stock. As had happened during earlier demographic shifts, conflict soon arose between older residents and the new arrivals. The *Times* ran articles with headlines such as “New Prosperity Brings Discord to the East Village” (1983) and “The Gentrification of the East Village” (1984).¹⁵⁹ The opening of a national chain store on St. Mark’s Place in 1986 sparked particularly intense debate about the future of the neighborhood, while open violence erupted in 1988 in Tompkins Square Park during a protest against the imposition of a park curfew and the eviction of the area’s homeless population. Yet the streets within the historic district were largely spared large scale redevelopment. Perhaps the most notable losses were the demolitions of the large auditorium portions of both the Commodore and Public Theatres, which were replaced with new apartment houses in the 1990s.¹⁶⁰

Instead the area has continued to experience smaller revitalization efforts that have preserved the neighborhood’s historic building stock and sense of place. The Cooper Square Urban Renewal effort, for example, reached its culmination in the mid 2000s when the city sold eight of the remaining municipally-owned buildings on East 4th Street to artist-tenants for a dollar each. In 2006 that same block was designated by the city as the East Fourth Street Cultural District—the first such designation in Manhattan—and several of the buildings, including the former New York Turn Verein at no. 66 East and Victor Eckstein’s old Metropolitan Assembly Hall at no. 62, have since been renovated using funds from the New York Main Street Program.

The East Village/Lower East Side remains one of New York City’s, and the country’s, most storied neighborhoods. It is synonymous with the American immigrant experience and has served as a nationally-recognized cultural center for more than a century and a half. The blocks within the East Village/Lower East Side Historic District have traditionally contained the area’s most substantial structures and its finest architecture, as well as many of its most important institutions. It contains an incredibly dense layering of historic and cultural significance—from its early history as a fashionable residential neighborhood, to its subsequent identities as the tenement districts of *Kleindeutschland* and Lower East Side, through its heyday as the entertainment center of the Yiddish Rialto, and on to its more recent evolution into the East Village of Bohemians and punks, Off-Broadway theaters and community activist groups—and the buildings within the historic district tell the complete story of this vibrant neighborhood.

¹⁵⁸ See “The Fun’s Over: The East Village Scene Gets Burned by Success,” *New York*, June 22, 1987, 48-55.

¹⁵⁹ “New Prosperity Brings Discord to the East Village” *New York Times*, December 19, 1983, B3; “The Gentrification of the East Village” *New York Times*, September 2, 1984, R1. The latter article noted that “among the signs of change in East Village...[is the] growth of a restaurant row on East Sixth Street between First Avenue and Avenue A.”

¹⁶⁰ The lobby structures of both buildings, facing Second Avenue, were preserved and are included in the historic district.

FINDINGS AND DESIGNATION

On the basis of careful consideration of the history, the architecture, and other features of this area, the Landmarks Preservation Commission finds that the East Village/Lower East Side Historic District contains buildings and other improvements that have a special character and a special historic and aesthetic interest and value and which represent one of more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city.

The Commission further finds that, among its important qualities, the East Village/Lower East Side Historic District consists of approximately 325 buildings representing nearly two hundred years of history in one of New York City's most vibrant neighborhoods; that development in this area began in earnest during the 1830s and that the blocks comprising the historic district became one of New York's most prestigious neighborhoods as scores of elegant single-family row houses, most designed in the Greek Revival style, were erected in the area; that by the 1850s large numbers of immigrants began to settle in the area and many existing houses were converted for multiple-family dwellings and boarding houses, and that eventually new purpose-built tenements designed in the Italianate and neo-Grec styles began to replace the older building stock; that the majority of the immigrants who settled in the historic district during the mid 19th century were of German heritage and that the neighborhood contained many of the most important institutions of *Kleindeutschland*, the first cohesive, large-scale ethnic community in the United States; that by the 1890s new immigrant groups were starting to settle in the vicinity of the historic district and the area evolved into a polyglot enclave representing a complex array of national, regional, ethnic, linguistic, and religious identities known by the name of the Lower East Side; that the cosmopolitan composition of the neighborhood can be seen in the range of institutions established within the historic district during the late 19th and early 20th centuries, including synagogues built for Yiddish-speaking Eastern European Jews, churches for Polish Roman Catholics and Protestant Hungarians, and missionary societies and settlement houses; that as the population of the Lower East Side continued to grow throughout the late 19th century, tenement construction remained a popular and lucrative venture, and the historic district contains a significant concentration of such buildings designed in the Queen Anne, Romanesque Revival, and Renaissance Revival styles; that Second Avenue was definitively transformed into a bustling mixed-use thoroughfare during the first decades of the 20th century, and that it became the most important entertainment district for the city's Jewish immigrant community, leading many to call the area the Yiddish Rialto; that the intense building activity of the early 20th century was halted in the early 1930s by the Great Depression and that most of the structures within the historic district have changed little from that period; that the demographics of the neighborhood have continued to undergo dramatic transformations as other groups, including Latin American immigrants, especially those from Puerto Rico, and artists and bohemians from the adjacent Greenwich Village neighborhood moved to the area; that the neighborhood has a rich history of social activism tied to its historic building stock, which has helped preserve the character of the area through the urban renewal plans of the 1950s and 1960s, as well as the economic crisis of the 1970s; that the East Village/Lower East Side area remains one of New York City's—and the country's—most storied neighborhoods, synonymous with the American immigrant experience and serving as a nationally-recognized cultural center for more than a century and a half; that the blocks within the historic district have traditionally contained the area's most substantial structures and its finest architecture, as well as many of its most important institutions; and that the East Village/Lower East Side Historic District contains an

incredibly dense layering of historic and cultural significance—from its early history as a fashionable residential neighborhood, to its subsequent identities as the tenement districts of *Kleindeutschland* and Lower East Side, through its heyday as the entertainment center of the Yiddish Rialto, and during its more recent evolution into the East Village of Bohemians and punks, Off-Broadway theaters and community activist groups—and that the buildings within the historic district tell the complete story of this vibrant neighborhood.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the East Village/Lower East Side Historic District:

Area I of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of Second Avenue and East 2nd Street, extending westerly across Second Avenue and continuing westerly along the northern curbline of East 2nd Street to its intersection with a line extending southerly from the western side wall of 26 East 2nd Street, northerly along the western side wall of 26 East 2nd Street, easterly along the northern property line of 26 East 2nd Street and a portion of the northern property line of 28 East 2nd Street, northerly along a portion of the western property line of 28 East 2nd Street, easterly along a portion of the northern property line of 28 East 2nd Street and the northern property lines of 30 to 36 East 2nd Street to the western curbline of Second Avenue, northerly along the western curbline of Second Avenue to its intersection with a line extending easterly from the southern property line of 43 Second Avenue, westerly along the southern property line of 43 Second Avenue, northerly along the western property lines of 43 to 45-47 Second Avenue, westerly along a portion of the southern property line of 30 East 3rd Street to the northern curbline of East 3rd Street, westerly along the southern curbline of East 3rd Street to its intersection with a line extending southerly from the western property line of 7 East 3rd Street, northerly along the western property line of 7 East 3rd Street, westerly along the southern property line of 56 East 4th Street and a portion of the southern property line of 54 East 4th Street, northerly along a portion of the western property line of 54 East 7th Street, westerly along a portion of the southern property line of 54 East 7th Street, northerly along a portion of the western property line of 54 East 7th Street to the northern curbline of East 4th Street, easterly along the northern curbline of East 4th Street to its intersection with a line extending southerly from the western property line of 57 East 4th Street, northerly along the western property line of 57 East 4th Street, westerly along a portion of the southern property line of 210-214 East 5th Street, northerly along the western property line of 210-214 East 5th Street to the northern curbline of East 5th Street, westerly along the northern curbline of East 5th Street to its intersection with a line extending southerly from the western property line of 207 East 5th Street, northerly along the western property line of 207 East 5th Street, easterly along the northern property lines of 207 to 223 East 5th Street and a portion of the northern property line of 225 East 5th Street, northerly along the western property line of 226 East 6th Street to the southern curbline of East 6th Street, easterly along the southern curbline of East 6th Street to its intersection with a line extending southerly from the western property line of 103 Second Avenue (aka 239 East 6th Street), northerly along the western property lines of 103 Second Avenue (aka 239 East 6th Street) and 105 Second Avenue and a portion of the western property line of 107-113 Second Avenue, easterly along a portion of the northern property line of 107-113 Second Avenue, northerly along a portion of the western property line of 107-113 Second Avenue and the western property line of 46 East 7th Street to the northern curbline of

East 7th Street, westerly along the northern property line of East 7th Street to its intersection with a line extending southerly from the western property line of 11 East 7th Street, northerly along the western property line of 11 East 7th Street, easterly along the northern property lines of 11 to 39 East 7th Street and a portion of the northern property line of 41-43 East 7th Street, northerly along western property line of 125 Second Avenue, easterly along a portion of the northern property line of 125 Second Avenue, northerly along the western property lines of 127 Second Avenue to 131 Second Avenue (aka 36 St. Mark's Place) to the southern curblineline of St. Mark's Place, easterly along the southern curblineline of St. Mark's Place, southerly along the western curblineline of Second Avenue to the southwest corner of Second Avenue and East 7th Street, easterly along the southern curblineline of East 7th Street to its intersection with a line extending southerly from the western property line of 49 East 7th Street, northerly along the western property line of 49 East 7th Street, easterly along the northern property line of 49 East 7th Street, northerly along a portion of the western property line of 51 East 7th Street, easterly along the northern property lines of 51 to 65 East 7th Street, southerly along a portion of the eastern property line of 65 East 7th Street, easterly along the northern property lines of 67 to 69 East 7th Street, northerly along a portion of the western property line of 71 East 7th Street, easterly along the northern property lines of 71 to 73-75 East 7th Street, southerly along a portion of the eastern property line of 73-75 East 7th Street, easterly along the northern property line of 77 East 7th Street, northerly along a portion of the western property line of 79 East 7th Street, easterly along the northern property lines of 79 to 85 East 7th Street, southerly along the eastern property line of 85 East 7th Street to the northern curblineline of East 7th Street, westerly along the northern curblineline of East 7th Street to its intersection with a line extending northerly from the eastern property line of 84 East 7th Street, southerly along the eastern property line of 84 East 7th Street, westerly along the southern property line of 84 East 7th Street, southerly along a portion of the eastern property line of 82 East 7th Street and the eastern property line of 341 East 6th Street, continuing across East 6th Street and along the eastern property line of 340 East 6th Street, westerly along the southern property lines of 340 to 306-308 East 6th Street, southerly along the eastern property line of 92-94 Second Avenue, westerly along a portion of the southern property line of 92-94 Second Avenue, southerly along the eastern property line of 88-90 Second Avenue (aka 301 East 5th Street) to the southern curblineline of East 5th Street, easterly along the southern curblineline of East 5th Street to its intersection with a line extending northerly from the eastern property line of 86 Second Avenue (aka 300 East 5th Street), southerly along the eastern property lines of 86 Second Avenue (aka 300 East 5th Street) to 72 Second Avenue (aka 91 East 4th Street) to the northern curblineline of East 4th Street, westerly along the northern curblineline of East 4th Street to its intersection with a line extending northerly from the eastern property line of 68-70 Second Avenue (aka 86 East 4th Street), southerly along the eastern property lines of 68-70 Second Avenue (aka 86 East 4th Street) to 64 Second Avenue, easterly along a portion of the northern property line of 60-62 Second Avenue, southerly along the eastern property line of 60-62 Second Avenue, easterly along a portion of the northern property line of 51-55 East 3rd Street, northerly along a portion of the western property line of 51-55 East 3rd Street, easterly along a portion of the northern property line of 51-55 East 3rd Street and the northern property line of 57 East 3rd Street, southerly along the eastern property line of 57 East 3rd Street to the southern curblineline of East 3rd Street, easterly along said curblineline to a point on a line extending northerly from the eastern property line of 64 East 3rd Street, southerly along the eastern property line of 64 East 3rd Street, easterly along a portion of the northern property line of 52-74 East 2nd Street, southerly along the eastern property line of 52-74 East 2nd Street, westerly along a portion of the southern

property line of 52-74 East 2nd Street, southerly along the eastern property line of 80 East 2nd Street to the northern curblines of East 2nd Street, westerly along said curblines to a point on a line extending northerly from the eastern property line of 77 East 2nd Street, southerly along said line and the eastern property line of 77 East 2nd Street, westerly along the southern property lines of 77 and 75 East 2nd Street, southerly along a portion of the eastern property line of 67-69 East 2nd Street, westerly along the southern property lines of 67-69 and 59-63 East 2nd Street, northerly along a portion of the western property line of 59-63 East 2nd Street, westerly along the southern property line of 47-55 East 2nd Street, southerly along a portion of the eastern property line of 43-45 East 2nd Street (aka 32-34 Second Avenue), westerly along the southern property line of 43-45 East 2nd Street to the eastern curblines of Second Avenue, northerly along said curblines, easterly along the southern curblines of East 2nd Street to a point on a line extending southerly from the western property line of 52-74 East 2nd Street, northerly along said line and the western property line of 52-74 East 2nd Street, westerly along the southern property lines of 54-56 and 50-52 East 3rd Street, northerly along a portion of the western property line of 50-52 East 3rd Street, westerly along the southern property lines of 48 through 40-42 East 2nd Street (aka 50-52 Second Avenue) to the eastern curblines of Second Avenue, and southerly along said curblines to the point or place of beginning.

Area II of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of First Avenue and East 7th Street, extending northerly along the eastern curblines of First Avenue to its intersection with a line extending westerly from the northern property line of 122 First Avenue, easterly along the northern property line of 122 First Avenue, northerly along a portion of the western property line of 95 East 7th Street, easterly along the northern property lines of 95 to 109 East 7th Street, southerly along a portion of the eastern property line of 109 East 7th Street, easterly along the northern property line of 111-115 East 7th Street, southerly along a portion of the eastern property line of 117-119 East 7th Street, easterly along the northern property lines of 117-119 to 129 East 7th Street, southerly along the eastern property line of 129 East 7th Street to the northern curblines of East 7th Street, westerly along the northern curblines of East 7th Street to its intersection with a line extending northerly from the eastern property line of 122 East 7th Street, southerly along the eastern property line of 122 East 7th Street, easterly along the northern property lines of 439 to 441 East 6th Street and 101 Avenue A to the western curblines of Avenue A, southerly along the western curblines of Avenue A to the northern curblines of East 6th Street, westerly along the northern curblines of East 6th Street to its intersection with a line extending southerly from the western property line of 405 East 6th Street, northerly along said property line, easterly along the northern property line of 405 East 6th Street, northerly along the western property line of 94 East 7th Street and across East 7th Street to its northern curblines, and westerly along the northern curblines of East 7th Street to the point of the beginning.

Commissioners voting in support:

Robert B. Tierney, Chair
Pablo E. Vengoechea, Vice Chair
Frederick Bland
Diana Chapin
Michael Devonshire
Roberta Washington

Commissioners voting in opposition:

Margery Perlmutter

BUILDING PROFILES

AVENUE A (ODD NUMBERS)

95 Avenue A (aka 445 East 6th Street)

Borough of Manhattan Tax Map Block 434, Lot 36

Date: c. 1848-50

Architect/Builder: Not determined

Original Owner: Heirs of John Jacob Astor (owner)

Type: Tenement

Style: Italianate

Stories: 4

Material(s): Brick

Decorative Metal Work: Galvanized metal cornice and frieze; metal lintels and sills

Alterations: Non-historic ground floor storefront; through-wall air conditioners; roll-down security gates; through-wall heating vent boxes on each story; non-historic fire escape; non-historic lights; conduit

Building Notes: This lot was originally 150 feet deep and had a three-story building at the rear of the lot (by 1862). A one-story extension, to add room to the ground-story store, was made to the front building, connecting both structures in 1898 (ALT406). A second story added to the extension in 1905 (ALT 1905).

Notable History and Residents: This lot was part of the extensive holdings of John J. Astor. It passed to William Astor on his death. The lot was first leased to George Schwartz, Sr. who, in 1849, had this building erected. Tax records that show this was built at that time with the house next door (lot 35). In 1898, a Building Department application showed that the first story was being used as a store, and the second story as a club, with one family on each floor above. The rear extension, in 1904, was originally intended to be used as photo gallery.

East Facade: Designed (historic, painted)

Door(s): Replaced primary door; replaced

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

South Facade: Designed (historic, altered)

Facade Notes: Painted brick facade; ground story closed by brick on 6th street extension; several windows blocked; small windows added; windows and doors replaced; access ramp with railing added in front of rear door ; electrical conduit; non-historic lighting; security cameras; iron railing on roof of front building; utilities mounted on rooftops of both four-story and two-story sections; small window on first story near front with security grille; thru-wall air conditioners and heat vents; HVAC unit on top of rear extension; cast-iron columns visible at front corner and both sides of extension; cellar access hatch

West Facade: Not designed (historic, partially visible)

Facade Notes: Top two stories visible above rear extension of building; brick facade with plain window openings

97 Avenue A

Borough of Manhattan Tax Map Block 434, Lot 35

Date: c. 1848-50

Architect/Builder: Not determined

Original Owner: John Jacob Astor (owner)

Type: Tenement

Style: Altered Queen Anne

Stories: 4

Materials: Brick

Significant Architectural Features: Galvanized-iron frieze and cornice with pediment

Alterations: Lower two stories refaced; storefront infill; lintels shaved; through-wall air conditioners; through-wall heating vent boxes on each story; non-historic light fixtures; metal conduit; security cameras; roll-down security gates; metal sign; intercom; non-historic fire escape

Site Features: Cellar access hatch

Other Structures on Site: According to Sanborn map, there is a one-story extension that fills the lot but is not visible from street.

Notable History and Residents: This lot was part of the extensive holdings of John J. Astor. The lot was first leased to George Schwartz, Sr. in 1849 who had this building erected. Tax records show this was built with the house next door (on lot 36) at that time.

East Facade: Designed (historic, painted, two lower stories refaced)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

99 Avenue A

Borough of Manhattan Tax Map Block 434, Lot 34

Date: c. 1848-50

Architect/Builder: Not determined

Original Owner: John J. Astor (owner)

Type: Tenement

Style: Italianate with alterations

Stories: 4

Material(s): Brick

Significant Architectural Features: Galvanized-iron frieze and cornice with pediment

Alterations: Lower two stories refaced; storefront infill with fixed awning; lintels shaved; through-wall heating vents on two upper stories; through-wall air conditioners; intercom; non-historic lights; security camera

Site Features: One cellar access hatch

Other Structures on Site: Sanborn map indicates two, one-story extensions and two, two-story extensions to this building that are not visible from street

Notable History and Residents: Lots 33-36 were owned by John Jacob Astor beginning in 1848 and tax records indicate this building (on lot 34) was constructed under the leasehold of Nicholas Baker c. 1848-50. Later additions were made to the rear of the building. It was leased to numerous different people until it was sold in the 20th century.

East Facade: Designed (historic, painted, resurfaced, lower two stories refaced)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

101 Avenue A

Borough of Manhattan Tax Map Block 434, Lot 33

Date: 1879-80 (NB 260-1876)

Architect/Builder: William Jose

Original Owner: Charles Astor Bristed (owner)

Type: Tenement

Style: Neo-Grec

Stories: 4

Material(s): Brick; stone

Decorative Metal Work: Cast-iron framing of ground story; elaborate metal cornice above ground story and at top of building; elaborate original fire escape

Significant Architectural Features: Incised stone lintels and applied designs; stone sills and various courses; engaged, ornamented pilasters

Alterations: Infill between iron ground-story columns; non-historic lights; conduit; intercom; roll-down security gates; heater units in some transoms

Site Features: One cellar access hatch

Notable History and Residents: This property was owned by Charles Astor Bristed, an heir of John Jacob Astor and a building was originally constructed here c. 1853 by leaseholder Emanuel Stutz. The Peter Doegler Brewery leased the property beginning in 1863 through the early years of the 20th century. As leaseholder, Doegler had the current building constructed in 1879-80. For many years the ground floor of this building housed a German bar/meeting hall that catered to local residents. It was the site of important meetings of labor groups and a central space for community events such as the memorial for the victims of the General Slocum disaster. First called Kern's Hall, around turn of 20th century, it became Leppig's (until 1936), run by John Leppig and later his son, who was called the "Mayor of Avenue A." In the 1960s, the ground floor space became a club, first called the Jazzboat, run by a member of Duke Ellington's band. It became the Pyramid Club in 1979, a defining club for avant garde music in the 1980s. It hosted such performers as Ann Magnuson, and an early benefit concerts for AIDS victims. This was the scene of the first New York shows for the Red Hot Chili Peppers and Nirvana. It is the sole surviving music club from that period.

East Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Not historic

Security Grilles: Not historic (upper stories)

Storefront(s): Original

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

South Facade: Partially visible

Facade Notes: Upper story visible above neighboring building

EAST 2ND STREET (ODD NUMBERS)

43-45 East 2nd Street see **32 Second Avenue (aka 32-34 Second Avenue and 43-45 East 2nd Street)**

51 East 2nd Street (aka 47-55 East 2nd Street)

Borough of Manhattan Tax Map Block 443, Lot 9

Date: 1890 (NB 39-1890)

Architect/Builder: D. & J. Jardine

Original Owner: Estate of S.B.H. Judah

Type: Apartment building

Style: Romanesque Revival with alterations

Stories: 5

Material(s): Brick; terra cotta; stone

Decorative Metal Work: Cast-iron piers at ground floor

Significant Architectural Features: Stone window lintels and sills; corbelled brick chimneys; fifth-story round-arched window openings with radiating brick lintels, set above beltcourse; terra-cotta cornice frieze

Alterations: Ground floor infill between historic cast-iron piers; cornice above ground floor removed; upper portion of cornice removed; light fixtures with conduit beside entrances

Building Notes: Two buildings on one tax lot.

Site Features: Cellar access hatches; cellar grilles set in sidewalk

North Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Removed

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

59 East 2nd Street (aka 59-63 East 2nd Street)

Borough of Manhattan Tax Map Block 443, Lot 16

Building Name: Olivet Memorial Church

Date: 1891 (NB 10-1891)

Architect/Builder: J.C. Cady & Company

Original Owner: New York City Mission and Tract Society

Type: Religious

Style: Gothic Revival

Stories: 3

Material(s): Limestone

Special Windows: Stained-glass windows and transoms

Significant Architectural Features: Kentucky limestone laid in random ashlar; vertical piers divide the facade into three regular but asymmetrical sections; Tudor-arched entrance opening with tracery in the spandrels; transom above historic wood doors; smaller but similar secondary

entrance in right bay; window openings with stone mullions; rectangular first story windows with stained-glass transoms; pointed-arched second story window openings with paired pointed-arched stained glass windows; pointed-arched third story windows; corbelled cornice with steeply pitched pediment above central section

Alterations: Historic iron fence extended upwards, additional fencing and gates installed in front of primary and secondary entrances; projecting sign above entrance; several vents punched through facade under window openings; sign beside primary entrance, light fixture above secondary entrance

Site Features: Sunken areaway with non-historic metal stairs

Notable History and Residents: The New York City Mission and Tract Society erected an earlier Olivet Chapel on the interior of this block in 1867, with access through a passageway in an existing building at 63 East 2nd Street. In 1891 the Society replaced the chapel with the J.C. Cady & Company-designed Olivet Memorial Church. Following the merger of Olivet Memorial with the Middle Collegiate Church, the Mission and Tract Society sold this building in 1943 to the Russian Orthodox Greek Catholic Church of America; soon after it was rededicated and acquired its current name, the Russian Orthodox Cathedral of the Holy Virgin Protection. From 1943 to 1980 it served as the cathedral of the Primate of the Russian Orthodox Greek Catholic Church and its successor organization, the Orthodox Church in America. It is currently a cathedral of the Orthodox Church in America's Diocese of New York and New Jersey.

North Facade: Designed (historic)

Stoop: Historic stoop (gate under stoop - replaced)

Door(s): Historic primary door; historic secondary entrance door; basement door replaced

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Wall/Fence Materials: Historic iron fence

Areaway Paving Materials: Concrete

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick sidewall

65 East 2nd Street

Borough of Manhattan Tax Map Block 443, Lot 19

Date: c. 1834

Architect/Builder: Not determined

Original Owner: Amelia Judah

Type: Row house

Style: Greek Revival with Italianate elements

Stories: 3

Material(s): Brick; brownstone

Decorative Metal Work: Cast-iron stoop posts and hand railings; basket-style iron fire escape

Significant Architectural Features: Entrance enframing with foliate brackets supporting door hood, rope molding, and glazed transom; molded window lintels and projecting sills; bracketed cornice; historic wood casement windows with transoms

Alterations: Through-wall air conditioner; light in entrance soffit

Notable History and Residents: Originally built as a Greek Revival-style row house c. 1834; likely updated with Italianate details, including entrance enframing and cornice, likely in the mid 19th century.

North Facade: Designed (historic, basement painted)

Stoop: Historic stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); historic (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Wall/Fence Materials: Non-historic iron fence and gate over stone curbing

Areaway Paving Materials: Concrete

67 East 2nd Street (aka 67-69 East 2nd Street)

Borough of Manhattan Tax Map Block 443, Lot 20

Date: 1899 (NB 2036-1899)

Architect/Builder: George F. Pelham

Original Owner: Benedict A. Klein

Type: Tenement

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Brick; terra cotta

Decorative Metal Work: Iron stoop handrails and posts; iron areaway fence and posts

Significant Architectural Features: Entrance enframing with decorative carving and heavy door hood; elaborate terra-cotta window lintels, many with figural keystones; ornamental beltcourses and spandrels; bracketed and modillioned cornice

Alterations: Light fixtures and security cameras with conduit beside entrance; fire escape

North Facade: Designed (historic)

Stoop: Original

Door(s): Possibly historic primary door; basement door replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Wall/Fence Materials: Historic iron fence with non-historic gate, over bluestone curbing

Areaway Paving Materials: Concrete

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall; recessed light court

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall; recessed light court

71 East 2nd Street

Borough of Manhattan Tax Map Block 443, Lot 22

Date: c. 1835; 1885 (ALT 1525-1885)

Architect/Builder: Not determined (c. 1835); Ernest W. Greis (1885)

Original Owner: Sidney P. Ingraham (c. 1835); Joseph Buckley (1885)

Type: Row house

Style: Altered Greek Revival

Stories: 4 and basement

Material(s): Brick

Significant Architectural Features: Flemish-bond brickwork on second story

Alterations: Historic detailing largely removed; stoop removed and entrance moved to basement, possibly during alterations undertaken in 1913; lower stories parged; cornice removed; fire escape

Notable History and Residents: Originally built as a two-and-a-half or three story, Greek Revival-style row house. It was raised to four full stories in 1885 during alterations designed by Ernest W. Greis.

North Facade: Designed (painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Concrete

73 East 2nd Street

Borough of Manhattan Tax Map Block 443, Lot 23

Date: 1871 (NB 285-1871)

Architect/Builder: William E. Waring

Original Owner: Charles Grissler

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick; brownstone

Decorative Metal Work: Cast-iron stoop railing and areaway fence

Significant Architectural Features: Arched window lintels and bracketed sills; arched parapet with bracketed and modillioned cornice

Alterations: Ground floor resurfaced

Building Notes: Built in conjunction with 75 East 2nd Street.

Site Features: Sunken areaway

North Facade: Designed (historic, painted)

Door(s): Replaced primary door; basement door replaced

Windows: Replaced
Security Grilles: Not historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Bluestone
Areaway Wall/Fence Materials: Historic cast-iron fence
Areaway Paving Materials: Concrete

75 East 2nd Street

Borough of Manhattan Tax Map Block 443, Lot 24
Date: 1868 (NB 212-1868)
Architect/Builder: William E. Waring
Original Owner: Charles Grissler
Type: Tenement
Style: Italianate
Stories: 5
Material(s): Brick; brownstone

Decorative Metal Work: Cast-iron stoop railing and areaway fence
Significant Architectural Features: Arched window lintels and bracketed sills; arched parapet with bracketed and modillioned cornice
Alterations: Ground floor resurfaced; light fixtures with conduit above entrance
Building Notes: Built in conjunction with 73 East 2nd Street.

North Facade: Designed (historic)

Stoop: Historic
Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Not historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Mixed historic cast-iron and non-historic iron fence over bluestone curbing
Areaway Paving Materials: Concrete

77 East 2nd Street

Borough of Manhattan Tax Map Block 443, Lot 25
Date: c. 1873-74
Architect/Builder: Not determined
Original Owner: Humphrey Driscoll
Type: Tenement
Style: Italianate
Stories: 5
Material(s): Brick; galvanized iron

Decorative Metal Work: Cast-iron piers at ground floor

Significant Architectural Features: Arched galvanized-iron window lintels and bracketed sills; bracketed and modillioned cornice

Alterations: Ground floor infill between historic cast-iron piers; cornice above ground floor removed; light fixtures beside entrance; fire escape

Site Features: Cellar access hatch

North Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

EAST 2ND STREET (EVEN NUMBERS)

26 East 2nd Street

Borough of Manhattan Tax Map Block 458, Lot 7501 in part

Date: c. 1835-36

Architect/Builder: Ephraim H. Wentworth (builder)

Original Owner: George Tappen, Jr.

Type: Row house

Style: Greek Revival

Stories: 2 plus basement and attic

Material(s): Brick; brownstone

Significant Architectural Features: Flemish bond brickwork; brownstone entrance enframement; wood door frame with transom and side lights; brownstone window lintels and sill; wood cornice with fascia containing attic windows

Alterations: Attic windows enlarged; stoop gate and hand railings installed; light fixtures in entrance soffit and above basement

Building Notes: Part of a row of houses that now includes 28 to 30 East 2nd Street and 36 East 2nd Street. Partial lot consists generally of the land under the historic building at 26 East 2nd Street corresponding to historic lot 36 (see boundary description); condominium lots 1001-1005.

Site Features: Sunken areaway

South Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Concrete

28 East 2nd Street

Borough of Manhattan Tax Map Block 458, Lot 35

Date: c. 1835-36; 1871 (ALT 277-1871)

Architect/Builder: Ephraim H. Wentworth (builder, c. 1835-36); not determined (1871)

Original Owner: John Nichols (c. 1835-36); George C. Fisher (1871)

Type: Row house

Style: Greek Revival with neo-Grec elements

Stories: 3 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Wood door frame with transom and side lights; bracketed and modillioned cornice

Alterations: Brickwork may have been replaced (historic images from the 1930s appear to show running bond on the facade); entrance enframing and window lintels partially shaved down; entrance created in former basement window opening; stoop gate and hand railings installed; light fixture in entrance soffit; signpost above basement

Building Notes: Part of a row of houses that now includes 28 to 30 East 2nd Street and 36 East 2nd Street.

Site Features: Sunken areaway

Notable History and Residents: Originally built as a two-and-a-half-story plus basement, Greek Revival-style row house. It was raised to a full third story and a neo-Grec-style cornice installed, likely during alterations undertaken in 1871.

South Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door; non-historic basement door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Concrete

30 East 2nd Street

Borough of Manhattan Tax Map Block 458, Lot 34

Date: c. 1835-36

Architect/Builder: Ephraim H. Wentworth (builder)

Original Owner: Richard Williamson

Type: Row house

Style: Greek Revival with Second Empire elements

Stories: 3 and basement

Material(s): Brick

Significant Architectural Features: Wood door frame with transom and side lights; molded window lintels; mansard roof with dormers; some historic two-over-two wood window sash

Alterations: Brickwork may have been replaced (historic images from the 1930s appear to show running bond on the facade); entrance enframing rebuilt with brick piers; entrance created in

former basement window opening; cornice removed; stoop gate and hand railings installed; light fixture with entrance soffit and above basement entrance

Building Notes: Part of a row of houses that now includes 28 to 30 East 2nd Street and 36 East 2nd Street.

Site Features: Sunken entrance to basement

Notable History and Residents: Originally built as a two-and-a-half-story plus basement, Greek Revival-style row house. The Second Empire-style mansard roof with dormers were likely the result of a later 19th century alteration.

South Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door; non-historic basement door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Roof: Pitched (replaced)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence and stoop gate

Areaway Paving Materials: Concrete

North Facade: Not designed (historic, partially visible)

Facade Notes: Brick rear wall visible from Second Avenue; regular arrangement of rectangular window openings; fire escape

32 East 2nd Street (aka 32-34 East 2nd Street)

Borough of Manhattan Tax Map Block 458, Lot 32

Date: 1901 (NB 558-1901)

Architect/Builder: Michael Bernstein

Original Owner: Joseph Polstein

Type: Tenement

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Brick; terra cotta

Decorative Metal Work: Basket-style fire escape

Significant Architectural Features: Elaborate terra-cotta entrance enframement with bracketed door hood; ornamented window enframements and lintels; brick quoins; terra-cotta beltcourses; bracketed cornice

Alterations: Storefront infill, one with roll-down security gate, in basement commercial spaces; cornice above basement storefronts removed; stoop replaced with metal diamond plate; light fixtures above entrance; door frame

Site Features: Sunken areaways; left with non-historic metal stairs and bluestone paving; right with stone stairs and tiled floor

South Facade: Designed (historic)

Stoop: Replaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Non-historic iron fence
Areaway Paving Materials: Concrete; bluestone; tile

West Facade: Not designed (historic, partially visible)
Facade Notes: Painted brick side wall

East Facade: Not designed (historic, partially visible)
Facade Notes: Painted brick side wall; recessed light court; ventilation pipe; metal parapet fence

North Facade: Not designed (historic, partially visible)
Facade Notes: Brick rear wall; regular arrangement of segmental-arched windows; fire escape

36 East 2nd Street (aka 39 Second Avenue)

Borough of Manhattan Tax Map Block 458, Lot 31
Date: c. 1835; 1869 (NB 161-1869)
Architect/Builder: Ephraim H. Wentworth (builder, c. 1835); Julius Boekell (1869)
Original Owner: Not determined; Patrick Duncan (1869)
Type: Row house
Style: Altered Greek Revival; Italianate with alterations (extension)
Stories: 4
Material(s): Brick; brownstone

Significant Architectural Features: Flemish-bond brickwork on lower stories; brownstone window lintels and sills

Alterations: Stoop removed and entrance lowered to grade (1917); parlor floor lowered to grade for commercial space and double-height storefront installed; lintels shaved down; cornice removed; roll-down security gate above primary and secondary entrances; parlor floor opening filled in; light fixtures with conduit affixed to facade; fire escape

Building Notes: Part of a row of houses that now includes 28 to 30 East 2nd Street and 36 East 2nd Street.

Site Features: Cellar access hatch

Notable History and Residents: Originally built as a three- or three-and-a-half story Greek Revival-style row house. It was raised to four full stories, likely in the later 19th century. The three-story Italianate-style rear extension at 39 Second Avenue was erected in 1869 to the designs of Julius Boekell (NB 161-1869).

South Facade: Designed (historic)

Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Non-historic iron fence and gate
Areaway Paving Materials: Concrete

East Facade: Partially designed (historic)

Facade Notes: Brick secondary facade; Flemish-bond brickwork on lower three stories of original building; four- and three-story rear extensions separated by breaks in brickwork; ground floor of main section altered with glazed storefront infill; cornice removed, metal parapet railing installed; three-story extension has brownstone segmental-arched window lintels and projecting sills; brick infill in ground floor of extension, flanked by historic cast-iron piers; cornice removed from extension; several light fixtures affixed to facade

North Facade: Not designed (historic, partially visible)

Facade Notes: Brick rear and side walls

52-74 East 2nd Street

Borough of Manhattan Tax Map Block 444, Lot 49

Name: New York City Marble Cemetery

Type: Graveyard / Cemetery

Building Notes: Designated a New York City Individual Landmark on March 4, 1969 (LP-0464).

Site Features: Original iron fence along East 2nd Street above painted granite knee wall, with ornamental posts and central gate; stone, laid in coursed and random rubble, surround the interior of the cemetery; gravel path leads back from gate to an above-ground vault; seven regular rows of plots with marble markers and stone monuments perpendicular to path

Notable History and Residents: Opened in 1831, the New York City Marble Cemetery was the second nonsectarian burial ground in the city opened to the public. It was organized by Evert A. Bancker, Henry Booraem, Thomas Addis Emmet, Garret Storm, and Samuel Whittemore. Perkins Nichols was contracted for the construction of the 254 vaults, which were built of Tukahoe marble. Among the distinguished citizens buried beneath the stone markers and monuments are members of the Fish, Kip, Lenox, and Roosevelt families.

78 East 2nd Street (aka 76-78 East 2nd Street)

Borough of Manhattan Tax Map Block 444, Lot 47

Date: c. 1837; later 19th century

Architect/Builder: Not determined

Original Owner: Ernest Keyser

Type: Row house

Style: Greek Revival with Italianate elements

Stories: Not determined

Material(s): Brick; brownstone

Significant Architectural Features: Flemish-bond brickwork on the original portion of building facade, running bond brickwork on raised third story and extension; brownstone lintels and sills; modillioned cornice

Alterations: Light fixtures beside entrance, light fixtures and cameras affixed to facade; several vents punched through facade; fire escape

Building Notes: Effectively two houses on one tax lot (one built c. 1837 at right, the other in the later 19th century to left of lot). The original house was built as part of a pair with 80 East 2nd Street.

Site Features: Sunken areaway with non-historic metal stairs

Notable History and Residents: Originally built as a two-and-a-half story row house occupying the right half of its lot. It was subsequently raised to three full stories and a matching four-story extension was built on the left half of the lot sometime in the later 19th century.

South Facade: Designed (historic, basement of original section parged)

Door(s): Replaced primary door; basement door replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Wall/Fence Materials: Non-historic iron fence over stone curbing

Areaway Paving Materials: Concrete

West Facade: Partially designed (historic, partially visible)

Facade Notes: Brick side wall; rectangular window openings with stone lintels and sills; chimney with terra-cotta medallion

80 East 2nd Street

Borough of Manhattan Tax Map Block 444, Lot 45

Date: c. 1837; 1880

Architect/Builder: Not determined

Original Owner: Ernest Keyser (c. 1837); Emilia Sauer (1880)

Type: Row house

Style: Greek Revival with Italianate elements

Stories: 3 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Flemish-bond brickwork on the original portion of building facade, running bond brickwork on raised third story and extension; brownstone lintels and sills; modillioned cornice

Alterations: Ground floor and basement of extension reconfigured; some lintels shaved down; light fixtures beside entrance; several vents punched through facade; fire escape

Building Notes: Effectively two houses on one tax lot (one built c. 1837 at left, the other in 1880 to right of lot). The original house was built as part of a pair with 78 East 2nd Street.

Site Features: Sunken areaway with bluestone steps

Notable History and Residents: Originally built as a two-and-a-half story row house occupying the left half of its lot. A matching two-story extension was built on the right half of the lot in 1880 (ALT 221-1880), and the house and extension were raised to three full stories in 1883 (ALT 483-1883).

South Facade: Designed (historic, basement of original section parged)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door; basement door replaced

Windows: Replaced (upper stories); replaced (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Bluestone and concrete

EAST 3RD STREET (ODD NUMBERS)

7 East 3rd Street

Borough of Manhattan Tax Map Block 459, Lot 46
Date: 1887 (NB 94-1887)
Architect/Builder: Alexander I. Finkle
Original Owner: J. D. Karst
Type: Tenement
Style: Neo-Grec
Stories: 5 and basement
Material(s): Brownstone

Decorative Metal Work: Single cast-iron pier at right

Significant Architectural Features: Entrance enframing with incised detailing and bracketed door hood; molded window lintels; beltcourses; bracketed cornice

Alterations: Storefront infill, with roll-down security gates, in basement commercial spaces; stoop gate and hand railings installed; fire escape; light fixtures and intercom box beside entrance; light fixtures above basement storefronts

Site Features: Sunken areaways with stone steps

South Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Concrete

9 East 3rd Street

Borough of Manhattan Tax Map Block 459, Lot 45
Date: 1889 (NB 1592-1889)
Architect/Builder: Julius Boeckell & Son
Original Owner: Herman Bruns
Type: Tenement
Style: Neo-Grec
Stories: 5
Material(s): Brick; brownstone

Significant Architectural Features: Entrance enframing with bracketed hood; bracketed brownstone window lintels with incised details and rosettes; brownstone beltcourses; bracketed and modillioned cornice

Alterations: Stoop gate and handrails installed; fenced enclosure in left areaway; fire escape; light fixture with conduit above entrance

Site Features: Sunken entrance to basement with non-historic metal stairs within fenced enclosure

South Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

East Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick side wall; recessed light court with segmental-arched window openings

11 East 3rd Street see 62 East 4th Street (aka 11 East 3rd Street)

13 East 3rd Street

Borough of Manhattan Tax Map Block 459, Lot 43

Date: 1872 (NB 690-1872)

Architect/Builder: William Jose

Original Owner: L. George

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Cast-iron storefront piers

Significant Architectural Features: Bracketed cornice above ground floor; segmental-arched molded window lintels and bracketed sills; bracketed and modillioned cornice with round-arched pediment

Alterations: Infill in former storefront openings; barrier-free access ramp with hand railing installed; light fixture below ground floor cornice; fire escape

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

West Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick side wall

15-17 East 3rd Street see 66 East 4th Street (aka 66-68 East 4th Street and 15-17 East 3rd Street)

19 East 3rd Street

Borough of Manhattan Tax Map Block 459, Lot 40

Type: Vacant / Unused lot

Site Features: Chain link fence and gate in front of vacant lot

21 East 3rd Street

Borough of Manhattan Tax Map Block 459, Lot 39

Date: 1906 (NB 236-1906)

Architect/Builder: Charles M. Straub

Original Owner: Saul Wollenstein

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Decorative Metal Work: Ornamented fire escape; cast-iron piers flanking residential entrance

Significant Architectural Features: Projecting, full-height angled bay; elaborate terra-cotta window enframements and lintels; terra-cotta and corbelled brick beltcourses; bracketed cornice; cast-iron piers flanking entrance

Alterations: Storefront infill with retractable cloth awning; light fixtures with conduit, and projecting signage, above storefront

Site Features: Raised cellar access hatch

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

West Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick side wall; bay of windows towards rear of building

23 East 3rd Street

Borough of Manhattan Tax Map Block 459, Lot 38

Date: 1891 (NB 1250-1891)

Architect/Builder: Charles Rentz, Jr.

Original Owner: Fay & Stacom

Type: Tenement

Style: Queen Anne

Stories: 5

Material(s): Brick; limestone; terra cotta; brownstone

Significant Architectural Features: Massive entrance portico; rusticated brownstone ground floor; upper stories feature brick piers with decorative terra-cotta capitals; ornamental stone and terra-cotta window lintels, some round- and segmental-arched; terra-cotta spandrels; figural carving; beltcourses; bracketed and modillioned cornice

Alterations: Fenced enclosure in areaway; fire escape; intercom beside entrance, light fixture with conduit in entrance soffit

Site Features: Sunken entrance to basement with non-historic metal stairs within fenced enclosure

South Facade: Designed (historic, basement painted)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic metal fence, gate, and enclosure

Areaway Paving Materials: Concrete and brownstone curbing

25 East 3rd Street

Borough of Manhattan Tax Map Block 459, Lot 37

Date: 1895 (NB 521-1895)

Architect/Builder: Kurtzer & Rohl

Original Owner: August Ruff

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Brick; terra cotta; brownstone

Significant Architectural Features: Brick, terra-cotta, and brownstone beltcourses, window lintels, spandrels, and tympanum; brick piers with foliate brownstone brackets; bracketed and modillioned cornice

Alterations: Stoop removed, entrance moved to basement, new brick entrance surround and infill installed; infill in basement openings; fire escape; light fixtures with conduit above entrance

Site Features: Cellar access hatch; sunken entrance to basement with non-historic metal gate and hand railing

South Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron gate

Areaway Paving Materials: Concrete

27 East 3rd Street

Borough of Manhattan Tax Map Block 459, Lot 36

Date: 1898 (NB 1012-1898)

Architect/Builder: Schneider & Herter

Original Owner: Hyman & Oppenheim

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Brick; terra cotta; stone

Significant Architectural Features: Entrance enframing with granite pillars and bracketed hood; stone and terra-cotta window lintels; corbelled brick and terra-cotta beltcourses; terra-cotta spandrels with figural ornament

Alterations: Ground floor storefront infill with roll-down security gates; cornice removed; fire escape; light fixtures beside entrance

Site Features: Cellar access hatch

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

East Facade: Not designed (historic, partially visible)

Facade Notes: Painted brick side wall

29-31 East 3rd Street see 53 Second Avenue (aka 29-31 East 3rd Street)

43 East 3rd Street see 54 Second Avenue (aka 43 East 3rd Street)

45 East 3rd Street

Borough of Manhattan Tax Map Block 445, Lot 64

Date: c. 1841; 1881 (ALT 1162-1881)

Architect/Builder: Not determined (c. 1841); A. Schappel (1881)

Original Owner: John Valentine (c. 1841); Charles J.F. Lohst (1881)

Type: Row house

Style: Greek Revival with Queen Anne elements

Stories: 3 and basement

Material(s): Brick

Significant Architectural Features: Wood door frame with side lights and transom; molded window lintels and door hood; bracketed cornice with pediment

Alterations: Stoop handrails replaced; light fixtures on door frame

Site Features: Sunken areaway with concrete steps

Notable History and Residents: Originally built as a Greek Revival-style row house. New window lintels and a Queen Anne-style cornice were installed in the later 19th century, perhaps during alterations undertaken in 1881 (ALT 1162-1881).

South Facade: Designed (historic, basement parged)

Stoop: Resurfaced stoop (gate under stoop - removed)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence and gate

Areaway Paving Materials: Concrete

47 East 3rd Street (aka 47-49 East 3rd Street)

Borough of Manhattan Tax Map Block 445, Lot 62

Date: 1901 (NB 329-1901)

Architect/Builder: Michael Bernstein

Original Owner: Miller, Mofsenson & Brill

Type: Tenement

Style: Renaissance Revival

Stories: 5 and basement

Material(s): Brick; terra cotta; stone

Significant Architectural Features: Elaborate entrance enframingent with modillioned door hood; light-colored brick parlor story with quoined window enframingents; upper stories feature red brick with elaborate terra-cotta window surrounds, spandrels, and beltcourses; modillioned cornice is a replica of original

Alterations: Basement commercial spaces altered, loading berth installed in left section; cornice above basement storefronts removed and replaced with tile mosaic; door frame replaced; fence and planting above cornice; security cameras beside parlor floor windows

Site Features: Sunken areaway with stone stairs in right section

South Facade: Designed (historic)

Stoop: Replaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Removed

Cornice: Replicated

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence in right section and stoop gate

Areaway Paving Materials: Concrete

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall

51 East 3rd Street (aka 51-55 East 3rd Street)

Borough of Manhattan Tax Map Block 445, Lot 59

Building Name: The Society of the Music School Settlement (aka Third Street Music Settlement; Maryhouse of the Catholic Worker)

Date: 1830s; 1903-04; 1909 (ALT 1046-1904 and ALT 1227-1904; ALT 1262-1909)

Architect/Builder: Not determined (1830s); Grosvenor Atterbury (1903-04); Bosworth & Holden (1909)

Original Owner: Jonathan Wilt (1830s); the Society of Music School Settlement (1904 and 1909)

Type: Residential

Style: Colonial Revival

Stories: 3 and 4 plus basement

Materials: Brick

Decorative Metal Work: Basement window grilles

Significant Architectural Features: Colonial revival entrance with fan light; stone lintels; modillioned cornice; some historic wood window brickmolds

Alterations: Small sign above entrance; third story window guards

Building Notes: Nos. 53 and 55 were converted in 1903-04 for use by the Music School Settlement under the direction of architect Grosvenor Atterbury (ALT 1046-1904 and 1227-1904). No. 51 was donated to the Settlement in 1909 and integrated into the complex, with an additional story added to no. 55, as part of further alterations designed by Bosworth & Holden (ALT 1262-1909).

Site Features: Sunken areaway

Notable History and Residents: Originally built in the 1830s as three Greek Revival-style row houses. In the early 20th century the three dwellings were converted for use as a settlement house by the Society of Music School Settlement (later the Third Street Music Settlement). The property was later sold in 1974 to the Catholic Worker Movement, a charitable organization founded in 1933, and remains in use as Maryhouse, one of the movement's 200 community houses located across the country.

South Facade: Designed (historic, painted, basement parged)

Door(s): Replaced primary door; possibly historic basement door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence and gates

Areaway Paving Materials: Concrete

57 East 3rd Street

Borough of Manhattan Tax Map Block 445, Lot 58

Date: c. 1838-39; 1899 (ALT 803-1899)

Architect/Builder: Not determined (c. 1838-39); Kurtzer & Rohl (1899)

Original Owner: Matthew H. Chase (c. 1838-39); Ernest Plath (1899)

Type: Row house

Style: Greek Revival with Queen Anne elements and alterations

Stories: 4 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Molded brownstone window lintels; bracketed and modillioned cornice

Alterations: Stoop and entrance enframing removed, entrance moved to basement (c. 1941); window sills replaced; fixed cloth awning above, light fixtures and intercom beside entrance; through-wall air conditioners; fire escape

Site Features: Sunken areaway with cellar access hatch

Notable History and Residents: Originally built as a three story, Greek Revival-style row house. It was raised to four stories and a new Queen Anne-style cornice installed in 1899 (ALT 803-1899) during alterations designed by Kurtzer & Rohl.

South Facade: Designed (historic, basement parged)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Non-historic iron fence
Areaway Paving Materials: Concrete

EAST 3RD STREET (EVEN NUMBERS)

30 East 3rd Street

Borough of Manhattan Tax Map Block 458, Lot 22
Date: c. 1835-36
Architect/Builder: Not determined
Original Owner: Hubbard & Casey
Type: Row house
Style: Greek Revival with Renaissance Revival elements
Stories: 3 and basement
Material(s): Brick; brownstone

Significant Architectural Features: Flemish-bond brickwork; molded galvanized iron window lintels and bracketed sills; modillioned cornice; historic six-over-six wood windows at parlor floor

Alterations: Entrance enframement shaved down and parged over; parlor floor window lintels and sills removed; light fixtures with conduit above basement; stoop gate and railings installed; camera affixed to facade

Building Notes: Part of a row of houses at 30 to 38 East 3rd Street.

Site Features: Sunken areaway with cellar access hatch and vent pipes

Notable History and Residents: Originally built with Greek Revival-style facade ornament. The Renaissance Revival-style cornice, window lintels, and sills were likely installed in the later 19th century.

North Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence and gate

Areaway Paving Materials: Tile and concrete

West Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick side wall

32 East 3rd Street

Borough of Manhattan Tax Map Block 458, Lot 23
Date: c. 1835-36
Architect/Builder: Not determined
Original Owner: Hubbard & Casey
Type: Row house
Style: Greek Revival
Stories: 3 and basement
Material(s): Brick; brownstone

Significant Architectural Features: Flemish-bond brickwork; heavy brownstone entrance enframingent; recessed wood door frame with transom and side lights; brownstone window lintels and sills; simple wood cornice

Alterations: Entrance enframingent resurfaced; window lintels shaved down; capitals and egg-and-dart molding removed from wood door frame; stoop gate and hand railing installed; light fixtures and intercom on door frame piers; light fixture above basement entrance; metal parapet railing; fire escape

Building Notes: Part of a row of houses at 30 to 38 East 3rd Street.

Site Features: Sunken areaway

North Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence and gate

Areaway Paving Materials: Tile

34 East 3rd Street

Borough of Manhattan Tax Map Block 458, Lot 24

Date: c. 1835-36

Architect/Builder: Not determined

Original Owner: Hubbard & Casey

Type: Row house

Style: Greek Revival

Stories: 3 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Flemish-bond brickwork; recessed wood door frame with transom and side lights; brownstone window lintels and sills; simple wood cornice

Alterations: Entrance enframingent removed; left parlor floor window opening enlarged for secondary entrance, accessible lift installed in areaway; lintels shaved down; stoop gate and hand railings installed; light fixtures affixed to facade and in entrance soffit

Building Notes: Part of a row of houses at 30 to 38 East 3rd Street.

Site Features: Sunken areaway with cellar access hatch

North Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence and gate

Areaway Paving Materials: Concrete

South Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick rear wall partially visible from Second Avenue; rectangular window openings; iron window grilles; fire escape; rooftop railing; vent pipe

36 East 3rd Street

Borough of Manhattan Tax Map Block 458, Lot 25

Date: c. 1835-36

Architect/Builder: Not determined

Original Owner: Hubbard & Casey

Type: Row house

Style: Greek Revival with Queen Anne elements

Stories: 3 and basement

Material(s): Brick; brownstone

Decorative Metal Work: Original Greek Revival-style iron areaway fence with anthemion and Greek key ornament; historic Queen Anne-style stoop handrails

Significant Architectural Features: Flemish-bond brickwork; heavy brownstone entrance enframing, window lintels, and sills; recessed wood door frame with transom; bracketed cornice with triangular pediment

Alterations: Stoop gate installed; light fixtures beside primary entrance, above basement entrance, and affixed to facade

Building Notes: Part of a row of houses at 30 to 38 East 3rd Street.

Site Features: Sunken areaway with cellar skylight

Notable History and Residents: Originally built with Greek Revival-style facade ornament. The Queen Anne-style entrance enframing, door frame, window lintels and sills, and cornice, were all likely installed in the later 19th century.

North Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Historic iron fence and gate

Areaway Paving Materials: Concrete

South Facade: Not designed (historic, partially visible)

Facade Notes: Painted brick rear wall visible from Second Avenue; rectangular window openings; metal deck; rooftop addition with double-height windows; rooftop deck with metal railing

38 East 3rd Street (aka 49 Second Avenue)

Borough of Manhattan Tax Map Block 458, Lot 26

Date: c. 1835-36

Architect/Builder: Not determined

Original Owner: Hubbard & Casey

Type: Row house

Style: Greek Revival
Stories: 3 and basement
Material(s): Brick; brownstone

Decorative Metal Work: Original Greek Revival-style stoop handrail

Significant Architectural Features: Flemish-bond brickwork; heavy brownstone entrance enframing restored; recessed wood door frame with transom and side lights; molded brownstone lintels; simple wood cornice

Alterations: Light fixture above entrance

Building Notes: Part of a row of houses at 30 to 38 East 3rd Street.

Site Features: Sunken areaway

Notable History and Residents: Originally built with Greek Revival-style facade ornament. The entrance enframing was later embellished and the window lintels replaced, likely in the later 19th century, with Queen Anne elements. The entrance enframing and window lintels were subsequently restored to the Greek Revival style in the later 20th century.

North Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence and gate above brownstone curbing

Areaway Paving Materials: Brownstone with cementitious coating

East Facade: Partially designed (historic)

Facade Notes: Secondary facade; Flemish-bond brickwork; several rectangular window openings with molded brownstone lintels; parged beltcourse above basement; non-historic iron fence surrounds concrete areaway; wood fence at rear of lot

South Facade: Not designed (historic, partially visible)

Facade Notes: Brick rear wall; rectangular window openings

40-42 East 3rd Street see 50 Second Avenue (aka 50-52 Second Avenue and 40-42 East 3rd Street)

44 East 3rd Street

Borough of Manhattan Tax Map Block 444, Lot 10

Date: c. 1835-36

Architect/Builder: Ephraim Scudder (Builder)

Original Owner: Catherine, Eliza, and Anna Greenleaf

Type: Row house

Style: Altered Greek Revival with Arts & Crafts elements

Stories: 3

Material(s): Brick

Alterations: Facade rebuilt; stoop removed, parlor floor lowered to grade for storefront; ground floor subsequently reconfigured from storefront to residential occupancy; peaked roof removed and crenellated parapet installed; parapet subsequently rebuilt

Building Notes: Part of a row of houses at 44 to 48 East 3rd Street.

Notable History and Residents: Originally built as a three story, Greek Revival-style row house with peaked roof. A new Arts & Crafts facade was installed, likely in the early 20th century.

North Facade: Designed (painted)

Stoop: Removed

Door(s): Replaced primary door

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Concrete

46 East 3rd Street

Borough of Manhattan Tax Map Block 444, Lot 11

Date: c. 1835-36

Architect/Builder: Ephraim Scudder (Builder)

Original Owner: Samuel B. Romaine

Type: Row house

Style: Altered Greek Revival with Arts & Crafts elements

Stories: 3 and basement

Material(s): Stucco over brick

Alterations: Facade stuccoed; peaked roof removed (1901); stoop removed and entrance moved to basement (1934); cornice removed and pedimented parapet installed; light fixtures beside entrance

Building Notes: Part of a row of houses at 44 to 48 East 3rd Street.

Notable History and Residents: Originally built as a three story, Greek Revival-style row house with peaked roof. A new Arts & Crafts facade was installed, likely in the early 20th century, possibly over the existing brick facade.

North Facade: Designed (resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Concrete

48 East 3rd Street

Borough of Manhattan Tax Map Block 444, Lot 12

Date: c. 1837

Architect/Builder: Ephraim Scudder (Builder)

Original Owner: Ephraim Scudder

Type: Row house

Style: Altered Greek Revival with Queen Anne elements
Stories: 3 and basement
Material(s): Brick

Significant Architectural Features: Molded lintels at third story; bracketed cornice
Alterations: Parlor floor windows reconfigured (1919); second story windows reconfigured (1914); entrance enframing removed; cornices above parlor floor and second story, from earlier alterations, subsequently removed; light fixtures beside primary and basement entrances
Building Notes: Part of a row of houses at 44 to 48 East 3rd Street.
Site Features: Sunken areaway with concrete steps and cellar access hatch
Notable History and Residents: Originally built as a three story, Greek Revival-style row house with peaked roof. A new Queen Anne-style cornice was installed, and window lintels and sills were likely replaced, in the later 19th century.

North Facade: Designed (historic, painted)
Stoop: Replaced stoop (gate under stoop - replaced)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Non-historic iron fence
Areaway Paving Materials: Concrete

50 East 3rd Street (aka 50-52 East 3rd Street)

Borough of Manhattan Tax Map Block 444, Lot 14
Date: 1900 (NB 1215-1900)
Architect/Builder: Michael Bernstein
Original Owner: Nieberg Bros.
Type: Tenement
Style: Renaissance Revival
Stories: 6 and basement
Material(s): Brick; terra cotta

Significant Architectural Features: Decorative entrance enframing with columns; elaborate terra-cotta window enframements and lintels; ornamental beltcourses; modillioned cornice; some historic wood windows and brickmolds
Alterations: Cornice below sixth story removed; fire escape; non-historic stoop hand railings; light fixtures beside entrance
Site Features: Sunken areaway with non-historic metal stairs

North Facade: Designed (historic, painted)
Stoop: Resurfaced
Door(s): Replaced primary door
Windows: Mixed (upper stories); replaced (basement)
Security Grilles: Not historic (basement)
Cornice: Original

Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Non-historic iron fence
Areaway Paving Materials: Concrete

West Facade: Not designed (historic, partially visible)
Facade Notes: Brick side wall, partially painted

54 East 3rd Street (aka 54-56 East 3rd Street)

Borough of Manhattan Tax Map Block 444, Lot 16
Date: 1897 (NB 81-1897)
Architect/Builder: Schneider & Herter
Original Owner: Abraham Silverson
Type: Tenement
Style: Queen Anne with alterations
Stories: 6
Material(s): Brick; terra cotta; brownstone

Special Windows: Round-headed wood window sash at fourth story
Decorative Metal Work: Stoop handrails; cast-iron areaway fence posts
Significant Architectural Features: Decorative entrance enframing; elaborate stone or terra-cotta window enframements and lintels; ornamental beltcourses and spandrels; some historic wood window sashes and brickmolds
Alterations: Cornice removed and replaced with brick parapet; light fixtures beside primary and basement entrances; fire escape
Site Features: Sunken areaway with non-historic metal stairs

North Facade: Designed (historic, painted)

Stoop: Resurfaced
Door(s): Replaced primary door
Windows: Mixed (upper stories); replaced (basement)
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Non-historic iron fence with historic cast-iron posts
Areaway Paving Materials: Concrete

58 East 3rd Street

Borough of Manhattan Tax Map Block 444, Lot 18
Date: 1900 (NB 408-1900)
Architect/Builder: Schneider & Herter
Original Owner: Leopold Kaufmann
Type: Tenement
Style: Renaissance Revival
Stories: 6 and basement
Material(s): Brick; terra cotta; stone

Decorative Metal Work: Stoop and areaway posts

Significant Architectural Features: Decorative entrance enframing; elaborate stone or terra-cotta window enframements; ornamental beltcourses and spandrels; bracketed and modillioned cornice; some historic wood window sashes and brickmolds

Alterations: Stoop handrail replaced; light fixtures beside primary and basement entrances

Site Features: Sunken areaway with non-historic metal stairs

North Facade: Designed (historic, painted)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence with historic cast-iron posts, over bluestone curbing

Areaway Paving Materials: Concrete

60 East 3rd Street

Borough of Manhattan Tax Map Block 444, Lot 19

Date: 1898 (NB 921-1898)

Architect/Builder: Schneider & Herter

Original Owner: Leopold Kaufmann

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta; stone

Significant Architectural Features: Decorative entrance enframing; elaborate terra-cotta window lintels; ornamental beltcourses and spandrels; bracketed cornice; some historic wood brickmolds in window openings

Alterations: Storefront infill with roll-down security gates and fixed cloth awning; light fixtures beside entrance; fire escape; parapet railing

Site Features: Cellar access hatch

North Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Mixed

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Cast-iron fence and posts removed

Areaway Paving Materials: Raised stone and concrete

East Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick side wall

62 East 3rd Street

Borough of Manhattan Tax Map Block 444, Lot 20

Date: c. 1838-39

Architect/Builder: John Hanrahan (builder)

Original Owner: William H. Mott

Type: Row house

Style: Greek Revival

Stories: 3 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Heavy brownstone entrance enframing; recessed wood door frame with transom and side lights; molded window lintels; denticulated cornice

Alterations: Stoop railing replaced; light fixture above entrance; fire escape

Building Notes: One of a pair of row houses at 62 and 64 East 3rd Street.

Site Features: Sunken areaway with stone and concrete steps; cellar access hatch

North Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Concrete

64 East 3rd Street

Borough of Manhattan Tax Map Block 444, Lot 21

Date: c. 1838-39; 1892 (ALT 490-1892)

Architect/Builder: John Hanrahan (builder, c. 1838-39); Boekell & Son (1892)

Original Owner: Robert Carnley; not determined

Type: Row house

Style: Greek Revival with Queen Anne elements

Stories: 3 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Heavy brownstone entrance enframing; recessed wood door frame with transom and side lights; elaborate Queen Anne-style window lintels and bracketed sills; heavy bracketed cornice; some historic wood windows

Alterations: Stoop railing replaced; light fixture above entrance; fire escape

Building Notes: One of a pair of row houses at 62 and 64 East 3rd Street.

Site Features: Sunken areaway with bluestone stairs; cellar access hatch

Notable History and Residents: Originally built as a Greek Revival-style row house. Queen Anne-style cornice, window lintels, and sills were likely installed in the later 19th century, possibly during alterations undertaken in 1892 designed by Boekell & Son (ALT 490-1892).

North Facade: Designed (historic, basement resurfaced)
Stoop: Resurfaced stoop (gate under stoop - replaced)
Door(s): Replaced primary door
Windows: Mixed (upper stories); replaced (basement)
Security Grilles: Not historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Non-historic iron fence
Areaway Paving Materials: Bluestone and concrete

EAST 4TH STREET (ODD NUMBERS)

57 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 59

Date: 1899-1900 (NB 800-1899)

Architect/Builder: Sass & Smallheiser

Original Owner: Jacob Sommer

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone

Special Windows: Round-arch fenestration at the first story

Significant Architectural Features: Fluted cast-iron column at the first story; scrolled keystones; splayed lintels; continuous sills in projecting bands; segmental relieving arch above the fifth-story center bays; cartouches above the fifth-story end bays; Corinthian pilasters flanking fifth-story windows; bracketed cornice

Alterations: Ground story altered in the early-twentieth century; fire escape

Building Notes: Source for New Building number: New York City Department of Buildings records.

South Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Removed

Cornice: Original

Sidewalk Material(s): Concrete; steel bulkhead door

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Steel mesh trash bins

West Facade: Not designed (historic, altered)

Facade Notes: Brick

59 East 4th Street (aka 59-61 East 4th Street)

Borough of Manhattan Tax Map Block 460, Lot 56

Date: c.1911 (NB 183-1911)

Architect/Builder: Maxwell A. Cantor

Original Owner: J. & H. Bauman

Type: Commercial

Style: Renaissance Revival

Stories: 7

Material(s): Brick; stone; metal

Special Windows: Round-arch fenestration on the seventh story

Significant Architectural Features: Grouped fenestration interspersed with cast-iron columns; patterned brickwork; paneled spandrels; molded crown above the sixth story; molded architraves at the seventh story; molded cornice

Alterations: Replacement storefronts; security gates; standpipe

Building Notes: Source for New Building information: Office for Metropolitan History, Manhattan database.

South Facade: Designed (historic)

Door(s): Replaced primary doors

Windows: Mixed

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete; steel hatch door

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick

63 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 55

Date: c.1890 (NB 776-1890)

Architect/Builder: Kurtzer & Rohl

Original Owner: August Ruff

Type: Apartment building

Style: Queen Anne with alterations

Stories: 6

Material(s): Brick; terra cotta

Significant Architectural Features: Molded entryway and second-story window surrounds; terra-cotta band courses; terra-cotta relief panels; brick and stone pilasters on brackets at the upper stories; curved architraves; sunbursts at the third and fifth stories

Alterations: Stoop removed and basement and first-story facades rebuilt and storefronts installed before c.1940; fire escape installed and cornice removed before c.1940; non-historic wall lamps; security gates

Building Notes: Source for New Building application information: New York City Department of Buildings records. Source for alteration information: New York City Tax Department photograph, c.1940.

South Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

Areaway Paving Materials: Concrete with bluestone steps and non-historic metal railings

65 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 54

Date: c.1897 (NB 423-1897)

Architect/Builder: George F. Pelham

Original Owner: Jacob Klingenstein or Joseph Buttenweiser

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; limestone; terra cotta

Special Windows: Round-arch fenestration at the fifth story

Significant Architectural Features: Round-arch entryway with Corinthian columns, molded architrave, and scrolled keystone; elaborate cast-iron columns at the storefronts; brick and terra-cotta band courses; alternating beveled, bracketed and round-arch lintels; bracketed pressed tin cornice with dentils and swags

Alterations: Replacement storefronts; fire escape; security gates; non-historic lights and signs

Building Notes: Built as one in a pair along with 67 East 4th Street. Source for New Building information: New York City Department of Buildings records. Two differing owner's names appear on the new building application. Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

67 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 53

Date: c.1897 (NB 423-1897)

Architect/Builder: George F. Pelham

Original Owner: Jacob Klingenstein or Joseph Buttenweiser

Type: Apartment building

Style: Renaissance Revival
Stories: 6
Material(s): Brick; limestone; terra-cotta

Special Windows: Round-arch fenestration at the fifth story

Significant Architectural Features: Elaborate cast-iron columns at the storefronts; brick and terra-cotta band courses; alternating beveled, bracketed and round-arch lintels; curved and grooved window sills at the fifth story; brick pilasters on corbels at the sixth story; bracketed pressed tin cornice with dentils and swags

Alterations: Entryway alterations; storefronts replaced; fire escape; security gates; non-historic lamps, box awning and signage

Building Notes: Built as one in a pair along with 65 East 4th Street. Source for New Building information: New York City Department of Buildings records. Two differing owner's names appear on the new building application. Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

69 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 52

Date: c.1899 (NB 786-1899)

Architect/Builder: Michael Bernstein

Original Owner: Melfero Bros.

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone; terra cotta

Special Windows: Segmental fenestration at the second story; round-arch fenestration at the fifth story

Significant Architectural Features: Round-arch entryway; alternating lintels (splayed, molded, beveled, and round arch); continuous, projecting window sills; multi-story pilasters with Corinthian capitals; brick and terra-cotta panels; bracketed cornice with dentils and decorated frieze

Alterations: Replacement storefront; fire escape; original storefront converted to residential space before c. 1988; non-historic security gate, signband, and commercial lighting

Building Notes: Built as one in a pair with No. 71 East 4th Street. Source for New Building information: New York City Department of Buildings records. Source for Alteration information: New York City Department of Finance, c.1988 photograph.

South Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Not historic (upper stories)
Storefront(s): Replaced
Cornice: Original
Sidewalk Material(s): Concrete with steel hatch doors
Curb Material(s): Concrete with metal edge

71 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 51
Date: c.1899 (NB 786-1899)
Architect/Builder: Michael Bernstein
Original Owner: Melfero Bros.
Type: Apartment building
Style: Renaissance Revival
Stories: 6
Material(s): Brick; stone; terra cotta

Special Windows: Segmental fenestration at the second story; round-arch fenestration at the fifth story

Significant Architectural Features: Fluted cast-iron columns at the first story; scrolled brackets at the main entryway; alternating lintels (splayed, molded, beveled, and round arch); continuous, projecting window sills; multi-story pilasters with Corinthian capitals; relieving arch; brick and terra-cotta panels; bracketed cornice with dentils and decorated frieze

Alterations: Storefronts converted to residential space in the 1990s; entryway lintel removed; fire escape

Building Notes: Built as one in a pair with No. 69 East 4th Street. Source for New Building information: New York City Department of Buildings records. Source for Alteration information: New York City Department of Finance, c.1988 photograph; Certificates of Occupancy. (The building was vacant and sealed in the late 1980s; Certificates of Occupancy for residential use were granted in 1992 and 1996).

Site Features: Non-historic steel mesh trash bins

South Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Removed
Cornice: Original
Sidewalk Material(s): Concrete with steel hatch doors
Curb Material(s): Concrete with metal edge

73 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 50
Date: c.1901 (NB 103-1901)
Architect/Builder: Horenburger & Straub
Original Owner: Samuel Makransky
Type: Apartment building
Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone; terra cotta

Special Windows: Round-arch fenestration at the fifth story

Significant Architectural Features: Multi-story pilasters; fluted cast-iron columns (first story); splayed lintels (second story); foliated lintels (third/fourth stories); header brick architraves and keystone masks (fifth story); pressed metal cornice with scrolled brackets and wreaths

Alterations: Replacement storefronts; box awning; fire escape; security gate

Building Notes: The cornice, which has been removed prior to c. 1940, was restored/replaced after c.1988. The new cornice is appropriate to the building's style. Source for New Building information: New York City Department of Buildings records. Source for Alteration information: New York City Tax Assessment photographs.

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Replaced

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

75 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 49

Date: c.1897 (NB 655-1897)

Architect/Builder: George F. Pelham

Original Owner: Joseph L. Bittenweiser

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone; terra cotta

Special Windows: Round-arch fenestration with egg-and-dart architraves and foliated keystones; at the fifth story

Significant Architectural Features: Continuous projecting windows (with curving segments at the fifth story); beveled lintels at the second through the fourth stories; foliated band course below the third-story sills; bracketed cornice with dentils and swags

Alterations: Replacement storefronts; fire escape; security gates; flagpole and banner; non-historic lighting

Building Notes: Source for New Building information: New York City Department of Buildings records. Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

77 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 48

Date: c.1892 (NB 311-1892)

Architect/Builder: Charles Rentz, Jr.

Original Owner: Andrew Brose and Charles Rentz

Type: Apartment building

Style: Queen Anne

Stories: 6

Material(s): Brick; brownstone; terra cotta

Significant Architectural Features: Fluted cast-iron columns at the first story; bracketed lintels with sunbursts (second story); beveled lintels (third story); segmental lintels with keystone (fourth story); relieving-arch lintels with foliated fields (fifth story); segmental relieving arched lintels (sixth story); bracketed cornice

Alterations: Replacement storefronts; fire escape; security gates; angled sign; non-historic lighting

Building Notes: Source for New Building information: New York City Department of Buildings records.

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Painted

79 East 4th Street (aka 79-81 East 4th Street)

Borough of Manhattan Tax Map Block 460, Lot 46

Building Name: New York Theatre Workshop

Date: c.1944; c.1995 (NB 211-1944; ALT Job. No. 101042239)

Architect/Builder: Herman Kron (1944); Mitchell Kurtz (1995 alteration)

Original Owner: Washton Realty Corp. (1944); New York Theatre Workshop (1995 alteration)

Type: Other

Style: None

Stories: 1

Material(s): Brick; glass

Alterations: The present facade and roof line were installed in 1995; signboard; lighting; security gates

Building Notes: The Truck & Warehouse Theater opened in 1969. John Guare's award winning play "House of Blue Leaves" was performed here in 1970-71. The Chicago Project/New York theater group took over the theater in 1972. The New York Theatre Workshop purchased the building and opened here in 1992. In 1996, the play "Rent" made its premiere at this location. Source for New Building and Alteration information: New York City Department of Buildings records.

South Facade: Designed (altered)
Door(s): Replaced primary door
Windows: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

83 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 45
Date: c.1834-35
Architect/Builder: Not determined
Original Owner: Not determined
Type: Row house
Style: Altered Federal
Stories: 3
Material(s): Brick

Decorative Metal Work: Historic ironwork on the stoop
Significant Architectural Features: Flemish bond brickwork at the lower stories
Alterations: Attic expanded into full third story by c.1939; present cornice and window shutters installed between c. 1988 and 2012, possibly as part of a major alteration in 1995
Building Notes: By the 1880s, the building was used in part as meeting hall, and has remained partially in commercial use since then, being used at times as a synagogue, ballroom, dance hall, club room, factory, music hall, lounge, photography studio, and theater. Source for construction information: New York City Tax Assessment records; source for alteration and occupancy information: New York City Department of Buildings records and New York City Tax Department photograph c.1939.

South Facade: Designed (painted)
Stoop: Altered stoop (gate under stoop - removed)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (basement)
Cornice: Not historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Non-historic wrought-iron fence and gate
Areaway Paving Materials: Concrete with steel steps and hatch door

West Facade: Not designed (historic, altered, partially visible)
Facade Notes: Brick

85 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 44
Date: c.1834-35
Architect/Builder: Not determined
Original Owner: Not determined
Type: Row house
Style: Federal with Greek Revival and Italianate style alterations

Stories: 4

Material(s): Brick

Decorative Metal Work: Historic ironwork on the stoop; decorative wrought-iron fire escape

Significant Architectural Features: Flemish bond brickwork; Greek Revival style entryway surround; bracketed window sills; molded lintels; bracketed cornice with frieze panels

Alterations: Original attic story expanded into full third story and fourth story built in 1857-58 (Jacob Ames, owner); storefront installed in the basement in 1914 (ALT 291-1914); bracketed sign; flagpole and banner; security gate at basement storefront

Building Notes: By 1872, building used as a boarding house for young women and as the headquarters for the Young Womens Aid Society; in the 1890s, known as Wilzig's Hall, known to have been frequented by local anarchists; became a Polish social hall in the early twentieth century; became Ukrainian Labor hall in the 1940s, East End Theater in the 1950s, home of Fluxus artists (1960s), Ukrainian-American League headquarters (1970s), and National Council of American-Soviet Friendship headquarters (1990s). Sources for construction and alteration information: New York City Tax Assessment record and Department of Buildings records; source for occupancy information: Lower East Side History Project (www.leshp.org).

South Facade: Designed (historic)

Stoop: Altered stoop (gate under stoop - removed)

Door(s): Replaced primary door

Windows: Mixed

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Historic cast-iron posts with non-historic metal fence (on historic bluestone curb)

Areaway Paving Materials: Concrete with concrete steps and steel hatch door

87 East 4th Street

Borough of Manhattan Tax Map Block 460, Lot 43

Date: c.1856-57

Architect/Builder: Not determined

Original Owner: Jacob Ames

Type: Row house

Style: Stripped Italianate

Stories: 4 and basement

Material(s): Brick

Significant Architectural Features: Projecting window sills

Alterations: Stoop removed; entryway relocated to the basement; window lintels removed; cornice removed; fire escape, HVAC unit; fixed awning; angled sign; enclosed cafe

Building Notes: Source for construction information: New York City Tax Assessment records.

South Facade: Designed (painted, patched)

Stoop: Removed

Door(s): Replaced primary door

Storefront(s): Replaced
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Paving Materials: Concrete steps with wood railings

East Facade: Not designed (historic, partially visible)

89 East 4th Street see 69 Second Avenue (aka 89 East 4th Street)

91 East 4th Street see 72 Second Avenue (aka 91 East 4th Street)

EAST 4TH STREET (EVEN NUMBERS)

54 East 4th Street

Borough of Manhattan Tax Map Block 459, Lot 12
Date: 1878 (NB 704-1878)
Architect/Builder: Frederick W. Klemt
Original Owner: Herman Bruns
Type: Tenement
Style: Neo-Grec
Stories: 5 and basement
Material(s): Brick; stone

Decorative Metal Work: Cast-iron piers flanking storefronts and former primary entrance

Significant Architectural Features: Heavy stone door hood with cast-iron piers; molded and pedimented stone window lintels and bracketed sills; bracketed cornice with incised details; cast-iron storefront piers and corbelled cornice above basement commercial spaces

Alterations: Stoop removed, primary entrance moved to basement with ramp down from sidewalk; storefront infill within historic openings, one with roll-down security gate; fire escape; light fixtures with conduit above entrance; fire alarm with conduit affixed to facade

Site Features: Sunken areaway with cellar access hatch

Notable History and Residents: Cornice inscribed with the initials "H.B." for developer Herman Bruns.

North Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Concrete

West Facade: Not designed (historic, partially visible)

Facade Notes: Painted brick side wall; ground floor resurfaced

56 East 4th Street

Borough of Manhattan Tax Map Block 459, Lot 14

Date: 1886 (ALT 1625-1886)

Architect/Builder: William Graul

Original Owner: George Hornberger

Type: Tenement

Style: Queen Anne with alterations

Stories: 5 and basement

Material(s): Brick; terra cotta; stone

Significant Architectural Features: Heavy stone window lintels; ornamented terra-cotta spandrels; stone and corbelled brick beltcourses; recessed center bays

Alterations: Stoop removed, primary entrance moved to basement, former entrance bricked up; storefront infill, with roll-down security gates, in basement commercial spaces; cornice removed and brick parapet erected; fire escape; light fixtures with conduit above entrance

Site Features: Sunken areaways

Notable History and Residents: Building effectively rebuilt in 1886 when two stories, a new facade, and a rear extension were added to what had been a three-story Greek Revival-style row house built as part of the Albion Place development.

North Facade: Designed (historic, basement painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Materials: Concrete

58 East 4th Street

Borough of Manhattan Tax Map Block 459, Lot 15

Date: 1888 (NB 876-1888)

Architect/Builder: Alexander I. Finkle

Original Owner: J. D. Karst, Jr.

Type: Tenement

Style: German Renaissance Revival

Stories: 5

Material(s): Brick; terra cotta; granite

Decorative Metal Work: Cast-iron storefront piers

Significant Architectural Features: Projecting brick piers with ornate terra-cotta capitals; decorative terra-cotta and corbelled brick spandrels; granite columns; modillioned cornice with broken pediment featuring an eagle figure; pressed-metal cornice above ground floor storefront

Alterations: Storefront infill with roll-down security gate; fire escape; light fixture with conduit above entrance

Site Features: Cellar access hatch

North Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating

60 East 4th Street

Borough of Manhattan Tax Map Block 459, Lot 16
Date: 1891 (NB 732-1891)
Architect/Builder: Charles Rentz, Jr.
Original Owner: Sevestre & Cusack
Type: Tenement
Style: Queen Anne
Stories: 6
Material(s): Brick; terra cotta; brownstone

Decorative Metal Work: Cast-iron piers flanking residential entrance
Significant Architectural Features: Elaborate terra-cotta and brownstone window enframements, lintels, tympanum, spandrels, and beltcourses; cornice above ground floor; bracketed and modillioned cornice
Alterations: Storefront infill, one with roll-down security gate, within historic ground floor openings; fire escape; light fixtures and intercom box beside entrance, light fixtures with conduit above right storefront
Site Features: Cellar access hatch

North Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating

62 East 4th Street (aka 11 East 3rd Street)

Borough of Manhattan Tax Map Block 459, Lot 17
Building Name: Metropolitan Assembly Rooms
Date: 1889 (NB 274-1889)
Architect/Builder: Max Schroff
Original Owner: Victor Eckstein
Type: Restaurant and Flats
Style: Queen Anne
Stories: 5
Material(s): Brick; pressed metal

Decorative Metal Work: Grille around external stairwell; pressed-metal facade ornament
Significant Architectural Features: Recessed stairwell extends along center of facade from the

ground floor to the fourth story and is encased in a metal grille; elaborate pressed-metal window enframements; pressed metal beltcourses and cornices; third story round-arched window openings; fourth story loggia with columns and incised enframement; fifth-story colonnade of round-arched window openings; modillioned cornice

Alterations: Facade restored (2009-12), including installation of a new cornice replicating the original, installation of faux balconettes, and restoration and replication of windows; ground floor largely rebuilt with brick infill flanking new metal-and-glass entrance

Building Notes: Tax lot extends through the block to the vacant lot at 11 East 3rd Street.

Site Features: Cellar access hatch

Notable History and Residents: Built as an assembly hall known as the Metropolitan Assembly Rooms (which had been housed in the adjacent building at 64 East 4th Street) for owner Victor Eckstein. A restaurant originally occupied the ground floor, with meeting rooms on the second and third story and an owner's apartment on the upper stories.

North Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Replicated

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

South Facade: Partially designed (historic, altered, partially visible)

Facade Notes: Brick rear wall partially visible from connected lot at 11 East 3rd Street; angled facade with two-story extension at left and fire escape tower at right; rectangular window openings

64 East 4th Street

Borough of Manhattan Tax Map Block 459, Lot 18

Date: c. 1832-33; 1873 (ALT 461-1873)

Architect/Builder: Not determined

Original Owner: Anson G. Phelps (c. 1832-33); William Winckel (1873)

Type: Row house

Style: Greek Revival with neo-Grec elements

Stories: 5 (historically 4 and basement)

Material(s): Brick

Significant Architectural Features: Flemish-bond brickwork on lower stories; neo-Grec-style molded window lintels and bracketed cornice

Alterations: Stoop removed, two story commercial extension added; commercial extension subsequently removed and new brickwork installed on lower stories, with a double height entrance and window opening in the center flanked by two secondary entrances; neo-Grec-style lintels from 1873 alterations removed, exposing original Greek Revival-style brownstone lintels

Site Features: Sunken stairway to right secondary entrance with non-historic metal hand railing

Notable History and Residents: Originally built as a three-and-a-half-story plus basement, Greek Revival-style row house as part of the Albion Place development. It was raised to four full stories, with neo-Grec-style window lintels and cornice installed, in 1873, a year after the adjacent houses at 66 and 68 East 4th Street underwent very similar alterations during their conversion for the New York Turn Verein. In the 1870s and 1880s this building housed the Metropolitan Assembly Rooms, which later moved to a new building at 62 East 4th Street.

North Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door; replaced secondary entrance doors

Windows: Replaced

Storefront(s): Removed

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

66 East 4th Street (aka 66-68 East 4th Street and 15-17 East 3rd Street)

Borough of Manhattan Tax Map Block 459, Lot 19

Building Name: New York Turn Verein Building

Date: c 1832-33; 1871 (ALT 1077-1871)

Architect/Builder: Not determined (c. 1832-33); Kinkel & Klemt (1871)

Original Owner: Elisha Peck and Anson G. Phelps (c. 1832-33); New York Turn Verein (1871)

Type: Club House

Style: Greek Revival with neo-Grec elements and neo-Classical alterations

Stories: 5 (historically 4 and basement)

Material(s): Brick; cast iron

Special Windows: Segmental-arched windows on rear facade at 15-17 East 3rd Street

Decorative Metal Work: Ornamented fire escape

Significant Architectural Features: Flemish-bond brickwork below top story; elaborate cast-iron window enframements in center bay; pedimented window lintels and bracketed sills; bracketed cornice with central pediment

Alterations: Stoop removed and entrance pavilion installed in its place; basement raised to grade and parlor floor windows shortened; ground floor infill with non-historic secondary entrances; lower stories parged; signage and light fixtures affixed to entrance pavilion

Building Notes: Tax lot extends through the block to 15-17 East 3rd Street.

Notable History and Residents: Originally built as a pair of three-and-a-half-story plus basement, Greek Revival-style row house that formed the centerpiece of the Albion Place development developed by mercantile business partners Elisha Peck and Anson G. Phelps of the firm Peck & Phelps. The buildings were combined and raised to four full stories in 1871 during the buildings' conversion for the New York Turn Verein. The neo-Grec cornice and ornamental cast-iron window enframements were likely added at that time, and a four-story extension built on the southern end of the through-block lot at 15-17 East 3rd Street. The pedimented lintels and ornamented fire escape are from later 19th century alterations. In 1882 the building hosted what is widely considered the first Yiddish-language theatrical production in America, with actor Boris Thomashefsky starring in Abraham Goldfaden's *Koldunye (The Sorceress or The Witch)*. It has been an annex of the La Mama Experimental Theatre Club since the 1970s and continues to serve as an important venue for Off-Off-Broadway productions.

North Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door; secondary entrance doors not historic

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Non-historic iron fence
Areaway Paving Materials: Concrete

South Facade: Designed (historic)

Facade Notes: Facade of rear extension at 15-17 East 3rd Street; running-bond brickwork with projecting central bays; large ground floor openings with segmental-arched transoms, since filled in or boarded up; segmental-arched window openings with molded, drop-eared cast-iron lintels; some historic segmental-arched 6x6 windows, most windows boarded up; pressed-metal beltcourses and cornice above ground floor openings; bracketed cornice with central pediment

East Facade: Not designed (historic, partially visible)

Facade Notes: Side wall visible from East 3rd Street; covered with thin paneling

70 East 4th Street

Borough of Manhattan Tax Map Block 459, Lot 21

Date: c. 1832-33

Architect/Builder: Not determined

Original Owner: Russel Stebbins

Type: Row house

Style: None

Stories: 3

Material(s): Parged brick

Alterations: Historic detailing largely removed or concealed; stoop removed and lower stories reconfigured; window lintels and sills removed; attic story and cornice removed; facade parged
Notable History and Residents: Originally built as a three-and-a-half story, Greek Revival-style row house as part of the Albion Place development.

North Facade: Designed (resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall

South Facade: Not designed (historic, partially visible)

Facade Notes: Brick rear wall visible from lot at 19 East 3rd Street; rectangular window openings; fire escape

72 East 4th Street

Borough of Manhattan Tax Map Block 459, Lot 22

Date: 2007-09

Architect/Builder: Mitchell Kurtz Architects PC

Original Owner: New York Theatre Workshop

Type: Theater

Style: Contemporary
Stories: 2
Material(s): Cinder block; glass

Significant Architectural Features: Contemporary building with cinder block and glass facade

74 East 4th Street (and 74 Rear East 4th Street)

Borough of Manhattan Tax Map Block 459, Lot 23
Building Name: Aschenbroedel Verein Building
Date: 1873; 1892
Architect/Builder: August H. Blankenstein; Kurtzer & Rohl (1892)
Original Owner: Aschenbroedel Verein
Type: Club House
Style: German Renaissance Revival and neo-Grec
Stories: 4
Material(s): Brick; cast iron

Decorative Metal Work: Cast-iron storefront piers and facade ornament

Significant Architectural Features: Upper stories flanked by vermiculated cast-iron quoins; cast-iron window surrounds; double-height second story window openings with round-arched pediments ornamented with sculptural busts of famous composers; six-over-six wood sash, second story with transoms; modillioned cornice with broken pediment

Alterations: Ground floor brick infill; cornice above ground floor removed

Building Notes: Designated a New York City Individual Landmark on November 17, 2009 (LP-2328).

Site Features: Cellar access hatch

Notable History and Residents: Erected in 1873 to the designs of German-born architect August H. Blankenstein for the Aschenbroedel Verein, a German-American professional orchestral musicians' social and benevolent association. After the Aschenbroedel Verein moved to Yorkville in 1892, this building was owned for four years by the Gesangverein Schillerbund, one of the city's leading and oldest German singing societies. The facade was altered in 1892 with the addition of cast-iron ornament combining elements of the German Renaissance Revival and neo-Grec styles with folk motifs. After 1895 the building housed a variety of uses including a series of public meeting and dance halls, the Newsboys' Athletic Club, a laundry, and a meatpacking plant. Since 1969 it has been the home of the renowned La Mama Experimental Theatre Club, one of the oldest and most influential Off Off Broadway theaters in New York City.

North Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Historic

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

West Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick side facade; red brick and ornament of primary facade returns around onto this facade

76-82 East 4th Street see **63 Second Avenue (aka 63-65 Second Avenue and 76-82 East 4th Street)**

84 East 4th Street see **67 Second Avenue (aka 84 East 4th Street)**

86 East 4th Street see **68 Second Avenue (aka 68-70 Second Avenue and 86 East 4th Street)**

EAST 5TH STREET (ODD NUMBERS)

207 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 53

Date: c.1905 (NB 405-1905)

Architect/Builder: George F. Pelham

Original Owner: Lazar Wallenstein

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Brick; stone

Special Windows: Steel casements at the first story

Decorative Metal Work: Wrought-iron fire escape

Significant Architectural Features: Cast-iron columns at the first story; historic metal-and-glass door in east bay; stone band courses; Gibbs surrounds; pedimented lintels; splayed lintels; scrolled keystones; dentil moldings

Alterations: Original first-story storefronts removed and replaced with residential windows and doors in 1938 (ALT 3032-1938; architect: Julius Bleich; owner: Morris Epstein); cornice removed by c. 1940; communications equipment on the roof; non-historic lighting

Building Notes: Source for new building and alteration information: New York City Department of Buildings records and New York City Tax Department photograph c. 1940.

South Facade: Designed (historic, painted)

Door(s): Possibly historic primary door

Windows: Mixed

Storefront(s): Removed

Cornice: Removed

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic fence and gate

West Facade: Not designed (historic)

Facade Notes: Brick

209 East 5th Street (and 209 Rear East 5th Street)

Borough of Manhattan Tax Map Block 461, Lot 52

Date: c.1865-66

Architect/Builder: Not determined

Original Owner: Robert Strad

Type: Apartment building

Style: Italianate with alterations
Stories: 5 and basement
Material(s): Brick; brownstone

Special Windows: Segmental fenestration

Significant Architectural Features: Segmental entryway; elaborate cornice with scrolled brackets, foliation, frieze panels and rosettes

Alterations: Shaved lintels; replacement railings on the stoop; fire escape; replacement storefronts with box awning and security gates; non-historic lights

Building Notes: Source for new building and alteration information: New York City Department of Buildings records and New York City Tax Department photograph c. 1940. Source for construction information: New York City tax assessment records.

South Facade: Designed (historic, painted, patched)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic tube railings on historic bluestone retaining walls

Areaway Paving Materials: Concrete

211 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 51

Date: 1877 (NB 291-1877)

Architect/Builder: Frederick W. Klemt

Original Owner: John Elter

Type: Apartment building

Style: Neo-Grec

Stories: 5 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Paneled and fluted pilasters flanking the main entryway; bracketed window sills; bracketed lintels; pedimented lintels at the second story; elaborate cornice decorated with scrolled brackets, fluting, knobs, corbels, and acroterion

Alterations: Entryway lintel removed; replacement storefronts with awnings and security gates; non-historic lighting

Building Notes: Source for new building information: New York City Department of Buildings records.

South Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fences and gates

Areaway Paving Materials: Bluestone and concrete

213 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 50

Date: c.1880-81 (NB 961-1880)

Architect/Builder: August H. Blankenstein

Original Owner: Adam Folz

Type: Apartment building

Style: Neo-Grec

Stories: 5 and basement

Material(s): Brick and brownstone

Significant Architectural Features: Rusticated first story; fluted entryway surround with beveled lintel and gable; paired fenestration at the first story with chamfered column and beveled lintels with rosettes; brownstone bandcourses; incised and beveled lintels on brackets; bracketed cornice with frieze paneled and sawtooth moldings

Building Notes: Built as one of a pair with 215 East 5th Street. Source for new building information: New York City Department of Buildings records.

South Facade: Designed (historic)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fence and gate on historic bluestone retaining wall

Areaway Paving Materials: Concrete with steel steps

215 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 49

Date: c.1880-81 (NB 961-1880)

Architect/Builder: August H. Blankenstein

Original Owner: Adam Folz

Type: Apartment building

Style: Neo-Grec

Stories: 5 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Rusticated first story; fluted entryway surround with beveled lintel and gable; paired fenestration at the first story with chamfered column and beveled lintels with rosettes; brownstone bandcourses; incised and beveled lintels on brackets; bracketed cornice with frieze paneled and sawtooth moldings

Building Notes: Built as one of a pair with 213 East 5th Street. Source for new building information: New York City Department of Buildings records.

South Facade: Designed (historic)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fence and gate on historic bluestone retaining wall

Areaway Paving Materials: Concrete with steel steps

217 East 5th Street (and 217 Rear East 5th Street)

Borough of Manhattan Tax Map Block 461, Lot 7502

Date: c.1862-63

Architect/Builder: Not determined

Original Owner: Silas Sutton

Type: Apartment building

Style: Italianate

Stories: 5

Material(s): Brick and brownstone

Significant Architectural Features: Paneled and fluted cast-iron columns at the ground story; molded crown above the first story; projecting sills; molded lintels; bracketed cornice with projecting brick frieze

Alterations: Replacement storefronts with metal security grilles; light fixtures; through-wall HVAC units

Building Notes: Historic lot 48; condominium lots 1101 & 1102. Source for construction information: New York City tax assessment records.

South Facade: Designed (historic)

Windows: Mixed

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

219 East 5th Street (and 219 Rear East 5th Street)

Borough of Manhattan Tax Map Block 461, Lot 47

Date: c.1862-63

Architect/Builder: Not determined

Original Owner: Robert Drysdale

Type: Apartment building

Style: Italianate

Stories: 5

Material(s): Brick; brownstone

Significant Architectural Features: Projecting window sills; molded lintels; bracketed cornice with projecting brick frieze

Alterations: Storefront removed and replaced with residential facade between c.1940 and c.1988; through-wall air conditioners; wrought-iron fire escape

Building Notes: Source for construction information: New York City tax assessment records; sources for alteration information: New York City Tax Department photograph, c.1939 and New York City Department of Finance photograph c. 1988.

South Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Mixed

Security Grilles: Not historic (upper stories)

Storefront(s): Removed

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

221 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 46

Date: c.1896 (NB 1074-1896)

Architect/Builder: George F. Pelham

Original Owner: Joseph L. Bittenweiser

Type: Apartment building

Style: Queen Anne with alterations

Stories: 6

Material(s): Brick; limestone; terra cotta

Special Windows: Round-arch fenestration at the fifth story

Significant Architectural Features: Recessed, round-arch entryway; terra-cotta band courses and spandrels; beveled lintels on the second, third, and fourth stories (topped with sunburst pediments at the third story); curved window sills at the fifth story; molded surrounds with labels, egg-and-dart molding, and keystone masks at the fifth story); blind arches above the sixth-story windows filled with sunbursts and surrounded with architraves similar to the fifth-story lintels

Alterations: Ground-story storefronts removed and replaced with residential facade in 1938 (ALT 1400-1938; architect: O.E. Kurth; owner: Dofront realty Corp.); fire escape; cornice removed between c. 1940 and c. 1988

Building Notes: Source for new building information: New York City Department of Buildings records; sources for alteration information: New York City Department of Buildings records; New York City Tax Department photograph, c.1939; and New York City Department of Finance photograph c. 1988. Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

South Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Replaced

Cornice: Removed

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

223 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 45

Date: c.1875 (NB 743-1875)

Architect/Builder: John B. Snook

Original Owner: John Van Allen

Type: Apartment building

Style: Neo-Grec

Stories: 5

Material(s): Brick; cast-iron

Significant Architectural Features: Paneled and fluted cast-iron columns at the first story; paneled jambs at main entryway; possibly historic door at the east storefront; bracketed window sills; pedimented lintels on brackets at the second story; molded and paneled lintels with brackets and surmounting palmettes; bracketed pressed metal cornice decorated with egg-and-dart moldings, frieze panels, and palmettes

Alterations: Replacement storefronts; fire escape; fixed awning

Building Notes: Source for new building information: New York City Department of Buildings records; sources for alteration information: New York City Tax Department photograph, c.1939; and New York City Department of Finance photograph c. 1988.

South Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Mixed

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

225 East 5th Street (and 225 Rear East 5th Street)

Borough of Manhattan Tax Map Block 461, Lot 44

Date: c.1870-71 (NB 1184-1870)

Architect/Builder: W. J. Gessner

Original Owner: W. J. Gessner

Type: Apartment building

Style: Italianate with alterations

Stories: 5

Material(s): Brick; stone; cast-iron

Decorative Metal Work: Decorative wrought-iron fire escape

Significant Architectural Features: Paneled cast-iron columns at the first story; molded crown above the first story; paneled wood- and-glass door to east storefront; bracketed window sills; molded lintels; bracketed roof cornice with frieze panels

Alterations: Additional windows installed on floors two through five in 1887, possibly reusing existing lintels at the newly-created center bays (ALT 1418-1887; architect: Jobst Hoffmann; owner: William Engel); fire escape; storefront alterations, awnings, and security gates

Building Notes: Source for new building and alteration information: New York City Department of Buildings records.

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Mixed

Storefront(s): Possibly historic

Cornice: Original

Sidewalk Material(s): Concrete and bluestone with steel hatch doors and cola chute

Curb Material(s): Concrete with metal edge

227 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 43

Date: 1966-67 (ALT 746-1966)

Architect/Builder: Herman I. Siegel

Original Owner: Irving Feldman

Type: Apartment building

Style: None

Stories: 5

Material(s): Brick

Alterations: Facade rebuilt in 1966-6 with concrete stoop and wrought-iron railings

Building Notes: Originally built in 1881 as a pair with the adjacent building at 229 East 5th Street. Source for construction and alteration information: New York City Department of Buildings records.

South Facade: Designed (rebuilt)

Door(s): Replaced primary door

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal

Areaway Paving Materials: Concrete

229 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 42

Date: 1881 (NB 153-1881)

Architect/Builder: Frederick W. Klemt

Original Owner: Marie and Henry Gucker

Type: Apartment building

Style: Neo-Grec

Stories: 5

Material(s): Brick; brownstone

Significant Architectural Features: Segmental main entryway flanked by paneled pilasters and topped by molded lintel and keystone; paneled door jambs; beveled window lintels with brackets and rosettes; molded crown above the first story; bracketed window sills; bracketed cornice with frieze panels and palmettes

Alterations: Facade painted; non-historic wall lamps; some window lintels smoothed over

Building Notes: Built as a pair with No. 227 East 5th Street, which has been completely altered. Source for new building information: New York City Department of Buildings records.

South Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Bluestone retaining wall and steps with tube railing and non-historic wrought-iron fence and gate

Areaway Paving Materials: Concrete

231 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 41

Date: c.1876-77 (NB 753-1876)

Architect/Builder: John Ross

Original Owner: Patrick Levy

Type: Apartment building

Style: Neo-Grec

Stories: 5

Material(s): Brick; brownstone

Significant Architectural Features: Cast-iron columns at the first story; some original or historic fabric at the storefronts; paneled door jambs; bracketed crown with dentils above the first story; projecting window sills; beveled lintels; bracketed roof cornice with frieze panels and guttae

Alterations: Retractable awning; non-historic lighting

Building Notes: Source for new building information: New York City Department of Buildings records.

South Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Mixed

Storefront(s): Altered

Cornice: Original

Sidewalk Material(s): Concrete and bluestone with steel hatch doors

Curb Material(s): Concrete with metal edge

233 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 40

Date: c.1876 (NB 713-1876)

Architect/Builder: D. & J. Jardine

Original Owner: John C. Mahr

Type: Apartment building

Style: Neo-Grec with alterations

Stories: 5

Material(s): Brownstone

Significant Architectural Features: Beveled lintels at the entryway and windows (topped with gables at the first and second stories); paneled jambs at the doorway; projecting window and door surrounds; bracketed window sills; bracketed cornice with frieze panels and guttae

Alterations: Door and window surrounds smoothed over; painted facade.

Building Notes: Built as one in a pair with the adjacent building at 235 East 5th Street. Source for new building information: New York City Department of Buildings records.

South Facade: Designed (historic, painted)

Stoop: Altered

Door(s): Replaced primary door

Windows: Mixed

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic wrought-iron fence and gate

Areaway Paving Materials: Brownstone steps and retaining wall

235 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 39

Date: c.1876 (NB 713-1876)

Architect/Builder: D. & J. Jardine

Original Owner: John C. Mahr

Type: Apartment building

Style: Neo-Grec with alterations

Stories: 5

Material(s): Brownstone

Significant Architectural Features: Beveled lintels at the entryway and windows (topped with gables at the first and second stories); paneled jambs at the doorway; projecting window and door surrounds; bracketed window sills; bracketed cornice with frieze panels and guttae

Alterations: Door and window surrounds smoothed over; painted facade

Building Notes: Built as one in a pair with the adjacent building at 233 East 5th Street. Source for new building information: New York City Department of Buildings records.

South Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Materials: Concrete

237 East 5th Street

Borough of Manhattan Tax Map Block 461, Lot 37

Date: c.1909 (NB 502-1909)

Architect/Builder: Harrison & Sackheim

Original Owner: Harris Sokolski

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Special Windows: Round arch fenestration at the sixth story

Decorative Metal Work: Decorative fire escape; wrought-iron stoop railings

Significant Architectural Features: Elaborate portico with carved pilasters topped by Corinthian capitals and molded lintels (supported by scrolled and foliated brackets with blocks and dentils); molded window surrounds; continuous, projecting sills; carved spandrels with festoons; bracketed lintels on the fourth story; triangular pediments on blocks at the fifth story; scrolled keystones at the sixth story; bracketed pressed metal cornice with dentils and swags

Alterations: Replacement storefronts; security gates; non-historic lighting

Building Notes: Source for new building information: New York City Department of Buildings records.

South Facade: Designed (historic)

Stoop: Altered

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick

239-253 East 5th Street see 87 Second Avenue (aka 87-89 Second Avenue and 239-253 East 5th Street)

301 East 5th Street see 88 Second Avenue (aka 88-90 Second Avenue and 301 East 5th Street)

EAST 5TH STREET (EVEN NUMBERS)

210 East 5th Street (aka 210-212 East 5th Street)

Borough of Manhattan Tax Map Block 460, Lot 7502

Building Name: Beethoven Maennerchor Hall

Date: 1870-71 (NB 444-1870)

Architect/Builder: William Graul

Original Owner: Beethoven Hall

Type: Institutional

Style: Italianate with alterations

Stories: 4 and basement

Material(s): Brick; stone

Special Windows: Palladian windows with Corinthian columns and molded lintels on brackets at the center bays of the second, third, and fourth stories; round-arch fenestration at the first and fourth stories; segmental fenestration at the second and third stories

Decorative Metal Work: Decorative wrought-iron fire escape
Significant Architectural Features: Historic cheek walls on the stoop; round-arch entryway with molded architrave on pilasters; paired fenestration in the end bays (below bracketed triangular pediment at the first and second stories and arched lintels at the third story); quoins; molded crowns above the first, second and fourth stories; cast-iron alarm box
Alterations: East windows at the first story converted to secondary entryway; facade painted; cornice removed; stoop altered; portico removed; mansard roof and tower removed; elevator bulkhead; joined internally with 214 East 5th Street in 1920 (ALT 2124-1920)
Building Notes: Historic lot 16; now condominium lots 1101-1105.
Notable History and Residents: Built as a German concert hall, the building's later uses include a Jewish wedding hall, a beer hall, television and movie sound stages, a warehouse for film props, an art exhibition space, and finally a mixed-use condominium. Episodes of the television comedy series "The Honeymooners" were reputedly filmed here in the 1950s. According to information from the Museum of Broadcast Communications, the show was filmed at the Adelphi Theater on West 54th Street (demolished). Source for New Building and Alteration information: New York City Department of Buildings records.

North Facade: Designed (historic, painted)

Door(s): Possibly historic primary door

Security Grilles: Not historic (upper stories)

Cornice: Removed

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fence and gate

Areaway Paving Materials: Concrete with metal edge with steel bulkhead door

West Facade: Designed (historic, altered)

Facade Notes: Brick, oculi; loading dock canopy; fire escape

214 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 7502

Date: c.1864-66

Architect/Builder: Not determined

Original Owner: Gerard Stuyvesant

Type: Apartment building

Style: Altered Italianate

Stories: 4 and basement

Material(s): Brick; stone

Special Windows: Segmental fenestration

Decorative Metal Work: Decorative wrought-iron fire escape

Significant Architectural Features: Projecting window sills; molded lintels; historic fluted cast-iron columns at the basement.

Alterations: Stoop removed; basement facade rebuilt; connected internally to 201-212 East 5th Street (Beethoven Hall) under ALT 2124-1920; architects: G.A. & H. Boehm; owner: The Head Gears Workers Lyceum, Inc.; windows on the second and third stories converted to doors to the fire escape (possibly under BN 3409-1940)

Building Notes: The original door and window lintels appear to have been reused in the 1920 redesign of the facade. Originally built as one in a row of three buildings with 216 and 218 East 5th Street. Cornice removed between c.1940 and c.1988. Fourth story increased in height after

c.1988. Source for construction information: New York City Tax Assessment records; source for alteration information: New York City Department of Buildings Records and New York City Tax Department and Department of Finance photographs c.1939 and c.1988, respectively. (Now condominium lots 1101-1105.)

North Facade: Designed (painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fence and rail

Areaway Paving Materials: Concrete

216 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 19

Date: C.1864-66

Architect/Builder: Not determined

Original Owner: Gerard Stuyvesant

Type: Apartment building

Style: Italianate

Stories: 5 and basement

Material(s): Brick; stone

Special Windows: Segmental fenestration

Decorative Metal Work: On the stoop

Significant Architectural Features: Projecting water table; historic fluted cast-iron columns at the basement; projecting window sills; bracketed lintel at the main entryway; molded lintels; bracketed cornice with frieze panels

Alterations: Painted facade; non-historic brick infill at the basement storefronts

Building Notes: Originally built as one in a row of three buildings with 214 and 218 East 5th Street. Source for construction information: New York City Tax Assessment records.

North Facade: Designed (historic, painted)

Stoop: Altered

Door(s): Replaced primary door

Storefront(s): Altered

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic wrought-iron railings and fence

Areaway Paving Materials: Concrete with concrete steps

218 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 20

Date: c.1864-66

Architect/Builder: Not determined

Original Owner: Gerard Stuyvesant
Type: Apartment building
Style: Italianate
Stories: 5 and basement
Material(s): Brick; stone

Special Windows: Segmental fenestration

Decorative Metal Work: Original iron railings on the stoop

Significant Architectural Features: Historic cast-iron columns in east basement storefront; projecting sills; segmental lintels on brackets at the main entryway; molded window lintels; bracketed cornices with frieze panels

Alterations: Painted facade; storefronts installed in the basement, possibly in the early twentieth century; angled banners

Building Notes: Originally built as one in a row of three buildings with 214 and 216 East 5th Street. Source for construction information: New York City Tax Assessment records.

North Facade: Designed (historic, painted)

Stoop: Original

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal

Areaway Paving Materials: Bluestone with bluestone steps and steel hatch door

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick

220 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 7501

Date: c.1844-45

Architect/Builder: Not determined

Original Owner: Anson Phelps

Type: Combined row houses

Style: Greek Revival with alterations

Stories: 3 and basement

Material(s): Brick; stone

Decorative Metal Work: Wrought-iron window grilles

Significant Architectural Features: Bracketed window sills (in a continuous band at the first story); molded lintels; stepped and paneled parapet; possibly historic wall lamps flanking the entryway

Alterations: East stoop removed in 1912 (ALT 2632-1912; owner: Mollie Simon); west stoop removed in 1918 (ALT 1221-1918; owner: Congregation Daughters and Sons of Israel); buildings joined internally in 1920 (ALT 3303-1920; owner: Daughters of Israel Day Nursery, Inc.); cornice removed by c.1939.

Building Notes: Historic lot number 21; now condominium lots 1001-1001. Source for construction information: New York City Tax Assessment records; sources for alteration information: New York City Department of Buildings records and New York City Tax Department photograph, c.1939.

North Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Possibly historic (upper stories); historic (basement)

Security Grilles: Historic (upper stories); not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic wrought-iron railings and fence

Areaway Paving Materials: Concrete with steel hatch doors; wheelchair ramp; wood trash bin; non-historic brick steps

224 East 5th Street (aka 224-226 East 5th Street)

Borough of Manhattan Tax Map Block 460, Lot 23

Date: c.1844-45; c.1952 alteration (ALT 795-1952)

Architect/Builder: Not determined (1844-45); Schuman & Lichtenstein (1952 alteration)

Original Owner: Anson Phelps (1844-45); Ladies Auxiliary of the Rabbi Jacob Sirovich Talmud Torah (1952 alteration)

Type: Combined row houses

Style: Neo-Federal

Stories: 3 and basement

Material(s): Cement stucco

Significant Architectural Features: Projecting entryway surround flanked by pilasters and topped by sunburst and bracketed gable; projecting window sills; sunbursts above the first-story windows; molded band above the third story with central medallion; stepped parapet with central gable

Alterations: Buildings joined internally during the 1952 alteration

Building Notes: Historic lot 26; condominium lots 1001-1010. Source for construction information: New York City Tax Assessment records; source for alteration information: New York City Department of Buildings Tax Assessment records.

North Facade: Designed (historic, resurfaced)

Stoop: Possibly historic stoop (gate under stoop - removed)

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic wrought-iron fence and gate

Areaway Paving Materials: Concrete ramp with tube railing

228 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 25

Date: c.1844-45

Architect/Builder: Not determined

Original Owner: Anson Phelps
Type: Row house
Style: Greek Revival
Stories: 3 and basement
Material(s): Brick; stone

Significant Architectural Features: Projecting water table; molded entryway surround with ears;
Alterations: Painted facade; fire escape; non-historic wrought-iron gate on the stoop
Building Notes: Source for construction information: New York City Tax Assessment records.

North Facade: Designed (historic, painted)
Stoop: Altered stoop (historic gate under stoop)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Possibly historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Historic wrought-iron fence and gate
Areaway Paving Materials: Concrete

230 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 26

Date: c.1844-45
Architect/Builder: Not determined
Original Owner: Anson Phelps
Type: Row house
Style: Greek Revival
Stories: 3 and basement
Material(s): Brick; stone

Decorative Metal Work: Wrought-iron stoop railings
Significant Architectural Features: Rusticated basement; eared portico at the main entryway; projecting window sills; molded lintels; wood roof cornice
Alterations: First-story facade covered with cement stucco; non-historic wrought-iron gates on the stoop
Building Notes: Source for construction information: New York City Tax Assessment records.

North Facade: Designed (historic)
Stoop: Historic stoop (historic gate under stoop)
Door(s): Historic primary door
Windows: Possibly historic (upper stories); possibly historic (basement)
Security Grilles: Historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Historic wrought-iron fence and gate
Areaway Paving Materials: Bluestone and steel hatch to cellar; brownstone retaining walls

232 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 27

Date: c.1830-31 with later alterations

Architect/Builder: Not determined

Original Owner: Anson Phelps

Type: Row house

Style: Federal altered to Greek Revival/Italianate

Stories: 4 and basement

Material(s): Brick; stone

Significant Architectural Features: Flemish bond brick; projecting water table; Greek Revival style portico; projecting window sills; molded lintels; bracketed cornice with dentils and frieze panels

Alterations: Greek Revival style alterations to the facade; full fourth story and Italianate style cornice added in c. 1877; through-wall air conditioners; non-historic wrought-iron gates on the stoop

Building Notes: Source for construction and alteration information; New York City Tax Assessment Records

North Facade: Designed (historic)

Stoop: Possibly historic stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door

Windows: Possibly historic (upper stories); check (basement)

Security Grilles: Historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Possibly historic wrought-iron fence and gate

Areaway Paving Materials: Bluestone with metal grate; brownstone retaining walls with bluestone coping blocks

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick

234 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 28

Date: c.1830-31; c.1928 alteration (ALT 650-1928)

Architect/Builder: Not determined (1830-31); Charles M. Straub (1928 alteration)

Original Owner: Anson Phelps (1830-31); Fannie Lorde (1928)

Type: Row house

Style: Neo-Colonial

Stories: 4 and basement

Material(s): Brick; stone

Decorative Metal Work: Window grilles at the basement; entryway railings

Significant Architectural Features: Projecting basement-level entryway portico with Tuscan columns and molded lintel; projecting window sills; soldier course lintels at the upper stories; paneled brick spandrels; paneled and stepped roof parapet with central curved gable

Alterations: Full fourth story added in c.1877; facade redesigned in 1928

Building Notes: Originally a Federal-era row house, the building was raised a story in c. 1877 and given a completely new facade in 1928. Source for construction and alteration information: New York City Tax Assessment records and New York City Department of Buildings records.

North Facade: Designed (historic, resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Concrete steps with wrought-iron railings

Areaway Paving Materials: Concrete

236 East 5th Street (aka 236-240 East 5th Street)

Borough of Manhattan Tax Map Block 460, Lot 29

Date: c.1912 (NB 572-1912)

Architect/Builder: George F. Pelham

Original Owner: Harris Sopolski

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Special Windows: Segmental fenestration with scrolled keystones at the first story

Decorative Metal Work: Wrought ironwork at the first-story windows; wrought-iron fire escape; wrought-iron gate to basement entryway

Significant Architectural Features: Recessed, segmental entryway with granite steps, molded reveal, scrolled keystone, garlands, and heavily bracketed hood; rustication at the first story; multi-story, garland-decorated pilasters at the end bays flanking paired fenestration with rope moldings decorating the lintels, paneled spandrels, and surmounting shields; shield panels at the sixth story; heavily bracketed cornice with dentils and swags

Alterations: Non-historic wall lamps at the main entryway; louvered vents at the basement; bracketed sign

Building Notes: Source for new building information: New York City Department of Buildings records.

North Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Mixed

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic, partially visible)

Facade Notes: Masonry

East Facade: Not designed (historic, partially visible)

Facade Notes: Masonry

242 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 32

Date: c.1844-45

Architect/Builder: Not determined

Original Owner: Anson Phelps

Type: Row house

Style: Greek Revival with alterations

Stories: 3 and basement

Material(s): Brick; brownstone

Decorative Metal Work: Historic wrought-iron railings on the stoop

Significant Architectural Features: Paneled entryway surround with deep jambs and molded lintel; projecting window sills; molded lintels

Alterations: Cornice removed; fire escape; wrought-iron gates on the stoop

Building Notes: Source for construction information: New York City Tax Assessment Records.

North Facade: Designed (historic)

Stoop: Original stoop (gate under stoop - replaced)

Door(s): Historic primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Historic wrought-iron fence and gate on brownstone retaining wall

Areaway Paving Materials: Concrete with historic bluestone steps

244 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 33

Date: c.1844-45; c.1880s

Architect/Builder: Not determined

Original Owner: Anson Phelps

Type: Row house

Style: Greek Revival with neo-Grec and Queen Anne elements

Stories: 3 and basement

Material(s): Brick; stone; metal

Significant Architectural Features: Paneled portico with deep jambs topped by bracketed, metal lintel; bracketed window sills; molded lintels; bracketed roof cornice with dentils, frieze panels, and central gable and sunburst

Alterations: Neo-Grec and Queen Anne style elements added in the later 19th century; wrought-iron gates on the stoop

Building Notes: Source for construction information: New York City tax assessment records.

North Facade: Designed (historic, painted)

Stoop: Original stoop (historic gate under stoop)

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic wrought-iron fence and gate on historic brownstone retaining walls

Areaway Paving Materials: Concrete with steel hatch and metal vent

246 East 5th Street

Borough of Manhattan Tax Map Block 460, Lot 133

Date: c.1882-83

Architect/Builder: Not determined

Original Owner: Jacob Finck

Type: Other

Style: Altered neo-Grec

Stories: 3

Material(s): Cement stucco

Significant Architectural Features: Paneled cast-iron columns at the first story; bracketed roof cornice

Alterations: Facade resurfaced; third story added between c.1988 and 2000; security gate at the storefront

Building Notes: Possibly built as a carriage house for the dwelling at 85 Second Avenue, the building was later separated and given its own lot number. Source for construction information; New York City tax assessment records. Source for alteration information: New York City Department of Buildings and New York City Department of Finance photograph c.1988.

North Facade: Designed (resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fence

Areaway Paving Materials: Concrete

248 East 5th Street see 85 Second Avenue (aka 248 East 5th Street)

300 East 5th Street see 86 Second Avenue (aka 300 East 5th Street)

EAST 6TH STREET (ODD NUMBERS)

239 East 6th Street see 103 Second Avenue (and 239 East 6th Street)

301 East 6th Street see 104 Second Avenue (aka 301 East 6th Street) and 106 Second Avenue

303-305 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 53

Date: c. 1872-73 (original); 1882 (alteration) (ALT 1455-1882)

Architect/Builder: Not determined (c. 1872-73); John M. Forster (1882)

Original Owner: John Hock (c. 1872-73); Matilda Jantzen (1882)

Type: Residential

Style: Neo-Grec with alterations

Stories: 4

Material(s): Brick

Significant Architectural Features: Two buildings that read as one larger structure with two cornices (No. 303 is to the west; No. 305 is to the east); red brick laid in a running bond; slightly projecting bracketed rectangular sills; bracketed cornice with floral details at brackets and paneled frieze

Alterations: Windows replaced (two-over-two double-hung sashes present at No. 303 at time of c. 1940s tax photo); molded window lintels stripped and replaced with flush rectangular lintels c. 2010-2011; presence of fire escape dates to before c. 1940s tax photograph; significant alterations to first story including removal of historic storefront at western end of elevation and reconfiguration of window and door openings; commercial lettering at first story; roll-down gate; screen door at main entry

Building Notes: Tax records indicate the existence of at least one house on this lot in 1873, owned by John Hock and valued at \$6,000 (constructed after 1872). By 1882, there were at least two properties on the lot functioning as haylofts with stables on the first story. Alteration records filed with the New York City Department of Buildings in 1882 indicate that both Nos. 303 and 305 were converted into multi-family dwellings with stores on the first story in that year, with each building housing a total of three families (ALT 1455-1882). The building probably received its neo-Grec details at this time. At one time, each of the buildings stood on its own tax lot (lots 53 and 54).

Site Features: In-ground metal hatch doors at western and eastern ends of elevation

South Facade: Designed (historic)

Stoop: Historic

Door(s): Replaced primary door; non-historic secondary door (adjacent to main door)

Windows: Replaced

Storefront(s): Removed

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick

307 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 52

Date: c. 1856 (original); prior to 1903 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Neo-Grec
Stories: 4 and basement
Material(s): Red brick; masonry

Significant Architectural Features: Molded masonry lintels and sills featuring small brackets, saw-tooth molding, and floral details at first through fourth stories; overhanging modillioned cornice with garland frieze

Alterations: Windows replaced (multi-paned sashes present in c. 1940s tax photograph); sills replaced at first story; original main entry converted into a window opening, original stoop removed, and new main entry created at basement level (ALT 46-1927); non-historic brick door surround at basement entry; basement stuccoed and painted; small iron rails affixed to elevation at basement; presence of fire escape dates to after c. 1940s tax photograph; non-historic projecting window guard at western window opening at fourth story; lights and conduit above basement entry

Building Notes: Tax records indicate the existence of a house on this lot in 1856, owned by C. H. Wardell and valued at \$6,500 (constructed after 1855). It appears that this single-family rowhouse was modified into the present tenement building, as was common in the neighborhood and as no new building records appear after that date. Inspection records filed with the New York City Department of Housing note the building as a tenement housing one family per floor as early as 1902, although the conversion likely took place before the turn of the century. The building probably received its neo-Grec details at the time of the conversion. Alteration records filed with the New York City Department of Buildings in 1903 indicate the height of the existing fourth story was increased for the benefit the family living on that story (ALT 372-1903).

South Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

309 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 51

Building Name: Odyssey House

Date: c. 1852 (original); not determined (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Institutional

Style: Altered Italianate

Stories: 4 and basement

Material(s): Red brick; brownstone

Special Windows: Non-historic fanlight at main entry

Significant Architectural Features: Rusticated brownstone at base; round-arched main entry; brick corbelling at roofline

Alterations: Windows replaced (one-over-one double-hung sashes at time of 1940s tax photograph); lintels and sills simplified prior to c. 1940s tax photograph; brick tie-backs

throughout (date to after c. 1940s tax photograph); presence of fire escape dates to before the c. 1940s tax photograph (shared with 311 East 6th Street); tall chain-link fencing at roofline; non-historic metal handrail at stoop; light fixtures at main entry; security camera

Building Notes: Tax records indicate that a house was first constructed on this lot in 1852, owned by Thomas Dean and valued at \$6,000. The building, however, does not appear on the 1852 Dripps map, indicating it may have been completed after the map was finished. It appears that this single-family rowhouse was modified into the current institutional building as the building footprint does not appear to change on subsequent maps of the lot. The building probably received its Italianate details at the time of the conversion. A 1935 letter to the New York City Department of Buildings from the Emanu-El Brotherhood, who operated a school on the site, indicates that the neighboring buildings at 309 and 311 East 6th Street were once connected at the first and fourth stories. The occupancy of No. 309 in 1943 is noted as consisting of a gymnasium, play room, auditorium, library, offices, classrooms, and a billiard room (MISC 1299-1943). The appearance of 309 and 311 East 6th Street are presently mirror-images of one another.

Site Features: Non-historic, tall metal fence and gate projecting onto sidewalk

Notable History and Residents: From 1911 to c. 1967, the structures at 309 and 311 East 6th Street were used as a school by the Emanu-El Brotherhood, a Jewish organization associated with Temple Emanu-El. The building became home to a YMHA/YWHA from c. 1967 to c. 1979. At present, the building is the home of Odyssey House, Inc., a drug and alcohol rehabilitation center which has been located here since 1979.

South Facade: Designed (historic, repointed or replaced brick, particularly at fourth story; painted basement)

Stoop: Possibly historic

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

311 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 50

Building Name: Odyssey House

Date: c. 1852

Architect/Builder: Not determined

Original Owner: Not determined

Type: Institutional

Style: Altered Italianate

Stories: 4 and basement

Material(s): Red brick; brownstone

Special Windows: Non-historic fanlight at main entry

Significant Architectural Features: Rusticated brownstone at base; round-arched main entry; brick corbelling at roofline

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); lintels and sills simplified prior to c. 1940s tax photograph; brick tie-backs throughout (date to after c. 1940s tax photograph); presence of fire escape dates to before the c. 1940s tax

photograph (shared with 309 East 6th Street); tall chain-link fencing at roofline; non-historic metal handrail at stoop; light fixtures at main entry; security camera

Building Notes: Tax records indicate that a house was first constructed on this lot in 1852, owned by Thomas Dean and valued at \$6,000. The building, however, does not appear on the 1852 Dripps map, indicating it may have been completed after the map was finished. It appears that this single-family rowhouse was modified into the current institutional building as the building footprint does not appear to change on subsequent maps of the lot. The building probably received its Italianate details at the time of the conversion. A 1935 letter to the New York City Department of Buildings from the Emanu-El Brotherhood, who operated a school on the site, indicates that the neighboring buildings at 309 and 311 East 6th Street were once connected at the first and fourth stories. The occupancy of No. 309 in 1943 is noted as consisting of a gymnasium, play room, auditorium, library, offices, classrooms, and a billiard room (MISC 1299-1943). The appearance of 309 and 311 East 6th Street are presently mirror-images of one another.

Notable History and Residents: From 1911 to c. 1967, the structures at 309 and 311 East 6th Street were used as a school by the Emanu-El Brotherhood, a Jewish organization associated with Temple Emanu-El. The building became home to a YMHA/YWHA from c. 1967 to c. 1979. At present, the building is the home of Odyssey House, Inc., a drug and alcohol rehabilitation center which has been located here since 1979.

South Facade: Designed (historic, repointed or replaced brick, particularly at fourth story; painted *Stoop:* Possibly historic

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

313 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 49

Date: c. 1853 (original); prior to 1902 (alteration)

Architect/Builder: Not determined

Original Owner: J. Palmer (c. 1853); not determined (alteration)

Type: Tenement

Style: Italianate with alterations

Stories: 3 and basement

Material(s): Red brick; brownstone

Decorative Metal Work: Possibly historic handrail and posts at stoop

Significant Architectural Features: Rusticated brownstone base; molded brownstone lintels; slightly projecting rectangular brownstone sills at second and third stories; bracketed cornice with foliate brackets and paneled frieze

Alterations: Windows replaced (two-over-two double-hung sashes with taller lower sashes at time of c. 1940s tax photograph); portico with molded entablature above main entry simplified (after c. 1940s tax photograph, but before c. 1980s tax photograph); transom at main entry replaced; non-historic metal fencing and gate at stoop

Building Notes: Tax records indicate that this lot was vacant and owned in 1852 by J. Palmer, who likely owned the land that comprises today's tax lots 45 through 49. Although tax records

were not located for lots 45, 47 or 48, records for lots 46 and 49 indicate that houses were built here in 1853. The identical appearance of the structures and lack of visible seams between the buildings indicates that the houses on lots 45 through 49 were thus all built c. 1853. It appears that these single-family row houses were modified into the existing tenement buildings as the building footprints do not appear to change on historic maps of the block. The houses probably received their Italianate details at the time of conversion. No. 313 is noted as a multiple dwelling as early as 1902 on New York City Department of Housing inspection records, but all of the houses were probably converted into tenements prior to the turn of the century. A 1948 Certificate of Occupancy application indicates that a “social club” was located at the basement level of No. 313 in that year, with apartments above.

South Facade: Designed (historic)

Stoop: Original

Door(s): Replaced primary door; non-historic door at basement entry (with non-historic metal screen door)

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing and gate

Areaway Paving Materials: Concrete

315 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 48

Date: c. 1853 (original); c. 1891 (alteration)

Architect/Builder: Not determined

Original Owner: J. Palmer (c. 1853); not determined (c. 1891)

Type: Tenement

Style: Italianate with alterations

Stories: 3 and basement

Material(s): Red brick; brownstone

Significant Architectural Features: Rusticated brownstone base; molded brownstone lintels and slightly projecting rectangular sills at second and third stories; bracketed cornice with foliate brackets and paneled frieze

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); original main entry removed, along with entrance portico and entablature, and converted into a window opening (after c. 1940s tax photograph); new entry installed at basement (after c. 1940s tax photograph); windows at first-story shortened, lintels simplified, and sills removed (after c. 1940s tax photograph); fire escape dates to after c. 1940s tax photograph (but prior to c. 1980s tax photograph); conduit and lights at basement entry; doorbell at basement entry

Building Notes: Tax records indicate that this lot was vacant and owned in 1852 by J. Palmer, who likely owned the land that comprises today’s tax lots 45 through 49. Although tax records were not located for lots 45, 47 or 48, records for lots 46 and 49 indicate that houses were built here in 1853. The identical appearance of the structures and lack of visible seams between the buildings indicates that the houses on lots 45 through 49 were thus all built c. 1853. It appears that

these single-family row houses were modified into the existing tenement buildings as the building footprints do not appear to change on historic maps of the block. The houses probably received their Italianate details at the time of the conversion. The conversion of No. 315 into a tenement may have occurred in 1891, at which time a rear yard extension and light shaft were added to the building (ALT 351-1891). It has not been determined when the stoop was removed, however it was after the c. 1940s tax photograph but before the c. 1980s tax photograph was taken.

South Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Possibly historic fencing and posts

Areaway Paving Materials: Concrete

317 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 47

Date: c. 1853 (original); prior to 1902 (alteration)

Architect/Builder: Not determined

Original Owner: J. Palmer (c. 1853); not determined (alteration)

Type: Tenement

Style: Italianate with alterations

Stories: 3 and basement

Material(s): Red brick; brownstone

Decorative Metal Work: Possibly historic posts at areaway

Significant Architectural Features: Rusticated brownstone base; molded brownstone lintels and slightly projecting rectangular sills; bracketed cornice with foliate brackets and paneled frieze

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); original main entry removed, along with entrance portico and entablature, and converted into a window opening (after c. 1940s tax photograph); new entry installed at basement (after c. 1940s tax photograph); through-wall air conditioners; light fixtures at basement entry

Building Notes: Tax records indicate that this lot was vacant and owned in 1852 by J. Palmer, who likely owned the land that comprises today's tax lots 45 through 49. Although tax records were not located for lots 45, 47 or 48, records for lots 46 and 49 indicate that houses were built here in 1853. The identical appearance of the structures and lack of visible seams between the buildings indicates that the houses on lots 45 through 49 were thus all built c. 1853. It appears that these single-family row houses were modified into the existing tenement buildings as the building footprints do not appear to change on historic maps of the block. The houses probably received their Italianate details at the time of the conversion. No. 317 is noted as a multiple dwelling as early as 1902 on New York City Department of Housing inspection records, but all of the houses were likely converted into tenements prior to the turn of the century. It has not been determined when the stoop was removed, however it was after the c. 1940s tax photograph but before the c. 1980s tax photograph was taken.

South Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing

Areaway Paving Materials: Concrete with plantings

319 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 46

Date: c. 1853 (original); prior to 1902 (alteration)

Architect/Builder: Not determined

Original Owner: J. Palmer (c. 1853); not determined (alteration)

Type: Tenement

Style: Italianate with alterations

Stories: 3 and basement

Material(s): Red brick; brownstone

Significant Architectural Features: Rusticated brownstone base; molded brownstone lintels and slightly projecting rectangular sills; bracketed cornice with foliate brackets and paneled frieze; main entry portico consisting of brownstone pilasters supporting a molded entablature

Alterations: Windows replaced (six-over-six double-hung sashes at time of c. 1940s tax photograph); original main entry removed, along with entrance portico and entablature, and converted into a window opening (prior to c. 1940s tax photograph); new entry installed at basement featuring engaged pilasters supporting a molded entablature (prior c. 1940s tax photograph); non-historic metal screen door at entry; window boxes at first story windows; light fixtures at basement entry; areaway enclosed with fencing after c. 1940s tax photograph

Building Notes: Tax records indicate that this lot was vacant and owned in 1852 by J. Palmer, who likely owned the land that comprises today's tax lots 45 through 49. Although tax records were not located for lots 45, 47 or 48, records for lots 46 and 49 indicate that houses were built here in 1853. The identical appearance of the structures and lack of visible seams between the buildings indicates that the houses on lots 45 through 49 were thus all built c. 1853. It appears that these single-family row houses were modified into the existing tenement buildings as the building footprints do not appear to change on historic maps of the block. The houses probably received their Italianate details at the time of the conversion. No. 319 is noted as a multiple dwelling as early as 1902 on New York City Department of Housing inspection records, but all of the houses were likely converted into tenements prior to the turn of the century. It has not been determined when the stoop was removed, however it was prior to the c. 1940s tax photograph, and possibly at the time of a 1925 alteration (ALT 451-1925).

South Facade: Designed (historic, painted at base; details painted; brick replaced where through-wall air conditioners had previously been)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); not historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Non-historic metal fencing and gate
Areaway Paving Materials: Concrete with plantings

321 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 45
Date: c. 1853 (original); prior to 1897 (alteration)
Architect/Builder: Not determined
Original Owner: J. Palmer (c. 1853); not determined (alteration)
Type: Tenement
Style: Italianate
Stories: 3 and basement
Material(s): Red brick; brownstone

Significant Architectural Features: Rusticated brownstone base; molded brownstone lintels and slightly projecting rectangular sills; bracketed cornice with foliate brackets and paneled frieze; possibly historic transom and denticulated wood transom bar at main entry

Alterations: Windows replaced (one-over-one double-hung windows at time of c. 1940s tax photograph); continuous window box spans between first-story window openings; areaway enclosed with fencing after c. 1940s tax photograph

Building Notes: Tax records indicate that this lot was vacant and owned in 1852 by J. Palmer, who likely owned the land that comprises today's tax lots 45 through 49. Although tax records were not located for lots 45, 47 or 48, records for lots 46 and 49 indicate that houses were built here in 1853. The identical appearance of the structures and lack of visible seams between the buildings indicates that the houses on lots 45 through 49 were thus all built c. 1853. It appears that these single-family row houses were modified into the existing tenement buildings as the building footprints do not appear to change on historic maps of the block. The houses probably received their Italianate details at the time of the conversion. No. 321 is noted as a multiple dwelling as early as 1916 on New York City Department of Housing inspection records, but all of the houses were likely converted into tenements prior to the turn of the century. An article in the *New York Times* dating to 1897 notes a "peddler" named Daniel Lowly living there, indicating it was probably already a tenement by that time.

Site Features: Two-story rear yard addition

South Facade: Designed (historic)
Stoop: Original stoop (gate under stoop - replaced)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); not historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Non-historic metal fencing and gate
Areaway Paving Materials: Concrete with plantings

East Facade: Not designed (historic)

Facade Notes: Red brick; rectangular and segmental-arched window openings; slightly projecting masonry lintels; through-wall air conditioner

323 East 6th Street (aka 323-327 East 6th Street)

Borough of Manhattan Tax Map Block 448, Lot 42

Building Name: St. Mark's Evangelical Lutheran Church (later Community Synagogue Center)

Date: c. 1847

Architect/Builder: Not determined

Original Owner: German St. Matthew's Evangelical Lutheran Church

Type: Religious

Style: Greek Revival

Stories: 1

Material(s): Brick; masonry

Special Windows: Stained-glass windows with Judaic imagery at east and west elevations

Significant Architectural Features: Denticulated pediment above main entry; pressed-metal cornice with wide fascia boards; engaged pilasters at building corners and flanking central portico; substantial door enframement; tall blind rectangular window openings with molded masonry lintels and sills (no other window openings at the primary facade); high masonry water table; inset panel with inscription for the Community Synagogue Center above main entry

Alterations: Roundel opening in pediment filled in (prior to c. 1940s tax photograph); sign box affixed towards western end of elevation; light fixtures at main entry; non-historic metal fencing and gates at entrance to western alley; one-story extension with basement entry at eastern alley (built after c. 1940s tax photograph); non-historic awning extends over sidewalk from basement entry; stoop with non-historic metal railings to east of basement entry at the one-story extension (leads to above-grade alley on top of one-story extension); non-historic light fixture at basement entry

Building Notes: This building was erected c. 1847 as a branch of German St. Matthew's Evangelical Lutheran Church, which had outgrown its existing downtown home. At the time of its opening, this location was at the center of the emerging Kleindeutschland neighborhood – the large German neighborhood that would eventually cover much of the area. The congregation thrived, and a study was added to the rear of the church in 1887, followed by the purchase of the adjacent house at 64 East 7th Street for a parsonage in 1889.

Site Features: Metal staircases within western alley

Notable History and Residents: German St. Matthew's Evangelical Lutheran Church occupied this building for nearly a century (see "Building Notes" above). In 1904, the General Slocum steamboat, which had been hired to transport churchgoers, friends and relatives to a church-sponsored picnic, caught fire, killing more than 1,000 neighborhood residents – including 784 members of the congregation. This tragedy was said to have hastened the decline of the German presence in the Lower East Side in the early 20th century. While the congregation never fully recovered from the incident, the church remained in this location for nearly four more decades, well after other German institutions had moved from the neighborhood. In 1940, the church sold its building to the Community Synagogue Center, which had formed that same year. Though many Jewish residents were also leaving for other parts of the city during this era, the congregation thrived, and continues to occupy the building today.

South Facade: Designed (historic, painted)

Stoop: Historic

Door(s): Replaced primary door; non-historic door at basement entry

Windows: NA

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing and gate

Areaway Paving Materials: Concrete with plantings

West Facade: Designed (historic, partially visible)

Facade Notes: Buff brick; tall rectangular window openings; some details from primary (south) facade return onto this facade; painted towards southern end of elevation

East Facade: Designed (historic, partially visible)

Facade Notes: Buff brick; tall rectangular window openings; some details from primary (south) facade return onto this facade; painted towards southern end of elevation

329 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 41

Date: 1894 (NB 554-1894)

Architect/Builder: John W. Ingle

Original Owner: Mrs. Amalia Meyer & Children

Type: Tenement

Style: Romanesque Revival

Stories: 5 and basement

Material(s): Buff Roman bricks; brownstone

Special Windows: Round-arched window openings at first story; possibly historic double-hung wood sashes with arched upper sash at eastern window at first story; possibly historic fanlight at main entry

Decorative Metal Work: Historic handrails at stoop; historic post at areaway to east of stoop

Significant Architectural Features: Tripartite vertical configuration; rusticated brownstone base; three-story shaft with rusticated Roman brickwork included recessed areas capped by large segmental arches; flush, voussoired brownstone lintels and continuous sills at shaft; one-story Roman-brick capital with slightly projecting brick window surrounds; modillioned metal cornice; incised details at stoop sidewalls

Alterations: Windows replaced (one-over-one double hung sashes present in c. 1940s tax photograph); historic parapet removed, replaced with metal railing spanning between two posts; fire escape dates to before c. 1940s tax photograph; light fixtures at main entry; large metal mesh garbage enclosure in areaway to east of stoop

Building Notes: Constructed for occupation by 22 families at a projected cost of \$16,500.

Site Features: Metal stair within areaway

South Facade: Designed (historic)

Stoop: Painted

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); replaced (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing to west of stoop

Areaway Paving Materials: Concrete

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; painted towards upper stories

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; partially visible above roofline of four-story neighboring building

331 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 40

Building Notes: The neo-Grec style building that most-recently occupied this tax lot was demolished in the summer of 2011.

333 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 39

Date: 1882 (NB 164-1882)

Architect/Builder: Albert Wagner

Original Owner: Anna Breller

Type: Tenement

Style: Neo-Grec

Stories: 5 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Brownstone base; brownstone window surrounds at first story featuring fluted pilasters and intricately carved foliate lintels; hooded brownstone lintels on small brackets at second through fifth stories; molded metal cornice with large foliate brackets

Alterations: Windows replaced (one-over-one double-hung sashes at time of c. 1940s tax photograph); brownstone portico removed from main entry (present in c. 1940s tax photograph; partially removed in c. 1980s tax photograph); lintels simplified at second through fifth stories; molded entablatures removed from lintels at all stories (after c. 1940s tax photograph but before c. 1980s tax photograph); historic bracketed lintels removed (after c. 1940s tax photograph but before c. 1980s tax photograph); presence of fire escape dates to after c. 1940s tax photograph; non-historic sidelight at main entry; non-historic metal handrails and posts at stoop; awning at main entry; signage to west of main entry

Building Notes: Constructed to accommodate two families per floor with a janitor's apartment in the basement. Sometime in the mid-20th century, additional apartments were created on the first, fourth and fifth stories. In 1980, by action of nine of the 10 tenants of the building, 333 East 6th Street became the first reported application of a law the State Legislature passed in 1979 allowing tenants in heatless buildings to purchase fuel and deduct the cost from their rent ("Heatless Tenants Buy Oil and Deduct Costs from Apartment Rents," *New York Times*, November 27, 1980, B3).

South Facade: Designed (historic, painted)

Stoop: Historic

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Non-historic metal fencing and gate
Areaway Paving Materials: Concrete

335 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 38
Date: 1875 (NB 426-1875)
Architect/Builder: John M. Forster
Original Owner: John Bremer
Type: Tenement
Style: Italianate / neo-Grec
Stories: 5
Material(s): Brick; masonry; cast iron

Decorative Metal Work: Cast-iron storefront at ground story capped by molded cast-iron cornice with foliate frieze; cast-iron main entry portico consisting of fluted and paneled pilasters supporting a molded entablature

Significant Architectural Features: Brick upper stories flanked by masonry quoins; triangular pediments above second-story window openings; molded lintels at third through fifth-story window openings; molded sills at all window openings; all lintels and sills supported on small decorative brackets; bracketed, paneled cornice with triangular pediment at center

Alterations: Windows replaced (six-over-six double-hung sashes present in c. 1940s tax photograph); doors replaced at historic storefront entries; transoms filled in at storefront entries; through-wall air conditioners above transoms at storefront entries; presence of fire escape dates to before the c. 1940s tax photograph

Building Notes: This building was constructed as a tenement for 18 families with stores on the ground story.

Site Features: Storefronts and main entry raised on one continuous step; in-ground metal hatch

South Facade: Designed (historic, painted)

Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Historic
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

337 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 37
Date: 1884 (NB 272-1884)
Architect/Builder: William Jose
Original Owner: L. Samuels
Type: Tenement
Style: Italianate / neo-Grec
Stories: 5
Material(s): Brick; masonry; cast iron

Decorative Metal Work: Cast-iron pilasters at first story; cast-iron pilasters and cast-iron rope molding flanking main entry, supporting a simple, molded cast-iron entablature; see "Significant architectural features" for information on lintels, sills and cornice

Significant Architectural Features: Triangular iron pediments with paneled friezes on small brackets at first-story window openings; molded iron lintels with small floral details and paneled friezes on small brackets at second- through fifth-story window openings; molded iron sills on small, decorative brackets at second- through fifth-story window openings; highly ornamented, bracketed, galvanized-iron cornice with foliate details and segmental-arched pediment with foliate tympanum at center

Alterations: Windows replaced (four-over-four double-hung sashes present in c. 1940s tax photograph); oversized acanthus-leaf finials removed from pediment at cornice after 2010 (but before 2012); historic iron cornice and frieze above first story removed (after c. 1940s tax photograph but prior to c. 1980s tax photograph); first-story storefronts filled in with red brick (after c. 1940s tax photograph but prior to c. 1980s tax photograph; possibly ALT 822-1957); cast-iron pilasters from historic storefront incorporated into present first story; presence of fire escapes dates to before c. 1940s tax photograph; conduit and light fixtures at main entry

Building Notes: This building was constructed as a tenement for four families per floor and stores on the ground story. The projected cost of the building was \$13,000. It was constructed simultaneously with 339 East 6th Street. The two buildings share an NB number and are identical in appearance, including later alterations.

Site Features: Single step at main entry

South Facade: Designed (historic, brick painted above first story)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Removed

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

339 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 36

Date: 1884 (NB 272-1884)

Architect/Builder: William Jose

Original Owner: L. Samuels

Type: Tenement

Style: Italianate / neo-Grec

Stories: 5

Material(s): Brick; masonry; cast iron

Decorative Metal Work: Cast-iron pilasters at first story; cast-iron pilasters and cast-iron rope molding flanking main entry, supporting a simple, molded cast-iron entablature; see "Significant architectural features" for information on lintels, sills and cornice

Significant Architectural Features: Triangular iron pediments with paneled friezes on small brackets at first-story window openings; molded iron lintels with small floral details and paneled friezes on small brackets at second- through fifth-story window openings; molded iron sills on small, decorative brackets at second- through fifth-story window openings; highly ornamented,

bracketed, galvanized-iron cornice with foliate details and segmental-arched pediment with foliate tympanum at center

Alterations: Windows replaced (four-over-four double-hung sashes present in c. 1940s tax photograph); oversized acanthus-leaf finials removed from pediment at cornice after 2010 (but before 2012); historic iron cornice and frieze above first story removed (after c. 1940s tax photograph but prior to c. 1980s tax photograph); first-story storefronts filled in with red brick (after c. 1940s tax photograph but prior to c. 1980s tax photograph; possibly ALT 823-1957); cast-iron pilasters from historic storefront incorporated into present first story; presence of fire escapes dates to before c. 1940s tax photograph; conduit and light fixtures at main entry

Building Notes: This building was constructed as a tenement with four families per floor and stores on the ground story. The projected cost of the building was \$13,000. It was constructed simultaneously with 337 East 6th Street. The buildings share an NB number and are identical in appearance, including later alterations.

Site Features: Single step at main entry

South Facade: Designed (historic, brick painted above first story)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Removed

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

341 East 6th Street

Borough of Manhattan Tax Map Block 448, Lot 35

Date: c. 1852 (original); 1872 (alteration) (ALT 209-1872)

Architect/Builder: Not determined (c. 1852); Julius Boekell (1872)

Original Owner: J. Flynn (c. 1852); Leander Sarles (1872)

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick; masonry; cast iron

Special Windows: Historic multi-paned casement windows with multi-paned transoms at first-story window openings; historic six-over-six double-hung sashes at second-story window openings

Decorative Metal Work: See "Significant architectural features"

Significant Architectural Features: Brick base with masonry banding; brick upper stories; incised, hooded masonry lintels at first story; incised masonry panels beneath first-story window openings; elaborately detailed iron window surrounds and molded lintels at second-story window openings, supported on small brackets; molded iron lintels and sills, with small brackets supporting sills, at third through fifth-story window openings; iron banding with acanthus-leaf details at third through fifth stories; galvanized-iron cornice with foliate brackets; incised masonry lintel above main entry; historic transom, molded wood door frame and molded wood transom bar at main entry

Alterations: Windows replaced, except where noted (six-over-six double-hung sashes present at second through fifth stories in c. 1940s tax photograph); window screens at third and fourth bays

at second story; door surround at main entry removed (after c. 1940s tax photograph but before c. 1980s tax photograph); deterioration of first-story lintels; fire escape dates to before c. 1940s tax photograph; intercom at main entry

Building Notes: Tax records indicate that a structure was first constructed on the lot between 1851

Site Features: Metal hatch door in sidewalk to west of main entry

South Facade: Designed (historic, painted)

Door(s): Possibly historic primary door

Windows: Mixed

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

405 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 55

Date: c. 1844-46; 1873

Architect/Builder: Not determined

Original Owner: George Beatty

Type: Tenement

Style: Greek Revival altered to Italianate

Stories: 4 and basement

Material(s): Brick

Decorative Metal Work: Cast-iron columns (parged) flank doorway; metal lintels and footed sills; metal cornice, added 1872-73

Significant Architectural Features: Historic door reveal, frame and transom

Alterations: ALT 175-70 converted basement to store; non-historic lights, camera; sign; storefront infill; fabric awning

Notable History and Residents: Tax records indicate that the original building on this lot was constructed c. 1844-46 when it was owned by George Beatty (Liber 449, page 559, October, 1844). An additional story was added c. 1873. Both this house and the one on lot 54 were purchased, built and increased in height at the same time by the same owner.

South Facade: Designed (patched, brick patching around doorway)

Stoop: Replaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

407 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 54

Date: c. 1844-46; 1873

Architect/Builder: Not determined

Original Owner: George Beatty

Type: Tenement

Style: Greek Revival altered to Italianate

Stories: 4 and basement

Material(s): Brick

Decorative Metal Work: Metal lintels and footed sills; columns flanking door and door hood (parged); metal cornice added when building raised one story, Alt 119-1873

Significant Architectural Features: Historic door reveal and frame; stoop replaced 1950; store inserted in basement c. 1870

Alterations: Storefront infill; non-historic lights, intercom; non-historic fire escape; separate roof over ground story store

Site Features: Cellar access hatch in areaway

Notable History and Residents: Tax records indicate that the original building on this lot was constructed c. 1844-46 when it was owned by George Beatty (Liber 449, page 559, October, 1844). An additional story was added c. 1873 (according to ALT 119-1873). Both this house and that on lot 55 were purchased, built and increased in height at the same time by the same owner.

South Facade: Designed (historic, ground story reconfigured and refaced, brick patched around doorway)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

409 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 53

Date: c. 1899 (NB 414-1899)

Architect/Builder: George F. Pelham

Original Owner: Bernard Klingenstein

Type: Tenement

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Brick; stone

Significant Architectural Features: Stone base with banding; brick banding on floors above; engaged brick piers with stone capitals and bases on top two stories; ornamented stone spandrel panels; stone sills, window surrounds, moldings, and lintels; bracketed and molded metal cornice and frieze

Alterations: Front stoop removed and entrance lowered in 1955 (ALT 736); basement bricks replaced; marquee over door with light; intercom; non-historic fire escape

Building Notes: 409 and 411 East 6th Street were built on same permit.

Site Features: Garbage enclosures next to fence on front sidewalk

Notable History and Residents: Lots 51 and 53 were purchased by Bernhard Klingenstein in 1899 (Liber 70, page 187) and the buildings were constructed on the same building permit.

South Facade: Designed (historic, painted, ground story reconfigured and refaced in 1955; first story painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

West Facade: Not designed (historic)

Facade Notes: Brick, parged

411 East 6th Street (aka 411-413 East 6th Street)

Borough of Manhattan Tax Map Block 434, Lot 51

Date: c. 1899 (NB 414-1899)

Architect/Builder: George F. Pelham

Original Owner: Bernard Klingenstein

Type: Tenement

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Brick; stone

Significant Architectural Features: Stone base with banding; brick banding on upper floors, engaged brick piers with stone capitals and bases on top two stories; ornamented stone spandrel panels; stone sills, window surrounds, moldings, and lintels; bracketed metal cornice and frieze

Alterations: Front stoop removed and entrance lowered in 1955 (Alt 736); basement bricks replaced; marquee over door with light; intercom; non-historic fire escape

Building Notes: 409 and 411 East 6th Street were built on the same permit.

Site Features: Garbage enclosures next to fence

Notable History and Residents: Lots 51 and 53 were purchased by Bernhard Klingenstein in 1899 (Liber 70, page 187) and the buildings were constructed on the same building permit.

South Facade: Designed (historic, painted, ground floor refaced and reconfigured in 1955; 1st story painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick facade with vertical vent pipe along rear

415 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 50

Date: 1910 (ALT 1480-1910)

Architect/Builder: Herman Horenburger

Original Owner: Congregation of Edes Israel Anshei Mesrich

Type: Religious

Style: Neo-Classical

Stories: 2 and basement

Material(s): Stone

Special Windows: Round-arched window with stained glass at center of top story; flanked by two rectangular windows with round-arched transoms; first story has two narrow rectangular windows, each topped by a round window inscribed with a Magen David star; all wood-framed

Decorative Metal Work: Possibly sections of original iron fence

Significant Architectural Features: Engaged stone pilasters with Corinthian capitals; carved stone keystones over doors and windows; layered moldings over doors and windows; engraved plaques with name and dates of building; rounded pediment above dentiled cornice, ornamented with sunburst; incised frieze and plaque with Hebrew lettering; original double metal entry doors; ornamented metal transom over entry doors; concrete fence posts

Alterations: Door on east of basement level replaced; fence partially replaced

Building Notes: This building was originally constructed as a 2 ½ story house for J.B. Murray in 1841, according to tax records. A 1910 alteration converted it into a synagogue.

Site Features: Cellar access hatch

Notable History and Residents: This building is home to an orthodox Jewish congregation named for a town in Poland that was famous as a center of Jewish learning. Founded in 1888 by Polish immigrants, the congregation was first housed in a building on Clinton Street. The congregation relocated to East 6th Street in 1910 (see "Building Notes"). The name of the congregation - Adas Yisroel Anshe Mezeritz (sometimes spelled Edes Israel Anshei Mesrich) translates to Community of Israel, People of Mezertiz.

South Facade: Designed (historic)

Stoop: Original, with side walls

Door(s): Original primary door; basement door on west original, door on east side replaced

Windows: Original

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Partially historic

Areaway Paving Materials: Not historic

417 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 49

Date: 1897 (NB 202-1897)

Architect/Builder: George F. Pelham

Original Owner: Joseph L. Bittenweiser

Type: Tenement
Style: Renaissance Revival
Stories: 6
Material(s): Brick; stone, terra cotta

Decorative Metal Work: Historic fire escape; Galvanized-iron cornice and frieze

Significant Architectural Features: Rough brick banding; decorative moldings, courses, keystones, capitals and spandrel panels; stone lintels and pediments; brick piers on corbelled brick on top story

Alterations: Ground story reconfigured (ALT 616-1942) with brick walls and corbelling around windows; door frame and reveal date to 1942 alteration; non-historic lights, intercom, security camera

Building Notes: Numerous buildings within the district designed by Pelham appear to use identical or nearly identical facades, including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

Site Features: One cellar access hatch

Notable History and Residents: Joseph Bittenweiser purchased this property in 1897 (Liber 54, page 267) and commissioned this building shortly thereafter.

South Facade: Designed (historic, painted, ground story reconfigured, refaced and painted)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic)

Facade Notes: Plain wall with windows, was party wall, parged brick

West Facade: Not designed (historic, partially visible)

Facade Notes: Plain wall over neighboring building, parged brick

419 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 48

Building Notes: Vacant lot

421 East 6th Street (aka 421-423 East 6th Street and 108 East 7th Street)

Borough of Manhattan Tax Map Block 434, Lot 46

Date: 1919 (NB 303-1919)

Architect/Builder: William W. Whitehill

Original Owner: New York Edison Co.

Type: Commercial

Style: Neo-Classical

Stories: 4

Material(s): Brick; stone

Special Windows: Large, multi-paned, metal-sash window on second and third stories, ornamented with metal piers and spandrel panels; slit windows flank main window

Significant Architectural Features: Ground story faced with stone, brick above; large, central entranceway framed by moldings on ground story; stone cornice with central entablature above; double-height window topped by segmentally-arched, brick molding with stone keystone; inset brick panels on sides of first story and between windows on top story; stone cornice and frieze with modillions; plain brick parapet with stone cap

Alterations: Vehicular entrance filled in, with smaller pedestrian door in center; metal fence in front of door

Other Structures on Site: A one-story concrete garage faces East 7th Street (concrete-block garage with roll-down metal vehicle entrance and pedestrian door, topped by chain-link fence; conduit; signs)

Notable History and Residents: This building was converted from its initial use as an electrical transformer building to a multi-use commercial structure in 1963.

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Original

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Plain brick wall

West Facade: Not designed (historic)

Facade Notes: Top of wall plain brick with window openings on top story; most of wall parged

North Facade: Not designed (historic, partially visible)

Facade Notes: Brick with plain window openings on rear of large industrial building; one-story concrete garage topped by a chain-link fence opens onto 7th Street; metal vehicular and separate pedestrian entrances

425 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 45

Date: c. 1852-54

Architect/Builder: Not determined

Original Owner: Frederick Schmithenner

Type: Tenement

Style: Italianate altered to Renaissance Revival

Stories: 5 and basement

Material(s): Brick; terra cotta

Decorative Metal Work: Possibly historic fire escape; metal sills; galvanized-iron frieze and cornice

Significant Architectural Features: Ornamented, splayed, terra-cotta lintels with keystones; incised banding on second story; basement and first story refaced with concrete (ALT 763-1932); stoop and raised entrance removed and round-arched entrance established at street level; keystone and spandrel spring stone around arched entranceway

Alterations: Non-historic light fixtures; intercom

Site Features: One cellar hatch access

Notable History and Residents: Tax records indicate that the original building was constructed c. 1852-54 when the lot was owned by Frederick Schmithenner (Liber 609, page 337, December, 1852). It was increased in height sometime before 1869.

South Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Mixed, some wood frame

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

427 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 44

Date: c. 1852-54

Architect/Builder: Not determined

Original Owner: Christian Brennemann

Type: Tenement

Style: Altered Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Cast-iron columns on ground story; star-shaped tie rods; historic fire escape

Significant Architectural Features: Brick parapet with brick diamond designs; stone window sills; historic door surround

Alterations: Brick infill on ground story; lintels shaved; non-historic lights; intercom; vent under first story window; first story cornice removed

Site Features: Cellar access hatch

Notable History and Residents: Tax records indicate that the original building was constructed c. 1852-54 when the lot was owned by Christian Brennemann (Liber 609, page 337, December, 1852). A fifth story was added some time later.

South Facade: Designed (historic, painted, patched, painted brick infill on ground story)

Door(s): Replaced, along with outer grille primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic / parapet

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

429 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 43

Date: c. 1852; 1871

Architect/Builder: Not determined

Original Owner: Charles Rakielewitz

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Galvanized-iron cornice and frieze; footed metal sills; arched and molded lintels

Alterations: Ground story reconfigured and refaced, cast-iron columns encased; non-historic lights, intercom

Site Features: Two cellar access hatches

Notable History and Residents: Tax records indicate that a building was constructed on this lot by 1852 when it was under the ownership of Charles Rakielewitz (Liber 608, page 643, July, 1851). A fifth story was added c. 1870 when it was owned by Joseph Ohmeis and John Stimmel (Liber 984, page 368, December, 1866).

South Facade: Designed (historic, painted, resurfaced, bricks inserted on ground story and columns indicated but covered, painted)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Top of wall visible over neighboring building; parged brick party wall

431 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 42

Date: c. 1851-2

Architect/Builder: Not determined

Original Owner: American Life & Trust Co.

Type: Religious

Style: Altered neo-Classical (originally Italianate)

Stories: 4

Material(s): Brick

Significant Architectural Features: Stone window sills; brick parapet with panels, pediment; panels on either side of center window of second story, shaved; panel with name of synagogue engraved over door; original transom over door; additional windows opened in front facade on third story (ALT 1757-1935)

Alterations: Front entrance filled in with wood and small door; additional window opened on ground story; non-historic light fixtures; metal conduit

Site Features: Cellar access hatch

Notable History and Residents: Original building dates are derived from tax records. ALT 59-1870 called for joining the four-story front and two-story rear buildings to create a house for 2 families. In 1890, the first story held a store. In 1895, the first story still had a store and the second story had a lodge room. In 1915, the building had a meeting room and a dwelling for one family. With ALT 162-1927, the first story was converted to a store and synagogue, the second & third stories to meeting rooms, and the fourth story to a one-family dwelling.

South Facade: Designed (historic, ground story painted)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

433 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 41

Date: c. 1860-61

Architect/Builder: Not determined

Original Owner: William B. Astor (owner)

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Galvanized-iron cornice and frieze; lintels with moldings; metal sills, some footed; cast-iron columns on ground story

Alterations: Ground story reconfigured; storefront infill; wall-mounted signs; roll-down security gate; small windows cut in facade between first and second bays; some window lintels broken, several brick sills; some brick patched; non-historic fire escape; security camera; intercom

Building Notes: Building shares a fire escape with the building on lot 40.

Site Features: One cellar access hatch

Notable History and Residents: This lot was part of the extensive holdings of John J. Astor. It passed to William Astor on his death. The lot was first leased to Frank Hoffman in 1860 who had this building erected. Tax records show this was one of a row of five buildings, including lots 37-41, that were built at that time.

South Facade: Designed (historic, patched, ground story reconfigured and refaced)

Door(s): Replaced primary door

Windows: Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick wall slightly visible over neighboring building on west

435 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 40

Date: c. 1860-61

Architect/Builder: Not determined

Original Owner: William B. Astor

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Galvanized-iron cornice and frieze; molded metal lintels with embossed design; metal sills, many footed

Significant Architectural Features: Small windows added to easternmost bay on each story (ALT 852-1911)

Alterations: Ground story refaced and reconfigured; non-historic light; intercom; ground story cornice removed, retaining only stone molding

Building Notes: This building shares a fire escape with building on lot 41.

Site Features: Garbage enclosure in front of westernmost windows; two cellar access hatches

Notable History and Residents: This lot was part of the extensive holdings of John J. Astor. It passed to William Astor on his death. The lot was first leased to Frederick Folz in 1860 who had South Facade: Designed (historic, painted, patched, ground story painted)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

437 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 39

Date: c. 1860

Architect/Builder: Not determined

Original Owner: William B. Astor

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Possibly historic fire escape; molded metal lintels; metal sills, some footed; galvanized-metal cornice and frieze

Significant Architectural Features: Simple stone molding on ground-story cornice

Alterations: Security gates on storefront infill; non-historic lights

Site Features: One cellar access hatch

Notable History and Residents: This lot was part of the extensive holdings of John J. Astor. It passed to William Astor on his death. Tax records that show this was one of a row of five buildings, including lots 37-41, that were built c. 1860. It was leased to Anthony Schafern in 1862.

South Facade: Designed (historic, repointed, some refacing on ground story)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

439 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 38

Date: c.1860

Architect/Builder: Not determined

Original Owner: William B. Astor (owner)

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Metal lintels and sills, some footed; galvanized-iron cornice and frieze; bracketed iron cornice over entrance

Significant Architectural Features: Small windows inserted each story (ALT 2612-1905); historic wood storefront framing

Alterations: Roll-down security gates; non-historic lights; intercom; non-historic fire escape

Building Notes: Building shares a fire escape with 441 East 6th Street.

Site Features: Two cellar hatch access doors

Notable History and Residents: This lot was part of the extensive holdings of John J. Astor. It passed to William B. Astor on his death. The lot was first leased to John Keckeisen in 1860, who had this building erected. Tax records that show this was one of a row of five buildings, including lots 37-41, that were built at that time.

South Facade: Designed (historic, patched, brick patched and sagging in various places,)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

441 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 37

Date: c. 1860-61

Architect/Builder: Not determined

Original Owner: William B. Astor (owner)

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Molded metal lintels and metal sills; galvanized-iron frieze and cornice

Alterations: Storefront infill; conduit; security camera; roll-down security gate; non-historic fire escape; intercom; through-wall air conditioner and vent in ground story

Building Notes: The fire escape spans 439-441 East 6th Street.

Site Features: One cellar access hatch

Notable History and Residents: This lot was part of the extensive holdings of John J. Astor. It passed to William B. Astor on his death. The lot was first leased to John Keckeisen in 1860 who had this building erected. Tax records that show this was one of a row of five buildings, including lots 37-41, that were built at that time.

South Facade: Designed (historic, repointed, ground story reconfigured and painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

443 East 6th Street

Borough of Manhattan Tax Map Block 434, Lot 136

Date: c. 1863

Architect/Builder: Not determined

Original Owner: John J. Astor

Type: Tenement

Style: Italianate with Renaissance Revival elements

Stories: 5

Material(s): Brick

Decorative Metal Work: Cast-iron columns on ground story; galvanized metal cornice; segmentally-arched lintels; metal sills

Alterations: Storefront replaced; small windows inserted between second and third bay of each story; through-wall heater boxes, two per story; awnings and roll-down gates on storefronts; non-historic light fixtures; metal conduit; intercom; framed, wall-mounted sign

Notable History and Residents: Tax records indicate building was constructed as a small rear building on lot 36 for the estate of John Jacob Astor, which continued to own the property. By 1863, it had been raised to five stories.

South Facade: Designed (historic, painted)

Door(s): Replaced

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): concrete

Curb Material(s): concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Plain brick wall, parged and painted with few windows and restaurant vent from roof to top of neighboring building to east

445 East 6th Street see 95 Avenue A (aka 445 East 6th Street)

EAST 6TH STREET (EVEN NUMBERS)

226 East 6th Street

Borough of Manhattan Tax Map Block 461, Lot 21

Date: c.1890 (NB 831-1890)

Architect/Builder: Jobst Hoffmann

Original Owner: Jobst Hoffmann

Type: Apartment building

Style: Romanesque Revival
Stories: 5
Material(s): Brick; terra cotta

Significant Architectural Features: Terra-cotta plaque, featuring a scroll, foliation, fan, and festoon (shared with adjacent building); wide band (with foliation and geometrical decorations) below the third-story sills; foliated spandrels between the third and fourth stories; recessed, terra-cotta panels with molded, blind arch and keystone mask above the molded fourth-story lintels; curved sills decorated with molded links at the fifth story; heavily foliated vertical and horizontal moldings at the sixth story (with a prominent mask just below the cornice); elaborate tympani with molded architrave above the sixth-story windows; bracketed cornice

Alterations: Basement and first story facades rebuilt in 1940 (ALT 84-1940; architect: Richard B. Thomas; owner: Metropolitan Savings Bank); fire escape; cornice possibly modified from the original (before c. 1940)

Building Notes: Built as one in a pair with the adjacent building at 228 East 6th Street. Source for new building and alteration information: New York City Department of Buildings records and New York City Tax Department, c.1940 photograph.

North Facade: Designed (historic)

Stoop: Removed

Door(s): Historic primary door

Windows: Replaced

Cornice: Altered

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Iron gate

Areaway Paving Materials: Concrete with concrete steps

West Facade: Not designed (historic, altered, partially visible)

228 East 6th Street

Borough of Manhattan Tax Map Block 461, Lot 22

Date: c.1890 (NB 831-1890)

Architect/Builder: Jobst Hoffmann

Original Owner: Jobst Hoffmann

Type: Apartment building

Style: Romanesque Revival with alterations

Stories: 5

Material(s): Brick, limestone, and terra cotta

Special Windows: Basket-arch fenestration at the first story

Decorative Metal Work: Cast-iron newel posts and wrought-iron railings on the stoop

Significant Architectural Features: Basket-arch main entryway flanked by carved and banded pilasters and oversized bracketed with foliation, and topped by a molded crown (extending above the entire first-story) with keystone mask; terra cotta plaque, featuring a scroll, foliation, fan, and festoon (shared with adjacent building); wide band (with foliation and geometrical decorations) below the third-story sills; foliated spandrels between the third and fourth stories; recessed, terra-cotta panels with molded, blind arch and keystone mask above the molded fourth-story lintels;

curved sills decorated with molded links at the fifth story; heavily foliated vertical and horizontal moldings at the sixth story (with a prominent mask just below the cornice); elaborate tympani with molded architrave above the sixth-story windows

Alterations: Fire escape; cornice removed after c.1940; non-historic storefront on the east side of the basement

Building Notes: Built as one in a pair with the adjacent building at 226 East 6th Street. Source for new building and alteration information: New York City Department of Buildings records and New York City Tax Department, c.1940 photograph.

North Facade: Designed (historic)

Stoop: Original stoop (gate under stoop - removed)

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Historic cast-iron posts and wrought iron fence and gate on stone retaining wall

Areaway Paving Materials: Concrete with iron steps

230 East 6th Street

Borough of Manhattan Tax Map Block 461, Lot 23

Date: c.1882-83

Architect/Builder: Not determined

Original Owner: Schwartzchild & Sulzberger

Type: Apartment building

Style: Neo-Grec with alterations

Stories: 5

Material(s): Brownstone

Significant Architectural Features: Bracketed surrounds at the entryway and windows; bracketed window sills; bracketed cornice with dentils and frieze panels

Alterations: Most of the surrounds smoothed over; replacements railings on the stoop

Building Notes: Source for construction information: New York City tax assessment records.

North Facade: Designed (historic, painted, resurfaced)

Stoop: Altered stoop (gate under stoop - removed)

Door(s): Historic primary door

Windows: Replaced (upper stories); altered (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic wrought-iron fence and gate

Areaway Paving Materials: Brownstone steps

232 East 6th Street (aka 232-234 East 6th Street)

Borough of Manhattan Tax Map Block 461, Lot 24

Date: c.1929 (NB 256-1929)

Architect/Builder: Jacob A. Britt

Original Owner: Max Bierman

Type: Apartment building

Style: Colonial Revival

Stories: 6

Material(s): Brick; limestone; terra cotta

Special Windows: Round-arch fenestration at the sixth story

Decorative Metal Work: Decorative wrought-iron fire escape

Significant Architectural Features: Rusticated first-story; round-arch main entryway flanked by paneled pilasters and topped by keystone and entablature; projecting window sills (continuous at the second and sixth stories); rondels at the sixth story; radiating brick surrounds at the sixth story; bracketed, terra-cotta cornice decorated with rosettes and sawtooth moldings; brick parapet with stepped ends (featuring decorative brick panels) topped by urns

Alterations: Awning at the main entryway; sealed windows at the basement

Building Notes: Source for new building and alteration information: New York City Department of Buildings records.

North Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic wrought-iron fence

Areaway Paving Materials: Concrete steps

236 East 6th Street

Borough of Manhattan Tax Map Block 461, Lot 7501

Date: c.1882-83

Architect/Builder: Not determined

Original Owner: Schwartzchild & Sulzberger

Type: Apartment building

Style: Neo-Grec with alterations

Stories: 5

Material(s): Brownstone

Decorative Metal Work: On the stoop

Significant Architectural Features: Bracketed surrounds at the entryway and windows; bracketed window sills; bracketed cornice with dentils and frieze panels

Alterations: Window surrounds smoothed over; fire escape; light fixtures at main entryway

Building Notes: Source for construction information: New York City tax assessment records.

North Facade: Designed (historic, painted, resurfaced)

Stoop: Altered

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic wrought-iron fence and gate

Areaway Paving Materials: Concrete with concrete steps

238 East 6th Street see 101 Second Avenue (aka 240 East 6th Street) and 238 East 6th Street

240 East 6th Street see 101 Second Avenue (aka 240 East 6th Street) and 238 East 6th Street

300 East 6th Street see 102 Second Avenue (aka 300 East 6th Street)

302 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 107

Date: c.1863-64

Architect/Builder: Not determined

Original Owner: Not determined

Type: Row house

Style: Altered Italianate

Stories: 4 and basement

Material(s): Brick

Significant Architectural Features: Round-arch main entryway with paneled pilasters and brackets; projecting window sills

Alterations: Facade stripped of most detailing in phases between c.1940 and the present; non-historic lamps

Building Notes: Originally on lot 8. Source for construction information: New York City tax assessment records; source for alteration information: New York City Tax Department, c.1940 photograph and New York City Department of Finance, c. 1988 photograph.

North Facade: Designed (painted, resurfaced)

Stoop: Replaced stoop (gate under stoop - removed)

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fence and gate

Areaway Paving Materials: Non-historic tiles

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick

304 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 108

Date: Not determined

Architect/Builder: Not determined

Original Owner: Not determined

Type: Apartment building

Style: None

Stories: 6

Material(s): Brick; metal; stucco

Alterations: Rebuilt first and second-story facades; metal panels between the stories; two-story rooftop addition; enclosed cafe

Building Notes: Originally part of lot 8, a building - possibly a carriage house to the main building at the southeast corner of Second Avenue - first appears on the 1855 land map. However, the look of the building's facade in c.1940 suggests an early twentieth century building. Since no records have been found, it is not known whether it was an alteration to the earlier building or an altogether new building. Since then, the building has undergone numerous significant alterations that have completely obscured its historic appearance. Sources for construction and alteration information: Land maps (1853 and 1862), New York City Tax Assessment records; New York City Department of Buildings records; New York City Department of Taxes photograph, c.1940, and New York City Department of Finance photograph, c.1988.

North Facade: Designed (altered)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Altered

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

306-308 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 9

Date: 1876-77 (NB 702- 1876)

Architect/Builder: Frederick W. Klemt

Original Owner: Ernest Ohl

Type: Tenement

Style: Stripped neo-Grec

Stories: 5

Material(s): Brick

Alterations: ALT 3966-1966 shows cornice removed and parapet extended; lintels removed; surface parged; ground story refaced; non-historic lights; electrical conduit; fixed fabric awnings over stores; roll-down security gates over stores; banner sign

Site Features: Four sidewalk access hatches

Notable History and Residents: Deeds indicate that lots 9 and 10 were combined by the mid-19th century. The property was purchased by Stephen Whitney in 1825 and was leased, beginning in 1843, by a Presbyterian church and, in 1870, by a synagogue. In 1877 lot 9 was sold to Ernst and Clara Mayer (Liber 1425, page 44) and lot 10 was sold to John C. and Anna Port (Liber 1425, page 42). The earlier building was replaced by the existing structure in 1876.

North Facade: Designed (painted, resided, ornamental details removed)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

310 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 11

Date: c. 1863

Architect/Builder: Not determined

Original Owner: Heirs of Stephen Whitney

Type: Tenement

Style: Italianate with alterations

Stories: 5 and basement

Material(s): Brick

Decorative Metal Work: Historic fire escape; original metal cornice

Significant Architectural Features: Brick frieze and dentil course

Alterations: Lintels shaved; door hood refaced; metal stairs and stoop; non-historic lights; metal conduit; fixed fabric awnings over storefronts; roll-down security gates; banner sign

Notable History and Residents: Tax records indicate the original building on this lot was constructed c. 1863 for the heirs of Stephen Whitney who had purchased considerable property on this block in 1825. It was immediately leased to Albert Karel and Nicholas Strong.

North Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

312 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 12

Date: c. 1863

Architect/Builder: Not determined

Original Owner: Heirs of Stephen Whitney

Type: Tenement

Style: Altered Italianate

Stories: 5 and basement

Material(s): Brick

Decorative Metal Work: Historic fire escape; original cornice

Significant Architectural Features: Brick frieze

Alterations: Decorative lintels removed and brick patched; stoop removed and entrance lowered to basement; non-historic lights with metal conduit; intercom; basement refaced and reconfigured; two small windows inserted in center of building at each story

Notable History and Residents: Tax records indicate the original building on this lot was constructed c. 1863 for the heirs of Stephen Whitney who had purchased considerable property on this block in 1825. In 1862, the building was leased to Albert Karel & Nicholas Strong. Storefronts were installed in this building in 1906 (ALT 1175-1906) but subsequently removed.

North Facade: Designed (historic, resurfaced, patched, brick is patched over windows where lintels removed and where entrance changed)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

314 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 13

Date: c. 1862

Architect/Builder: Not determined

Original Owner: Heirs of Stephen Whitney

Type: Tenement

Style: Altered Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Ornamented cast-iron columns with partial capitals flank entrance on ground story; original iron cornice

Significant Architectural Features: Brick frieze; historic door reveal

Alterations: Lintels removed and brick patched; ground story refaced with concrete; intercom; non-historic lights; sprinkler outlet; vents installed above ground story windows; secondary door installed in ground story (possibly historic); stores on ground story converted to apartments in 1953 (ALT 1747); non-historic fire escape

Site Features: Two cellar hatch entrances

North Facade: Designed (historic, resurfaced, patched, ground story refaced)

Door(s): Replaced primary door; secondary door possibly historic

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

316 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 14

Date: c. 1862

Architect/Builder: Not determined

Original Owner: Heirs of Stephen Whitney

Type: Tenement

Style: Altered Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Cast-iron columns flank entrance door on ground story; original iron cornice

Significant Architectural Features: Brick frieze; historic door frame and transom

Alterations: Lintels removed and brick patched; ground story refaced with concrete and reconfigured; non-historic lights; intercom; vents above ground story windows; stores removed 1955 (ALT 961-1955); non-historic fire escape

Site Features: Two cellar hatch entrances

Notable History and Residents: Tax records indicate the original building on this lot was constructed c. 1862 for the heirs of Stephen Whitney who had purchased considerable property on this block in 1825. It was leased in 1866 to Leonhard Kipferl.

North Facade: Designed (historic, resided, patched, ground story refaced with concrete)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

318 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 15

Date: c. 1862

Architect/Builder: Not determined

Original Owner: Heirs of Stephen Whitney

Type: Tenement

Style: Italianate with alterations

Stories: 5

Material(s): Brick

Decorative Metal Work: Cast-iron columns with Corinthian capitals flank entrance and each edge of facade; original iron cornice

Significant Architectural Features: Brick frieze and dentil course; historic door surround

Alterations: Lintels shaved; single small window added in center of building on each story (ALT 171-1909); store infill; fixed fabric awning over storefronts; roll-down security gates on stores; metal conduit with non-historic lights; intercom

Site Features: One cellar access hatch

Notable History and Residents: Tax records indicate the original building on this lot was constructed c. 1862 for the heirs of Stephen Whitney who purchased considerable property on this block in 1825. It was leased in 1865 by William Gessner.

North Facade: Designed (historic, painted)
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

320 East 6th Street (and 320 Rear East 6th Street)

Borough of Manhattan Tax Map Block 447, Lot 16

Date: c. 1862
Architect/Builder: Not determined
Original Owner: Heirs of Stephen Whitney
Type: Tenement
Style: Italianate with alterations
Stories: 5 and basement
Material(s): Brick

Decorative Metal Work: Metal lintels with heavy moldings on 1st story, including entrance; galvanized-iron cornice

Significant Architectural Features: Brick frieze; historic door surround and transom

Alterations: Upper story lintels removed; iron stoop installed per BN 2822-1939; roll-down security gates on basement stores; awnings over storefronts; intercom, non-historic lights near door; non-historic fire escape

Other Structures on Site: One-story secondary building constructed at rear of lot in 1928-NB 219; not visible; owner at that time was Harry Silverman and architect was Louis Berkowitz.

Notable History and Residents: Tax records indicate the original building was constructed c. 1862 for the heirs of Stephen Whitney who had purchased considerable property on the block in 1825. It was immediately leased by John Schappert.

North Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Most non-historic iron fence, but one section on west is historic

Areaway Paving Materials: Not historic

322 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 17

Date: c. 1863
Architect/Builder: Not determined
Original Owner: Heirs of Stephen Whitney
Type: Tenement
Style: Italianate with Renaissance Revival elements
Stories: 5 and basement
Material(s): Brick

Decorative Metal Work: Possibly historic fire escape; elaborate, bracketed iron cornice
Significant Architectural Features: Brick frieze; molded stone lintels on segmentally-arched window openings and entrance; historic door surround
Alterations: Lintel removed on one window on second story; stoop and railing replaced; non-historic lights; intercom; roll-down security gates over storefronts; fixed fabric awnings over stores
Notable History and Residents: Tax records indicate this building was constructed c. 1863 for the heirs of Stephen Whitney who had purchased considerable property on the block in 1825. It was immediately leased by Francis Wiener. It was sold (along with several adjacent lots) by Whitney's heirs to Joseph Bittenweiser in 1907 (Liber 171, page 202-234).

North Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Tile

324 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 18

Date: c. 1863

Architect/Builder: Not determined

Original Owner: Heirs of Stephen Whitney

Type: Tenement

Style: Italianate with Renaissance Revival elements

Stories: 5 and basement

Material(s): Brick

Decorative Metal Work: Elaborate, bracketed iron cornice
Significant Architectural Features: Brick frieze; molded stone lintels over segmentally-arched window openings; historic door surround
Alterations: Lintels removed on center two windows on second story; entrance lintel partially removed; non-historic light fixtures; storefronts replaced; roll-down security gates; fixed awnings over stores; conduit; intercom; non-historic fire escape
Notable History and Residents: Tax records indicate that this building was constructed c. 1863 for the heirs of Stephen Whitney who had purchased a considerable amount of property in 1825. It was immediately leased by Phillip Schaeffer and George Fisher. This lot and several adjacent lots were purchased by Joseph Bittenweiser from Whitney's heirs in 1907 (Liber 171, page 202-234).

North Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Not historic
Areaway Paving Materials: Tile

326 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 19
Date: c. 1863
Architect/Builder: Not determined
Original Owner: Heirs of Stephen Whitney
Type: Tenement
Style: Italianate with Renaissance Revival elements
Stories: 5
Material(s): Brick

Decorative Metal Work: Cast-iron columns flank main entrance and east side of building; part of cast-iron cornice over stores; elaborate, bracketed iron cornice

Significant Architectural Features: Ornamental brick frieze; projecting original door surround; molded stone lintels over most windows

Alterations: Storefront infill; metal conduit; non-historic lights; security gates over stores; lintels removed on two windows on second story and one on fifth story; non-historic fire escape

Site Features: Two cellar hatch doors in sidewalk

Notable History and Residents: Tax records indicate building was constructed c. 1863 for heirs of Stephen Whitney who owned considerable property on the block beginning in 1825. It was constructed along with the others on this block c. 1863 and leased to John Starck & John Dotxauer. This lot was sold, along with lots 17, 18, and 26 to Joseph Buttenweiser in 1907 (Liber 171, page 202-234) who then sold them individually.

North Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

328 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 20
Date: c. 1863
Architect/Builder: Not determined
Original Owner: Heirs of Stephen Whitney
Type: Tenement
Style: Italianate
Stories: 5
Material(s): Brick

Decorative Metal Work: Cast-iron columns flank original entrance; simple galvanized-iron cornice

Significant Architectural Features: Ornamental brick frieze; molded stone lintels; entrance has historic wood door, frame and transom

Alterations: Storefront infill; roll-down security gates over stores; non-historic fire escape; small windows inserted at center of each level; non-historic lights

Building Notes: Building construction dates were derived from tax records.

Site Features: Two cellar hatch doors

Notable History and Residents: This building was part of the extensive holdings of Stephen Whitney who purchased much of the block beginning in 1825. His holdings passed to his heirs beginning in 1862. This building was immediately leased by Phillip Schaeffer and George Fisher.

North Facade: Designed (historic, painted)

Door(s): Historic primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

330 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 21

Date: c. 1863

Architect/Builder: Not determined

Original Owner: Caroline Whitney

Type: Tenement

Style: Stripped Italianate

Stories: 5

Material(s): Brick

Decorative Metal Work: Tie rods

Significant Architectural Features: Brick frieze near top of building

Alterations: Facade reconfigured; doors created from window openings at outer bays; openings in wall above doors for air conditioners; non-historic light fixtures; non-historic fire escapes extend across the building; cornice removed and parapet extended; window planters by ground story windows; vents near center of building near ground; intercom next to door; security camera; entrance lowered to ground level

Building Notes: Building construction date was derived from tax records.

Notable History and Residents: This lot was part of the extensive holdings of Stephen Whitney beginning in 1825. The lots were passed to his heirs beginning in 1862. This lot passed to Caroline Whitney (Liber 849, page 471) who is responsible for the construction of this building. It was immediately leased to Phillip Schaeffer and George Fisher.

North Facade: Designed (redesigned)

Door(s): Replaced primary door; not historic

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

332 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 22

Date: c. 1864

Architect/Builder: Not determined

Original Owner: Maria Whitney

Type: Tenement

Style: Italianate with Renaissance Revival elements

Stories: 5 and basement

Material(s): Brick

Decorative Metal Work: Cast-iron lintel moldings over entrance and windows; historic newel posts; fire escapes installed 1935 (FE 1194-35); bracketed iron cornice

Significant Architectural Features: Brick frieze; molded segmentally-arched stone lintels; historic entrance surround with transom over door and door reveal; historic under-stoop door reveal

Alterations: Non-historic lights; intercom by door

Building Notes: Building dates were derived from tax records.

Notable History and Residents: This lot was part of the extensive holdings of Stephen Whitney beginning in 1825. This lot and lot 23 next door passed to Maria Whitney in 1862 (Liber 849, page 466) under whose ownership it was constructed. It was first leased to Thomas Kennedy in 1863. It was sold to Maria Furchtenicht in 1874 (Liber 1289, page 136).

North Facade: Designed (historic, painted, resurfaced, ground story refaced)

Stoop: Painted, probably historic

Door(s): Replaced primary door; under stoop door replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic fence

Areaway Paving Materials: Granite

334 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 23

Date: c. 1864

Architect/Builder: Not determined

Original Owner: Maria Whitney

Type: Tenement

Style: Italianate with neo-Grec elements

Stories: 5 and basement

Material(s): Brick

Decorative Metal Work: Fire escapes installed 1934 (FE 1493-34); galvanized-iron cornice with frieze; molded lintels; projecting sills; historic hood over entrance

Significant Architectural Features: Two possibly historic window sash on second story

Alterations: Non-historic light fixtures; non-historic stoop and stair railings; store marquees hang from wall with straps; storefront infill; non-historic fire escape

Building Notes: Building construction date was derived from tax records.

Site Features: One cellar access hatch

Notable History and Residents: This lot was part of the extensive holdings of Stephen Whitney who purchased property in 1825. This lot and its neighbor (lot 22) passed to Maria Whitney in 1862 (Liber 849, page 466) and it was constructed under her ownership. It was leased to Casper Eshenback in June, 1863. This building was sold in 1874 to Charles Brandt (Liber 1286, page 330).

North Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Mixed

Security Grilles: Mixed (upper stories)

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

336 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 24

Date: c. 1864

Architect/Builder: Not determined

Original Owner: Heirs of Stephen Whitney

Type: Tenement

Style: Italianate with neo-Grec elements

Stories: 5 and basement

Material(s): Brick

Decorative Metal Work: Cast-iron columns flank entrance and edges of facade at ground level; ornate, bracketed iron cornice with frieze

Significant Architectural Features: Molded lintels; projecting sills, some footed

Alterations: Entrance moved to basement level; ground story reconfigured and refaced; non-historic light fixtures; fixed fabric awning over entrance; first story entrance replaced by small window with patched brick around it; metal conduit; air vents on first, second and third stories; non-historic fire escape

Building Notes: Building construction date was derived from tax records.

Site Features: Non-historic stairs down to lowered entrance with brick sidewalls; two cellar access hatches

Notable History and Residents: This lot was part of the extensive holdings of Stephen Whitney that were passed to his heirs beginning in 1862. In 1863 it was leased to Anton Schappert.

North Facade: Designed (historic, painted, resurfaced, ground story redesigned and refaced)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Not historic
Areaway Paving Materials: Not historic

338 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 25
Date: c. 1864-5
Architect/Builder: Not determined
Original Owner: Heirs of Stephen Whitney
Type: Tenement
Style: Italianate
Stories: 5 and basement
Material(s): Brick

Decorative Metal Work: Molded iron hood over entrance; bracketed iron cornice, partially missing

Significant Architectural Features: Molded stone window lintels and projecting sills, some deteriorated; plain brick frieze; original door frame and transom; historic wooden door

Alterations: Retractable awnings and roll-down security gates over stores; non-historic stair railing; non-historic light fixtures; areaway reconfigured

Building Notes: Building date was determined by tax records.

Notable History and Residents: This property was part of the extensive holdings of Stephen Whitney and his heirs when the building was constructed c. 1864. It was first leased in 1864 by Katharina (Catharina) Hartman who also took leases on lots 26, 27 and 28.

North Facade: Designed (historic, painted)

Stoop: Resurfaced

Door(s): Historic primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

340 East 6th Street

Borough of Manhattan Tax Map Block 447, Lot 26
Date: 1908 (NB 172-1908)
Architect/Builder: Lafayette A. Goldstone
Original Owner: Kittenplan & Rubinger
Type: Tenement
Style: Renaissance Revival
Stories: 6
Material(s): Brick; stone, terra cotta

Decorative Metal Work: Cast-iron columns on ground story; historic fire escape; pressed tin ceiling in front of store transom; part of original fence on sidewalls by entrance; deep metal cornice with brackets and frieze

Significant Architectural Features: Original entrance enframing, transom and doors; ornamental stonecourses, banding and window sills; flat-arch lintels with keystones, topped by moldings with brackets; wide center windows with segmentally-arched pediments; engaged and banded brick piers between windows on top two stories, ornamented with capitals and spandrel panels

Alterations: Non-historic light fixtures; intercom; fixed awning over store; roll-down security gate over store; air vents between windows each story; frame of store encased

Site Features: Side walls next to stoop; two cellar access hatches

Notable History and Residents: This lot was part of the extensive holdings of Stephen Whitney and his heirs. It was sold, along with lots 17, 18, and 19, to Joseph Bittenweiser in 1907 (Liber 171, page 202) who then sold the lots individually, in this case to Kittenplan & Rubinger who had this building constructed shortly after purchase.

North Facade: Designed (historic, resided, storefronts retain original configuration but resided)

Stoop: Possibly historic

Door(s): Possibly historic primary door

Windows: Replaced

Storefront(s): Possibly historic

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Top floor slightly visible above neighboring building.

West Facade: Not designed (historic, partially visible)

Facade Notes: Top story slightly visible above neighboring building.

EAST 7TH STREET (ODD NUMBERS)

11 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 52

Date: c. 1871 (NB 1154-1869)

Architect/Builder: William H. Hoffman

Original Owner: John Tremble

Type: Tenement

Style: Altered Italianate

Stories: 5

Material(s): Brick facing; cast iron

Special Windows: Round-arched window openings at fifth story

Decorative Metal Work: Historic decorative screens at double-leaf doors of main entry; historic cast-iron details at first story including engaged pilasters with foliate details and Corinthian capitals at main entry; single-step metal stoops at storefront and main entry

Significant Architectural Features: Cornice with foliate brackets and cartouche details; possibly historic double-leaf wood doors, transom, and molded door frame at main entry and at storefront; possibly historic transom at main entry

Alterations: Historic molded lintels and rectangular sills removed (prior to c. 1940s tax photograph); historic masonry facade altered with brickface (after c. 1940s tax photograph);

windows replaced (historically featured two-over-two double hung sashes, with round-arched upper sashes at fifth story); awning and commercial signage at storefront; roll-down gate at storefront; light fixtures at main entry; intercom at main entry

Building Notes: Tax records indicate that small 1-story houses or stables existed on this property and its neighbor (No. 13, Lot 51) as early as 1861 (both owned by John Tremble; valued at \$3,000 each). Between 1869 and 1870, the value of each lot increases to \$7,000 but the dimensions, according to the tax records, stayed the same, meaning possibly that additional stories were added to the original structure. In 1871, the value of the lot rises again, to \$12,000, and the lots are noted as having five-story structures. A record in the *Real Estate Record and Guide* notes that the properties were conveyed from Tremble to John Davidson in 1869, and Davidson is listed as the owner/builder for both buildings on the 1869 new building record (NB 1154-1869). Either Tremble or Davidson may have actually been a lessee, as Tremble remains on the tax records for both properties through at least 1873, and for Lot 51 through 1890, and Lot 52 appears from tax records to have been conveyed to S & William Simon in 1874.

Site Features: In-ground metal hatch doors in sidewalk towards western end of elevation

South Facade: Designed (resurfaced)

Door(s): Historic primary door

Windows: Replaced

Storefront(s): Historic

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

13 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 51

Date: c. 1871 (NB 1154-1869)

Architect/Builder: William H. Hoffman

Original Owner: John Tremble

Type: Tenement

Style: Altered Italianate

Stories: 5

Material(s): Brick facing

Special Windows: Round-arched window openings at fifth story

Decorative Metal Work: Molded entablature above storefront with foliate brackets; paneled pilasters at main entry with Corinthian capitals; single-step metal stoop at main entry

Significant Architectural Features: Metal cornice with foliate brackets

Alterations: Historic masonry lintels and rectangular sills removed and historic masonry facade altered with brickface (after c. 1940s tax photograph); windows replaced (historically featured two-over-two double hung sashes, with round-arched upper sashes at fifth story); intercom at main entry; doors replaced at storefront entries; roll-down gates at storefronts; windows and transoms replaced at storefronts; commercial signage at storefronts

Building Notes: Tax records indicate that small 1-story houses or stables existed on this property and its neighbor (No. 11, Lot 52) as early as 1861 (both owned by John Tremble; valued at \$3,000 each). Between 1869 and 1870, the value of each lot increases to \$7,000 but the dimensions, according to the tax records, stayed the same, meaning possibly that additional stories were added to the original structure. In 1871, the value of the lot rises again, to \$12,000, and the lots are noted as having five-story structures. A record in the *Real Estate Record and*

Guide notes that the properties were conveyed from Tremble to John Davidson in 1869, and Davidson is listed as the owner/builder for both buildings on the 1869 new building record (NB 1154-1869). Either Tremble or Davidson may have actually been a lessee, as Tremble remains on the tax records for both properties through at least 1873, and for Lot 51 through 1890, and Lot 52 appears from tax records to have been conveyed to S & William Simon in 1874.

Site Features: In-ground metal hatch doors in sidewalk towards western end of elevation

South Facade: Designed (resurfaced)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Possibly historic

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

15 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 50

Building Name: McSorley's Old Ale House

Date: c. 1865

Architect/Builder: Not determined

Original Owner: John Wroughton Mitchell

Type: Tenement

Style: Italianate with alterations

Stories: 5

Material(s): Brick; masonry; cast iron

Decorative Metal Work: Cast-iron storefront; structural cast-iron pillars visible through first-story pub windows; decorative rails at fire escape; possibly historic security grilles at first-story pub windows; sidewalk grates around trees bear the name McSorley's

Significant Architectural Features: Cornice with foliate brackets; historic double-leaf wood doors at main (residential) entry; possibly-historic door at first-story pub entry

Alterations: Windows replaced (narrow paired double-hung sashes present at western bay in c. 1940s tax photograph; six-over-six or eight-over-eight double-hung sashes present at remaining bays in c. 1940s tax photograph); original molded masonry lintels have been stripped; masonry door surround at residential building entry (to left of commercial storefront), and molded masonry cornice above first story removed (partially visible in c. 1940s tax photograph and in historic images in the collection of the Museum of the City of New York from the same era); fire escape present at time of c. 1940s tax photograph; light fixtures at first story and at main entry; commercial signage; decorative panel with shield and two flags above main entry; conduit; remnants of armatures for signage or flags above commercial signage; painted lettering at first-story pub windows

Building Notes: Supporting the claim that McSorley's Old Ale House first opened on this site in 1854, tax records reveal that the first improvement on this lot may have occurred in the mid-1850s. Though tax records note the lot as vacant until 1860-61, the value of the lot increased steadily between 1848 and 1856, indicating that a small structure may have been constructed here and not recorded (note: nearby lots did not change in value during the same period). The lot was purchased in 1854 by real estate speculator John W. Mitchell. As noted by Bill Wander, official historian for the pub, Mitchell may have constructed a small "taxpayer" structure on the lot to cover expenses, and McSorley's could very possibly have operated out of this small

structure. Tax records confirm a two-story structure on the lot by 1861. By 1865, the property is valued at \$11,000 and is noted as having a five-story structure. It is unclear whether the earlier two-story structure was altered into the present five-story building, or whether an entirely new building was constructed c. 1865.

Site Features: Metal cellar hatch door within sidewalk towards eastern end of elevation; vent in sidewalk towards center of elevation; masonry slab in sidewalk reads "Please help keep our neighborhood in order, McSorley's"; storefront and main entry raised on single-step masonry stoop

Notable History and Residents: A long-standing oral history asserts McSorley's Old Ale House as the oldest continuous drinking establishment in New York City, with a founding date of 1854 (originally called "The Old House at Home"). Though this date has been called into question, substantial evidence has been collected by Bill Wander, official historian for the pub, to confirm this date's accuracy. Among the evidence are records of John McSorley's (aka Terrence John McSorley's) immigration to the United States in 1851, and newspaper articles in the *New York Sun* and the *New York Herald*, dating to 1904 and 1909 respectively, affirming the 1854 date. Wander has also uncovered ties between the families of Irish immigrant McSorley and upper-class real estate speculator John W. Mitchell that indicate how McSorley may have come to lease the property for use as a pub in 1854. Later, in 1888, the McSorley family bought the property from the estate of John W. Mitchell, paying \$24,000.

South Facade: Designed (historic, painted, repointed)

Door(s): Historic primary door

Windows: Replaced

Storefront(s): Historic

Cornice: Original

Sidewalk Material(s): Concrete and bluestone

Curb Material(s): Concrete with metal edge

17 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 49

Date: c. 1877-78 (original); not determined (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: None

Stories: 5

Material(s): Masonry

Decorative Metal Work: Possibly historic double-leaf screen doors and transom screen at main entry

Alterations: Stripped of all architectural details (date not determined; present in c. 1940s tax photograph but removed in c. 1980s tax photograph; possibly ALT 1451-1961); windows replaced (two-over-two double-hung sashes present in c. 1940s tax photograph); through-wall air conditioners throughout; fire escape not present in c. 1940s tax photograph (present in c. 1980s tax photograph); light fixtures at first story; intercom at main entry

Building Notes: Tax records indicate that the present building may have been constructed around 1878 and was owned by Joseph Germer and valued between \$12,000-\$13,000. Historic atlases indicate a building was present on this site as early as 1867 (the lot was only valued at \$3,000 in 1865), but it is not known if that building was converted into the present building or whether this

was new construction dating to c. 1877-78. The 1891 Bromley atlas indicates this is a brick building with a masonry front.

Site Features: In-ground metal hatch doors in sidewalk towards western end of elevation; in-ground metal grate in sidewalk towards eastern end of elevation; masonry two-step stoop at main entry

South Facade: Designed (painted, resurfaced, stripped)

Stoop: Possibly historic

Door(s): Possibly historic primary door

Windows: Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

19 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 48

Date: c. 1877-78 (original); 1908 (alteration) (ALT 813-1908)

Architect/Builder: Not determined

Original Owner: John W. Miller (c. 1877-78); not determined (1908)

Type: Tenement

Style: Altered neo-Grec

Stories: 5

Material(s): Brick

Decorative Metal Work: Bracketed, molded entablature with garland details above storefront

Significant Architectural Features: Decorative incised masonry panels beneath window openings; bracketed cornice

Alterations: Windows replaced (two-over-two double-hung sashes present in c. 1940s tax photograph); brick facade stuccoed and scored to look like masonry (prior to c. 1940s tax photograph); front wall and cellar removed and apparently replaced with storefront (ALT 813-1908); historic incised masonry hooded lintels removed (present in c. 1980s tax photograph); non-historic transom at main entry; intercom at main entry; roll-down gates at storefronts; corrugated metal awning at eastern storefront; light fixtures at storefronts; lights and conduit at main entry

Building Notes: Tax records indicate that the present building was constructed in between 1877 and 1878, owned by John W. Miller (later noted as Muller) and valued between \$14,000. John W. Miller also developed the neighboring tenements at 21 and 23 East 7th Street.

Site Features: Two-step masonry stoop at main entry; storage enclosure projects from western storefront; in-ground metal hatch doors in sidewalk towards western end of elevation

South Facade: Designed (historic, painted, stuccoed)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Possibly historic

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

21 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 46

Date: c. 1867

Architect/Builder: Not determined

Original Owner: John W. Miller

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick; masonry

Special Windows: Segmental-arched window openings at second through fourth stories

Decorative Metal Work: Structural cast-iron pillars visible through storefront window

Significant Architectural Features: Segmental-arched molded masonry lintels and molded masonry sills on small brackets at upper-story window openings; modillioned cornice with foliate brackets and arched, paneled fascia; paneled door enframingent with paneled reveals, molded transom bar and possibly historic transom at main entry

Alterations: Windows replaced (two-over-two double-hung sashes with arched upper sashes present in c. 1940s tax photograph); first story altered into commercial storefront (prior to c. 1940s tax photograph); storefront altered in 1955 ("rebuild store front flush with building line", ALT 556-1955; see 23 East 7th Street for historic appearance); roll-down gate at eastern storefront; awning at western storefront; light fixtures; intercom at main entry; conduit

Building Notes: Tax records indicate that the present building was constructed in 1867, owned by John W. Miller and valued between \$12,000 and \$13,000 (on a lot previously owned by Samuel R. Betts). John W. Miller (later noted as Muller) also developed the neighboring tenement at 23 East 7th Street (identical in appearance; currently on the same tax lot), as well as 19 East 17th Street.

Site Features: In-ground metal cellar hatch doors; concrete steps at storefront doors; small black and white tiles at threshold of western storefront; single-step masonry stoops at main entry and at storefronts

Other Structures on Site: On the same tax lot as 23 East 7th Street

South Facade: Designed (historic, painted, stuccoed at first story)

Door(s): Possibly historic primary door

Windows: Replaced

Storefront(s): Possibly historic

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

23 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 46

Date: c. 1867

Architect/Builder: Not determined

Original Owner: John W. Miller

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick; masonry

Special Windows: Segmental-arched window openings at second through fourth stories

Significant Architectural Features: Rusticated masonry base; segmental-arched molded masonry lintels and molded masonry sills on small brackets at upper-story window openings; modillioned cornice with foliate brackets and arched, paneled fascia; round-arched, double-leaf wood door with arched panels

Alterations: Windows replaced (two-over-two double-hung sashes with arched upper sashes present in c. 1940s tax photograph); round-arched portion of first-story window openings filled in (after c. 1940s tax photograph); eastern window opening at first story converted to a door opening (after c. 1940s tax photograph); historic molded cornice above first story simplified and stuccoed (after c. 1940s tax photograph); fire escape dates to before c. 1940s tax photograph; small commercial sign at first story; intercom at main entry; security lights; electrical boxes; conduit

Building Notes: Tax records indicate that the present building was constructed in 1867, owned by John W. Miller and valued between \$12,000 and \$13,000 (on a lot previously owned by Samuel R. Betts). John W. Miller (later noted as Muller) also developed the neighboring tenement at 21 East 7th Street (identical in appearance; currently on the same tax lot), as well as 19 East 17th Street. A 1905 building permit indicates that "new windows will be cut into centre piers of front wall on second, third, fourth and fifth stories" indicating that the existing window configuration may date to this alteration (ALT 3035-1905; Henry J. Feiser, architect). Although it is not known when the first story was altered, the building is noted as a "five-story brick tenement with stores" as early as 1903 in the *New York Times*.

Site Features: In-ground metal cellar hatch doors in sidewalk towards western end of elevation; single-step masonry stoop at main entry

Other Structures on Site: On the same tax lot as 23 East 7th Street

South Facade: Designed (historic, painted)

Door(s): Possibly original primary door; non-historic secondary door

Windows: Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

25 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 45

Date: 1880 (NB 57-1880)

Architect/Builder: Jobst Hoffmann

Original Owner: Z.W. Miller

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Red brick; masonry; colored tiles

Decorative Metal Work: Fencing with foliate and floral details at areaway; decorative wall anchor at third story (shared with 27 East 7th Street)

Significant Architectural Features: Tripartite vertical configuration; masonry base with stylized hooded lintels at window openings and stylized Classical portico at main entry; red brick shaft with masonry banding, hooded limestone lintels and sills, narrow multi-colored tile band, and panels featuring decorative brickwork and multi-colored tile details; prominent bracketed metal cornice with segmental-arched frieze with rosette and foliate details

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); through-wall air conditioners at third story; light fixtures at main entry; painted posts at stoop; painted areaway fencing; intercom

Building Notes: Identical in appearance to 29 East 7th Street (NB 90-1880), also designed by Jobst Hoffmann, but for a different owner. The new building application for this building (NB 57-1880) is shared with 27 East 7th Street, which is also identical in appearance. The buildings were intended for occupancy by two families per floor.

Site Features: Large incised brownstone posts at stoop; sunken areaway

South Facade: Designed (historic)

Stoop: Historic stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door; non-historic door at basement entry

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Historic (see "Decorative Metal Work"); masonry curb

Areaway Paving Materials: Concrete

27 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 44

Date: 1880 (NB 57-1880)

Architect/Builder: Jobst Hoffmann

Original Owner: Z.W. Miller

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Red brick; masonry; colored tiles

Decorative Metal Work: Decorative wall anchor at third story (at western end of elevation, shared with 25 East 7th Street; at eastern end of elevation, shared with 29 East 7th Street)

Significant Architectural Features: Tripartite vertical configuration; masonry base with stylized hooded lintels at window openings and stylized Classical portico at main entry; red brick shaft with masonry banding, hooded limestone lintels and sills, narrow multi-colored tile band, and panels featuring decorative brickwork and multi-colored tile details; prominent bracketed metal cornice with segmental-arched frieze with rosette and foliate details

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); eastern window filled-in at basement; non-historic transom and sidelight at main entry; decorative metal balconette removed from fourth story (see no. 25 or 29 for original appearance); non-original transom at main entry; fire escape added after c. 1940s tax photograph

Building Notes: Identical in appearance to 29 East 7th Street (NB 90-1880), also designed by Jobst Hoffmann, but for a different owner. The new building application for this building (NB 57-1880) is shared with 25 East 7th Street, which is also identical in appearance. The buildings were intended for occupancy by two families per floor.

Site Features: Non-original brick posts at non-original stoop; sunken areaway; metal stairs and landing within areaway to west of stoop; masonry stair with metal railing within areaway to east of stoop

Notable History and Residents: In 1968, the building was classified on a Certificate of Occupancy as a monastery for the Order of St. Basil the Great, containing a chapel, bedrooms, and rooms for study and reading.

South Facade: Designed (historic)

Stoop: Replaced

Door(s): Replaced primary door; replaced door at basement entry

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing and gate on concrete curb

Areaway Paving Materials: Concrete

29 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 43

Date: 1880 (NB 90-1880)

Architect/Builder: Jobst Hoffmann

Original Owner: Isaak Horchster

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Red brick; masonry; colored tiles

Special Windows: Possibly historic one-over-one double-hung wood sashes at basement

Decorative Metal Work: Balconette at fourth story; cast-iron fencing at areaway

Significant Architectural Features: Tripartite vertical configuration; masonry base with stylized hooded lintels at window openings and stylized Classical portico at main entry; red brick shaft with masonry banding, hooded limestone lintels and sills, narrow multi-colored tile band, and panels featuring decorative brickwork and multi-colored tile details; prominent bracketed metal cornice with segmental-arched frieze with rosette and foliate details

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); engaged limestone pilaster removed from western paired window openings at first story (see eastern window openings at first story for original appearance; removed prior to c. 1940s tax photograph); painted posts at stoop; light fixtures and conduit at main entry; small signage at main entry; additional security railing added above historic metal fencing at areaway

Building Notes: Identical in appearance to 25 and 27 East 7th Street (NB 57-1880), also designed by Jobst Hoffmann, but for a different owner. The building was intended for occupancy by two families per floor.

Site Features: Large incised brownstone posts at stoop; sunken areaway; masonry stair with metal rail within areaway

South Facade: Designed (historic, repointed, painted at basement)

Stoop: Original stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door; replaced door at basement entry

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Historic, on masonry curb (see "Decorative Metal Work")

Areaway Paving Materials: Concrete

31 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 42

Building Name: Hebrew Actors' Union Building

Date: c. 1848-50 (original); 1923-24 (alteration) (ALT 894-1923)

Architect/Builder: Not determined (c. 1848-50); Victor Mayper (1923-24)

Original Owner: Not determined (c. 1848-50); Hebrew Actors' Union (1923-24)

Type: Office building

Style: Neo-Classical

Stories: 4

Material(s): Masonry

Special Windows: Round-arched window openings at second story

Significant Architectural Features: Stark white facade with Neo-Classical details including a balustraded parapet with torch and mask details; wood window frames throughout; frieze inscribed with "HEBREW ACTOR'S UNION" above second story; granite base trim

Alterations: Present appearance dates to 1923 alteration (building raised; main entrance narrowed; westerly front window opening altered; rear extension) (ALT 894-1923); windows replaced (after c. 1940s tax photograph); first-story window openings filled in (after c. 1940s tax photograph); transom at main entry filled in; fanlights at second-story window openings filled in; window screens at third-story window openings; masonry cornice with metal railing removed above second story (after c. 1940s tax photograph); small metal plaque above main entry reads "Hebrew Actors Union, Inc."; security lights at first and second stories; intercom at main entry

Building Notes: Tax records and historic maps indicate that a building was first constructed on this tax lot between 1848 and 1850, which was later converted for use as a multiple dwelling, then again converted for use by the Hebrew Actor's Union (HAU). The present character and appearance of the structure results from alterations undertaken in 1923-24, after the building's purchase by the HAU. Although the HAU officially disbanded in 2002, the organization still holds ownership of the building, which is presently a repository of old photographs and files, and is occasionally used as a meeting space.

Site Features: In-ground metal plate in sidewalk along elevation; additional metal grate in sidewalk with above-ground curved metal vent (after c. 1940s tax photograph)

Notable History and Residents: The Hebrew Actors' Union (HAU) was founded in 1888, making it the first theatrical union founded in the United States. With a peak membership of 400 members, the HAU was the organizing force behind some dozen Yiddish theaters in New York and in other major American cities. In this way, the building at 31 East 7th Street, home to the HAU for nearly eight decades, is an enduring reminder of the Yiddish theater, one of the most important cultural institutions of New York City's Jewish community in the early 20th century.

South Facade: Designed (historic, painted)

Stoop: Historic

Door(s): Replaced primary door

Windows: Mixed

Security Grilles: Not historic (upper stories)
Sidewalk Material(s): Concrete with asphalt surrounding fire hydrant
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Non-historic metal fencing
Areaway Paving Materials: Concrete

33 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 41
Date: c. 1832-33 (original); prior to 1902 (alteration)
Architect/Builder: Not determined
Original Owner: Thomas E. Davis and Louis Wilcox (c. 1832-33); not determined (alteration)
Type: Tenement
Style: Federal with neo-Grec elements
Stories: 4 and basement
Material(s): Red brick; masonry; galvanized iron

Decorative Metal Work: Galvanized iron lintels with garland details on small foliate brackets
Significant Architectural Features: Brick laid in Flemish bond to third story, Common bond at fourth story; highly decorated metal cornice with foliate brackets and frieze; masonry surround at main entry including molded entablature on large foliate brackets

Alterations: Increased in height from three-and-a-half to four stories (date not determined); windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); cornice, lintels and sills are historic but not original to the structure; lintel partially removed at central bay at second story; some sills replaced; window surrounds stripped at basement; through-wall air conditioners at second story; plaque honoring World War II soldiers affixed at basement; commercial awning at main entry, extends over stoop; non-historic railing at stoop

Building Notes: Tax records for tax map block 463, lots 38, 39, 40 and 41 indicate that foundations were constructed on the lots as early as 1832, and that houses – valued at \$6,000 each – were completed by 1833. It appears that these single-family row houses were later converted into the present tenement structures. Inspection records filed with the New York City Department of Housing indicate that the structure was being used as a multiple dwelling as early as 1902, although the conversion likely occurred before the turn of the century. The building probably received its neo-Grec details at the time of its conversion.

Site Features: Concrete stairs within sunken areaway

Notable History and Residents: A Department of Housing inspection card dating to 1960 indicates that the basement and first stories of the building were being used as public meeting rooms for the Order of St. Paul the Great.

South Facade: Designed (historic, painted)

Stoop: Historic

Door(s): Replaced primary door; non-historic door under stoop

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not original (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-original fencing and gate on masonry curb

Areaway Paving Materials: Concrete

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; barely visible above roofline of neighboring building (31 East 7th Street)

35 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 40

Date: c. 1832-33 (original); prior to 1909 (alteration)

Architect/Builder: Not determined

Original Owner: Thomas E. Davis and Louis Wilcox (c. 1832-33); not determined (alteration)

Type: Tenement

Style: Federal with Italianate and Renaissance Revival elements and alterations

Stories: 4 and basement

Material(s): Red brick; masonry; metal cornice

Special Windows: Possibly historic fanlight at main entry

Decorative Metal Work: Security grill at first story; cast-iron posts and ornate wrought-iron fencing and gate with floral and foliate motifs at areaway; similar motif at first-story window screen; wrought-iron screens at main entry and at fanlight

Significant Architectural Features: Brick laid in Flemish bond to third story, Common bond at fourth story; oversized bracketed metal cornice with garland frieze; pedimented masonry door surround at main entry; incised masonry window surrounds at basement

Alterations: Increased in height from three-and-a-half to four stories (ALT 1895-1909); cornice is historic but not original to structure; lintels and sills replaced at all stories with rectangular aluminum sills (historically featured pedimented lintels and molded sills, see c. 1940s tax photograph); windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); door surround painted; cornice painted; non-historic railing at stoop; peaked caps removed from posts at stoop (after c. 1940s tax photograph); non-historic decorative balconettes at fourth story; small electrical box on main entry surround; through-wall air conditioner at second story; light fixtures at main entry

Building Notes: Tax records for tax map block 463, lots 38, 39, 40 and 41 indicate that foundations were constructed on the lots as early as 1832, and that houses – valued at \$6,000 each – were completed by 1833. The building is noted on an application filed with the New York City Department of Buildings (DOB) in 1896 as a three-story single-family dwelling with a cellar and peaked roof (ALT 528-1896). By the time of a 1909 application filed with DOB to increase the height of the building to four stories, the building was already noted as a tenement containing four families. This alteration enabled a fifth family to occupy the structure.

South Facade: Designed (historic, some repointing; painted at basement)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not original (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: See "Decorative Metal Work"

Areaway Paving Materials: Masonry

East Facade: Not designed (historic, partially visible)

Facade Notes: Parged

37 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 39

Date: c. 1832-33 (original); prior to 1912 (alteration)

Architect/Builder: Not determined

Original Owner: Thomas E. Davis and Louis Wilcox (c. 1832-33); not determined (alteration)

Type: Row house

Style: Federal with alterations

Stories: 3 and basement

Material(s): Red brick; masonry

Decorative Metal Work: Possibly historic railing and posts at stoop

Significant Architectural Features: Brick laid in a Flemish bond; molded lintels and slightly projecting rectangular bracketed sills; denticulated cornice; two small dormer windows partially visible above roofline; round-arched molded masonry door surround at main entry; historic paneled double-leaf wood doors, fanlight, molded frame and transom bar, and paneled reveals at main entry

Alterations: Window openings enlarged slightly (ALT 292-1903); stoop replaced (due to being “worn out; ALT 333-1912); increased in height (ALT 603-1919); masonry parapet removed (after c. 1940s tax photograph); windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); non-historic shutters at first story (after c. 1940s tax photograph); lights at main entry; intercom at main entry; non-historic metal gate at stoop; small wooden address plaque at basement

Building Notes: Tax records for tax map block 463, lots 38, 39, 40 and 41 indicate that foundations were constructed on the lots as early as 1832, and that houses – valued at \$6,000 each – were completed by 1833. It appears that this single-family rowhouse was converted as early as 1912 into a single-family dwelling with a “club” on the lower stories (ALT 333-1912), and then later into the existing multi-family dwelling.

Site Features: In-ground metal plate in sidewalk towards western end of elevation

Notable History and Residents: The building was occupied as a club and single-family dwelling containing offices for the United States Grand Lodge, Independent Order Brith Abraham at the time of the c. 1940s tax photograph, with signage visible in the image reading “IND. ORDER BRITH ABRAHAM”.

South Facade: Designed (historic, some areas of repointed brick; painted at basement)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fence and gate on masonry curb

Areaway Paving Materials: Concrete

39 East 7th Street

Borough of Manhattan Tax Map Block 463, Lot 38

Date: c. 1832-33 (original); prior to 1904 (alteration)

Architect/Builder: Not determined

Original Owner: Thomas E. Davis and Louis Wilcox (c. 1832-33); not determined (alteration)

Type: Tenement

Style: Federal with Renaissance Revival elements and alterations

Stories: 4 and basement

Material(s): Red brick; terra cotta; masonry

Decorative Metal Work: Galvanized iron pedimented lintels with garland and shell motifs supported on small brackets

Significant Architectural Features: Brick laid in a Flemish bond to third story, Common bond above; segmental and triangular pediments at window openings (see "Decorative metal work"); slightly projecting rectangular sills at window openings; cornice with large and small foliate brackets and garland frieze

Alterations: Windows replaced (one-over-one double-hung sashes at time of c. 1940s tax photograph); original door, surround and stoop removed, window filled in and main entry created at basement (after c. 1940s tax photograph); cornice painted; sills painted at first story; security lights; conduit

Building Notes: Tax records for tax map block 463, lots 38, 39, 40 and 41 indicate that foundations were constructed on the lots as early as 1832, and that houses – valued at \$6,000 each – were completed by 1833. It appears that this three-and-a-half story single-family row house was altered into the present tenement structure. The building was still noted as a private dwelling on a New York City Department of Buildings (DOB) record dating to 1873. By 1904, however, the building height had increased to four stories and was noted as occupied by five families, as indicated on a DOB alteration application filed for a rear extension to the building (ALT 1403-1904).

Site Features: Non-historic metal gate within areaway

Notable History and Residents: Justice Elijah Paine of the Superior Court of New York City and former United States Senator from Vermont is listed on tax records as living at 39 East 7th Street beginning in 1835.

South Facade: Designed (historic, repointed, stuccoed and painted at first story)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Areaway Wall/Fence Materials: Non-historic metal fencing and gate

Curb Material(s): Concrete with metal edge

Areaway Paving Materials: Concrete and brick

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick

41 East 7th Street (aka 41-43 East 7th Street)

Borough of Manhattan Tax Map Block 463, Lot 36

Date: 1903 (NB 400-1903)

Architect/Builder: Alfred E. Badt

Original Owner: Braverman, Silverson & Louden

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Buff brick; terra cotta

Decorative Metal Work: Cornice with foliate frieze above first story (visible above eastern storefront)

Significant Architectural Features: Tripartite vertical configuration; terra-cotta details throughout base, shaft and capital, including pedimented lintels, lintels with voussoirs and large scroll and foliate keystones, colonettes at paired window openings, decorative banding, cartouche and mask details; rusticated brickwork at shaft and capital; main entry portico featuring Ionic columns supporting a molded entablature with large foliate frieze; possibly historic wood storefront elements at eastern storefront; possibly historic door at western storefront entry

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); non-original glass transom at main entry; painted door surround, stoop, and sidewalls; fire escape dates to before c. 1940s tax photograph; commercial signage and awnings at storefronts; security light and conduit at eastern end of elevation at storefront; light fixtures at main-entry portico

Building Notes: Built at a projected cost of \$50,000. The sign at the eastern storefront dating the establishment to 1886 is not historically accurate.

Site Features: Non-historic tall metal fencing and gates at both eastern and western storefronts; in-ground metal plate at storefront entries; masonry stair to below-ground entry at eastern end of elevation

South Facade: Designed (historic)

Stoop: Painted

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Possibly historic (east); altered (west)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

45 East 7th Street see 119 Second Avenue (aka 45 East 7th Street)

49 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 57

Date: c. 1855 (original); prior to 1902 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Italianate with alterations

Stories: 4

Material(s): Brick; faux stone facing; masonry

Special Windows: Round-arched window openings at first story; segmental-arched window openings at second through fourth stories; wood fanlight at main entry

Decorative Metal Work: Molded, galvanized iron lintels and sills on small brackets at second through fourth stories; possibly historic balconettes at second story

Significant Architectural Features: Bracketed cornice with paneled frieze; see "Decorative metal work" for lintels and sills; recessed first-story window and door openings

Alterations: Windows replaced (historic configuration not determined); arched portion of first-story window openings filled in; upper portions of second- through fourth-story segmental-arched window openings filled in; eastern window at basement partially filled in; non-historic stone facing at first story (after c. 1940s tax photograph); western lintel at second story replaced; through-wall air conditioners at second story; painted sidewalls at stoop; non-original handrails at stoop; light fixtures and conduit; security camera

Building Notes: Tax records indicate the existence of a structure on this lot in 1855, owned by Theodore Banks and valued at \$4,500 (constructed after 1854). This single-family house was later altered into the present tenement. Inspection records filed with the New York City Department of Housing indicate that the structure was occupied as a multiple dwelling by 1902, although the conversion likely occurred prior to the turn of the century. The present appearance of the building likely dates to the time of the conversion.

Site Features: Non-historic metal gate at entrance to stoop; black and white tiling at main-entry threshold; blue and white tiled stair at sunken areaway

South Facade: Designed (historic, painted, possibly stuccoed)

Stoop: Painted stoop (gate under stoop - filled in)

Door(s): Possibly historic primary door; non-historic door at basement entry

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not original (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-original metal fencing on slightly raised, tiled curb; non-historic metal gate

Areaway Paving Materials: Tiled

51 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 56

Date: c. 1852-67 (original); prior to 1891 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Stripped neo-Grec

Stories: 4 and basement

Material(s): Red brick; brownstone

Significant Architectural Features: Rusticated brownstone base; red brick upper stories; cornice with foliate brackets and paneled frieze

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); original door, surround and stoop removed, filled-in with window, and main entry with present portico created at basement (after c. 1940s tax photograph; prior to c. 1980s tax photograph); paneled wood-and-glass door with molded enframing at new main entry;

brownstone lintels and sills stripped (after c. 1940s tax photograph; prior to c. 1980s tax photograph); brownstone posts, walls and other surfaces resurfaced at areaway; cornice painted; through-wall air conditioner at eastern bay at fourth story; presence of fire escapes dates to before c. 1940s tax photograph; cornice painted; motion sensor; security lights; light fixtures at main entry
Building Notes: There is no building present for this tax lot on the 1852 Dripps map, but a building with a similar footprint (minus a rear extension) is present for this tax lot on the 1867 Dripps map, indicating the original structure – probably a single-family row house – was likely built between those years. As typically occurred with single-family dwellings in this neighborhood, this residence was later converted into a tenement building. A building with a matching footprint to the existing structure is present on the 1891 Bromley map, indicating that the structure had probably been converted into a multiple dwelling by this time. The building probably received its neo-Grec details at the time of the conversion.

Site Features: Tiling at main-entry threshold; three resurfaced stairs, non-historic metal gate, and in-ground metal plate within sunken areaway

South Facade: Designed (historic, repointed at upper stories; resurfaced at basement)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Brownstone posts; non-original metal rail, fencing and gate on resurfaced curb

Areaway Paving Materials: Concrete and brownstone

53 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 55

Date: Not determined (original); 1906 (alteration) (ALT 2352-1906)

Architect/Builder: Not determined (original); Frank Straub (1906)

Original Owner: Not determined

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Buff brick; terra cotta

Special Windows: Round-arched window openings at third story; segmental-arched window openings at fifth story

Decorative Metal Work: Fire escape with decorative scroll motif and scroll brackets

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; decorative terra-cotta throughout, molded window surrounds with foliate details, foliate keystones, fleur-de-lis details, banding, and engaged pilasters on cartouche corbels; brick relieving arches at third and fifth stories; bracketed and modillioned cornice with garland frieze

Alterations: Windows replaced (round- and segmental-arched upper sashes present at third and fifth stories in c. 1940s tax photograph); window screens at first- and second-story window openings; present appearance of first-story apparently dates to a 1927 alteration (ALT 1145-

1927); non-historic transom at main entry; presence of fire escape dates to before the c. 1940s tax photograph; fire escape painted; cornice painted; light fixtures at main entry; intercom at main entry

Building Notes: The present appearance of this building dates to an extensive alteration undertaken in 1906 (ALT 2352-1906). This alteration included the replacement of the structure's original front wall, removal of rear and part of the side walls, and an extension to the rear. According to the alteration application filed with the New York City Department of Buildings, previous to these changes the building was occupied as a dwelling for two families. After the alteration, the building was to be occupied as stores and a tenement with two families per floor and one in the basement. Further alterations occurred in 1927, at which time the existing first-story entry and stoop were removed and the present main entry installed (ALT 1145-1927). The appearance of the original main entry and stoop have not been determined.

Site Features: Below-grade main-entry at first story, accessed via concrete stoop

South Facade: Designed (historic, painted at first story)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick

55 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 54

Date: 1893 (NB 134-1893)

Architect/Builder: Bruno W. Berger

Original Owner: August Ruff

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Red brick; brownstone

Special Windows: Multi-paned casement windows with multi-paned rectangular transoms at first story; historic wood-and-glass fanlight at main entry

Significant Architectural Features: Tripartite vertical configuration; rusticated brownstone base; masonry details at shaft including round-arched pediments with decorative tympanum and mask keystones, panels with foliate and urn details, and incised details; engaged pilasters at shaft; bracketed metal cornice with foliate details; historic wood door frame with paneled reveal and decorative transom bar at main entry

Alterations: Windows replaced, except where noted (historic window configuration not determined); basement windows filled in and details removed (c. 1933; traces of voussoired lintels remain; hinged metal plate with vent in western opening); presence of fire escape dates to before c. 1940s tax photograph (may date to a 1933 alteration; ALT 332-1933); cornice painted; through-wall air conditioner at western window opening at first story; exterior support brackets for air conditioner affixed to building at eastern window opening at fifth story; light fixtures and conduit at first story

Building Notes: This building was originally constructed as a tenement for 11 families (two families on first through fifth stories with a janitor's apartment in the front part of the basement).
The Site Features: In-ground metal hatch doors towards western end of elevation; masonry single-step stoop at main entry

South Facade: Designed (historic, painted and stuccoed at first story and basement)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick

57 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 53

Date: Not determined (original); 1938 (alteration) (ALT 2147-1938)

Architect/Builder: Not determined

Original Owner: Not determined (original); Abraham Perlman & Pauline Perlman (1938)

Type: Tenement

Style: None

Stories: 5

Material(s): Brick; masonry

Decorative Metal Work: Possibly historic door screen at main entry; fire escape with decorative rails

Significant Architectural Features: Possibly historic multi-paned casement windows with multi-paned transoms at first story; some historic three-over-three and six-over-six double-hung wood sashes at second through fifth stories

Alterations: Building raised in 1938 (basement converted into present first story; no additional stories added; ALT 2147-1938); peaked roofline probably dates to 1938 alteration (ALT 2147-1938); windows replaced, except where noted; non-historic portico at main entry (after c. 1940s tax photograph); non-historic "eave" above first story (after c. 1940s tax photograph); presently painted to have the appearance of lintels and sills; non-historic light fixtures at main entry

Building Notes: Tax records indicate the existence of a four-story structure on this lot in 1861, owned by Mary E. Revere and valued at \$9,000 (constructed after 1860, when John Harris was

South Facade: Designed (historic, painted, resurfaced)

Door(s): Possibly historic primary door

Windows: Mixed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic brick wall and posts; non-historic metal railing

Areaway Paving Materials: Concrete (patterned in front of main entry)

59 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 52

Date: 1897 (NB 713-1897)

Architect/Builder: George F. Pelham

Original Owner: Jacob Klingenstein

Type: Tenement

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Buff brick; masonry; terra cotta; marble

Special Windows: Round-arched window openings at fifth story

Decorative Metal Work: Cast-iron posts at areaway

Significant Architectural Features: Buff brick facade with narrow masonry and richly decorated terra-cotta molding throughout; masonry lintels, some with molded entablatures supported on stylized brackets or featuring triangular pediments, at window openings; molded, round-arched lintels and gauged brick arches at fifth-story window openings; corbelled balconettes at fourth-story window openings; richly decorated panels with foliate and cherub details at fifth story; bracketed metal cornice with garland frieze; round-arched main entry portico with foliate spandrel panels and keystone, supported on marble columns with Composite capitals; paneled and molded wood reveal at main entry

Alterations: Windows replaced (multi-paned casement windows with multi-paned transoms present at first story in c. 1940s tax photograph; historic configuration of other windows not determined); basement wall partially rebuilt and windows replaced in 1907 (ALT 2001-1907); resurfaced main entry portico; main entry portico details deteriorated or partially simplified before resurfaced; non-historic transom at main entry; presence of fire escape dates to before c. 1940s tax photograph; non-historic hand rails at stoop; lights and conduit at main entry and at basement entries

Building Notes: This building was originally constructed for occupancy by 26 families (four families per floor and two families in the basement). The projected cost of construction was \$27,500. Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

Site Features: Metal stairs and landing to east and west of stoop within sunken areaway

South Facade: Designed (historic, painted, resurfaced at basement and first story)

Door(s): Replaced primary door; replaced doors at basement entries

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Historic posts (see "Decorative Metal Work"); non-historic metal fencing on low masonry curb

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick; parged at upper stories

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick

61 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 51

Date: 1893 (NB 948-1893)

Architect/Builder: Ernest W. Greis

Original Owner: L. Aiger & S. B. Steinmann

Type: Tenement

Style: Renaissance Revival

Stories: 5

Material(s): Stone; buff brick

Special Windows: Round-arched window openings at first and fifth stories

Decorative Metal Work: Possibly historic fencing and posts at areaways

Significant Architectural Features: Tripartite vertical configuration; one-story rusticated stone base; three-story brick shaft; one-story brick capital; rusticated stone quoins at shaft and capital; rusticated stone voussoirs above first-story window openings; flush stone lintels at third- and fourth-story window openings, with hood molding at fourth story; rusticated stone relieving arches above fifth-story window openings; molded cornice with large garlanded frieze; projecting main entry portico with paired Composite columns supporting an elaborate foliated entablature

Alterations: Windows replaced (one-over-one double-hung sashes, with fanlights at first-story window openings, present in c. 1940s tax photograph); window opening to left of stoop sealed at basement; lintels and sills at second and third stories appear simplified (prior to c. 1940s tax photograph); cornice painted; non-historic security rail on eastern sidewall at stoop; transom filled in at main entry; light fixtures

Building Notes: This building was originally constructed for occupancy by 22 families (four families per story with two families at the basement level). The projected cost of construction was \$21,000. The building continues to be occupied by 22 apartments today.

Site Features: Metal stair with metal rail within sunken areaway to east of stoop; non-historic metal gate at entrance to stair

South Facade: Designed (historic, resurfaced and painted at basement and first story)

Stoop: Replaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: See "Decorative Metal Work"

Areaway Paving Materials: Concrete

63 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 50

Date: 1898 (NB 33-1898)

Architect/Builder: George F. Pelham

Original Owner: Jos. L. Buttenweiser

Type: Tenement

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Buff brick; masonry; terra cotta

Special Windows: Round-arched window openings at fifth story

Decorative Metal Work: Possibly historic cast-iron posts at stoop

Significant Architectural Features: Buff brick facade with narrow masonry and richly decorated terra-cotta molding throughout; masonry lintels, some with molded entablatures supported on stylized brackets or featuring triangular pediments, at window openings; molded, round-arched lintels and gauged brick arches at fifth-story window openings; corbelled balconettes at fourth-story window openings; richly decorated panels with foliate and cherub details at fifth story; bracketed metal cornice with garland frieze; round-arched first-story openings featuring keystones with mask motif; main entry portico featuring molded entablature supported on elaborate masonry brackets with Corinthian capitals and mask motif; historic paneled and molded wood reveal and wood fanlight at main entry

Alterations: Windows replaced (historic configuration not determined); presence of fire escape dates to before c. 1940s tax photograph; cornice painted; non-historic rails at stoop; roll down gates at storefronts; commercial signage; sign armature at first story; lights and conduit at main entry; lights at eastern storefront

Building Notes: This building was originally constructed for occupancy by 24 families (four families per floor) and two commercial stores located at the basement level. The projected cost of construction was \$27,000. Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

Site Features: Masonry stairs within sunken areaways at storefronts; narrow planting beds at western sunken areaway

South Facade: Designed (historic, painted base; patching at base)

Stoop: Resurfaced

Door(s): Possibly historic primary door; non-historic door beneath stoop

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing and gates

Areaway Paving Materials: Concrete and slate paving (west of stoop); orange tile (east of stoop)

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; repointed at upper stories; painted throughout lower stories

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; repointed at roofline; painted

65 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 49

Date: c. 1842-43 (original); prior to 1909 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Altered Greek Revival with neo-Grec elements

Stories: 4 and basement

Material(s): Brick; masonry

Significant Architectural Features: Brick facade; incised cornice with stylized brackets; recessed panels beneath first-story window openings

Alterations: Windows replaced (multi-paned casement windows with rectangular transoms at first story and one-over-one double-hung sashes at second through fourth stories present in c. 1940s tax photograph); western window opening at basement enlarged; non-historic brick door surround at main entry; masonry lintels and sills stripped (after c. 1940s tax photograph; before c. 1980s tax photograph); non-historic transom at main entry; through-wall air conditioner at second story and at basement; presence of fire escape dates to before c. 1940s tax photograph; non-historic brick sidewalls and posts at stoop; non-historic metal gate at stoop; light fixture above basement and at main entry

Building Notes: Tax records indicate the existence of a house on this lot in 1843, owned by John Harris and valued at \$6,500 (constructed after 1841). It is probable that this single-family house was altered into the present tenement structure as the building footprint has only changed in terms of a rear yard extension on historic maps. The building is noted as a multiple dwelling as early as 1909 on New York City Department of Housing inspection records, but was probably converted into a tenement prior to the turn of the century. The building probably received its neo-Grec details at the time of the conversion.

Site Features: Concrete stairs with non-historic handrails within sunken areaway; in-ground metal hatch doors with non-historic metal handrails within areaway

South Facade: Designed (historic, painted)

Stoop: Altered stoop (possibly historic gate under stoop)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing and gate on low masonry curb

Areaway Paving Materials: Concrete

67 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 48

Date: c. 1845 (original); 1895 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Greek Revival with Queen Anne elements and alterations

Stories: 4 and basement

Material(s): Red brick; masonry

Special Windows: Possibly historic eight-over-eight double-hung sashes at third-story window openings

Decorative Metal Work: Galvanized iron molded lintels and simple rectangular sills at window openings

Significant Architectural Features: Red brick facade; see "decorative metal work" for lintels and sills; bracketed cornice with triangular pediment and paneled frieze with garland details

Alterations: Windows replaced, except where noted (eight-over-eight double-hung sashes present in c. 1940s tax photograph); original stoop removed, original main entry altered into a window and new main entry with Classical portico created at the basement level (prior to c. 1940s tax photograph); presence of fire escape dates to before c. 1940s tax photograph; through-wall air conditioners at first and fourth stories; light fixtures at main entry

Building Notes: Tax records indicate the existence of a house on this lot in 1845, owned by William Hibbard and valued at \$7,500 (constructed after 1844). As noted on an alteration application filed with the New York City Department of Buildings in 1895, this single-family rowhouse, occupied as a "private residence and boarding house," was converted into a multiple dwelling for five families that year (ALT 206-1895). A rear yard extension to the building was also constructed in 1895 as part of this alteration, and it is likely that the building received its Queen Anne details at this time. The apartment interiors were apparently "modernized" as part of a 1939 alteration (ALT 51-1939).

Site Features: Brick stairs within sunken areaway; flower boxes along fencing within areaway

South Facade: Designed (historic, painted, basement stuccoed and painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic fencing and gate on low brick and concrete curb

Areaway Paving Materials: Concrete

69 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 47

Date: prior to 1852 (original); 1885 (alteration); between 1907 and c. 1940 (later alteration) (ALT 824-1885)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Colonial Revival

Stories: 5

Material(s): Brown brick; masonry; terra cotta

Decorative Metal Work: Decorative rails at fire escape

Significant Architectural Features: Red brick; inset diamond-shaped terra-cotta panels with floral details throughout; brick relieving arches with stacked brick tympanum at first story; soldier-course lintel courses at third through fifth stories; slightly projecting rectangular masonry sills; molded masonry water table and sill course at first story

Alterations: Window openings enlarged and height of fifth story increased (ALT 824-1885); windows replaced (multi-paned present in c. 1940s tax photograph); original stoop removed, original main entry altered into a window, and a new main entry with brick and masonry portico created at the basement level (see “Building Notes”); brick corbelling at roofline replaced a galvanized brick cornice from 1885 (removed prior to c. 1940s tax photograph); presence of fire escape dates to before c. 1940s tax photograph; light fixtures at main entry; conduit; intercom at main entry

Building Notes: Based on building footprints present on historic maps, this structure appears to have been originally constructed as a single-family rowhouse prior to 1852. As indicated on an alteration application filed with the New York City Department of Buildings, the structure appears to have been converted to a multiple dwelling for three families prior to 1885 (ALT 824-1885). Later alterations appear to be largely concerned with bringing the building in line with tenement house regulations – for example, window openings were cut in the rear of the building in 1905 (ALT 3157-1905) and in “cross partitions” in 1907 (ALT 872-1907). The 1907 alterations also brought bathrooms to the building. The property is noted as being four stories plus a basement on both the 1905 and 1907 alteration applications, indicating that the current basement entry was created after 1907 but prior to the c. 1940s tax photograph. The present appearance of the facade probably dates to the same time.

Site Features: In-ground metal plates within sidewalk towards eastern end of elevation

South Facade: Designed (historic, repointed, painted at first story)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; painted at first story

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; painted at first story

71 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 46

Date: c. 1841-42 (original); not determined (alteration); 1959 (later alteration) (ALT 866-1959)

Architect/Builder: Not determined (c. 1841-42 & alteration); Irving G. Kay (1959)

Original Owner: Not determined (c. 1841-42 & alteration); Jack Taback & Robert Klein (1959)

Type: Tenement

Style: Stripped Italianate

Stories: 4 and basement

Material(s): Brick; brownstone

Special Windows: Segmental-arched window openings at second through fourth stories

Significant Architectural Features: Rusticated brownstone basement; brick upper stories; modillioned cornice with foliate brackets, arched fascia and rosette details

Alterations: Windows replaced (two-over-two or paired one-over-one double-hung sashes present in c. 1940s tax photograph); historic lintels removed or simplified (prior to c. 1940s tax photograph); original stoop and door surround removed, original main entry altered into a window, and a new main entry created at the basement level (ALT 866-1959); original segmental-arched first-story window openings converted into smaller rectangular window openings and molded masonry sills added (ALT 866-1959); fire escape extended to basement (ALT 866-1959); cornice painted; through-wall air conditioners at second and third stories; through-wall rectangular vent opening towards eastern end of elevation; light fixtures at main entry; address number "71" at main entry

Building Notes: Tax records indicate the existence of a house on this lot in 1843, owned by Andrew Brady and valued at \$4,000 (constructed after 1841). It is probable that this single-family house was altered into the present tenement structure as maps dating from 1852 forward do not indicate change in the building footprint (see 1852 Dripps map). The building is noted as a multiple dwelling as early as 1902 on New York City Department of Housing inspection records, but was probably converted into a tenement prior to the turn of the century. The building probably received its Italianate details at the time of the conversion. At the time of the 1959 alteration, two stores were removed from the basement level and converted into two additional apartments.

Site Features: Brick stairs to sunken areaway; in-ground metal hatch doors within areaway; plantings at western end of areaway; black and white tiling visible within main entry vestibule

South Facade: Designed (historic, painted, patched)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-original brick walls and metal gate

Areaway Paving Materials: Concrete (tinted and patterned in front of main entry)

73-75 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 44

Date: 1897 (NB 8-1897)

Architect/Builder: George F. Pelham

Original Owner: Jos. L. Buttenwieser

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Buff brick; masonry; terra cotta

Special Windows: Round-arched window openings at fifth story; some historic six-over-six double-hung wood sashes throughout

Decorative Metal Work: Original cast-iron storefront elements remain at first story, including engaged pilasters with rinceaus and banding with rosette details; fire escapes with decorative rails

Significant Architectural Features: Buff brick facade with narrow masonry and richly decorated terra-cotta molding throughout; masonry lintels, some with molded entablatures supported on stylized brackets or featuring triangular pediments, at window openings; molded, round-arched lintels and gauged brick arches at fifth-story window openings; corbelled balconettes at fourth-story window openings; richly decorated panels with foliate and cherub details at fifth story; bracketed metal cornice with garland frieze; round-arched first-story openings featuring keystones with mask motif; main-entry portico featuring engaged Doric pilasters supporting a molded entablature and foliate molding at reveals

Alterations: Windows replaced, except where noted (historic configuration not visible in c. 1940s tax photograph); historic cornice removed and replaced with current brick parapet (before c. 1940s tax photograph); painted main entry portico; painted frieze above storefronts; painted fire escape; non-historic transom and sidelights at main entry; commercial signage at storefronts; light fixtures at main entry; intercom at main entry; roll-down gates at storefronts; goose-neck lights at eastern storefront

Building Notes: 73 and 75 East 7th Street were originally constructed as two side-by-side tenement structures designed to read as one larger building. The two buildings were filed under the same building application, with the western building originally comprising tax lot 45. Each tenement was intended to house 22 families (two families on the first story and four families on each floor above) as well as two stores. The projected cost of construction of each structure was \$27,000. Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

Site Features: In-ground metal hatch doors in sidewalk at both storefronts; single-step masonry stoop at main entry

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Mixed

Cornice: Removed

Storefront(s): Altered (except where noted)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick; painted; commercial advertisement towards roofline

77 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 43

Date: 1899 (NB 1114-1899)

Architect/Builder: Kurtzer & Rohl

Original Owner: August Ruff

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Buff brick; terra cotta

Decorative Metal Work: Cast iron pilasters flanking commercial entry

Significant Architectural Features: Tripartite vertical configuration; foliated terra-cotta frieze above two-story base; projecting terra-cotta olive-leaf band course above three-story shaft;

narrow terra-cotta banding at second story and at capital; ornate terra-cotta window details throughout including bracketed lintels and pediments with foliate, cartouche, and coquillage ornament; inset terra-cotta panels featuring cartouche and foliate details at shaft; possibly historic paneled wood door with molding and other decorative elements at storefront

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); presence of fire escape dates to before c. 1940s tax photograph; fire escape painted; transom and sidelight at main entry; tiled threshold at main entry; light fixture at main entry; intercom at main entry; commercial signage and awning at storefront

Building Notes: This building was originally constructed for occupancy as stores and a tenement for 16 families (one family on the first floor and three families on each story above). The projected cost of construction was \$20,000.

Site Features: In-ground metal hatch doors within sidewalk towards western end of elevation

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; painted at first story and towards roofline; stuccoed at first story

79 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 42

Date: c. 1846 (original); 1876 (alteration); 1947 (later alteration) (ALT 396-1876)

Architect/Builder: Not determined (c. 1846); William Jose (1876); Not determined (1947)

Original Owner: Not determined (c. 1846); Charles Bernhardt (1876); not determined (1947)

Type: Tenement

Style: Greek Revival altered to neo-Grec with alterations

Stories: 5

Material(s): Orange brick; masonry

Significant Architectural Features: Incised, hooded masonry lintels and simple rectangular masonry sills at window openings; galvanized-iron cornice featuring large paneled frieze, oversized brackets, anthemion, and other stylized details

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); increased in height from three to four stories in 1876 (ALT 396-1876); original stoop and door surround removed, original main entry altered into a window, and a new main entry created at the basement level (ALT 1205-1947); new brick wall erected at basement (now first story) (ALT 1205-1947); lintels with segmental pediments removed from current second-story window openings (after c. 1940s tax photograph); lintels stripped at current third-story window openings (after c. 1940s tax photograph); fire escape painted; non-original, stylized scroll handrails at stoops; lights at main entry; conduit; awning at commercial entry and window openings; circular "public telephone" sign below eastern window opening at first story

Building Notes: Tax records indicate the existence of a house on this lot in 1846, owned by J. Sparrow and valued at \$7,800 (constructed after 1845). It is possible that this single-family house was altered into the present tenement structure as maps dating from 1852 forward indicate little change in the building footprint (see 1852 Dripps map). The building was converted from a single-family to a multiple-family dwelling (with one family per floor) as part of the 1876 alteration (ALT 396-1876). It probably received its neo-Grec details as part of this conversion. A restaurant is present at the then-basement level of the structure in the c. 1940s tax photograph.

Site Features: In-ground metal hatch doors towards eastern end within areaway; single-step concrete stoop within sunken areaway towards western end of areaway; two-step concrete stoop within sunken areaway towards eastern end of areaway

South Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing

Areaway Paving Materials: Concrete

81 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 41

Date: Not determined

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Greek Revival altered to neo-Grec

Stories: 4 and basement

Material(s): Orange brick; masonry

Special Windows: Historic multi-paned wood casement windows and transoms at first-story

Decorative Metal Work: Decorative wrought-iron screen doors with foliate and scroll details at main entry; decorative wrought-iron transom screen at main entry; possibly historic decorative balconettes at first-story window openings

Significant Architectural Features: Rusticated masonry at basement; orange brick at shaft; molded masonry entablatures with triangular pediments supported on engaged pilasters at first-story window openings and at main entry; molded lintels at second- through fourth-story window openings; bracketed metal cornice with rosette details

Alterations: Windows replaced, except where noted (multi-paned casement windows present in c. 1940s tax photograph); window screens at second story; cornice painted; fire escape painted; non-original metal railings at stoop (after c. 1940s tax photograph); light fixtures at main entry and at restaurant storefront; wood frame with extending flag armature and flag at first story between window openings; security camera at main entry; wood box for displaying menus affixed to areaway fence

Building Notes: Tax records indicate the existence of a house on this lot in 1843, owned by the Mer. Marine Insurance Company and valued at \$4,000 (constructed after 1841). It is possible

that this single-family house was altered into the present tenement structure as maps dating from 1852 forward indicate little change in the building footprint (see 1852 Dripps map). The building is noted as a multiple dwelling as early as 1902 on New York City Department of Housing inspection records, but was probably converted into a tenement prior to the turn of the century. The building probably received its neo-Grec details at the time of its conversion into a multiple dwelling. The presence of a store at the basement level appears to date to between 1934 and 1938 (ALT 2401-1934, no storefront noted; ALT 2798-1938, storefront noted).

Site Features: Areaway presently used for outdoor restaurant seating; masonry stairs within sunken areaway; in-ground metal hatch doors towards eastern end within areaway; easternmost post at areaway extends higher than the others and features a projecting sign

South Facade: Designed (historic, basement painted; masonry details painted)

Stoop: Altered

Door(s): Historic primary door

Windows: Mixed (upper stories); replaced (basement)

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-original metal fencing and gate lining areaway; brick walls within areaway

Areaway Paving Materials: Slate paving

83 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 40

Date: c. 1844-45 (original); prior to 1917 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Greek Revival altered to Italianate with alterations

Stories: 5 and cellar

Material(s): Brick; masonry

Significant Architectural Features: Molded masonry window surrounds with rope molding; modillioned metal cornice with foliate brackets and rosettes at paneled fascia

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); original stoop and door surround removed, original main entry altered into a window, and a new main entry created at the basement level (prior to c. 1940s tax photograph); brick sidewalls along new main entry (after c. 1940s tax photograph); metal bars on top of brick sidewall (beneath canopy) to right of main entry; alterations to first story including enlargement of eastern window opening and addition of an overhanging canopy supported on concrete columns (after c. 1940s tax photograph); commercial signage at canopy; presence of fire escape dates to before c. 1940s tax photograph; fire escape painted; light fixtures at main entry

Building Notes: Tax records indicate the existence of a house on this lot in 1845, owned by Robert Bent and valued at \$5,000 (constructed after 1843). It is probable that this single-family house was altered into the present tenement building as maps dating from 1852 forward do not indicate any change in the building footprint (see 1852 Dripps map). The building is noted as a

multiple dwelling as early as 1901 on New York City Department of Housing inspection records, but was probably converted into a tenement prior to the turn of the century. The building probably received its Italianate details at the time of its conversion into a multiple dwelling.

South Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Not original

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing and railings beneath canopy towards eastern end of elevation

Areaway Paving Materials: Concrete

85 East 7th Street

Borough of Manhattan Tax Map Block 449, Lot 39

Date: Not determined (original); c. 1886 (alteration) (ALT 227-1886)

Architect/Builder: Not determined (original); William Grant (c. 1886)

Original Owner: Not determined

Type: Tenement

Style: Queen Anne with alterations

Stories: 5

Material(s): Red brick; brownstone

Significant Architectural Features: Tripartite vertical configuration; rusticated brownstone base; rusticated brick at second story; brick at shaft with inset decorative masonry panels beneath window openings (featuring foliate, urn, and garland details); additional inset decorative masonry banding and brickwork throughout shaft; possibly historic wood sash at western window opening at basement

Alterations: Front and rear facades of original building completely rebuilt in 1886, and building raised from three to five stories (ALT 227-1886); windows replaced above basement (one-over-one double-hung sashes present in c. 1940s tax photograph); filled in or painted glazing at western window opening at basement; eastern window opening at basement filled in with vent; original hooded stone lintels and molded sills stripped (after c. 1940s tax photograph); cornice removed and roofline altered into stepped brick parapet with metal guard rails (after c. 1940s tax photograph); original stoop removed and entrance redesigned with glass block (ALT 1511-1941); front fire escape added c. 1941 (ALT 1511-1941); metal sign armature with scroll details towards western end of facade; conduit; exterior air conditioner supports at second and fifth stories

Building Notes: The present appearance of the building dates to an 1886 alteration (ALT 227-1886). The original new building application for the structure has not been found, but notes on the 1886 application form indicate the building was originally three stories, and probably a single-family rowhouse. As part of the 1886 alteration, it was expected that three families would occupy the first story of the tenement with two families on each floor above. This configuration continues today.

Site Features: Single-step stoop at main entry; in-ground metal hatch door towards eastern end of elevation

South Facade: Designed (historic, repointed, painted at first story)

Stoop: Removed

Door(s): Non-original primary door

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Stuccoed; masonry coping at roofline (where visible)

91 East 7th Street see 118 First Avenue (aka 91 East 7th Street)

93 East 7th Street (aka 93 1/2 East 7th Street and 93A East 7th Street)

Borough of Manhattan Tax Map Block 435, Lot 57

Date: c. 1872 (NB 508-1872)

Architect/Builder: William Jose

Original Owner: A. J. O'Dell

Type: Tenement

Style: Neo-Grec

Stories: 5

Material(s): Brick; stone

Decorative Metal Work: Cast-iron columns on ground story; two distinct iron cornices denote two buildings

Significant Architectural Features: Footed sills and molded and incised lintels; two original wood-sash windows on second, third and fourth stories

Alterations: Several window configurations, some windows 1/1, some 2/2; storefront infill; security gates on stores; awnings; non-historic lights; non-historic signs; conduit; security camera; intercoms; non-historic fire escape; ground-story cornice removed

Site Features: Two cellar access hatches

Notable History and Residents: This building was originally constructed as two tenements on one lot.

South Facade: Designed (historic, painted)

Door(s): Both residential doors replaced

Windows: Historic (some)

Storefront(s): Both replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic)

Facade Notes: Brick

95 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 56

Date: 1891 (NB 282-1891)

Architect/Builder: Kurtzer & Rohl

Original Owner: George Hornberger

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Brick; stone

Significant Architectural Features: Ornamental motifs same on No. 95 and 97 East 7th Street; elaborate round-arched stone entrance surround with full entablature; ornamented lintels, banding, moldings; round pediments on second and fifth stories with elaborate shell motif, putti and keystones; stepped, projecting iron cornice with brackets; ornamental spandrel panels and decorative panels inset between buildings; paired engaged piers between bays at fifth story; brick newel posts

Alterations: Non-historic fire escape; non-historic lights; intercom; conduit; basement window on west changed to door; metal stairs down to basement level; stair railing not historic

Notable History and Residents: The buildings on lots 55 and 56 were constructed at the same time South Facade: Designed (historic, painted)

Stoop: Original

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fence

Areaway Paving Materials: Not historic

97 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 55

Date: c. 1891 (NB 383-1891)

Architect/Builder: Kurtzer & Rohl

Original Owner: George Hornberger

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Brick; stone

Decorative Metal Work: Historic newel posts

Significant Architectural Features: Ornamental motifs same on No. 95 and 97 East 7th Street; elaborate round-arched stone entrance surround with full entablature; ornamented lintels, banding, moldings; round pediments on second and fifth stories with elaborate shell motif, putti and keystones; stepped, projecting iron cornice with brackets; ornamental spandrel panels and decorative panels inset between buildings; paired, engaged piers between bays at fifth story

Alterations: Non-historic lights, railings, fence, fire escape, stairs to basement

Notable History and Residents: The buildings on lots 55 and 56 were constructed at the same time and by the same architects and owners. The previous and original building on this lot was constructed c. 1853 for James Kelly.

South Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door; under stoop door replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

97 1/2 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 54

Date: c. 1891 (NB 24 1891)

Architect/Builder: Schneider & Herter

Original Owner: Charles Ruff

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Brick; sandstone

Decorative Metal Work: Possibly historic stair railing

Significant Architectural Features: Similar ornament to No. 99 East 7th Street, with round- and flat-arched window openings, some with keystones with heads or rounded moldings, others with molded and bracketed lintels; banding; engaged columns and corbelled pilasters between bays; arched entrance porch carried on columns and topped by full entablature; ornamented spandrel panels and moldings, ornate bracketed iron cornice

Alterations: Awning over basement store; non-historic lights, store infill in basement; non-historic fire escape, fence; parts of entrance porch obscured

Notable History and Residents: This lot was purchased by Charles Ruff in 1890 (Liber 2313, p. 310) who then had this building constructed. The original building on this lot was constructed c. 1853 for James Kelly.

South Facade: Designed (historic, painted)

Stoop: Resurfaced

Porch(es): Historic

Door(s): Replaced primary door; under stoop door replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Storefront(s): Altered

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

99 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 53

Date: c. 1891 (NB 28-1891)

Architect/Builder: Schneider & Herter

Original Owner: Charles Ruff

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Brick; sandstone

Special Windows: Stained glass transoms on first-story windows

Decorative Metal Work: Historic fire escape; possibly historic iron railing on stoop

Significant Architectural Features: Similar ornament to No. 99 East 7th Street except wider and entrance in center; ornate, bracketed galvanized-iron cornice; round- and flat-arched window openings, some with keystones with heads or rounded moldings, others with molded and bracketed lintels; banding; engaged columns and corbelled pilasters between bays; arched entrance porch carried on columns and topped by full entablature; ornamented spandrel panels and moldings; engaged pilasters between paired sash on first story windows

Alterations: ALT 2448-1908 enlargement of basement windows; non-historic lights; non historic stair railings; stoop refaced; intercom

Notable History and Residents: This lot was purchased by Charles Ruff in 1890 (Liber 2313, p. 310) after which he had this building and its neighbor at lot 54 constructed. The original house on this lot was constructed c. 1853 by John Brown.

South Facade: Designed (historic, painted)

Stoop: Original with some ornament obscured

Porch(es): Original

Door(s): Replaced primary door; under stoop door replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

East Facade: Not designed (historic, partially visible)

Facade Notes: Front and top two stories visible above neighboring building; parged and painted brick

101 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 52

Date: c. 1848

Architect/Builder: Not determined

Original Owner: John Brown

Type: Row house

Style: Neo-Grec with Colonial Revival elements (originally Greek Revival)

Stories: 3 and basement

Material(s): Brick; stone

Significant Architectural Features: Original iron cornice, stone and metal lintels and footed sills
Alterations: Stoop removed per ALT 2546-1930; ground story refaced; areaway reconfigured; non-historic entrance surround; statue, plaque and flagpole added in areaway; non-historic cross on roof

Notable History and Residents: Tax records indicate a small building was constructed here c. 1848. The current configuration indicates a later renovation during which the current cornice and lintels in the neo-Grec style were created. The Saint Stanislaus Bishop and Martyr Roman Catholic Church purchased the property in 1919 (Liber 3116, p. 211). Under this ownership, in 1920, the existing building was converted from a three-family residence to an office and rectory for use by the church (ALT 1842-1920).

South Facade: Designed (historic, painted, resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Historic (first story); historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

107 East 7th Street (aka 103-107 East 7th Street)

Borough of Manhattan Tax Map Block 435, Lot 49

Building Name: Saint Stanislaus Bishop and Martyr Roman Catholic Church

Date: c. 1899-1901 (NB 2117 1899)

Architect/Builder: Arthur Arctander

Original Owner: St. Stanislaus B. & M. Church

Type: Religious

Style: Gothic Revival

Stories: 2 and tower

Material(s): Light brick; limestone

Special Windows: Gothic-arched windows filled with stained glass on second story; narrow slit windows on main story, all with protective covering

Decorative Metal Work: Three pairs of original doors with transoms, historic light fixtures over doors

Significant Architectural Features: Tripartite facade divided by engaged pilasters; pointed-arch moldings over openings, with engaged stone finials; carved stone string courses; stone cornice along pitched roofline; stone finials and pinnacles on roofline; blind arches under open, square bell tower; thin steeple in center of tower; grills over tower openings; cornerstone on western corner "A.D. 1900"

Alterations: Informational and memorial signs on walls; steps replaced and reconfigured (ALT 2528- 1946); non-historic fence and railings

Building Notes: Church and two rowhouses are used by church. Earlier houses on church lot were constructed c. 1852-53 according to tax records.

Site Features: Lot extends behind rear (north) side of lot 48

Notable History and Residents: The Saint Stanislaus Bishop and Martyr Roman Catholic Church was incorporated in 1884 and had an important role in the large and vibrant Polish community that existed in the area since the mid 19th century. The congregation previously owned property on Henry Street and Stanton Street before purchasing lots 48-51 in 1899 (Liber 71, p. 210). Three houses standing on the lots (built c. 1853) were demolished for the construction of the church. The existing house at 101 East 7th Street was adapted for use as a rectory and office for the church. The house at 109 East 7th Street was demolished and a new one was designed for related uses by the same architect who designed the church.

South Facade: Designed (historic)

Stoop: Replaced

Door(s): Original (3 pairs) primary door; service doors (2 on lower level) replaced

Windows: Original

Roof: Pitched - standing seam metal (replaced)

Notable Roof Features: Metal-covered steeple

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Designed (historic, partially visible)

Facade Notes: Slight projection and separation between this building and adjoining building; finished brick facade and one bay of windows similar to front facade

West Facade: Designed (historic, partially visible)

Facade Notes: Slight projection and separation between this building and adjoining building; finished brick facade and one bay of windows of similar design to front facade

109 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 48

Date: c. 1899-1901 (NB 2117-1899)

Architect/Builder: Arthur Arctander

Original Owner: Saint Stanislaus B. & M. Church

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brick; stone

Decorative Metal Work: Original iron cornice; molded metal lintels and footed sills

Alterations: Entrance lowered to ground story and refaced and reconfigured; areaway reconfigured; non-historic fencing; flagpole in areaway; metal awning over door

Site Features: Cellar access hatch in areaway

Notable History and Residents: This house was constructed at the same time and by the same architect as designed Saint Stanislaus Bishop and Martyr Roman Catholic Church, replacing an existing house. It was first used as a rectory and residence for priests serving the congregation and was later converted to use as a convent for the Felician Sisters who taught at the school associated with the Church.

South Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Historic (1st story); Historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Not historic
Areaway Paving Materials: Not historic

111 East 7th Street (aka 111-115 East 7th Street)

Borough of Manhattan Tax Map Block 435, Lot 45

Building Name: The McKinley
Date: c. 1901 (NB 559-1901)
Architect/Builder: Michael Bernstein
Original Owner: Leon Sobel & Louis Kean
Type: Apartment building
Style: Renaissance Revival
Stories: 7
Material(s): Brick; stone; terra cotta

Decorative Metal Work: Historic fire escape

Significant Architectural Features: Stone and terra-cotta window surrounds; engaged columns; ornamented pediments; keystones; lintels; sills; string courses; quoins; spandrel panels; banding; open windows between two linked buildings; balcony at sixth story; bracketed iron cornice across top of entire building; historic door, reveal and transom at residential entrance; stone cornice with brackets over first story; historic door and window frames on stores on east; historic light fixtures near main entrance

Alterations: Non-historic light fixtures by stores; security gates on eastern store; intercom; non-historic lights by western store; signs on walls, including banner sign

Site Features: Irregular rear line of lot, corresponds to early farm plots so buildings are of varied lengths; two buildings joined in middle, with continuous facade; cellar access hatch

Notable History and Residents: This lot had a house on it starting in 1854. This was replaced by the current building in 1901. In 1903, Leon Sobel & Louis Kean purchased lots 45, 46, and 47 (Liber 104, p. 366). These lots were then combined to form lot 45. The ground story was refaced and redesigned as it currently exists before 1960.

South Facade: Designed (historic, painted, ground story redesigned (historic))

Door(s): Historic primary door; store doors possibly historic

Windows: Replaced

Storefront(s): Possibly historic

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic, partially visible)

Facade Notes: Plain brick with windows at air shaft near middle of lot; vent pipes

117 East 7th Street (aka 117-119 East 7th Street)

Borough of Manhattan Tax Map Block 435, Lot 43

Date: c. 1907 (NB 389-1907)

Architect/Builder: Bernstein & Bernstein

Original Owner: Joseph Harbater & Solomon Silk

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick: stone; terra cotta

Decorative Metal Work: Possibly historic fire escape

Significant Architectural Features: Galvanized-iron cornice; stone and terra-cotta banding, moldings, window surrounds keystones and spandrel panels; terra-cotta lion's heads medallions; lintels and string courses; brick quoins; full entablature around entrance on shaped and ornamented pilasters

Alterations: Storefront infill; lights; roll-down security gates over stores; security cameras; signs; non-historic railings; ground-story cornice removed

Site Features: Three cellar access hatches

Notable History and Residents: According to tax records this lot, along with others to the west, was owned by William Ogilvie and had a house by 1845. Lots 43 and 44 were purchased at the same time by Harbater & Solomon (Liber 171, page 200, May 6, 1907). They were combined as lot 43 thereafter.

South Facade: Designed (historic)

Door(s): Replaced, including transom and sidelights primary door

Windows: Replaced

Storefront(s): Replaced (three)

Cornice: Original

East Facade: Not designed (historic, partially visible)

Facade Notes: Top visible over neighboring building; parged

121 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 42

Building Name: St. Mary's American Orthodox Greek Catholic Church

Date: c. 1903-04 (ALT 108-1903)

Architect/Builder: Frederick Ebeling

Original Owner: Hungarian Reformed Church

Type: Religious

Style: Altered Gothic Revival

Stories: 3 and basement and tower

Material(s): "Naturestone"

Special Windows: Double-hung windows with transoms, all stained glass, on first- and second-story windows; transom over western door; non-historic colored glass in tower window, all with protective covers

Decorative Metal Work: Newel posts at base of stairs

Significant Architectural Features: Decorative painted transom over door in center bay; bell tower; decorative lintel on window of bell tower, parged

Alterations: Windows on third story replaced; front of building and sides of tower refaced with artificial material "Naturestone" in 1961; metal panning on sills and lintels of windows; replacement iron stairs lead to two doors on first story, surrounded by iron fence; iron fence around areaway on east side of building; sheet metal edging at bottom of tower roof; original finials and pinnacles on roof slope removed; non-historic light fixtures, sign by doors; cross on roof replaced

Notable History and Residents: Tax records indicate the original house was built on this lot c.1843-45, probably after the sale of the lot to Daniel Burnett in 1843 (Liber 441, p. 102). It was purchased by the Hungarian Reformed Church in 1902 (Liber 98, p. 162). ALT 108-1903 expanded the building in the rear and created other minor changes to reflect its use as a chapel and a rectory. ALT 1737-1904 extended the building to the street line in front and added the bell tower.

The building was sold to the Christian Orthodox Catholic Church of the Eastern Confession in North America in 1916, and to the Church of St. Peter & St. Paul Russian Orthodox Church in 1935. It was purchased by St. Mary's American Orthodox Greek Catholic Church in 1961 (Liber 5164, page 257).

South Facade: Designed (resided)

Stoop: Replaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door; basement door replaced

Windows: Mixed (upper stories); replaced (basement)

Roof: Pitched - asphalt shingles (replaced)

Notable Roof Features: Bell tower with replacement cross on top

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

123 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 41

Date: c. 1861

Architect/Builder: Not determined

Original Owner: William B. Astor (owner)

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick; terra cotta

Decorative Metal Work: Iron cornice; molded metal lintels and footed sills on upper stories

Significant Architectural Features: Ground-story refaced with terra-cotta tile and ogee-arched openings on store windows and doors (topped by moldings with shields) in 1938 (ALT 1567); stores have historic doors and window frames; decorative terra-cotta panel and molding over main doorway; plain stone cornice over ground story with projecting entablature over doorway; historic light fixtures flanking main doorway

Alterations: Roll-down security gates over storefronts; fabric awning; conduit; air conditioner attached to wall on east, above ground story; lights; banner signs; non-historic fire escape; intercom

Building Notes: Building dates are from tax records.

Site Features: Two cellar access hatches

Notable History and Residents: This building was part of the original holdings of John J. Astor. His heirs leased the lot in 1860 to Samuel Bessey and Thomas E. Tripler who constructed this building. This building and the adjacent building at 125 East 7th Street were rented by Theodore Wolinnin beginning in 1926 and subsequently purchased by him in 1937. He used the ground story for a funeral parlor and altered it after his purchase. He continued his ownership through the 1960s. A metal plaque on the wall commemorates this use.

South Facade: Designed (historic, ground story reconfigured and refaced in 1938)

Door(s): Replaced primary door; two historic store doors

Windows: Replaced

Storefront(s): Historic

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic, partially visible)

Facade Notes: Top story visible over neighboring building; parged

125 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 40

Date: c. 1861

Architect/Builder: Not determined

Original Owner: William B. Astor (owner)

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick; terra cotta

Special Windows: Some historic wood sash

Decorative Metal Work: Iron cornice; molded metal lintels and footed sills on upper stories

Significant Architectural Features: Ground story refaced with terra-cotta tile with ogee-arched window and door openings for stores (topped by arches with shields) (ALT 1567-1938); historic door and window frame on western store; decorative panel with moldings over main doorway; historic light fixtures flank main door; simple stone cornice over ground story with projecting entablature over main doorway

Alterations: Many windows and doors replaced; non-historic fire escape; air conditioner attached to wall over ground story cornice; metal conduit; eastern storefront replaced; fabric box awning; spotlight; security camera; intercom

Building Notes: Building dates derived from tax records.

Site Features: 2 cellar access hatches

Notable History and Residents: This building was part of the original holdings of John J. Astor. His heirs leased the lot in 1860 to Samuel Bessey and Thomas E. Tripler who constructed this building. This building and the adjacent building at 123 East 7th Street were rented by Theodore Wolinnin beginning in 1926 and subsequently purchased by him in 1937. He used the ground story for a funeral parlor and altered it after his purchase. He continued his ownership through the 1960s. A metal plaque on the wall commemorates this use.

South Facade: Designed (historic, painted, ground story reconfigured and refaced in 1938)

Door(s): Historic primary door; western store entrance historic

Windows: Mixed

Storefront(s): One historic, one not historic

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

127 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 39

Date: c. 1861

Architect/Builder: Not determined

Original Owner: Heirs of John J. Astor (owner)

Type: Tenement

Style: Italianate with alterations

Stories: 5

Material(s): Brick

Decorative Metal Work: Iron cornice; metal lintels; ornamented metal window surrounds; cast-iron columns flank main entrance door

Alterations: Windows and doors replaced; storefronts replaced; roll-down security gates over stores; non-historic light fixtures; security cameras; metal conduit; fabric awning over eastern store; ground story cornice reconfigured and refaced; non-historic fire escape; intercom

Building Notes: Building dates derived from tax records.

Site Features: Two cellar access hatches

Notable History and Residents: This building was part of the original holdings of John J. Astor. His heirs leased the lot in 1860 to Samuel Bessey and Thomas E. Tripler who constructed this building. His heirs began selling this property many years later, this one to Mary Jaeger in 1905 (Liber 145, page 378).

South Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

129 East 7th Street

Borough of Manhattan Tax Map Block 435, Lot 38

Date: c. 1861

Architect/Builder: Not determined

Original Owner: William B. Astor (owner)

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick; stone

Decorative Metal Work: Iron cornice, molded metal lintels and footed sills; historic fire escape
Significant Architectural Features: Storefront removed for funeral home (ALT 2019-1933); ground story refaced with brick; door and windows moved on ground story; new openings trimmed with stone; metal marquee over funeral home entrance suspended from wall by metal rods; ogee-arched entrance and door to funeral home framed by stone moldings with quoins
Alterations: Thru-wall air conditioner on ground story; security camera; non-historic lights, intercom

Site Features: 2 cellar access hatches

Notable History and Residents: This building was part of the original holdings of John J. Astor. His heir, William B. Astor, leased the lot in 1860 to Samuel Bessey and Thomas E. Tripler who constructed this building. The first sale of the building was to Conrad Siemon in 1898 (Liber 67, p.

133). It was purchased by Peter Jarema in 1922 who established the funeral home here (Liber 3295, p.131).

South Facade: Designed (historic, painted, resided, ground story refaced and reconfigured, 1933)

Door(s): Replaced primary door; replaced

Windows: Replaced

Storefront(s): Removed

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

EAST 7TH STREET (EVEN NUMBERS)

46 East 7th Street

Borough of Manhattan Tax Map Block 462, Lot 22

Date: 1886 (NB 593-1886)

Architect/Builder: Julius Kastner

Original Owner: Jacob H. Miller

Type: Apartment building

Style: Queen Anne with Neo-Grec elements

Stories: 5

Material(s): Brick; sandstone; terra cotta

Significant Architectural Features: Bracketed surround at the main entryway with incised ornamentation; projecting sills in continuous bands; beveled window lintels on brackets; foliated terra-cotta band above the first story and below the fourth-story sill; foliated spandrels with central urns and scrolls; angled brick bands; bracketed cornice with frieze panels featuring geometrical decoration

Alterations: Non-historic railings on the stoop; non-historic lamp above the door

Building Notes: Source for new building information: New York City Department of Buildings records.

North Facade: Designed (historic)

Stoop: Possibly historic

Door(s): Replaced primary door

Windows: Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Historic cast-iron fence and gate on concrete and brick retaining walls with bluestone coping blocks

Areaway Paving Materials: Concrete with steel steps

West Facade: Not designed (historic, partially visible)

Facade Notes: Bick

East Facade: Designed (historic, partially visible)

48 East 7th Street see 116 Second Avenue (aka 48 East 7th Street)

48 1/2 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 7

Date: c. 1875-76

Architect/Builder: Not determined

Original Owner: Est J. A. De Aquilar (aka Andequiler)

Type: Tenement

Style: Italianate with neo-Grec elements

Stories: 5

Material(s): Red brick; black brick; masonry

Decorative Metal Work: Paneled cast-iron pilaster with foliate details and decorative capital towards western end of storefront

Significant Architectural Features: Bracketed cornice with stylized details; molded lintels and slightly projecting, bracketed rectangular sills; single-course black brick banding throughout; scroll brackets at main entry; molded soffit of original entablature visible at main entry; possibly historic paneled double-leaf door and rectangular transom at main entry; molded and paneled reveals and transom bar at main entry; historic wood brackets beneath projecting storefront windows

Alterations: Windows replaced (two-over-two double-hung sashes c. 1960); decorative cornice, continuous at main entry and storefront at first story, removed (after c. 1960); main entry portico stripped except for remaining scroll brackets; light fixtures at main entry; large metal armature with hanging sign affixed above first story (present in c. 1960s photograph); presence of fire escape dates to before c. 1960s photograph; roll-down gates at storefront windows; intercom at main entry; light fixtures at main entry and above storefront

Building Notes: Tax records indicate that a house was first constructed on this tax lot between 1845 and 1846 (the lot is shown as an “unfinished” lot and house valued at \$5,000 on 1845 tax assessments, but is shown with a house and valued at \$10,600 on the 1846 tax assessment). The five-story building at 48 1/2 East 7th Street, at the east end of the lot, appears to have been constructed c. 1875-76, based on the tax assessments.

Site Features: Raised bluestone areaway runs the length of the elevation; in-ground metal plates and hatch doors within areaway; benches in front of storefront; one-step stoop at main entry (painted)

Other Structures on Site: This building shares a tax lot with the five-story building at 116 Second Avenue (aka 48 East 7th Street) (see separate building entry). There is a low brick extension connecting 116 Second Avenue to 48 1/2 East 7th Street. This extension has two non-historic light fixtures and a sign reading “Via Della Pace.”

Door(s): Possibly historic primary door
Windows: Replaced
Storefront(s): Altered or replaced
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Paving Materials: Bluestone

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; metal support extends between this facade and the east facade of 116 Second Avenue (aka 48 East 7th Street)

50 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 9
Building Name: Middle Collegiate Church, Sunday School Building
Date: 1891-92 (NB 31-1891)
Architect/Builder: Samuel B. Reed
Original Owner: Collegiate Reformed Dutch Church
Type: Religious
Style: Romanesque Revival
Stories: 5 and basement
Material(s): Indiana limestone; Roman brick

Special Windows: Possibly original wood-and-stained-glass fanlight at main entry; possibly historic stained-glass transoms at first-, second- and third-story window openings; arched window openings at third and fifth stories

Decorative Metal Work: Possibly historic railings and posts at areaway; scroll armature with large metal light fixture at main entry

Significant Architectural Features: Rusticated limestone base; Roman brick upper stories with limestone details including foliate friezes, round-arched molding, flush rectangular lintels and sills, and engaged pilasters between paired windows; dormer at eastern bay; tower at western bay; round-arched main entry portico with entablature supported by large limestone columns with Corinthian capitals; possibly original double-leaf wood doors at main entry; possibly historic wood sash at all window openings

Alterations: Pinnacles removed from dormer and tower (after c. 1940s tax photograph); sign affixed to facade next to main entry; security light and conduit at basement; metal security spikes on stoop sidewall; non-historic metal railing attached to stoop sidewalls; lowest portion of stoop posts painted; mesh screen at possibly historic gate under stoop

Building Notes: This Sunday school building for the Middle Collegiate Church is sometimes noted as a rectory or parish house. For more information on the Middle Collegiate Church, see entry for 112 Second Avenue (aka 112-114 Second Avenue).

Site Features: Metal stair with metal pipe handrail within sunken areaway

North Facade: Designed (historic, painted at basement)

Stoop: Possibly historic stoop (possibly historic gate under stoop)

Door(s): Possibly original primary door

Windows: Possibly historic (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Roof: Pitched - slate (historic)

Notable Roof Features: Convex sloping roof at tower; hipped at dormer; sloping at fifth story

Sidewalk Material(s): Bluestone

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing and railings on low masonry curb

Areaway Paving Materials: Concrete

52 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 10

Date: 1893 (NB 38-1893)

Architect/Builder: Schneider & Herter

Original Owner: Charles Ruff

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Buff brick; masonry; terra cotta

Special Windows: Round-arched window openings at second story

Decorative Metal Work: Possibly original decorative cast-iron rails and newel posts at stoop; see also "Areaway Wall/Fencing Materials"

Significant Architectural Features: Tripartite vertical configuration; richly decorated masonry base including foliate panels with female mask details, foliate banding, bracketed window surrounds with lions-head details, and capped by a foliate frieze; terra-cotta bands, molding, and inset foliate panels at shaft; triangular pediments at fourth-story window openings; terra-cotta details at capital including foliate pilaster capitals and tympanum with wreath motifs at window openings; decorative brickwork below bracketed metal cornice; round-arched main entry portico featuring fluted pilasters with Corinthian capitals supporting a bracketed, molded entablature; paneled and molded wood door reveal at main entry

Alterations: Windows replaced (one-over-one double-hung sashes at time of c. 1940s tax photograph with arched upper sashes at second-story window openings); presence of fire escape dates to at least c. 1940s tax photograph; fire escape painted; light fixtures at main entry; bird spikes above first story

Building Notes: This tenement was constructed in conjunction with the neighboring tenements at 54 and 56 East 7th Street, at a projected cost of about \$22,000 each. The buildings were intended to house 21 families each. Construction began on January 25, 1893 and was completed on August 31, 1893.

Site Features: Metal stair with non-historic metal handrails within sunken areaway

North Facade: Designed (historic, painted at first story)

Stoop: Altered

Door(s): Possibly historic primary door; non-historic door at basement entry

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Possible mix of historic and non-historic fencing and non-historic gate on low masonry curb

Areaway Paving Materials: Orange tile

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick (very slightly visible above roofline of 50 East 7th Street); patched

54 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 11

Date: 1893 (NB 38-1893)

Architect/Builder: Schneider & Herter

Original Owner: Charles Ruff

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Buff brick; masonry; terra cotta

Special Windows: Round-arched window openings at second story

Significant Architectural Features: Tripartite vertical configuration; terra-cotta bands, molding and inset foliate panels at shaft; triangular pediments at fourth-story window openings; terra-cotta details at capital including foliate pilaster capitals and tympanum with wreath motifs at window openings; decorative brickwork below bracketed metal cornice; round-arched main entry portico featuring pilasters with Corinthian capitals supporting a bracketed, molded entablature

Alterations: Windows replaced (one-over-one double-hung sashes at time of c. 1940s tax photograph); first-story decorative details stripped (except for main entry portico; after c. 1980s tax photograph; see 52 East 7th Street for historic appearance); presence of fire escape dates to before c. 1940s tax photograph; fire escape painted; light fixtures at main entry; non-original fanlight and sidelights at main entry; non-historic handrails at stoop; intercom at main entry; security camera at first story

Building Notes: This tenement was constructed in conjunction with the neighboring tenements at 52 and 56 East 7th Street, at a projected cost of about \$22,000 each. The buildings were intended to house 21 families each. Construction began on January 25, 1893 and was completed on August 31, 1893.

Site Features: Metal stair with non-historic metal handrail within areaway

North Facade: Designed (historic, stuccoed and painted at first story)

Stoop: Resurfaced

Door(s): Replaced primary door; non-historic door at basement entry

Windows: Replaced (upper stories); replaced (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing and gate on low masonry curb; brick walls within areaway

Areaway Paving Materials: Concrete

56 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 12

Date: 1893 (NB 38-1893)

Architect/Builder: Schneider & Herter

Original Owner: Charles Ruff

Type: Tenement

Style: Queen Anne with alterations

Stories: 5 and basement

Material(s): Brick; masonry; terra cotta

Special Windows: Round-arched window openings at second story; possibly historic fanlight at main entry

Decorative Metal Work: Possibly original decorative cast-iron rails and newel posts at stoop and fencing at areaway; possibly historic handrails at stoop

Significant Architectural Features: Tripartite vertical configuration; terra-cotta bands, molding and inset foliate panels at shaft; triangular pediments at fourth-story window openings; terra-cotta details at capital including foliate pilaster capitals and tympanum with wreath motifs at window openings; decorative brickwork below bracketed metal cornice; round-arched main entry portico featuring pilasters supporting a molded entablature; paneled and molded door reveal at main entry

Alterations: Windows replaced (one-over-one double-hung sashes at time of c. 1940s tax photograph); first-story decorative details stripped (except for main entry portico; after c. 1980s tax photograph; see 52 East 7th Street for historic appearance); cornice removed and replaced with masonry (or stuccoed brick) parapet c. 2011; presence of fire escape dates to before c. 1940s tax photograph; light fixtures at main entry; intercom at main entry; conduit at basement and first story

Building Notes: This tenement was constructed in conjunction with the neighboring tenements at 52 and 54 East 7th Street, at a projected cost of about \$22,000 each. The buildings were intended to house 21 families each. Construction began on January 25, 1893 and was completed on August 31, 1893.

Site Features: Metal stair with non-historic metal gate within sunken areaway

North Facade: Designed (historic, painted, stuccoed at base)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Possibly historic fencing on low masonry curb

Areaway Paving Materials: Concrete

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; painted at base

58 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 13

Date: c. 1839-40 (original); c. 1885 (alteration) (ALT 393-1885)

Architect/Builder: Not determined (c. 1839-40); Babcock & McAvoy (c. 1885)

Original Owner: Not determined (c. 1839-40); Ellen T. Mitchell (c. 1885)

Type: Tenement

Style: Greek Revival altered to neo-Grec

Stories: 5

Material(s): Red brick; masonry

Special Windows: Possibly historic multi-paned casement windows at first story

Significant Architectural Features: Red brick above masonry base; incised masonry window surrounds at window openings; overhanging bracketed cornice with rosettes at frieze

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax

photograph); non-historic transom at westernmost window opening at first story; transom filled-in with air conditioner at central window opening at first story; historic stoop removed, existing main entry converted into a window opening, and new main entry installed at former basement level after c. 1940s tax photograph (possibly c. 1945); brick sills at first story appear to date to this time as well (possibly c. 1945); presence of fire escape dates to before c. 1940s tax photograph; fire escape painted; light fixtures at main entry; intercom at main entry

Building Notes: Tax records indicate that a house was first constructed on the lot between 1839 and 1840 (the lot is shown as vacant and valued at \$2,000 on 1839 tax assessments, but is shown with a house and valued at \$8,000 on the 1840 tax assessments). It is likely that this house was altered into the present five-story tenement. An alteration from 1885 raised the existing attic to a full-story, added a flat roof to the building, and included a four-story rear extension (ALT 393-1885). This probably marks the conversion of the property to a multiple-dwelling. The building probably also received its neo-Grec details at this time.

Site Features: Large slab of bluestone within sidewalk in front of elevation; concrete steps within sunken areaway; in-ground metal hatch door within sunken areaway; in-ground glass block (painted) within sunken areaway; painted concrete sidewalls within sunken areaway at main entry

North Facade: Designed (historic, repointed, painted at base; details painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete and bluestone (see also "Site Features")

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing; non-historic brick posts with masonry caps

Areaway Paving Materials: Painted concrete

60 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 14

Date: c. 1839-40 (original); 1879 (alteration); 1929 (later alteration) (ALT 428-1879; ALT 1157-1929)

Architect/Builder: Not determined (c. 1839-40); William Jose (1879); Cyrus P. Meli (1929)

Original Owner: Not determined

Type: Tenement

Style: None

Stories: 5

Material(s): Brick; masonry

Significant Architectural Features: Gothic Revival style door surround at main entry featuring pointed-arch opening, stylized voussoirs and foliate details

Alterations: Raised from three-stories with a peaked roof to four-stories with a flat roof in 1879 (ALT 428-1879); windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); whatever details had been added as part of the 1879 alteration (a galvanized metal cornice was added, and neo-Grec or Italianate ornamentation was likely) were later stripped from the building (prior to c. 1940s tax photograph); original stoop removed in 1929 and main entrance through basement with stairs added (ALT 1157-1929); it is likely that the present

Gothic Revival style door surround dates to this alteration; stepped parapet with metal flashing (date not determined); fire escapes date to 1938 (ALT 1606-1938); fire escape painted; non-historic light fixtures at main entry

Building Notes: Tax records indicate that a house was first constructed on the lot between 1839 and 1840 (the lot is shown as vacant and valued at \$2,000 on 1839 tax assessments, but is shown with a house and valued at \$8,000 on the 1840 tax assessments). It is likely that this house was altered into a four-story tenement in 1879 and that the basement became the present first story of the building in 1929.

Site Features: In-ground metal hatch door within sunken areaway; large barrel-shaped concrete planter with tree within sunken areaway; stuccoed planters lining eastern and western ends of sunken areaway

North Facade: Designed (parged and stripped, except where noted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fence on low concrete curb

Areaway Paving Materials: Concrete

62 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 15

Date: 1892-93 (NB 430-1892)

Architect/Builder: Kurtzer & Rohl

Original Owner: George Hornberger

Type: Tenement

Style: Queen Anne

Stories: 5 and basement

Material(s): Beige brick; stone; terra cotta

Special Windows: Round-arched window openings at first story; possibly historic fanlight at main entry

Decorative Metal Work: Possibly historic (but not original) cast-iron railings at stoop, wrought-iron railings and cast-iron posts at areaway

Significant Architectural Features: Tripartite vertical configuration; large masonry corbels and foliate decoration at rusticated brownstone base; shaft decorated with masonry and terra-cotta bands, molding, and inset foliate panels; capital decorated with terra-cotta pilaster capitals, cartouche details, and molded arches with masked tympanum above window openings; bracketed cornice with fan and foliate details and date "1893" inscribed on frieze above capital; main entry portico with round-arched opening and molded masonry entablature and balconette supported on foliated pilasters with Corinthian capitals; possibly historic double-leaf wood doors with paneled and molded reveal at main entry

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph; historically would have featured round-arched upper sashes in round-arched openings); deterioration and patching of decorative details at first story; basement window

openings filled in with closed wood shutters; stoop appears to have been narrowed and two piers with animal (possibly dog) sculptures added at base (after c. 1940s tax photograph); light fixtures at main entry; metal sign on projecting armature to east of main entry

Site Features: Metal stair with rail within sunken areaway

North Facade: Designed (historic, painted)

Stoop: Altered stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door; non-historic door at basement entry

Windows: Replaced (upper stories); altered (basement)

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Fencing (see "Decorative Metal Work") on low masonry curb

Areaway Paving Materials: Concrete

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; painted at base; repointed at third through fifth stories

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; repointed

64 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 16

Date: c. 1839-40 (original); 2009-11 (alteration) (Job. No. 120062519)

Architect/Builder: Not determined (c. 1839-40); William Peterson (2009-11)

Original Owner: Not determined (c. 1839-40); Lisa J. Fox (2009-11)

Type: Apartment building

Style: Greek Revival with alterations

Stories: 3 and basement

Material(s): Brownstone; red brick

Significant Architectural Features: Rusticated brownstone base; molded lintels and slightly projecting rectangular sills at window openings; brownstone main entry portico featuring engaged pilasters supporting a molded entablature

Alterations: Addition of a fourth story, original cornice removed and replaced with present cornice, and a new frieze installed at main entry portico (2009-11; NYC Department of Buildings Job. No. 120062519); windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); non-historic frieze at main entry portico (c. 2011); intercom at main entry portico; security gate at main entry portico; non-historic handrails at stoop; fire escape removed (not original, but present in c. 1940s tax photograph); hooded vent at basement towards eastern end of facade; light fixture at basement; large light fixture at first story; security camera at basement and first story; security lights at basement; video intercom at main and basement entries

Building Notes: Tax records indicate that a house was first constructed on the lot between 1839 and 1840 (the lot is shown as vacant and valued at \$2,000 on 1839 tax assessments, but is shown with a house and valued at \$7,600 on the 1840 tax assessments). The building underwent changes over the years, including the addition of a store at the basement some time before the c. 1940s tax photograph, altered several times over the decades. Few other changes occurred until

2011, when an additional story was added, the storefront removed, and the building returned to its use as a single-family residence.

Site Features: Stuccoed stair with metal handrail within sunken areaway

Notable History and Residents: Formerly the parsonage for St. Mark's Evangelical Lutheran Church where Reverend George Haas lived with his family at the turn of the 20th century. Reverend Haas' wife and daughter perished in the infamous General Slocum disaster of 1904, when the steamboat Haas had chartered to take his congregation on a church picnic caught fire, leaving 1,021 of the passengers dead. It is said that following the disaster, many Germans fled the neighborhood for Yorkville in order to physically remove themselves from the memory of those lost in the disaster.

North Facade: Designed (historic, repointed, resurfaced at basement)

Stoop: Original stoop (gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing and gates

Areaway Paving Materials: Concrete with plantings

66 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 17

Date: 1897 (NB 341-1897)

Architect/Builder: George F. Pelham

Original Owner: Bernard Klingenstein

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; masonry; marble

Special Windows: Fanlight at main entry; round-arched window openings at first story

Decorative Metal Work: Historic cast-iron pilaster with foliate details at eastern and western storefronts; bracketed cornice with foliate frieze above first-story storefronts and garlands above main entry portico

Significant Architectural Features: Tripartite vertical configuration; banding, inset panels and corbels with foliate and other detailing throughout elevation; sunburst pediments at third story; round-arched molded surrounds and gauged brick arches at second- and fourth-story window openings, with coquillage and masked keystones at fourth-story tympanum; large cornice with oversized, stylized brackets and incised foliate detailing at frieze; main entry portico featuring marble columns with Composite capitals supporting an arched entablature with foliate and mask motifs; paneled and molded door reveal at main entry; molded transom bar at main entry

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph; historically would have featured round-arched upper sashes at round-arched openings); fire escape dates to after c. 1940s tax photograph; fire escape painted; non-historic metal pipe rails at stoop; roll-down gates at storefronts; commercial awnings and signage at storefronts; lights at main entry; intercom at main entry; painted posts and sidewalls at stoop

Building Notes: Construction commenced for the property on June 15, 1897 and was completed five months later on November 15, 1897. The projected cost of the building was \$27,000. The presence of two storefronts at the ground story is original to the building.

Site Features: In-ground metal hatches and plates along elevation; single-step concrete stoop at main entry; masonry threshold at main entry

North Facade: Designed (historic, painted)

Stoop: Altered

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; repointed; stuccoed and painted at upper stories

West Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; repointed

68 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 18

Date: c. 1837-39 (original); c. 1882 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Row house

Style: Greek Revival with Italianate elements

Stories: 3 and basement

Material(s): Red brick; masonry

Significant Architectural Features: Masonry base with brick upper stories; pedimented lintels and molded sills on small brackets at window openings; modillioned cornice with garland frieze at roofline; Italianate main-entry portico featuring pilasters supporting a molded entablature with paneled frieze; possibly historic paneled wood door with paneled sidelights and rectangular glass transom at main entry

Alterations: Windows replaced (one-over-one double-hung sashes at time of c. 1940s tax photograph); brick infill where through-wall air conditioners removed at second and third stories; non-historic metal railing at roofline; non-original decorative metal railings at stoop; light fixtures at main entry; intercom at main entry; light fixture at basement

Building Notes: Based on tax records for the property, a house appears to have first been built on this property c. 1837-39 (during which time the lot appears to have been owned or leased by a man named Peter Stuyvesant, possibly a descendent of the former Governor of New Amsterdam).

Site Features: Non-historic gate at stoop

Notable History and Residents: In 1882, this property was sold to the Protestant Episcopal Church Society for Promoting Christianity Among the Jews. This group occupied the building until 1904, when it was taken over by a religious Jewish school, operated by the Machzikei Talmud Torah. It subsequently became a synagogue, only returning to private use in 1960.

North Facade: Designed (historic, repointed, basement and water table resurfaced, painted, and scored to look like masonry blocks; details painted at upper stories)

Stoop: Resurfaced

Door(s): Possibly historic primary door; non-historic door beneath stoop

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal fencing

Areaway Paving Materials: Concrete

70 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 19

Date: 1896-97 (NB 793-1896)

Architect/Builder: George F. Pelham

Original Owner: Joseph L. Bittenwieser

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Brick; masonry; terra cotta

Special Windows: Round-arched window openings at fifth story; possibly historic fanlight at main entry

Significant Architectural Features: Brick facade with masonry and richly decorated terra-cotta molding throughout; masonry lintels, some with molded entablatures supported on stylized brackets or featuring triangular pediments, at window openings; molded, round-arched lintels and gauged brick arches at fifth- and sixth-story window openings, with coquillage at sixth-story tympanum and elongated masked keystones at central bays; corbelled balconettes at fifth-story window openings; inset masonry panels with cherub details at fifth story; molded reveal at main entry

Alterations: Windows replaced (six-over-six double hung sashes, paired at first story, present in c. 1940s tax photograph; round-arched upper sashes historically at fifth story); a historic storefront was removed prior to c. 1940s tax photograph (possibly as part of ALT 2669-1939); cornice removed prior to c. 1940s tax photograph (possibly as part of ALT 2669-1939); presence of fire escape dates to before c. 1940s tax photograph; fire escape painted; light fixtures at main entry; intercom at main entry

Building Notes: This tenement was constructed at the same time as 72 and 74 East 7th Street, but under a separate new building application. Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

Site Features: Low brick-walled planting beds with metal railings along elevation

North Facade: Designed (historic, painted, painted and stuccoed at first story)

Door(s): Replaced primary door

Windows: Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

West Facade: Not designed (historic, partially visible)

Facade Notes: Buff brick; painted

72 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 20

Date: 1897 (NB 178-1897)

Architect/Builder: George F. Pelham

Original Owner: Joseph L. Bittenwieser

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Brick; masonry; terra cotta; marble

Special Windows: Round-arched window openings at fifth story; possibly historic fanlight at main entry

Decorative Metal Work: Cast-iron newel-posts and railings at stoop; possibly historic cast-iron storefront elements at western storefront; cast-iron pilaster with foliate detailing at storefront (shared with 74 East 7th Street)

Significant Architectural Features: Brick facade with masonry and richly decorated terra-cotta molding throughout; masonry lintels, some with molded entablatures supported on stylized brackets or featuring triangular pediments, at window openings; molded, round-arched lintels and gauged brick arches at fifth- and sixth-story window openings, with coquillage at sixth-story tympanum and elongated masked keystones at central bays; corbelled balconettes at fifth-story window openings; inset masonry panels with cherub details at fifth story; main-entry portico featuring segmental-arched opening with foliate details and mask keystone supported on marble Corinthian columns; paneled door reveal at main entry

Alterations: Windows replaced (six-over-six double-hung sashes present in c. 1940s tax photograph for 70 East 7th Street; round-arched upper sashes historically at fifth story); cornice removed and brick parapet constructed (after c. 1940s tax photograph, but before c. 1980s tax photograph); presence of fire escape dates to before c. 1940s tax photograph; fire escape painted; some painting at stoop; roll-down gates at storefronts; lights at main entry; intercom at main entry; commercial signage and goose-neck lights with conduit at eastern storefront (shared with 74 East 7th Street)

Building Notes: This tenement was constructed at the same time as 74 East 7th Street under the same new building application (NB 178-1897). It was also constructed around the same time as the neighboring tenement at 70 East 7th Street (NB 793-1896). Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

Site Features: In-ground metal hatch doors and plates in front of eastern and western storefronts; marble threshold visible at main entry

Notable History and Residents: The storefronts of this building appeared in the movie *Moscow on the Hudson* in the 1980s. At the time, one of the storefronts contained an egg store, open only on Thursdays. The store was run and operated by the Shady Hollow Farm in New Jersey from the 1950s until the mid-1980s.

North Facade: Designed (historic, painted)
Stoop: Original
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Altered
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

74 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 21
Date: 1897 (NB 178-1897)
Architect/Builder: George F. Pelham
Original Owner: Joseph L. Buttenwieser
Type: Tenement
Style: Renaissance Revival with alterations
Stories: 6
Material(s): Brick; masonry; terra cotta

Special Windows: Round-arched window openings at fifth story; possibly historic fanlight
Decorative Metal Work: Cast-iron newel-posts and railings at stoop; cast-iron pilaster with foliate detailing at storefront (shared with 72 East 7th Street); metal step at main entry
Significant Architectural Features: Brick facade with masonry and richly decorated terra-cotta molding throughout; masonry lintels, some with molded entablatures supported on stylized brackets or featuring triangular pediments, at window openings; molded, round-arched lintels and gauged brick arches at fifth- and sixth-story window openings, with coquillage at sixth-story tympanum and elongated masked keystones at central bays; corbelled balconettes at fifth-story window openings; inset masonry panels with cherub details at fifth story; main-entry portico featuring segmental-arched opening with foliate details and mask keystone supported on marble Corinthian columns; paneled door reveal at main entry; decorative brackets and panels beneath western projecting storefront window

Alterations: Windows replaced (six-over-six double-hung sashes present in c. 1940s tax photograph for 70 East 7th Street; round-arched upper sashes historically at fifth story); cornice removed and brick parapet constructed (after c. 1940s tax photograph, but before c. 1980s tax photograph); presence of fire escape dates to before c. 1940s tax photograph; fire escape painted; some painting at stoop; lights at main entry; intercom at main entry; roll-down gates at storefronts; bird spikes above entablature at main entry

Building Notes: This tenement was constructed at same time as 72 East 7th Street under the same new building application (NB 178-1897). It was also constructed around the same time as the neighboring tenement at 70 East 7th Street (NB 793-1896). Numerous buildings within the district designed by Pelham appear to utilize identical or nearly identical facade including: 65, 67 and 75 East 4th Street, 221 East 5th Street, 417 East 6th Street, and 59, 63, 70, 72, 74 and 73-75 East 7th Street.

Site Features: In-ground metal hatch doors and plates along eastern and western storefronts, raised

Notable History and Residents: The storefronts of this building were featured in the book *The Lower East Side*, by Edmund V. Gillon, Jr. in the 1960s, and appeared in the movie *Moscow on the Hudson* in the 1980s. The eastern storefront has contained a shoe repair shop nearly four decades.

North Facade: Designed (historic, painted)
Stoop: Original
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Altered
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

76-78 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 22
Date: prior to 1852 (original); c. 1905-07 (alteration)
Architect/Builder: Not determined
Original Owner: Not determined
Type: Tenement
Style: Renaissance Revival
Stories: 5
Material(s): Iron-spot brick; terra cotta

Special Windows: Round-arched window openings at sixth story

Decorative Metal Work: Cast-iron elements throughout first story including storefront and main entry entablature (includes paneled engaged pilasters, large garland frieze, and molded entablature above main entry)

Significant Architectural Features: Tripartite vertical configuration; decorative terra-cotta lintels at shaft and capital featuring cartouche, voussoirs, and other details; elaborate terra-cotta window surrounds at outer two bays at second-story window openings; bracketed metal cornice with garland frieze

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph; round-arched upper sashes historically at sixth story); cornice painted; non-historic transom and sidelight at residential main entry; fire escape replaced after c. 1940s tax photograph; fire escape painted; commercial signage and lighting at storefronts; light fixtures at main entry; intercom at main entry

Building Notes: A structure which appears to be a single-family rowhouse is present on this tax lot on the 1852 Dripps historic map. It is probable that this single-family row house was altered into the present tenement building, as was a common occurrence in the neighborhood and as no new building application has been found. The building is noted as a three-story house in various documents relating to the Deutsche Poliklinik (a dispensary) until 1905. It is not until 1907 that the structure is noted in a *New York Times* real estate item as a six-story tenement. This information places the conversion of the building into a multiple dwelling sometime between 1905 and 1907. This building is identical in appearance and shares a similar history to the neighboring tenement at 80 East 7th Street.

Site Features: In-ground metal hatch doors within sidewalk in front of western storefront; single-step granite stoop at main entry

North Facade: Designed (historic)
Door(s): Replaced primary door
Storefront(s): Possibly historic
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

80 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 24

Date: prior to 1852 (original); c. 1905-07 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Iron-spot brick; terra cotta

Special Windows: Round-arched window openings at capital

Decorative Metal Work: Historic cast-iron storefront elements remain at first story, including paneled engaged pilasters at residential entry and a large column at eastern storefront

Significant Architectural Features: Tripartite vertical configuration; decorative terra-cotta lintels at shaft and capital window openings featuring cartouche, voussoirs, and other details; elaborate terra-cotta window surrounds at outer two bays at second-story window openings; bracketed metal cornice with garland frieze; molded cornice above first story

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph; round-arched upper sashes historically at capital); cornice painted; transom and sidelight at main entry replaced; non-historic doors at storefronts; fire escape replaced after c. 1940s tax photograph; fire escape painted; commercial signage and goose-neck lighting at western storefront; painting and window lettering at eastern storefront; projecting sign armature at eastern storefront; lights at residential entry; wiring and conduit

Building Notes: A structure which appears to be a single-family rowhouse is present on this tax lot on the 1852 Dripps historic map. It is probable that this single-family row house was altered into the present tenement building, as was a common occurrence in the neighborhood and as no new building application has been found. The building is noted as a three-story house in various documents relating to the Deutsche Poliklinik (a dispensary) until 1905. It is not until 1907 that the structure is noted in a *New York Times* real estate item as a six-story tenement. This information places the conversion of the building into a multiple dwelling sometime between 1905 and 1907. This building is identical in appearance and shares a similar history to the neighboring tenement at 76-78 East 7th Street.

Site Features: In-ground metal hatch doors within sidewalk towards eastern and western ends of elevation; single-step stoop at main entry; low single step at entry to eastern storefront

Notable History and Residents: This building contained the Deutsche Poliklinik (a dispensary) from c. 1896 to c. 1905.

North Facade: Designed (historic, painted at first story)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Possibly historic (eastern); replaced (western)

Cornice: Historic

Curb Material(s): Concrete with metal edge

Sidewalk Material(s): Concrete

82 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 25

Date: c. 1852 (original); prior to 1905 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Red brick; masonry

Decorative Metal Work: Paneled cast-iron pilasters at outer bays and flanking main entry at first story

Significant Architectural Features: Molded masonry lintels and rectangular sills; bracketed cornice

Alterations: Windows replaced (six-over-six double-hung sashes at time of c. 1940s tax photograph); historic storefronts filled in with brick facade and two rectangular window openings (after c. 1940s tax photograph but prior to c. 1980s tax photograph); non-historic transom at main entry; lights at main entry; intercom at main entry; small commercial sign at third story

Building Notes: A building appears on this tax lot on the 1852 Dripps historic map. The presence of a house on the lot at this time is confirmed by tax records which indicate the lot went from vacant with a value of \$2,200 in 1852, to having a house and value of \$5,100 by 1853. It is likely that this house was altered into the present five-story tenement. The structure was noted as a tenement as early as 1905, though the changeover from a single-family home to a multiple dwelling likely occurred prior to the turn of the century. The building probably received its Italianate details at the time of its conversion into a multiple dwelling.

Site Features: Non-original brick single-step stoop at main entry; in-ground metal hatch doors in sidewalk to east and west of main entry

North Facade: Designed (historic, resurfaced, repointed, painted details)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (first story)

Storefront(s): Removed

Cornice: Possibly historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

84 East 7th Street

Borough of Manhattan Tax Map Block 448, Lot 26

Date: c. 1856 (original); prior to 1884 (alteration)

Architect/Builder: Not determined

Original Owner: Not determined

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Orange brick; masonry

Decorative Metal Work: Paneled pilasters at main entry

Significant Architectural Features: Molded masonry lintels and rectangular sills; modillioned cornice; historic wood reveal and molded transom bar at main entry

Alterations: Windows replaced (six-over-six double-hung sashes at time of c. 1940s tax photograph); the present configuration of the storefronts appear to date to 1948 (ALT 1167-1948); roll-down gates at storefronts; non-historic masonry banding above storefronts (painted); ornamental star tie-backs above main entry; intercom at main entry; lights at main entry

Building Notes: No structure appears on the lot on the 1852 Dripps historic map. The property first appears on 1856 tax assessments and is noted as a lot and house valued at \$5,000 and owned (or leased) by John Peterkin. It is likely that this house was later altered into the present tenement structure. An application filed with the New York City Department of Building for a rear yard extension in 1884 notes the structure is a five-story building being used as "stores and tenement" (ALT 1935-1884), indicating that the building was converted to a multiple dwelling prior to this time. The building probably received its Italianate details at the time of its conversion into a multiple dwelling.

Site Features: Cellar hatch doors within sidewalk towards eastern and western ends of elevation; single masonry steps at main entry and storefront entries

North Facade: Designed (historic, repointed, painted details)

Door(s): Possibly historic primary door

Windows: Replaced

Storefront(s): Altered

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

94 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 11

Date: c. 1896 (NB 1270-1896)

Architect/Builder: George F. Pelham

Original Owner: Joseph L. Bittenweiser

Type: Tenement

Style: Queen Anne

Stories: 5

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Elaborate stepped and bracketed iron cornice; original iron railings on stoop

Significant Architectural Features: Rough stone on first story; rough stone banding; stone sills and lintels; round-arched windows with moldings, keystones and pediments; ornate spandrel panels; corbelled brick piers on top story; partial stone cornice over first story; porch at entrance

Alterations: Entrance surround stripped and parged; non-historic lights; intercom; basement refaced and reconfigured with new window and railings; fabric awning; security camera; conduit; non-historic fire escape

Notable History and Residents: The eastern side wall from an earlier building was used in the construction of this structure. Joseph Bittenweiser had purchased the lot and existing building in 1896 (Liber 47, Page 497) and was responsible for this building.

North Facade: Designed (historic, basement reconfigured)

Stoop: Historic

Porch(es): Altered-ornament removed

Door(s): Replaced primary door; basement door replaced

Windows: Replaced (upper stories); replaced (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

96 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 12

Date: c. 1880-81

Architect/Builder: Not determined

Original Owner: D. F. Valentine

Type: Tenement

Style: Neo-Grec

Stories: 5 and basement

Material(s): Brick; stone

Decorative Metal Work: Cast-iron columns and frame surround entrance; original bracketed galvanized-iron cornice; molded cornice over first story

Significant Architectural Features: Incised stone lintels and stone sills; stone courses at spring line of each story; projecting store windows with wood framing

Alterations: Store window infill; non-historic lights; roll-down security gates; sign over first-story cornice; banner sign; basement stores reconfigured; conduit; intercom

Notable History and Residents: Tax records indicate a 2 1/2 story building existed on this lot in 1879. It had been owned by David T. Valentine who had purchased the building in 1850 (Liber 536, page 60). By 1881, the building had been expanded to five stories showing the current design, possibly after it was purchased by Peter Schaeffler (Liber 1554, page 187) in June, 1880.

North Facade: Designed (historic, painted, patched)

Stoop: Original

Door(s): Replaced primary door; store doors replaced

Windows: Replaced (upper stories); replaced (basement)

Storefront(s): Possibly historic

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic

Areaway Paving Materials: Non-historic

98 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 13

Date: c. 1872 (NB 457 1872)

Architect/Builder: William Graul

Original Owner: Henry Klenke
Type: Tenement
Style: Neo-Grec with alterations
Stories: 5 and basement
Material(s): Brick; stone

Decorative Metal Work: Historic fire escape; historic iron cornice
Significant Architectural Features: Bracketed stone pediment over door, partially resurfaced; historic wooden door, transom and reveal
Alterations: Ground story refaced; sills and lintels shaved; stoop rebuilt; non-historic lights
Notable History and Residents: Henry Klenke purchased this lot with its existing building from Margaret Duffy in 1872 (Liber 1208, page 596). The current building used side walls of the previous building on the lot.

North Facade: Designed (historic, painted, resurfaced, basement refaced)
Stoop: Rebuilt, non-historic walls and railings
Door(s): Historic primary door; basement doors replaced
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Non-historic
Areaway Paving Materials: Non-historic

100 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 14
Date: c. 1893 (NB 559-1893)
Architect/Builder: Jobst Hoffmann
Original Owner: Sophia Bissert
Type: Tenement
Style: Romanesque Revival with alterations
Stories: 5 and basement
Material(s): Brick; stone; terra cotta

Decorative Metal Work: Cast-iron columns on stone bases flank entrance; historic stair railing and newel posts; historic fire escape; galvanized iron cornice
Significant Architectural Features: Stone entrance enframingent with shaved entablature; wooden door and transom; engaged colonettes flank first story windows; banding on first story; ornamented terra-cotta moldings; stone spandrel panels at first story; rough stone course at top story and above first story; round-arched windows with terra-cotta pediments and moldings on top story; ornamented, engaged terra-cotta piers on top story
Alterations: Lintels shaved; non-historic lights; entrance partially refaced; stone cornices covered; replacement stair rails and steps on stoop; stone painted
Notable History and Residents: A smaller house existed on this lot beginning c. 1841. Sophia Bissert purchased it in 1891 (Liber 5, page 86) and had this building constructed two years later.

North Facade: Designed (historic)

Stoop: Replaced

Door(s): Historic primary door; basement door replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

102 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 15

Date: c. 1875

Architect/Builder: Not determined

Original Owner: Siebrand Niewenhous

Type: Tenement

Style: Italianate with Queen Anne elements

Stories: 5

Material(s): Brick

Decorative Metal Work: Iron cornice; cast-iron columns flank first story

Significant Architectural Features: Two original window lintels and sills remaining on fourth story; historic storefront on eastern store

Alterations: Most sills and lintels removed; several window openings changed to glass doors with balconies flanked by small windows; first story cornice removed; roll-down security gate over store; thru-wall air conditioners; replacement entrance surround; non-historic lights; intercom

Building Notes: Construction dates were derived from tax records.

Site Features: 2 cellar access hatches, one continues on bulkhead of eastern store

Notable History and Residents: Tax record indicate a 2 1/2 story house was constructed on this lot by 1839. In 1875, the tax records show an increased value that would indicate the building was raised to five stories. It had been purchased in 1875 by Siebrand Niewenhous (Liber 1337, page 38).

North Facade: Designed (historic, patched, new window and door openings)

Door(s): Replaced primary door; replaced

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

104 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 16

Date: c. 1839, c. 1873 (ALT 680 1873)

Architect/Builder: William Graul

Original Owner: John Riegelmann

Type: Tenement

Style: Altered Italianate

Stories: 5 and basement

Material(s): Brick

Decorative Metal Work: Cast-iron columns at outside edges of building

Significant Architectural Features: Stone enframing around center window of second story; brick arch over eastern storefront

Alterations: Lintels and sills shaved; cornice removed and replaced with cement parapet; raised entrance moved to ground story; non-historic lights; iron fence in front of second story window; intercom; security gates on stores; non-historic fire escape

Site Features: Cellar hatch access; garbage enclosures in non-historic fencing

Notable History and Residents: A 2 1/2 story house existed on this lot as early as 1839 and was probably built for Thomas E. Davis who purchased the lot in 1835. In 1873, the front and rear walls were demolished, according to ALT 680-1873, for this five-story tenement that was constructed for John Riegelmann who had purchased the lot in June, 1873 (Liber 1259, page 133).

North Facade: Designed (historic, painted, patched, ornamental details shaved)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic

Areaway Paving Materials: Non-historic

106 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 17

Date: 1881 (NB 418 1881)

Architect/Builder: William Jose

Original Owner: Frank Wiener

Type: Tenement

Style: Neo-Grec

Stories: 5

Material(s): Brick; stone

Decorative Metal Work: Elaborate galvanized-iron cornice

Significant Architectural Features: Incised stone lintels; footed sills; decorative stone cornice between first and second stories with entablature over door; incised piers between windows on first story; stone banding and sill courses; tiles inset in brick or stone

Alterations: Main door and frame replaced; non-historic fence; non-historic lights; intercom

Site Features: Metal areaway stairs to basement

Notable History and Residents: Frank Wiener purchased this property in April, 1881 and had this tenement building constructed shortly thereafter.

North Facade: Designed (historic, stone painted)
Stoop: Replaced
Door(s): Replaced primary door; basement door replaced
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); mixed (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Not historic
Areaway Paving Materials: Not historic

East Facade: Not designed (historic, partially visible)
Facade Notes: Brick facade with several windows visible above one-story neighboring building; upper stories painted

108 East 7th Street see 421 East 6th Street (aka 421-423 East 6th Street and 108 East 7th Street)

110 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 19
Date: c. 1898 (NB 5-1898)
Architect/Builder: Kurtzer & Rohl
Original Owner: Fannie Dinkelspiel
Type: Tenement
Style: Renaissance Revival
Stories: 6
Material(s): Brick; stone

Decorative Metal Work: Cast-iron columns flank entrance; galvanized-iron cornice; metal cornice with paneled frieze over ground story
Significant Architectural Features: Molded stone lintels; decorative spring blocks and stone moldings on round-arched windows of 5th story; stone sill courses; projecting piers on stone heads between bays on 3 upper stories; decorative brick courses, spandrels and banding
Alterations: Storefront infill; roll-down security gates; non-historic lights; non-historic fences; security camera; intercom; non-historic fire escape
Site Features: Two cellar access hatches
Notable History and Residents: This lot had a small house that was constructed in 1841. It was replaced in 1898 by this tenement built for Fanny Dinkelspiel who purchased the lot in 1896 (Liber 52, page 271).

North Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Not historic
Areaway Paving Materials: Not historic

West Facade: Not designed (historic, partially visible)
Facade Notes: Plain brick wall visible over one-story building to the west.

112 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 20

Date: c. 1889 (NB 1029-1889)

Architect/Builder: Jobst Hoffmann

Original Owner: Jobst Hoffmann

Type: Tenement

Style: Queen Anne with alterations

Stories: 5 and basement

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Historic fire escape; pressed metal frieze and cornice over first story

Significant Architectural Features: Ornamented entrance surround with panels, keystones and floral spandrel panels; cornice and terra-cotta frieze above second story; ornamental stone pediments and balconies; keystones; continuous brick piers between bays; ornamental banding; low stoop side walls

Alterations: Projecting bay windows at first story; cornice removed and wall rebuilt with brick; top floor window molding removed; non-historic lights; intercom; non-historic decorative metal door; garbage enclosures; non-historic stair railings and gates

Notable History and Residents: The original building on this lot, built c. 1841, was replaced in 1889 by this tenement, constructed for owner Jobst Hoffmann who purchased the lot in 1889 (Liber 2224, page 300) and sold it shortly thereafter to Frederick Huff & Jacob Gross (Liber 2283, page 25).

North Facade: Designed (historic, painted, top of building rebuilt with plain brick)

Stoop: Original stoop (gate under stoop - replaced)

Door(s): Replaced primary door; basement doors replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

114 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 21

Date: c. 1899 (NB 807-1899)

Architect/Builder: Charles Rentz, Jr.

Original Owner: William Stacom

Type: Tenement

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Brick; limestone

Decorative Metal Work: Newel posts; cornice above first story; iron cornice at top of building

Significant Architectural Features: Historic wood doorway and entrance surround with short engaged pilasters and solid side walls on stairs; stone window surrounds on first story with ornate keystones; decorative frieze above first story; dentil courses; stone lintels with keystones or moldings; round-headed windows topped with moldings; stone sill courses and banding

Alterations: Non-historic fire escape; non-historic lights; conduit

Notable History and Residents: The conveyance of this property to William Stacom was recorded on February 2, 1900 (Liber 76, page 139) even though his name is listed on the application as owner when the application was filed in 1899.

North Facade: Designed (historic, painted, ground story resurfaced)

Stoop: Historic stoop (gate under stoop - replaced)

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Partially historic, including newel posts

Areaway Paving Materials: Not historic

East Facade: Not designed (historic, partially visible)

Facade Notes: Top floor of building visible over neighboring buildings; plain brick

West Facade: Not designed (historic, partially visible)

Facade Notes: Top of building visible above neighboring building; plain brick

116 East 7th Street (aka 116A East 7th street)

Borough of Manhattan Tax Map Block 434, Lot 21

Date: c. 1862-63

Architect/Builder: Not determined

Original Owner: William B. Astor (owner)

Type: Tenement

Style: Italianate with alterations

Stories: 6

Material(s): Brick

Decorative Metal Work: Metal cornice

Significant Architectural Features: Corbelled brick frieze; molded stone lintels and sills except first story

Alterations: Storefront infill; non-historic lights; first story lintels removed and brick replacement sills; entrance moved to ground story; ground story and areaway reconfigured and refaced; non-historic railings to entrance; banner signs

Site Features: One cellar access hatch

Notable History and Residents: Tax records indicate that this one of four buildings constructed on lots 22-25 c. 1862. William B. Astor owned the property but in 1862, the lot was leased to Joseph Ohmeis. It is likely that he was responsible for the construction of this building.

North Facade: Designed (historic, painted, resurfaced, ground story reconfigured and refaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original
Sidewalk Material(s): concrete
Curb Material(s): concrete
Areaway Wall/Fence Materials: Not historic
Areaway Paving Materials: Not historic

118 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 23
Date: c.1862-63
Architect/Builder: Not determined
Original Owner: William B. Astor (owner)
Type: Tenement
Style: Italianate with alterations
Stories: 6
Material(s): Brick

Decorative Metal Work: Metal cornice
Significant Architectural Features: Corbelled brick frieze; molded stone sills and lintels; parts of original entrance door hood on first story
Alterations: Stoop removed and entrance replaced by window; ground floor reconfigured with entrance; non-historic lights; areaway reconfigured; non-historic fire escape; stair railings
Site Features: One cellar access hatch
Notable History and Residents: Tax records indicate that this building was constructed c. 1863 as one of a row of four, on lots 22-25. William B. Astor owned the property at the time but it was leased in 1862 to Joseph Ohmeis who probably erected the building.

North Facade: Designed (historic, painted, ground story reconfigured and refaced)

Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Not historic
Areaway Paving Materials: Not historic

120 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 24
Date: c. 1862-63
Architect/Builder: Not determined
Original Owner: William B. Astor (owner)
Type: Tenement
Style: Italianate with alterations
Stories: 6 stories
Material(s): Brick; stone

Decorative Metal Work: Metal cornice
Significant Architectural Features: Corbelled brick frieze; molded stone lintels and sills; cornice over ground story stores; entablature over central entrance

Alterations: Storefront infill; one lintel on top story removed; roll-down security gates; non-historic lights; intercom; signs; conduit; stair railings

Site Features: Two cellar access hatches

Other Structures on Site: Second building on rear of lot constructed 1907, NB 552-1907 and joined to rear of existing building (not visible)

Notable History and Residents: Tax records indicate this building was constructed c. 1863 as one of a row of four on lots 22-25. William B. Astor owned the property at this time but it was leased in 1862 to Joseph Ohmeis who probably erected this building.

North Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Not historic

Areaway Paving Materials: Not historic

122 East 7th Street

Borough of Manhattan Tax Map Block 434, Lot 25

Date: c. 1862-63

Architect/Builder: Not determined

Original Owner: William B. Astor (owner)

Type: Tenement

Style: Italianate with alterations

Stories: 5

Material(s): Brick; stone

Decorative Metal Work: Metal lintels on second story; bracketed metal cornice with paneled frieze above ground story; cast-iron columns at ground story; metal cornice at top of building

Significant Architectural Features: Corbelled brick frieze; molded stone lintels and sills on top three stories; historic storefronts

Alterations: Security gates; westernmost store has fixed awning; non-historic lights; intercom

Site Features: Two cellar access hatches

Notable History and Residents: Tax records indicate this building was constructed as one of a row of four in c. 1863, including lots 22-25. William B. Astor owned these properties at this time, but it was leased in 1862 to Joseph Ohmeis who probably erected the building.

North Facade: Designed (historic, painted, areas of repointing)

Door(s): Replaced primary door; door at eastern store possibly historic; door at western store not historic

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

FIRST AVENUE (EVEN NUMBERS)

118 First Avenue (aka 91 East 7th Street)

Borough of Manhattan Tax Map Block 435, Lot 1

Date: c. 1853; 1905

Architect/Builder: Not determined

Original Owner: Andrew J. Odell

Type: Tenement

Style: Italianate

Stories: 5

Material(s): Brick

Significant Architectural Features: Historic street sign on wall above storefront on 1st Avenue corner; galvanized-iron cornice and frieze, molded lintels and sills, some footed

Alterations: Storefront infill, fronted by large, fixed awning; non-historic lights; roll-down security gates on store; vent near door on 7th Street; intercom; conduit

Site Features: Cellar access hatch

Notable History and Residents: This lot and lot 2 were purchased by Andrew J. Odell in 1850 (Liber 549, page 412). Tax records indicate that two houses were built on lots 1 and 2 c. 1853. They were enlarged, possibly to this tenement, by 1859. Two extensions were made to the rear of the building on 7th Street. The date of the first one is unknown, but the smaller, 1-story extension was done in 1905 under the ownership of Louis Rosenswaive, ALT 1226-1905.

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

South Facade: Designed (historic)

Facade Notes: Secondary facade with similar decorative elements as on front facade; partially-painted brick; galvanized-iron cornice and frieze; molded lintels and sills (some missing); one-story rear extension (toward east) has second storefront with wood-framed windows; residential entrance to building on 7th Street has stone hood with brackets over door; non-historic lights; conduit; vent; non-historic brick step and entryway; through-wall air conditioner; wooden shed on sidewalk in front of facade; cellar access hatch

East Facade: Not designed (historic, partially visible)

Facade Notes: Plan brick; non-historic fire escape shared with building on lot 2

120 and 120 ½ First Avenue

Borough of Manhattan Tax Map Block 435, Lot 2

Date: c. 1853; 1859; 1905

Architect/Builder: Not determined

Original Owner: Andrew J. Odell

Type: Tenement

Style: Italianate
Stories: 5
Material(s): Brick

Decorative Metal Work: Cast-iron columns flank both entrances

Significant Architectural Features: Galvanized iron cornice with frieze; molded lintels and footed sills (some removed or covered); separate iron cornices for two parts of building; separate residential entrance doors (for two buildings) topped by original transoms; bracketed wood cornice with paneled frieze over ground story

Alterations: Storefronts with infill; roll-down security gates; non-historic lights; security camera

Building Notes: Two narrow buildings are on one tax lot.

Site Features: Two cellar access hatches

Notable History and Residents: This lot and lot 1 were purchased by Andrew J. Odell in 1850 (Liber 549, page 412). Tax records indicate that a building was constructed on the south side of the lot c. 1853. A rear extension was probably added by 1859, which probably resulted in the construction of this tenement. The height and details of this building match those on the building on lot 1.

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

122 First Avenue

Borough of Manhattan Tax Map Block 435, Lot 4

Date: c. 1853; 1908

Architect/Builder: Not determined

Original Owner: J. Stuyvesant

Type: Tenement

Style: Italianate with Renaissance Revival alterations

Stories: 5

Material(s): Brick

Decorative Metal Work: Cast-iron column by northern store

Significant Architectural Features: Galvanized-iron cornice and frieze; molded lintels and sills, some footed

Alterations: Ground story cornice removed; storefront infill; non-historic lights; roll-down security gate; security cameras; intercom; non-historic fire escape

Site Features: Two cellar access hatches

Notable History and Residents: This section of the block was originally owned by Nicholas Stuyvesant. It passed to his heirs who had this building constructed c. 1852-53, as tax records show. ALT 1467-1908 called for a new cornice over the stores and over the main roof and new vestibule doors.

West Facade: Designed (historic, painted)

Door(s): Replaced primary door

Storefront(s): Replaced
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

SECOND AVENUE (ODD NUMBERS)

39 Second Avenue see 36 East 2nd Street (aka 39 Second Avenue)

43 Second Avenue

Borough of Manhattan Tax Map Block 458, Lot 29
Date: 1907 (NB 742-1907)
Architect/Builder: Frederick Ebeling
Original Owner: Minsky & Engel
Type: Commercial
Style: Utilitarian with Renaissance Revival elements
Stories: 7
Material(s): Brick

Decorative Metal Work: Iron balconette

Significant Architectural Features: Strip windows; corbelled brick and metal I-beam spandrels; bracketed cornice

Alterations: Ground floor and second story largely reconfigured; lower stories parged; cloth canopy; light fixtures beside ground floor window; light fixtures with conduit below second story window

East Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

South Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall; upper stories clad with corrugated metal; regular arrangement of segmental-arched window openings with attachment points for shutters; ground floor windows filled in; several vents through facade

North Facade: Not designed (historic, partially visible)

Facade Notes: Corrugated metal-clad side wall; window openings; rooftop bulkhead towards rear of building

45 and 47 Second Avenue

Borough of Manhattan Tax Map Block 458, Lot 27
Date: 1867 (NB 457-1867)
Architect/Builder: John O'Neil
Original Owner: Michael McGovern
Type: Tenement

Style: Italianate
Stories: 4
Material(s): Brick; stone

Decorative Metal Work: Cast-iron storefront piers

Significant Architectural Features: Molded stone window lintels and sills; beltcourses; bracketed and modillioned cornice; historic storefront infill in left opening

Alterations: Storefront infill in right opening; roll-down security gates above both storefronts; several through-wall air conditioners; brickwork immediately above ground floor rebuilt; light fixtures with conduit above residential entrances and left storefront

Building Notes: Two tenements located on a single tax lot and built as a pair.

Site Features: Cellar access hatches

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Mixed

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

North Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick side wall; several rectangular window openings

49 Second Avenue see 38 East 3rd Street (aka 49 Second Avenue)

53 Second Avenue (aka 29-31 East 3rd Street)

Borough of Manhattan Tax Map Block 459, Lot 35

Date: 1897 (NB 2-1897)

Architect/Builder: Kurtzer & Rohl

Original Owner: August Ruff

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Significant Architectural Features: Terra-cotta beltcourses and window lintels, some pedimented; corbelled brick spandrels; modillioned cornice with foliate fascia

Alterations: Ground floor storefront infill with cloth enclosure and fixed signbands; fire escape; several antennas and brick bulkhead visible on roof

East Facade: Designed (historic, ground floor painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

South Facade: Designed (historic)

Facade Notes: Similar to Second Avenue facade; residential entrance enframing removed, round-arched opening reclad; ground floor storefront and brick infill interspersed with several cast-iron piers; fixed cloth awnings and roll-down security gates; light fixtures with conduit and air conditioning unit affixed to ground floor facade; cellar access hatch

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall; rectangular window openings with stone lintels; corbelled brick cornice; fire escape

55 Second Avenue

Borough of Manhattan Tax Map Block 459, Lot 34

Date: 1901 (NB 724-1901)

Architect/Builder: George F. Pelham

Original Owner: Lowenfeld & Prager

Type: Tenement

Style: Renaissance Revival

Stories: 7

Material(s): Brick; terra cotta

Decorative Metal Work: Basket-style fire escape

Significant Architectural Features: Entrance enframing with scrolled piers; elaborate terra-cotta window enframements and lintels; terra-cotta and corbelled brick beltcourses; modillioned cornice with swag-decorated fascia

Alterations: Ground floor storefront infill with fixed cloth awning and roll-down security gate; brick parapet installed above entrance hood and tiling within enframing

Site Features: Cellar access hatch

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

57 Second Avenue (aka 57-59 Second Avenue)

Borough of Manhattan Tax Map Block 459, Lot 32

Date: 1903 (NB 347-1903)

Architect/Builder: George F. Pelham

Original Owner: Joseph Witner

Type: Apartment building

Style: Colonial Revival with alterations

Stories: 9

Material(s): Brick; terra cotta

Decorative Metal Work: Ornamented fire escape

Significant Architectural Features: Projecting side bays with terra-cotta string courses; elaborate terra-cotta window enframements and lintels; terra-cotta beltcourses

Alterations: Stoop removed and entrance reconfigured (1915); ground floor storefront infill with fixed cloth awning and roll-down security gates; mid-building cornices removed above ground floor and eight stories; upper cornice removed

Site Features: Cellar access hatches

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

North Facade: Not designed (historic, partially visible)

Facade Notes: Parged brick side wall

61 Second Avenue

Borough of Manhattan Tax Map Block 459, Lot 31

Date: c. 1842; 1881 (ALT 230-1881)

Architect/Builder: Not determined (c. 1842); William Graul (1881)

Original Owner: Oliver Corwin (c. 1842); John and Catharine Muth (1881)

Type: Row house

Style: Greek Revival with neo-Grec elements and alterations

Stories: 5

Material(s): Brick

Significant Architectural Features: Bracketed neo-Grec-style cornice

Alterations: Stoop removed and entrance moved to basement (1921); basement and parlor floor largely rebuilt, with commercial space in basement and large picture window in parlor floor; window lintels shaved down; storefront infill; signband and projecting signage; light fixtures with metal conduit; fire escape

Site Features: Cellar access hatch

Notable History and Residents: Originally built as a three story, Greek Revival-style row house. It was raised to four full stories and a neo-Grec cornice installed in 1881 during alterations designed by William Graul (ALT 230-1881)

East Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

63 Second Avenue (aka 63-65 Second Avenue and 76-82 East 4th Street)

Borough of Manhattan Tax Map Block 459, Lot 29

Date: 1926 (NB 322-1926)

Architect/Builder: Charles B. Meyers

Original Owner: B & B Holding Co., Inc.

Type: Apartment building

Style: Romanesque Revival

Stories: 6

Material(s): Brick; terra cotta

Decorative Metal Work: Iron grilles in entrance doors and transom; decorative fire escape

Significant Architectural Features: Florentine arched entrance enframement; patterned tapestry brickwork; terra-cotta window enframements on upper stories; terra-cotta cornice

Alterations: Storefront infill with retractable cloth awnings and roll-down security gates; light fixtures with metal conduit

Building Notes: Building on an L-shaped tax lot with facades on Second Avenue and East 4th Street.

East Facade: Designed (historic)

Door(s): Historic primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; two wings flanking a recessed light court; secondary entrance with round-arched terra-cotta enframement, with roll-down security gate, at left; storefront infill with retractable cloth awnings and roll-down security gates in left and center sections; brick and glass block infill in ground floor of right section; ductwork and fire escape in light court; projecting signage, light fixtures with metal conduit, security cameras; cellar access hatch

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall; regular arrangement of rectangular window openings; light shaft; fire escape; gate with brick posts, iron-work fence, and non-historic metal doors; free-standing brick wall opposite light court erected adjacent to building at 74 East 4th Street

67 Second Avenue (aka 84 East 4th Street)

Borough of Manhattan Tax Map Block 459, Lot 28

Date: c. 1836; 1880 (ALT 51-1880)

Architect/Builder: Silas Sutton (carpenter, c. 1836); not determined (1880)

Original Owner: Francis S. Brown (c. 1836); Frederick Ehrhart (1880)

Type: Row house

Style: Greek Revival with neo-Grec elements and alterations

Stories: 4

Material(s): Brick

Significant Architectural Features: Molded window lintels and projecting sills; bracketed neo-Grec-style cornice

Alterations: Ground floor and mezzanine reconfigured and converted to commercial space; storefront infill; corrugated-metal cladding on mezzanine; signposts and light fixtures affixed to facade above mezzanine

Notable History and Residents: Originally built as a three or three-and-a-half story, Greek Revival-style row house. It was raised to four full stories and a neo-Grec-style cornice installed in 1880 (ALT 51-1880). The studio windows on fourth story of secondary facade were installed in 1912 (ALT 2837-1912).

East Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

North Facade: Partially designed (historic)

Facade Notes: Brick secondary facade; ground floor storefront infill; regular arrangement of window openings with molded lintels; studio windows on the 4th story of the East 4th Street facade added in 1912; full-height extension at rear of lot extends above main roofline; residential entrance with non-historic door in extension; fire escape; cellar access hatch

69 Second Avenue (aka 89 East 4th Street)

Borough of Manhattan Tax Map Block 460, Lot 42

Date: c.1887 (NB 214-1887)

Architect/Builder: Julius Kastner

Original Owner: August Schaefer

Type: Apartment building

Style: Queen Anne

Stories: 6

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Projecting window sills in continuous stone bands; elaborate terra-cotta spandrel panels; center window at the third story recessed behind segmental arch with brick pilasters, scrolled keystone, and bracketed crown; bracketed window lintels; terra-cotta panels in relief; bracketed roof cornice

Alterations: First story lowered to street level, a new level of floor beams installed, and a two-story storefront with second-story show windows installed (ALT 1323-1926); box awning; projecting, enclosed cafe and commercial space

Building Notes: Source for New Building and Alteration information: New York City Department of Buildings.

East Facade: Designed (historic)

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Non-historic metal and wire mesh fence and gate

South Facade: Designed (historic)

Facade Notes: Main entryway with fluted pilasters, oversized brackets, and projecting hood with dentils; wrought-iron fire escape; altered stoop with non-historic wrought-iron railings; non-historic primary door

West Facade: Not designed (historic)

Facade Notes: Brick

71 Second Avenue

Borough of Manhattan Tax Map Block 460, Lot 41

Date: c.1886 (NB 382-1886)

Architect/Builder: Adam Munch

Original Owner: Benner & Zeller

Type: Apartment building

Style: Queen Anne with alterations

Stories: 5

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Cast-iron columns at the first story; historic wood-and-glass transom at the entryway; paneled piers; molded window lintels; decorative brick and terra-cotta spandrels; wrought-iron fire escape

Alterations: In 1924-25, the stoop was removed and the first story was lowered to sidewalk level to allow for the installation of two storefronts (ALT 2559-1924 & ALT 965-1925); the cornice was removed and replaced with a brick parapet wall between c.1985 and 2012; a rooftop addition was constructed in 2007; box awnings; security gates

Building Notes: Built as one on a pair with 73 Second Avenue. Source for New Building and Alteration information: New York City Department of Buildings.

East Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete; steel hatch doors

Curb Material(s): Concrete with metal edge

73 Second Avenue

Borough of Manhattan Tax Map Block 460, Lot 40

Date: c.1886 (NB 382-1886)

Architect/Builder: Adam Munch

Original Owner: Benner & Zeller

Type: Apartment building

Style: Queen Anne

Stories: 5

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Paneled cast-iron columns at the first story; historic wood and glass transom at the entryway; paneled piers; molded window lintels; decorative brick and terra-cotta spandrels; bracketed cornice with frieze panels

Alterations: The stoop was removed and the first story lowered to sidewalk level to allow for the installation of two storefronts (ALT 965-1925); wrought-iron fire escape; box awnings; security gates; non-historic signs

Building Notes: Built as one on a pair with 71 Second Avenue. Source for New Building and Alteration information: New York City Department of Buildings.

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

North Facade: Not designed (historic, partially visible)

Facade Notes: Brick

75 Second Avenue

Borough of Manhattan Tax Map Block 460, Lot 39

Date: c.1844-45

Architect/Builder: Not determined

Original Owner: Anson Phelps

Type: Row house

Style: Greek Revival with alterations

Stories: 5

Material(s): Brick

Significant Architectural Features: Projecting window sills and molded window lintels; bracketed cornice with dentils

Alterations: A two-story storefront was installed sometime after c.1939; the stoop was removed and the original first-story was raised to create a new sidewalk level floor, thereby increasing the number of stories from four and basement to five; by the mid-1980s, the second-story commercial space was converted to an apartment; non-historic sign band, electric sign and security gate

Building Notes: Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings.

East Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

77 Second Avenue (aka 77-79 Second Avenue)

Borough of Manhattan Tax Map Block 460, Lot 37

Date: c.1903 (NB 233-1903)

Architect/Builder: George F. Pelham

Original Owner: Abraham Silverson

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Decorative Metal Work: Ornamental wrought-iron fire escape

Significant Architectural Features: Tapered columns at the main entryway; coursed brickwork; molded window surrounds topped by scrolled keystones, splayed lintels, and triangular or semi-circular gables; bracketed roof cornice with frieze panels

Alterations: Entryway lintel removed; replacement storefronts; awnings; security gates, signage

Building Notes: Source for New Building and Alteration information: New York City Department of Buildings.

East Facade: Designed (historic)

Door(s): Original primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

South Facade: Not designed (historic, altered, partially visible)

Facade Notes: Parged

North Facade: Not designed (historic, altered, partially visible)

Facade Notes: Parged

81 Second Avenue

Borough of Manhattan Tax Map Block 460, Lot 36

Date: c.1844-45

Architect/Builder: Not determined

Original Owner: Anson Phelps

Type: Row house

Style: Greek Revival with Italianate elements and alterations

Stories: 5

Material(s): Brick

Significant Architectural Features: Molded window lintels and bracketed sills; bracketed roof cornice with frieze panels

Alterations: An Italianate Style roof cornice was added, possibly in the 1850s; the stoop was removed and the basement floor raised to sidewalk level to allow for the installation of a two-story storefront in 1912 (ALT 3342-1912; architects: Sommerfeld & Steckler; owner: Emil Beiser); the window lintels at the north bays of the third and fourth stories were rebuilt between

the late 1930s and the mid-1980s; a protective wrought-iron railings has been installed on the roof; non-historic projecting storefront, awnings, and security gate

Building Notes: Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings.

East Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

83 Second Avenue

Borough of Manhattan Tax Map Block 460, Lot 35

Date: c.1844-45

Architect/Builder: Not determined

Original Owner: Anson Phelps

Type: Row house

Style: None

Stories: 5

Material(s): Brick

Alterations: The facade was rebuilt sometime after the mid 1980s; earlier alterations included the removed of the stoop and the installation of storefronts in 1904; security gate at the storefront

Building Notes: Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings.

East Facade: Designed (rebuilt)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

85 Second Avenue (aka 248 East 5th Street)

Borough of Manhattan Tax Map Block 460, Lot 34

Date: c.1844-45

Architect/Builder: Not determined

Original Owner: Anson Phelps

Type: Row house

Style: Greek Revival altered to neo-Grec with alterations

Stories: 5

Material(s): Brick covered with cement stucco

Significant Architectural Features: Molded window surrounds with bracketed lintels; bracketed roof cornice with frieze panels

Alterations: The building received a Neo-Grec style makeover in the late 19th century; the basement floor was raised to sidewalk level and storefronts were installed in 1918 (ALT 812-1918; architect: Bruno Berger; owner: Michael Adrian Corp.); the facade has been stuccoed over; retractable awnings at the first story; box awnings at the second story; bracketed sign

Building Notes: Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings.

East Facade: Designed (resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

North Facade: Designed (historic, altered)

Facade Notes: Wrought-iron fire escape; windows sealed with masonry; chimneys; non-historic secondary entryway; non-historic marquee

87 Second Avenue (aka 87-89 Second Avenue and 239-253 East 5th Street)

Borough of Manhattan Tax Map Block 461, Lot 35

Date: c.1910 (NB 507-1910)

Architect/Builder: John C. Watson

Original Owner: Isaac Solinger

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Significant Architectural Features: Projecting window sills; splayed lintels with scrolled keystones and paneled lintels with guttae; quoins; terra-cotta panels; molded crowns above the fifth and sixth stories; wrought-iron fire escape; bracketed cornice with frieze panels; segment of original/historic storefront cornice on East 5th Street

Alterations: Replacement storefronts and enclosed cafe; security gates; box awning; flagpole; angled sign

Building Notes: Source for New Building and Alteration information: New York City Department of Buildings.

East Facade: Designed (historic)

Door(s): Faces East 5th Street primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Concrete and steel

South Facade: Designed (historic)

Facade Notes: Main entryway to the upper stories with historic brownstone stoop and side walls with elaborate carvings, elaborately-decorated bracketed surround, and historic doors with transom light

West Facade: Not designed (historic, partially visible)

Facade Notes: Brick

91 Second Avenue

Borough of Manhattan Tax Map Block 461, Lot 33

Date: c.1843-45; c.2005

Architect/Builder: Not determined (1834-45); Israel Peles (2005-07)

Original Owner: Joseph R. Stuyvesant or T. Donnelly

Type: Row house

Style: None

Stories: 6

Material(s): Brick

Alterations: The building was raised from four to five stories in 1886 (ALT 1743-1886); the sixth story was constructed in 2005-07, at which time the entire facade was replaced (ALT 104228104); non-historic sign box and angled sign; ATM machine

Building Notes: Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings.

East Facade: Designed (resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

93 Second Avenue

Borough of Manhattan Tax Map Block 461, Lot 32

Date: c.1843-45; c.1886

Architect/Builder: Not determined (1843-45); William Stauffer (1886)

Original Owner: Not determined

Type: Row house

Style: Greek Revival altered to neo-Grec

Stories: 5

Material(s): Brick; brownstone

Significant Architectural Features: Molded window sills and lintels on brackets; sawtooth and beveled window heads; molded bands at the level of the lintel brackets; bracketed roof cornice with frieze panels

Alterations: Painted facade; wrought-iron fire escape; window surround removed from the second story, north bay; replacement storefront with security gate

Building Notes: The building was raised in height from four to five stories in 1886 and a new Neo-Grec style facade was installed (ALT 335-1886; architect: William Stauffer). Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings.

Site Features: Bus shelter

East Facade: Designed (painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

95 Second Avenue

Borough of Manhattan Tax Map Block 461, Lot 31

Date: c.1843-45; c.1890 (ALT 807-1890)

Architect/Builder: Not determined (1843-45); Otto Sturtzkober (1890)

Original Owner: Joseph R. Stuyvesant (1843-45); Katherina Hoffman (1890)

Type: Row house

Style: Greek Revival altered to neo-Grec with alterations

Stories: 5

Material(s): Brick; brownstone

Significant Architectural Features: Molded window sills on brackets; incised window lintels on brackets; bracketed roof cornice with dentils and frieze panels

Alterations: The building was raised from four to five stories and the facade was given Neo-Grec style ornament in 1890 (ALT 807-1890); a two-story storefront was installed in 1917 (ALT 826-1917); it has since been replaced; non- historic flagpole and bracketed lamps; security gate

Building Notes: Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings.

East Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); not visible (basement)

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

97 Second Avenue

Borough of Manhattan Tax Map Block 461, Lot 30

Date: c.1903 (NB 256-1903)

Architect/Builder: Sass & Smallheiser

Original Owner: Braveman, Silverson & Sandow

Type: Apartment building

Style: Renaissance Revival
Stories: 6
Material(s): Brick; terra cotta

Decorative Metal Work: Decorative wrought-iron fire escape
Significant Architectural Features: Multi-story oriel; terra-cotta bands at the second story; quoins; projecting window sills in a continuous band at the second, third, and sixth story; elaborate lintels at the south bays; splayed lintels with scrolled keystones at the north bays
Alterations: Replacement storefront with box awning
Building Notes: Source for New Building information: New York City Department of Buildings.

East Facade: Designed (historic, painted)
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced
Cornice: Original
Sidewalk Material(s): Concrete with steel hatch doors
Curb Material(s): Concrete with metal edge

South Facade: Designed (historic, partially visible)
Facade Notes: Brick

North Facade: Not designed (historic, partially visible)
Facade Notes: Brick

99 Second Avenue

Borough of Manhattan Tax Map Block 461, Lot 29
Date: c.1852-54 (original); c. 1871 (alteration) (ALT 49-1871)
Architect/Builder: Not determined (c. 1852-54); Julius Boekell (c. 1871)
Original Owner: William Trusslow or Charles J. Knight (c. 1852-54); Louis Kappas (c. 1871)
Type: Row house
Style: Italianate with Queen Anne elements and alterations
Stories: 5
Material(s): Brick; brownstone

Decorative Metal Work: Decorative wrought-iron fire escape
Significant Architectural Features: Molded window sills on brackets; segmental window lintels on scrolled brackets; bracketed roof cornice with frieze panels and central sunburst
Alterations: The attic story was built out into a full story in 1871; the original detailing was replicated (ALT 49-1871); the present Queen Anne style roof cornice was probably installed in the late 19th century; the stoop was removed and the basement level was raised to sidewalk level for the installation of a storefront by the late 1930s.
Building Notes: Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings and Tax Department 1939 photograph.

East Facade: Designed (historic)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

101 Second Avenue (aka 240 East 6th Street) and 238 East 6th Street

Borough of Manhattan Tax Map Block 461, Lot 28

Date: c.1877-80 (NB 81-1877; NB 176-1880)

Architect/Builder: Julius Boekell

Original Owner: Frederick Pflueger

Type: Apartment building

Style: Queen Anne

Stories: 5

Material(s): Brick; stone

Significant Architectural Features: Quoins; bracketed window sills in continuous stone bands; beveled window lintels on brackets (with gables at the second story); elaborate roof cornice with scrolled brackets, guttae, frieze panels, sawtooth moldings, and corner pendant

Alterations: Replacement storefronts; security gates; sealed fenestration facing East 6th Street

Building Notes: Source for New Building and Alteration information: New York City Department of Buildings. The "Block Drug Store" neon sign was installed in 1945 (ES 355-1945).

Other Structures on Site: The two building are nearly identical and were designed and constructed by the same parties in 1877 (238 East 6th Street) and 1880 (101 Second Avenue). They are connected by a one-story storefront in the light well.

East Facade: Designed (historic, painted)

Windows: Replaced

Storefront(s): Mixed

Cornice: Original

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

North Facade: Designed (historic)

Facade Notes: The main entryways are located on this facade; both have been altered; wrought-iron fire escape; possible historic brick, 1910s-era storefront with steel frame sash

Partially designed (historic, altered, partially visible)

West Facade: Partially designed (historic, altered, partially visible)

103 Second Avenue (and 239 East 6th Street)

Borough of Manhattan Tax Map Block 462, Lot 30

Date: c.1868 (original); c. 1922 (alteration) (NB 255-1868; ALT 2175-1922)

Architect/Builder: Julius Boekell (c. 1868); F.W. Klemm (c. 1922)

Original Owner: Nicholas Sorbeler (c. 1868); N. Sorbeler (c. 1922)

Type: Apartment building

Style: Altered neo-Grec

Stories: 5

Material(s): Brick

Significant Architectural Features: Projecting window sills; corbelled brick cornice

Alterations: Fifth story added to corner building in 1922 and storefronts installed (ALT 2175-1922); window lintels removed between c.1939 and c.1988; second story store converted back to apartment and window openings reduced in size between c.1939 and c. 1985; facade painted between c. 1985 and 2012; angled sign; through-wall air conditioners

Building Notes: Source for new building and alteration information: New York City Department of Buildings, New York City Tax Department c.1939 photographs, and New York City Department of Finance 1980s photographs

Other Structures on Site: Rear building (239 East 6th Street) was constructed under the same New Building application as the corner building (103 Second Avenue) and is similar in appearance.

Notable History and Residents: Originally a piano factory, converted to residential on the upper stories in 1876 (ALT 155-1876)

East Facade: Designed (painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

South Facade: Designed (historic, altered)

Facade Notes: Fire escapes

East Facade: Not designed (historic, altered, partially visible)

Facade Notes: Brick

West Facade: Not designed (historic, altered, partially visible)

Facade Notes: Brick

105 Second Avenue

Borough of Manhattan Tax Map Block 462, Lot 29

Building Name: Commodore Theater; Loews Commodore Theater; Village Theater;

Date: c.1925-26 (NB 54-1925) Fillmore East Music Hall

Architect/Builder: Harrison Wiseman

Original Owner: 105 2d Ave., Inc. (Louis Schneider)

Type: Commercial

Style: Medieval Revival

Stories: 4

Material(s): Brick; limestone

Significant Architectural Features: Pointed-arch limestone panels decorated with shields, blind arches, and knobs; curved gable-like parapet wall with molded coping blocks above circular reliefs; coat-of-arms in the gable

Alterations: Window alterations; marquee removed; in 1995, the auditorium (facing East 6th Street) was demolished and replaced with an apartment building on a newly created lot (not located within the boundaries of the historic district); non-historic flagpole

Building Notes: Source for new building and alteration information: New York City Department of Buildings.

Notable History and Residents: Built as the independently-operated Commodore Theater, it was taken over by the Loews Corporation, and later became known as the Village Theater. In 1968, it became Bill Graham's Fillmore East Music Hall, which featured performances by many of the leading rock bands of the era. Afterwards, it served as a discotheque; the auditorium portion of the building was demolished in 1995 for a new apartment building, while the lobby section at 105 Second Avenue became a store with offices on the upper stories.

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

107 Second Avenue (aka 107-113 Second Avenue)

Borough of Manhattan Tax Map Block 462, Lot 25

Building Name: Saul Birns Building

Date: c.1928 (NB 411-1928)

Architect/Builder: Ralph H. Segal

Original Owner: Saul Birns

Type: Commercial

Style: Art Deco/Modern Classical

Stories: 5

Material(s): Terra cotta

Special Windows: Round-arch fenestration at the fifth story

Significant Architectural Features: Geometrical decoration; molded crowns above the first and fourth stories; segmental window openings with chamfering at the second story; balconettes at the third story; recessed third and fourth story fenestration with convex jambs; raised parapet; possibly historic cantilevered marquee at the main entryway

Alterations: Replacement storefronts; security gates; sign box

Building Notes: Source for new building and alteration information: New York City Department of Buildings.

Notable History and Residents: Saul Birns, also known as Saul Birnsweig, who developed this building, was the owner of the Atlantic Talking Machine Company and the Metropolitan

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

South Facade: Designed (historic, altered, partially visible)

Facade Notes: Brick

North Facade: Designed (historic, altered, partially visible)

Facade Notes: Brick

115 Second Avenue

Borough of Manhattan Tax Map Block 462, Lot 24

Date: c.1842-43

Architect/Builder: Not determined

Original Owner: Timothy Ensign

Type: Row house

Style: Greek Revival with Queen Anne style alterations

Stories: 3

Material(s): Brick

Significant Architectural Features: Projecting sills and molded lintels; bracketed roof cornice with frieze panels featuring floral decorations

Alterations: The Queen Anne style cornice was probably added in the late 19th century; the storefront may have been installed in 1908 (ALT 1001-1908)

Building Notes: Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings.

East Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

117 Second Avenue

Borough of Manhattan Tax Map Block 462, Lot 23

Date: c.1842-43

Architect/Builder: Not determined

Original Owner: William H. Hoople

Type: Row house

Style: Altered Greek Revival

Stories: 4

Material(s): Brick; glass

Significant Architectural Features: Projecting window sills and molded lintels; bracketed roof cornice with frieze panels featuring floral decorations

Alterations: The original peaked roof was expanded to a full fourth story in 1883; the present Queen Anne style cornice was probably installed in conjunction with this alteration (ALT 149-1883; architect: Jobst Hoffmann; owner: Jacob Miller; the two-story storefront was installed in 1910 (ALT 713-1910); it has since been altered; non-historic retractable awnings; flagpole and banner

Building Notes: Source for construction information: New York City Tax Assessment Records; source for Alteration information: New York City Department of Buildings.

East Facade: Designed (painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced
Storefront(s): Replaced
Cornice: Historic
Sidewalk Material(s): Concrete with steel hatch doors
Curb Material(s): Concrete with metal edge

North Facade: Designed (historic, altered)

Facade Notes: Altered two -story storefront continues around the corner from the Second Avenue facade and includes a two-story rear extension; fire escape

South Facade: Not designed (historic, partially visible)

Facade Notes: Brick

West Facade: Not designed (historic)

Facade Notes: Brick

119 Second Avenue (aka 45 East 7th Street)

Borough of Manhattan Tax Map Block 463, Lot 35

Date: c. 1886 (alteration)

Architect/Builder: Not determined

Original Owner: L. W. Wells (c. 1886)

Type: Tenement

Style: Queen Anne

Stories: 5

Material(s): Orange brick; terra cotta; masonry

Decorative Metal Work: Column at corner of east and south facades; East Facade: pilasters at storefront; South Facade: bracketed cornice and paneled frieze at storefronts; posts and rails at areaway and main entry; steps with decorative landings

Significant Architectural Features: Two visible, designed elevations (see “South Facade” below for description of that facade); East Facade: engaged pilasters, continuous from second to fifth stories, with dogtooth and other raised brickwork and brick corbels; inset floral terra-cotta panels throughout; masonry bands, integrated with hooded lintels at window openings; bracketed cornice with paneled frieze and small cartouche details; inset masonry or terra-cotta panel at corner of east and south facades at second story inscribed with street names

Alterations: East Facade: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); lintels and sills simplified and resurfaced throughout; commercial signage at storefront; conduit, lights, and roll-down gate at storefront; see “South Facade” below for alterations to that facade

Building Notes: Tax records indicate that the present building is a result of an alteration to a previous three-story building on this lot. In 1886, tax records show a change from a three-story building to a five-story building, with the dimensions of the building changing from 25'x50' to 25'x96', and changing in value from \$11,000 to \$25,000. Historic maps also show that the building footprint doubled in size, confirming that there had been an extension to the rear of the lot (which presently reads as one cohesive structure). The building has similar details to neighboring building at 121 Second Avenue.

Site Features: See “South Facade” below for site features

East Facade: Designed (historic, repointed)
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Altered
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

South Facade: Designed (historic)

Facade Notes: Similar to east facade, except where noted

Significant Architectural Features: Masonry door surround with incised detail supporting a molded entablature with terra-cotta panel and urn detail at residential main entry; several wood scroll brackets supporting projecting storefront windows at westernmost storefront

Alterations: repointed; windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); lintels and sills simplified and resurfaced throughout (same as east facade); main-entry portico details somewhat simplified and resurfaced, except where noted above; first story painted towards eastern end of facade; doorway with masonry door surround bricked-in towards center of facade; first-story window openings filled in; arched basement opening filled in; transom filled in at main entry; non-historic sidelight at main entry; portion of storefront that wraps from east facade to southern facade filled in; security lights and conduit at first story; wood risers affixed to metal steps at storefronts; commercial signage at storefronts; awning at central storefront; intercom at main entry

Site Features: Non-historic metal fencing along slightly raised areaway towards eastern end; in-ground metal hatch doors and plates within raised areaway; metal stairs within sunken areaway at western end; brick walls and masonry paving at sunken areaway; possibly historic metal posts, railings and gates mixed with non-historic metal railings, raised on low masonry curbs towards western end; two-step concrete stoop at main entry; non-historic handrails at main entry

Storefront(s): Mixed

Security Grilles: Possibly historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

121 Second Avenue

Borough of Manhattan Tax Map Block 463, Lot 34

Date: c. 1886 (alteration)

Architect/Builder: Not determined

Original Owner: G. Kearney (c. 1886)

Type: Tenement

Style: Queen Anne with alterations

Stories: 5

Material(s): Orange brick; terra cotta; masonry

Significant Architectural Features: Engaged pilasters, continuous from second to fifth stories, with dogtooth and other raised brickwork and brick corbels; inset floral terra-cotta panels throughout; masonry bands, integrated with hooded lintels at window openings; bracketed cornice with paneled frieze and small cartouche details

Alterations: Front wall removed from first to second story in 1922 (ALT 1174-1922); windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); metal infill at

second story and part of first story, with large frieze at second story (dates to after c. 1940s tax photograph, but before c. 1980s tax photograph); lintels and sills simplified and resurfaced throughout; stepped parapet and finial details removed from roofline (after c. 1940s tax photograph, but before c. 1980s tax photograph); replaced transom at main entry; presence of fire escape dates to before c. 1940s tax photograph; fire escape painted; bracketed canopy at storefront; lights at storefront; security lights and conduit at main entry; other conduit

Building Notes: Tax records indicate the existence of a house on this lot in 1834, owned by Thomas E. Leary and valued at \$8,000. It is possible that this single-family house was modified into the present tenement building, as historic maps show few changes to the building footprint other than a possible rear extension. Listings in the *Real Estate Record and Guide* show that the building was increased in height in 1886, possibly indicating that the building was converted to a multiple dwelling that year (ALT 1246-1886). The present appearance of the building may date to that time. The building was altered again in 1899, at which time it was noted as four stories with a basement and cellar (ALT 2008-1899). The presence of stores at the property dates to at least 1913 (ALT 1120-1913). The building has similar details to the neighboring building at 119 Second Avenue (aka 45 East 7th Street).

Site Features: Single concrete-and-masonry step at main entry

Notable History and Residents: An 1855 article in the *New York Times* notes 121 Second Avenue as the residence of the mayor of New York City at that time. This probably refers to Mayor Fernando Wood who was elected in 1854 and who served as mayor from 1855 until 1858. He would serve again from 1860 to 1862, then serve in the House of Representatives from 1863 to 1865 and from 1867 until his death in 1881.

East Facade: Designed (historic, repointed, painted details)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

North Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; painted

123 Second Avenue

Borough of Manhattan Tax Map Block 463, Lot 33

Date: c. 1834 (original); 1913 (alteration) (ALT 1120-1913)

Architect/Builder: Not determined (c. 1834); George F. Pelham (1913)

Original Owner: Thomas E. Leary (c. 1834); not determined (1913)

Type: Tenement

Style: Greek Revival altered to neo-Grec with alterations

Stories: 5

Material(s): Brick; metal

Decorative Metal Work: Window surround and cornice at second-story storefront; molded lintels at third through fifth stories; molded sills at fifth story (see “Significant Architectural Features” for details)

Significant Architectural Features: Brick laid in a Flemish bond at third and fourth stories; iron window surround with large scroll brackets at second-story storefront with floral and circular motifs and cartouche detail at center, capped by a molded cornice with large scroll brackets; molded iron lintels on small brackets with floral details at third to fifth stories; molded iron sills on small decorative brackets at fifth story; bracketed cornice with paneled frieze

Alterations: Windows replaced (two-over-two double-hung sashes at time of c. 1940s tax photograph); two-story commercial extension (ALT 1120-1913) with non-historic metal infill at second-story window openings; presence of fire escape dates to before the c. 1940s tax photograph; non-historic L-shaped metal channels flanking northern window opening at third story; commercial signage and awnings at first-story; projecting flagpole at second story; light fixtures above main entry; lights and conduit above first story; intercom at main entry; transom and door surround replaced at main entry

Building Notes: Tax records first indicate the existence of a house on this lot in 1834, owned by Thomas E. Leary and valued at \$8,000. It is likely that this single-family house was modified into the present tenement building as historic maps indicating few changes in the building footprint other than a rear extension (Dripps, 1852). A change in brickwork from the lower stories (Flemish bond) to the fifth story (Common bond) also support the idea that the present fifth story is an addition to the earlier structure. According to inspection records filed with the New York City Department of Housing, the structure was being used as a multiple dwelling as early as 1902, but it is likely that the conversion into a tenement occurred prior to the turn of the century. The building probably received its neo-Grec details at the time of the conversion.

Site Features: In-ground metal hatch doors towards center of facade; single granite step at main entry

East Facade: Designed (historic, repointed, details painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

125 Second Avenue

Borough of Manhattan Tax Map Block 463, Lot 32

Building Name: Alpine

Date: 1901 (NB 268-1901)

Architect/Builder: George F. Pelham

Original Owner: Osias Kanner

Type: Tenement

Style: Renaissance Revival

Stories: 7

Material(s): Brick; masonry and/or terra cotta

Special Windows: Round-arched window openings at fifth story

Decorative Metal Work: Fire escape with basket-style rails

Significant Architectural Features: Terra-cotta details including decorative bands, molded lintels, both segmental and triangular pediments, foliate brackets, cartouche details, and numerous sculptural

masks and lion's heads throughout; decorative brickwork throughout, including banding at sixth and seventh stories; prominent, bracketed cornice inscribed with the name "ALPINE" at frieze

Alterations: Segmental pediment removed from above cornice (after c. 1940s tax photograph, but prior to c. 1980s tax photograph); windows replaced (historic window configuration not determined; one-over-one double-hung sashes present in c. 1940s tax photograph); metal facing throughout first story; presence of fire escape dates to before c. 1940s tax photograph; fire escape painted; commercial awnings at storefronts; roll-down gates at storefronts; light at main entry; intercom at main entry

Building Notes: Built at a projected cost of \$35,000 for occupancy by 26 families and two stores.

Site Features: In-ground metal hatch doors towards northern end of facade; two-step concrete or masonry stoop at main entry

East Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

South Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; painted at upper stories

127 Second Avenue

Borough of Manhattan Tax Map Block 463, Lot 31

Date: 1898-1900 (NB 111-1898)

Architect/Builder: Louis F. Heinecke

Original Owner: Augustus Ruff

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Orange iron-spot brick; brownstone

Decorative Metal Work: Fluted cast-iron pilaster flanking north side of main entry

Significant Architectural Features: Corbelled brick bands above first and fifth stories; molded brownstone window surrounds at second- and fourth-story window openings; voussoired lintels with foliate keystones at third and fifth stories; masonry band serving as lintel course for sixth-story window openings

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1); cornice and decorative frieze with garland motifs removed (present in c. 1940s tax photograph; see also 34 ½ St. Mark's Place (not within the district) for original appearance); presence of fire escapes dates to before c. 1940s tax photograph; transom filled-in at main entry; intercom at main entry; commercial awnings and signage above storefronts; conduit and security lights at storefronts; light and conduit at main entry

Building Notes: New York City tax map block 463 lots 27, 28, 30 and 31 were all constructed under NB 111-1898 and contained both stores and residential units at the time of construction. Nos. 127 through 131 Second Avenue read as one continuous structure, while the building at 34 ½ St. Mark's Place (not within the district) is separated by the air space above a 1-story extension to a commercial storefront. The present appearance of the storefronts dates to after the c. 1940s tax photograph.

Site Features: In-ground metal hatch doors at northern and southern ends of facade

East Facade: Designed (historic, details painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Not historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

129 Second Avenue

Borough of Manhattan Tax Map Block 463, Lot 30

Date: 1898-1900 (NB 111-1898)

Architect/Builder: Louis F. Heinecke

Original Owner: Augustus Ruff

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Orange iron-spot brick; brownstone

Decorative Metal Work: Fluted cast-iron pilasters with foliate capitals flanking main entry

Significant Architectural Features: Corbelled brick bands above first and fifth stories; molded brownstone window surrounds at second- and fourth-story window openings; lintels with voussoirs and foliate keystones at third and fifth stories; masonry band serving as lintel course for sixth-story window openings

Alterations: Windows replaced (one-over-one double-hung sashes at time of c. 1940s tax photograph); triangular pediment removed from cornice (present in c. 1940s tax photograph); original cornice and decorative frieze with garland motifs removed (present in c. 1940s tax photograph; see also 34-1/2 St. Mark's Place (not within the district) for original appearance); non-historic transom at main entry; presence of fire escapes dates to before the c. 1940s tax photograph; commercial signage and awnings at storefronts; lights at storefronts, including oversized goose-neck lights at northern storefront; light and conduit at main entry; intercom at main entry

Building Notes: New York City tax map block 463 lots 27, 28, 30 and 31 were all constructed under NB 111-1898 and contained both stores and residential units at the time of construction. Nos. 127 through 131 Second Avenue read as one continuous structure, while the building at 34 1/2 St. Mark's Place (not within the district) is separated by the air space above a 1-story extension to a commercial storefront. The present appearance of the storefronts dates to after the c. 1940s tax photograph.

Site Features: Travertine threshold at main entry

East Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced
Cornice: Not historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

131 Second Avenue (aka 36 St. Mark's Place)

Borough of Manhattan Tax Map Block 463, Lot 28
Date: 1898-1900 (NB 111-1898)
Architect/Builder: Louis F. Heinecke
Original Owner: Augustus Ruff
Type: Tenement
Style: Renaissance Revival with alterations
Stories: 6
Material(s): Orange iron-spot brick; brownstone

Significant Architectural Features: Two visible, designed elevations (see “North Facade” below for description of that facade); East Facade: corbelled brick bands above first and fifth stories; molded brownstone window surrounds at second- and fourth-story window openings; lintels with voussoirs and foliate keystones at third and fifth stories; masonry band serving as lintel course for sixth-story window openings

Alterations: East Facade: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); original cornice and decorative frieze with garlands removed (present in c. 1940s tax photograph; see also 34 ½ St. Mark’s Place (not within district) for original appearance); presence of fire escape dates to before c. 1940s tax photograph; commercial signage and awnings at storefronts; projecting metal armature with hanging sign at corner of east and north facades at first story; roll-down gate at southern storefront; see “South Facade” below for alterations to that facade

Building Notes: New York City tax map block 463 lots 27, 28, 30 and 31 were all constructed under NB 111-1898 and contained both stores and residential units at the time of construction. Nos. 127 through 131 Second Avenue read as one continuous structure, while the building at 34 ½ St. Mark's Place (not within the district) is separated by the air space above a 1-story extension to a commercial storefront. The present appearance of the storefronts dates to after the c. 1940s tax photograph.

Site Features: Lamppost with Jim Powers mosaic tiles towards intersection of St. Mark’s Place and Second Avenue; East Facade: In-ground metal hatch doors towards southern end; see “North Facade” for related site features

Notable History and Residents: The corner store of this building has been continuously occupied by a newsstand and candy store since at least the 1920s, at which time the store’s clientele bought mainly Jewish and foreign-language newspapers. It is commonly credited as being the birthplace of the egg cream, one of New York City's most iconic beverages. During the 1960s, the present tenant of the commercial space, known as The Gem Spa (occupants since c. 1957), became renowned as an avant garde newsstand and a center of counter-culture activity, carrying copies of the Village Voice and a variety of underground magazines. The location was so well-regarded that beatnik poet Allen Ginsberg ended at least one poem with a nod to the store. A 1969 New York Magazine article about the store notes it as "perfectly situated, right at the hub of the busiest part of the East Village."

East Facade: Designed (historic)
Windows: Replaced
Storefront(s): Replaced
Cornice: Not historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

North Facade: Designed (historic)
Facade Notes: Similar to east facade, except where noted
Significant Architectural Features: Brownstone main entry portico featuring molded entablature supported on scroll brackets
Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); door and transom replaced at main entry; triangular pediment removed from roofline; original cornice and decorative frieze with garlands removed (present in c. 1940s tax photograph; see also 34 ½ St. Mark's Place (not within district) for original appearance); two window openings filled in to east of main entry at first story; main entry portico simplified and resurfaced; commercial signage and awnings at storefronts; roll-down gate at central storefront; security camera, intercom and light at main entry
Site Features: Open market-type stalls with canopy coverings projecting onto sidewalk towards eastern end; enclosed storefronts project onto sidewalk towards western end; two-step stoop and large concrete landing at main entry; non-historic metal fencing and gate in front of main entry
Storefront(s): Non-original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

West Facade: Partially designed (historic, partially visible)
Facade Notes: Brick; segmental-arched window openings (where visible); fire escape, wraps slightly to north facade

SECOND AVENUE (EVEN NUMBERS)

32 Second Avenue (aka 32-34 Second Avenue and 43-45 East 2nd Street)

Borough of Manhattan Tax Map Block 443, Lot 8
Building Name: Manhattan Third District Magistrate's Courthouse
Date: 1917-19 (NB 261-1917)
Architect/Builder: Alfred Hopkins
Original Owner: City of New York, Board of City Magistrates
Type: Courthouse
Style: Renaissance Revival
Stories: 3
Material(s): Brick; terra cotta

Special Windows: Some historic round-arched transoms
Decorative Metal Work: Vestige of historic ironwork in entrance transom
Significant Architectural Features: Heavy round-arched entrance and window openings with brick and terra-cotta enframements; battered brick watertable; bollards with eagle bas-relief beside main entrance; corbelled brick and terra-cotta beltcourse; brick and terra-cotta cornice; some historic wood windows

Alterations: Some windows partially bricked up; ornate ironwork in primary and secondary entrances removed; decorative light fixtures beside primary entrance removed; signboards and light fixtures installed beside primary entrance and at building corner; light fixtures above beltcourse

Site Features: Cellar access hatch

Notable History and Residents: Originally conceived in 1913 as a 14-story "skyscraper type" structure to replace the Municipal Court building on Madison Street, the Ludlow Street jail, and the much-maligned Essex Market Courthouse and district prison. The plans were significantly scaled back in Hopkin's 1917 redesign, which resulted in the existing 3-story structure. After 1948 the building was known as the Lower Manhattan Magistrate's Courthouse; it was acquired in 1979 by Anthology Film Archives and converted to a motion picture theater during alterations designed by Raimund Abraham and Kevin Bone.

North Facade: Designed (historic)

Door(s): Replaced primary door; secondary entrance doors replaced

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

West Facade: Designed (historic)

Facade Notes: Similar to primary facade; some windows bricked in; concrete curbing with metal plating

South Facade: Not designed (historic, partially visible)

Facade Notes: Buff brick side wall; round-arched window openings, some with historic wood windows; non-historic gate at south of lot

50 Second Avenue (aka 50-52 Second Avenue and 40-42 East 3rd Street)

Borough of Manhattan Tax Map Block 444, Lot 8

Date: 1899 (NB 245-1899)

Architect/Builder: Schneider & Herter

Original Owner: Abraham Silverson

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Special Windows: Some historic round-arched wood windows at second story

Significant Architectural Features: Entrance enframing with decorative carving and curved piers supporting a projecting hood; elaborate terra-cotta window enframements; ornamental beltcourses; modillioned cornice; portions of the historic modillioned cornice above the ground floor remain

Alterations: Storefront infill, with fixed cloth awnings, roll-down security gates, and light fixtures with conduit; non-historic stoop railing; secondary stairs installed beside existing stoop; light fixture beside entrance

Site Features: Cellar access hatches; sunken areaway to left of stoop

North Facade: Designed (historic)

Stoop: Historic

Door(s): Replaced primary door

Windows: Mixed

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

Areaway Wall/Fence Materials: Non-historic iron enclosure to left of stoop

Areaway Paving Materials: Concrete

West Facade: Designed (historic)

Facade Notes: Similar to primary facade; non-historic storefront infill at ground floor, with fixed cloth awnings, roll-down security gates, and light fixtures with conduit; fire escape extends to street from south facade

South Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall; regular arrangement of segmental-arched window openings; fire escape

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall; metal duct

54 Second Avenue (aka 43 East 3rd Street)

Borough of Manhattan Tax Map Block 445, Lot 1

Date: c. 1841; 1892

Architect/Builder: Not determined (c. 1841); Kurtzer & Rohl (1892)

Original Owner: John Valentine (c. 1841); Ferdinand Spangenberg (1892)

Type: Row house

Style: Altered Greek Revival

Stories: 4

Material(s): Brick; concrete

Decorative Metal Work: Single cast-iron pier beside residential entrance

Significant Architectural Features: Simple molded cornice

Alterations: Ground floor almost completely rebuilt with massive concrete piers and glazed storefront; window lintels removed and rebuilt with brick and steel; window opening bricked in; parged band between third and fourth stories

Notable History and Residents: Originally built as a three-story, Greek Revival-style row house. A fourth story and rear extensions were added in 1892 (ALT 561-1892) during alterations designed by Kurtzer & Rohl.

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

South Facade: Partially designed (historic)

Facade Notes: Similar to primary facade; several window openings bricked in or partially bricked in; air conditioners affixed to facade; bulkhead and chimney visible above cornice; light fixture with conduit above storefront; cellar access hatch; entrance in rear extension bricked in

56 Second Avenue

Borough of Manhattan Tax Map Block 445, Lot 2

Date: c. 1841; 1928 (ALT 1162-1928)

Architect/Builder: Not determined (c. 1841); John B. Reschke (1928)

Original Owner: John Valentine (c. 1841); New York Jewish Evangelical Society (1928)

Type: Row house

Style: Altered Classical Revival

Stories: 3

Material(s): Brick face

Significant Architectural Features: Pedimented cornice; pedimented entrance enframing; historic eight-over-one second story windows

Alterations: Brickface applied over 20th century Classical Revival facade; ground story reconfigured; signboard and lettering on facade; light fixture above entrance and signboard

Notable History and Residents: Originally built as a three-story, Greek Revival-style row house. A new Classical Revival-style facade was installed, possibly during major alterations undertaken in 1928 designed by John B. Reschke (ALT 1162-1928).

West Facade: Designed (resurfaced)

Door(s): Replaced primary door

Windows: Mixed

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

58 Second Avenue

Borough of Manhattan Tax Map Block 445, Lot 3

Date: c. 1844-45; 1928 (ALT 467-1928)

Architect/Builder: Not determined (c. 1844-45); Henry Harrison (1928)

Original Owner: Anson G. Phelps and Elisha Peck (c. 1844-45); Marklay Realty Corporation (1928)

Type: Row house

Style: Arts & Crafts

Stories: 5 (originally 4 and basement)

Material(s): Brick

Significant Architectural Features: Patterned brickwork with decorative spandrels and tympanum; some historic wood window brickmolds

Alterations: Storefront infill, retractable cloth awning, light fixtures with metal conduit; fire escape

Site Features: Cellar access hatch

Notable History and Residents: Originally built c. 1844-45 as part of a row of four-story-and-basement houses at 58 to 70 Second Avenue erected for developers Anson G. Phelps and Elisha Peck. A new facade was installed in the early 20th century, possibly in 1928 during alterations designed by architect Henry Harrison (ALT 467-1928).

West Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Not historic (upper stories)
Storefront(s): Replaced
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating

60 Second Avenue (aka 60-62 Second Avenue)

Borough of Manhattan Tax Map Block 445, Lot 4
Date: 1899 (NB 1257-1899)
Architect/Builder: Michael Bernstein
Original Owner: Philip Siegel
Type: Tenement
Style: Renaissance Revival with alterations
Stories: 6 and basement
Material(s): Brick; terra cotta; stone

Significant Architectural Features: Elaborate entrance enframingent with granite columns and modillioned hood; decorative terra-cotta window enframements, beltcourses, and spandrels
Alterations: Stoop removed, primary entrance filled in and moved to basement (1958); cornice removed; storefront infill in basement commercial spaces, cloth awnings, roll-down security gates, light fixtures with conduit; fire escape
Site Features: Sunken areaway with cellar access hatch

West Facade: Designed (historic)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Not historic (upper stories)
Storefront(s): Replaced
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating
Areaway Wall/Fence Materials: Non-historic iron and chain link fencing
Areaway Paving Materials: Concrete

South Facade: Not designed (historic, partially visible)
Facade Notes: Brick side wall

North Facade: Not designed (historic, partially visible)
Facade Notes: Brick side wall

64 Second Avenue

Borough of Manhattan Tax Map Block 445, Lot 6
Date: c. 1844-45; 1927 (ALT 2786-1927)
Architect/Builder: Not determined (c. 1844-45); Louis A. Sheinart (1927)
Original Owner: Anson G. Phelps and Elisha Peck; Samuel Ershowsky (1927)

Type: Row house
Style: Arts & Crafts
Stories: 5 (originally 4 and basement)
Material(s): Brick

Significant Architectural Features: Patterned tapestry brickwork laid in Flemish Bond; decorative parapet; second story wood window frames

Alterations: Storefront infill with fixed cloth awning and roll-down security gate; satellite dish visible on roof

Site Features: Cellar access hatch

Notable History and Residents: Originally built c. 1844-45 as part of a row of four-story-and-basement houses at 58 to 70 Second Avenue erected for developers Anson G. Phelps and Elisha Peck. A new facade was installed in 1927 during alterations designed by Louis A. Sheinart (ALT 2786-1927).

West Facade: Designed (historic, lower stories painted)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

66 Second Avenue

Borough of Manhattan Tax Map Block 445, Lot 7

Building Name: Public Theatre

Date: 1926-27 (NB 61-1926)

Architect/Builder: David M. Oltarsh & H. Craig Severance

Original Owner: The Oltarsh Building Company, Inc.

Type: Theater

Style: Classical Revival with alterations

Stories: 6

Material(s): Brick; terra cotta

Significant Architectural Features: Terra-cotta beltcourses, rosettes, and cartouche

Alterations: Two-story addition set back from primary facade (1993-97); marquee removed and ground floor reclad with granite panels; storefront infill; light fixtures on flanking piers

Notable History and Residents: Opened in January 1927 as the Public Theatre, specializing in Yiddish-language productions. For a time in the 1950s it was known as the Antillas Theatre showing primarily Spanish-language movies. In 1957 it was renamed the Phyllis Anderson Theatre and presented a mixture of Off Broadway shows and some Yiddish-language productions. During the 1970s and 1980s the theater served as a venue for rock and punk concerts and was for a time operated as CBGB's Second Avenue Theater.

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

68 Second Avenue (aka 68-70 Second Avenue and 86 East 4th Street)

Borough of Manhattan Tax Map Block 445, Lot 9

Date: 1907 (NB 471-1907)

Architect/Builder: Edward A. Mayers

Original Owner: Sugarman & Adelstein

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Decorative Metal Work: Some historic cast-iron storefront piers; ornamented fire escape

Significant Architectural Features: Raised brick quoins at building corners; second story quoined limestone window enframements; limestone window lintels and sills; beltcourses; bracketed and modillioned cornice

Alterations: Storefront infill, some with cloth or hard awnings, light fixtures with conduit, and roll-down security gates; cornice above ground floor removed; projecting sign poles

Site Features: Cellar access hatch

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; main residential entrance at center with historic cast-iron piers; door replaced and light fixture above entrance; storefront infill flanking residential entrance, some cast-iron piers in left storefront; ornamented fire escape; cellar access hatch

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall; regular arrangement of segmental-arched window openings; fire escape

72 Second Avenue (aka 91 East 4th Street)

Borough of Manhattan Tax Map Block 446, Lot 1

Building Name: Industrial National Bank of New York Building

Date: 1928-29 (NB 546-1928)

Architect/Builder: Landsman & Smith

Original Owner: Sirwin Realty Corp.

Type: Commercial

Style: Romanesque Revival with Classical Revival elements

Stories: 6

Material(s): Brick; terra cotta; limestone; pressed metal

Decorative Metal Work: Bronze entrance enframement; bronze deposit box

Significant Architectural Features: Limestone base with Corinthian pilasters separating double

height round-arched openings; bronze entrance enframing; buff brick upper stories with ornate terra-cotta spandrels and colonettes; balustrade parapet; historic metal ground floor windows

Alterations: Some minor alterations to ground floor windows, including installation of louvers in some of the round-arched transoms; signbands with exposed conduit; fire escape

West Facade: Designed (historic, ground floor painted)

Door(s): Replaced primary door

Windows: Mixed

Storefront(s): Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; arranged with two corner towers flanking a wide middle section; metal spandrels in middle section, inscribed parapet above; secondary entrance in right bay with barrier-free access ramp and handrail; cellar access hatch

North Facade: Not designed (historic, partially visible)

Facade Notes: Painted brick side wall

74 Second Avenue

Borough of Manhattan Tax Map Block 446, Lot 2

Date: 1929 (NB 632-1929)

Architect/Builder: Gronenberg & Leuchtag

Original Owner: 99 East 4th Street, Inc.

Type: Apartment building

Style: Medieval Revival

Stories: 4

Material(s): Brick; terra cotta

Significant Architectural Features: Tapestry brickwork; pointed-arched terra-cotta and brick entrance enframing; terra-cotta beltcourse, decorative insets, and window lintels; crenellated parapet

Alterations: Storefront infill with fixed cloth awning and roll-down security gate; fire escape; light fixture and security camera above entrance; intercom and key box beside entrance; fire escape; satellite dish visible on roof

West Facade: Designed (historic)

Door(s): Historic primary door

Windows: Replaced

Storefront(s): Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

76 Second Avenue

Borough of Manhattan Tax Map Block 446, Lot 3

Date: 1928 (NB 30-1928)

Architect/Builder: Paul Fein

Original Owner: Ambach, Inc.
Type: Cabaret (originally); Church (currently)
Style: None
Stories: 3
Material(s): Brickface

Alterations: Facade resurfaced; ground floor storefront and upper story windows reconfigured; signage and exposed conduit; air conditioner and antenna on roof
Site Features: Cellar access hatch

West Facade: Designed (resurfaced)
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating

78 Second Avenue

Borough of Manhattan Tax Map Block 446, Lot 4
Date: c. 1841; 1886 (ALT 2118-1886)
Architect/Builder: Not determined (c. 1841); Frederick Ebeling (1886)
Original Owner: Elisha Peck (c. 1841); Emilie Gevard (1886)
Type: Row house
Style: Greek Revival with Queen Anne elements and alterations
Stories: 5
Material(s): Brick

Significant Architectural Features: Planar brick facade; bracketed cornice
Alterations: Stoop and entrance enframing removed, basement raised to grade, and one-story storefront extension installed (1929); storefront infill in extension; window lintels stripped; gate in front of recessed residential entrance; light fixtures above entrance
Building Notes: Part of row of houses at 78 to 84 Second Avenue.
Site Features: Cellar access hatch
Notable History and Residents: Originally built as a three-story, Greek Revival-style row house with a raised basement and an attic story under a peaked roof. The fourth story was raised to full height in 1886 (ALT 2118-1886); it is possible the Queen Anne-style cornice dates from those alterations.

West Facade: Designed (historic)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating

80 Second Avenue

Borough of Manhattan Tax Map Block 446, Lot 5

Date: c. 1841; 1881 (ALT 407-1881)

Architect/Builder: Not determined (c. 1841); Julius Boekell (1881)

Original Owner: Elisha Peck (c. 1841); George Roll (1881)

Type: Row house

Style: Greek Revival with neo-Grec elements and alterations

Stories: 5

Material(s): Brick

Significant Architectural Features: Planar brick facade; bracketed cornice; cornice and side piers on storefront extension from 1920s alterations

Alterations: Stoop removed, basement raised to grade, and two-story storefront extension installed (1920); storefront infill with retractable cloth awning and roll-down security gate in extension; window lintels stripped; through-wall air conditioners; light fixture with conduit above entrance

Building Notes: Part of row of houses at 78 to 84 Second Avenue.

Site Features: Cellar access hatch

Notable History and Residents: Originally built as a three-story, Greek Revival-style row house with a raised basement and an attic story under a peaked roof. The fourth story was raised to full height in 1881; it is possible the neo-Grec-style cornice dates from those alterations.

West Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

82 Second Avenue

Borough of Manhattan Tax Map Block 446, Lot 6

Date: c. 1841

Architect/Builder: Not determined

Original Owner: Elisha Peck

Type: Row house

Style: Greek Revival with alterations

Stories: 4 and attic

Material(s): Brick

Significant Architectural Features: Planar brick facade; cornice with short attic-story windows; cornice and side piers on storefront extension from 1918 alterations

Alterations: Stoop removed, basement raised to grade, and two-story storefront extension installed (1918); storefront infill with fixed cloth awnings and roll-down security gates in extension; window lintels stripped; light fixtures with conduit above residential entrance

Building Notes: Part of row of houses at 78 to 84 Second Avenue.

Site Features: Cellar access hatch

West Facade: Designed (historic)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced
Storefront(s): Replaced
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating

84 Second Avenue

Borough of Manhattan Tax Map Block 446, Lot 7
Date: c. 1841
Architect/Builder: Not determined
Original Owner: Elisha Peck
Type: Row house
Style: Greek Revival with alterations
Stories: 4 and attic
Material(s): Brick

Significant Architectural Features: Planar brick facade; molded galvanized-iron lintels; cornice with short attic-story windows; much of the storefront extension remains intact from 1909 alterations; historic wood window frames, sashes, and casements

Alterations: Stoop removed, basement raised to grade, and two-story storefront extension installed (1909)

Building Notes: Part of row of houses at 78 to 84 Second Avenue.

Site Features: Recessed vestibules with tile floors

Notable History and Residents: Galvanized-iron window lintels likely installed in the later 19th century.

West Facade: Designed (historic, painted)
Stoop: Removed
Door(s): Replaced primary door
Windows: Mixed
Storefront(s): Historic
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plating

86 Second Avenue (aka 300 East 5th Street)

Borough of Manhattan Tax Map Block 446, Lot 8
Date: 1874 (NB 847-1874)
Architect/Builder: Jonathan A. Remer
Original Owner: John McCullough
Type: Tenement
Style: Italianate
Stories: 5
Material(s): Brick; brownstone

Significant Architectural Features: Molded galvanized-iron window lintels and bracketed sills; rusticated brownstone quoins; modillioned cornice

Alterations: Ground floor reclad; storefront infill with retractable cloth awnings; light fixture with conduit

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plating

North Facade: Designed (historic)

Facade Notes: Similar to Second Avenue facade; new residential entrance cut through center of facade, historic entrance with entablature converted to storefront; ground floor largely reconfigured with storefront infill, with fixed cloth awnings, roll-down security gates, and light fixtures with conduit; some window openings on upper stories bricked in or partially bricked in, several additional window openings punched through facade; fire escapes; rooftop bulkhead; cellar access hatches and stand pipes; garbage enclosure

South Facade: Not designed (historic, partially visible)

Facade Notes: Brick side wall

88 Second Avenue (aka 88-90 Second Avenue and 301 East 5th Street)

Borough of Manhattan Tax Map Block 447, Lot 1

Date: 1903-04 (NB 201-1903)

Architect/Builder: Bernstein & Bernstein

Original Owner: Julius Weinstein

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Decorative Metal Work: Ornate wrought-iron fire escape

Significant Architectural Features: Arched portico with attached Corinthian columns, foliated keystone, scrolled brackets, and frieze panels; alternating window lintels (curved/triangular/splayed); balconettes with urns; elaborate spandrels; bracketed cornice with swags

Alterations: Replacement storefronts; enclosed cafe; bracketed sign; communications equipment on the roof; box awnings; security gates; bracketed lamps

Building Notes: Source for New Building information: New York City Department of Buildings.

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

South Facade: Designed (historic)

Facade Notes: Similar to the west facade

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick

92 Second Avenue (aka 92-94 Second Avenue)

Borough of Manhattan Tax Map Block 447, Lot 3

Date: 1903-04 (NB 137-1903)

Architect/Builder: Horenburger & Straub

Original Owner: Saul Wallenstein

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; terra cotta

Decorative Metal Work: Elaborate wrought-iron fire escape

Significant Architectural Features: Curved bays; molded window surrounds with alternating lintels (pedimented, scrolled, and splayed); bracketed window sills; terra-cotta bandcourses; bracketed roof cornice decorated with festoons

Alterations: Replacement storefronts; entryway altered; security gates; angled sign; bracketed lamps; communications equipment on the roof

Building Notes: Source for New Building information: New York City Department of Buildings

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

North Facade: Not designed (historic, partially visible)

Facade Notes: Brick

96 Second Avenue

Borough of Manhattan Tax Map Block 447, Lot 5

Date: c.1845; 1916 (ALT 2326-1916)

Architect/Builder: Not determined (1845); Henry M. Entlich (1916)

Original Owner: George B. Weeks (1845); Bernard Barth (1916)

Type: Row house

Style: Arts & Crafts with alterations

Stories: 4

Material(s): Brick

Decorative Metal Work: Wrought-iron fire escape

Significant Architectural Features: Patterned brickwork; header brick lintels; paneled and molded crown above the second story show windows, which are divided by fluted columns; stepped parapet with stone coping blocks

Alterations: Stoop removed in 1879 (ALT 1244-1879); present facade and two-story storefront installed in 1916 (ALT 23426-1916); replacement storefront and second-story storefront infill; non-historic bracketed lamps; fire escape

Building Notes: Source for construction information: Tax Assessment records; source for alteration information: New York City Department of Buildings

West Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

98 Second Avenue

Borough of Manhattan Tax Map Block 447, Lot 6

Date: c.1842-43; 1873; 1897 (ALT 706-1873)

Architect/Builder: Not determined (c.1842-43); William Jose (1873)

Original Owner: Possibly John Stuyvesant (1842-43); John Rubinstein (1873)

Type: Row house

Style: Greek Revival altered to Italianate with alterations

Stories: 5

Material(s): Brick; metal

Decorative Metal Work: Elaborate wrought-iron fence above the second story

Significant Architectural Features: Bracketed window sills; molded lintels; bracketed pressed-metal cornice with dentils and frieze panels

Alterations: Fifth story, new lintels, and Italianate style cornice added in 1873 (ALT 706-1873); two-story storefront added in 1897 (ALT 1097-1897); subsequently storefront alterations; wrought-iron fire escape; security gate; sign band

Building Notes: Source for construction information: Tax Assessment records; source for alteration information: New York City Department of Buildings.

West Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

100 Second Avenue

Borough of Manhattan Tax Map Block 447, Lot 7

Date: c.1847; 1872 (ALT 486-1872)

Architect/Builder: Not determined (1847); Julius Boekell (1872 alteration)

Original Owner: Charles Bailey (1847); Christian Sado (1872)

Type: Row house

Style: Greek Revival altered to Italianate with alterations

Stories: 5

Material(s): Brick

Decorative Metal Work: Wrought-iron fire escape at the second story

Significant Architectural Features: Bracketed window sills; molded lintels; bracketed, galvanized iron cornice with dentils and frieze panels

Alterations: Additional story, new cornice and window lintels installed in 1872 (ALT 486-1872); stoop removed, basement floor raised to sidewalk level, and a two-story storefront installed in 1906 (ALT 843-1906); subsequent storefront alterations; fire escape at the third and fourth stories; box awning and non-historic retractable awning

Building Notes: Source for construction information: New York City Tax Assessment records. Source for Alteration information: New York City Department of Buildings records.

West Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete with steel hatch doors

Curb Material(s): Concrete with metal edge

102 Second Avenue

Borough of Manhattan Tax Map Block 447, Lot 8

Date: 1897 (NB 148-1897)

Architect/Builder: Bruno W. Berger

Original Owner: Henry Riffel

Type: Apartment building

Style: Renaissance Revival with neo-Grec elements

Stories: 5

Material(s): Brick

Significant Architectural Features: Brick coursing; splayed lintels and keystone (second story); molded and beveled lintels (third and fifth stories: incised lintels (fourth story); molded crowns above the second and fourth stories; bracketed cornice with dentils

Alterations: Replacement storefronts; box awning; fire escape (facing East 6th Street); built-in ATM machine; security gates

Building Notes: Source for New Building information: New York City Department of Buildings records.

West Facade: Designed (historic, painted)

Door(s): Main door faces East 6th Street primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

North Facade: Designed (historic)

Facade Notes: Main entryway with replacement door and historic surround with fluted pilasters, scrolled brackets, and pedimented lintel with acanthus; fire escape; brick-sealed windows; non-historic metal areaway fence and gate on historic bluestone retaining wall; altered areaway steps; steel bulkhead door

South Facade: Not designed (historic, partially visible)

Facade Notes: Brick

East Facade: Not designed (historic, partially visible)

Facade Notes: Brick

104 Second Avenue (aka 301 East 6th Street) and 106 Second Avenue

Borough of Manhattan Tax Map Block 448, Lot 1

Date: 1901 (NB 681-1901)

Architect/Builder: Michael Bernstein

Original Owner: Cohen & Glauber

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 8

Material(s): Limestone; brick; terra cotta

Special Windows: Fanlight at main entry

Decorative Metal Work: Screen at main entry fanlight; decorative fire escapes (west and south facades)

Significant Architectural Features: Two visible elevations (see “South Facade” below for description of that facade); West Facade: tripartite vertical configuration; rounded-corner at intersection of Second Avenue and East 6th Street; rusticated limestone base with oversized keystones at second-story window openings; red brick at shaft and capital; ornate terra-cotta details at shaft and capital, including molded window surrounds with garland and foliate sculptural elements, broken pediments with finial details, scroll keystones, and other ornament; some slightly bayed windows; round-arched main entry with molded archivolt; limestone pilasters with Corinthian capitals at main entry

Alterations: West Facade: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); cornice removed and replaced with metal covering (after c. 1940s tax photograph but before c. 1980s tax photograph); window surrounds partially removed from northern bays; storefronts reconfigured and replaced after c. 1940s tax photograph; presence of fire escapes date to before c. 1940s tax photograph; metal armature above main entry; intercom at main entry; non-historic handrails at stoop; cellular phone antennas at roofline; awnings at northern and southern storefronts (southern storefront awning wraps to southern facade); gooseneck lights at northern storefront; see “South Facade” below for alterations to that facade

Building Notes: The two tenements at 104 and 106 Second Avenue were built simultaneously and read as one large structure. There have been stores present in the building since the time of construction.

Site Features: West Facade: Slightly graded concrete along southern storefront; see “South Facade” below for related site features

West Facade: Designed (historic, painted at first story)

Stoop: Historic

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

South Facade: Designed (historic)

Facade Notes: Same as west facade, except where noted

Significant Architectural Features: Pilaster with intricate floral and urn motif and molded capital flanking eastern end of storefront (possibly cast iron); floral frieze above voussoired entrance to eastern service alley

Alterations: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); westernmost window filled-in at capital; cornice removed and replaced with metal covering (after c. 1940s tax photograph but before c. 1980s tax photograph); painted at first story; door opening towards western end of elevation altered into a window opening; window opening to immediate right made smaller; non-historic transom at door opening towards center of elevation; some damage to molded masonry ledge above first story; western storefront reconfigured and replaced after c. 1940s tax photograph; eastern storefront largely filled-in and altered after c. 1940s tax photograph, consisting at the time of designation of a one-story painted vestibule towards the eastern end of the elevation projecting onto sidewalk and containing through-wall vents above the door opening; additional through-wall vents throughout filled-in area; through-wall air conditioner supported on large metal brackets to the east of the projecting vestibule; roll-down gates at western storefront and towards center of elevation; awning at western storefront wraps to western facade; conduit; security camera at door opening at center of elevation; cellular phone antennas at roofline, towards western end of elevation

Site Features: In-ground metal hatch doors at eastern and western ends of elevation; slightly graded concrete along western storefront; non-historic metal mesh screen door at entrance to eastern service alley

Door(s): All doors replaced

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; large ducts affixed to elevation; cellular antennas at roofline, visible towards southern end of facade

North Facade: Not designed (historic, partially visible)

Facade Notes: Stuccoed and painted; cellular phone antennas at roofline, visible towards western end of elevation

108 Second Avenue

Borough of Manhattan Tax Map Block 448, Lot 3

Building Name: (former) Hebrew Free Loan Association

Date: 1908 (original); 1916 (alteration) (NB 173-1908; ALT 1682-1916)

Architect/Builder: Max Muller (1908); Raphael Prager (1916)

Original Owner: Hebrew Free Loan Association (aka Hebrew Free Loan Society)

Type: Offices

Style: Renaissance Revival

Stories: 4 and mezzanine

Material(s): Limestone; granite

Decorative Metal Work: Balconette at second story; possibly historic balconette rail at southernmost window opening at first story

Significant Architectural Features: Limestone facade (rusticated at third and fourth stories) with granite water table; double-height, engaged Doric pilasters at base supporting a molded entablature that runs the width of the building; small limestone cornice with molded frieze above second story; molded window surrounds with bracketed and pedimented lintels at third and fourth stories; modillioned and denticulated cornice at roofline; molded entablature with frieze inscribed with the number "108" supported on large scroll brackets at main entry

Alterations: Windows replaced (one-over-one double-hung sashes at time of c. 1940s tax photograph); historic frieze reading "Hebrew Free Loan Association" covered by signage reading "Self Reliance F.C.U." and Cyrillic lettering; metal covering at parapet; door reveal replaced with corrugated metal at main entry; non-historic transom at secondary entry; security lights at secondary entry

Building Notes: At the time of its opening, the Hebrew Free Loan Association building featured a banking department on the first story and offices, club rooms, and boarding rooms on the upper stories. The current appearance of the building likely dates to a 1916 alteration which included a "new front wall" and cost \$12,000 (ALT 1682-1916).

Site Features: In-ground metal plates towards eastern end of facade; flush granite threshold visible at main entry; single granite step at secondary entry; an easement for rear access to the structure across portions of adjacent tax map lot 1 (formerly lots 1 and 2) established in 1984

Notable History and Residents: The Hebrew Free Loan Association (HFLA; aka Hebrew Free Loan Society), founded in 1892, was an organization that granted small interest-free loans to immigrants and others of various faiths who found themselves in financial need. The HFLA was not the first charitable organization with roots at this location. The Swiss Benevolent Society (founded in 1846) moved into a row house that previously stood here c. 1883. This three-story house was converted into a five-story tenement prior to 1905, the year the property was sold to the HFLA. Rather than occupy the existing structure, however, the HFLA commissioned an entirely new building, which was dedicated in 1907. Over the decades, other organizations have been noted as having offices or headquarters at the HFLA building, including the Progress Republican Club (c. 1926) and the Wigwam Democratic Club (c. 1936-1939). The HFLA remained in this building until 1972, when ownership was transferred to the Self Reliance (N.Y.) Federal Credit Union, which continues to occupy the structure today.

West Facade: Designed (historic, partially painted at first story)

Door(s): Replaced primary door; non-historic secondary entry (north of main entry)

Windows: Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

North Facade: Not designed (historic, partially visible)

Facade Notes: Stuccoed and painted brick; parapet wall added after 1966 (based on photo present in the Ralph and Ann E. Van Wyck Mead House (later Isaac T. Hopper Home of the Women's Prison Association) designation report)

110 Second Avenue

Borough of Manhattan Tax Map Block 448, Lot 4

Building Name: Ralph and Ann E. Van Wyck Mead House (later Isaac T. Hopper Home of the Women's Prison Association)

Date: c. 1837-38

Architect/Builder: Not determined

Original Owner: Ralph Mead

Type: Institutional

Style: Greek Revival

Stories: 3 and basement and attic

Material(s): Red brick; brownstone

Decorative Metal Work: Cast-iron balcony at first story

Significant Architectural Features: Machine-pressed red brick; high stoop; long parlor-level windows and cast-iron balcony; molded lintels and rectangular sills on small brackets; denticulated cornice; brownstone portico with Ionic fluted columns supporting entablature; Italianate style paneled double wooden doors and transom set within a rope molded enframingent with paneled reveals

Alterations: Windows replaced (six-over-six double-hung sashes at basement, second and third stories present in c. 1880s photograph; nine-over-nine double-hung sashes at parlor level present in c. 1940s tax photograph); window shutters removed (after c. 1940s tax photograph); original stone lintels (with a simple top molding) and simple stone sills replaced by projecting molded metal lintels and corbelled metal sills (post-1890s); cornice altered (c. 1966-70) by enlargement of attic windows (with three-over-three double-hung sashes); attic-story partially reclad in wood; portions of Ionic capitals removed from main entry portico; main entry portico resurfaced; brownstone urns removed from pedestals at stoop; non-historic metal handrails at stoop; metal railing above cornice; metal leader pipe affixed at northern edge of facade; light fixture and security camera at parlor level and at main entry; shutters present in c. 1880s photograph

Building Notes: This building was designated a New York City Individual Landmark on October 13, 2009 (LP-2331). The building is a rare extant house of the period in the early 19th century when this section of Second Avenue was one of the most elite addresses in Manhattan. It is also a fine example of a grand Greek Revival-style rowhouse. 110 Second Avenue, known as the Ralph and Anne E. Van Wyck Mead House (later Isaac T. Hopper Home of the Women's Prison Association).

Site Features: In-ground metal plates within areaway

Notable History and Residents: This building is the only survivor of a row of four houses that functioned as an enclave for the extended family of the very wealthy merchant Ralph Mead (1789-1866). The building was originally the home of merchant/ship broker David H. Robertson. After Robertson declared bankruptcy, the home was transferred to Ralph Mead. Mead and his

second wife, née Ann Eliza Van Wyck, resided here from 1845 until 1857. The house was leased after 1858 and remained in Mead family ownership until 1870. It was sold to railroad agent George H. Ellery and his wife, Cornelia, who resided here c. 1872-74. It was purchased in 1874 by the Women's Prison Association, which had been established in 1845 by Isaac Tatem Hopper and his daughter, Abigail Hopper Gibbons, noted Quaker abolitionists and leading advocates of prison reform. The Isaac T. Hopper Home, opened here in 1874, is considered the world's oldest halfway house for girls and women released from prison. The Isaac T. Hopper Home, which has continuously served the mission of the Women's Prison Association here since 1874, is a rare surviving 19th-century institutional presence in this ever-changing neighborhood.

West Facade: Designed (historic, painted details; painted at attic story)

Stoop: Resurfaced

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Altered

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Wrought-iron fence and gate

Areaway Paving Materials: Concrete with plantings

112 Second Avenue (aka 112-114 Second Avenue)

Borough of Manhattan Tax Map Block 448, Lot 5

Building Name: Middle Collegiate Church

Date: 1891-92 (NB 31-1891)

Architect/Builder: Samuel B. Reed

Original Owner: Collegiate Reformed Dutch Church

Type: Religious

Style: Gothic Revival

Stories: 3 to 5

Material(s): Indiana limestone

Special Windows: Stained glass at main elevation; pointed-arched window openings

Decorative Metal Work: Light fixtures and armatures at main entry; possibly historic fencing at planting bed towards northern end of elevation; possibly historic posts at planting bed and main entry stoop; plaque with church information south of main entry at first story

Significant Architectural Features: Rusticated Indiana limestone facade featuring pointed-arched window openings, simple buttresses, finials, and elaborate stained-glass windows (possibly Tiffany glass); peaked entry vestibule with limestone finial and other foliate details, containing pointed-arched main entry; gabled three-story central bay capped by limestone finial; five-story tower at northern bay with hexagonal limestone spire; four-story tower at southern bay with hexagonal limestone spire

Alterations: Sign box affixed to facade north of main entry (present in c. 1940s tax photograph); semi-attached sign box at building line to south of main entry stoop (not visible in c. 1940s tax photograph), encloses wheelchair lift; non-historic handrails at main entry and secondary stoops; lights and conduit above secondary entry; sidewalls painted at main entry stoop; masonry curb painted at planting bed

Site Features: Masonry curb-enclosed planting bed north of main entry stoop

Notable History and Residents: The Middle Collegiate Church is one of several parishes of the Collegiate Reformed Protestant Dutch Church and the oldest protestant congregation in the United States today. The first Middle Collegiate Church (formerly known as the Middle Dutch Church) was constructed in 1729 on Nassau Street and was replaced by a second building on Lafayette Place in 1839. The cornerstone for the current building was laid on May 17, 1891, and it was completed in June 1892. The handsome Gothic Revival style building is constructed entirely out of Indiana limestone. At the time of the church's dedication, the 130-foot spire was noted as making it "one of the most conspicuous objects in that section of the city." ("A New Church to be Dedicated," *New York Times*, June 25, 1892, 8). The church and adjacent rectory, though on separate tax lots, form a "T" shape in plan.

West Facade: Designed (historic)

Stoop: Possibly historic

Door(s): Replaced primary door; replaced secondary entry door

Windows: Original

Roof: Pitched - slate (original)

Notable Roof Features: Peaked roof at central bay; limestone hexagonal towers at outer bays

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Possibly historic

South Facade: Not designed (historic, partially visible)

Facade Notes: Originally orange brick, now painted; some details wrap slightly from main (west) facade; conduit at first story

116 Second Avenue (aka 48 East 7th Street)

Borough of Manhattan Tax Map Block 448, Lot 7

Date: c. 1845-46 (original); c. 1884-86 (alteration)

Architect/Builder: Not determined

Original Owner: Samuel Perry (c. 1845-46); H. Ludemann (c. 1884-86)

Type: Tenement

Style: Altered neo-Grec

Stories: 5

Material(s): Brick; brownstone

Decorative Metal Work: Fluted cast-iron column visible within storefront window at corner of west and north facades; fencing and posts at north facade areaways; metal stoops at north facade restaurant storefront; possibly historic handrails at north facade stoops

Significant Architectural Features: Two visible elevations (see "North Facade" below for description of that facade); hooded brownstone lintels, sills and banding

Alterations: West Facade: Windows replaced (one-over-one double-hung sashes present in c. 1940s tax photograph); cornice removed and brick parapet wall added after c. 1940s tax photograph; existing lintels and sills largely deteriorated and missing details; some sills removed; lintels removed from fifth-story; remaining lintels and sills stuccoed; awning at storefront, wraps continuously to north facade; roll-down gate at storefront; conduit and light fixtures above storefront

Building Notes: Tax records indicate that the house at 116 Second Avenue (aka 48 East 7th Street) was constructed between 1845 and 1846. The building was increased in height from

three-and-a-half to five stories c. 1884 -1885, sometime after the construction of 48 ½ East 7th Street on the eastern portion of the tax lot (c. 1875-76). The building's incised hooded lintels, sills and banding were likely added at this time.

Site Features: West Facade: Sidewalk cafe seating at storefront (see "North Facade" below for site features of that elevation)

Other Structures on Site: This building shares a tax lot with the five-story building at 48 ½ East 7th Street (see separate building entry). There is a low brick extension connecting 116 Second Avenue to 48 ½ East 7th Street. This extension has two non-historic light fixtures and a sign reading "Via Della Pace."

West Facade: Designed (historic, painted at first through fourth stories)

Windows: Replaced

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

North Facade: Designed (historic)

Facade Notes: Significant Architectural Features: Same as west facade, except where noted; eastern half of facade set back slightly from western half; brownstone banding not continuous at eastern half; corbelled brick banding and brownstone water table at first-story; projecting chimney on brick corbelling with decorative brownstone and brick details, include a recessed double-headed arrow; paired brownstone door and window surrounds at center of facade, featuring slender pilasters and a continuous molded entablature; historic wood-and-glass double-leaf doors with molding and foliate panels and transom at main entry; molded and paneled wood reveals and transom bar at main entry; historic molded cornice partially visible at eastern storefront (additional historic details possibly remain beneath non-historic signage); possibly historic wood door surrounds at eastern storefront; historic wood brackets at projecting eastern storefront windows; fluted wood or metal pilasters flanking eastern storefront

Alterations: Windows replaced (historic configuration not determined; two-over-two double-hung sashes c. 1960); painted at first through fourth stories; lintels and sills simplified and stuccoed throughout; door opening filled in towards center of elevation, containing through-wall air conditioner; door or window opening filled in to west of main entry, containing through-wall vents; large duct affixed to upper vents; door replaced at basement entry; presence of fire escape dates to before c. 1940s tax photograph; intercom at main entry; non-historic light fixtures at main entry; mix of historic and non-historic handrail elements at main entry stoop; non-historic posts at main entry stoop; painted fencing and posts at areaways; lights at eastern and western storefronts; awning at western storefront, wraps continuously to west facade; small light fixtures and conduit beneath awning at western storefront; metal armature with hanging sign at eastern storefront; landing with restaurant seating installed above eastern stoop at eastern storefront; air conditioners within transoms at eastern storefront; hanging metal planters at eastern storefront entries; metal planters affixed at first story towards eastern end of elevation

Site Features: Restaurant seating along elevation; masonry stoop within sunken areaway towards center of elevation; metal stairs with non-historic handrails within sunken areaway towards eastern end of elevation; sidewalk cafe seating at eastern storefront with faux-grass flooring; garbage enclosure projecting onto sidewalk towards center of elevation

Main Entry Stoop: Original (painted)

Door(s): Historic primary door; possibly historic doors at eastern storefront

Windows: Replaced

Security Grilles: Not historic (basement); possibly historic metal security grille at first-story window opening towards center of elevation

Storefront(s): Western storefront replaced; eastern storefront altered (see also "Significant Architectural Features" and "Alterations")

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: See "Decorative Metal Work"; masonry curbs enclose sunken areaways

Areaway Paving Materials: Bluestone

East Facade: Not designed (historic, partially visible)

Facade Notes: Red brick; painted; metal ducts affixed to elevation; metal support extends between this facade and the west facade of 48 1/2 East 7th Street

ST. MARK'S PLACE (EVEN NUMBERS)

36 St. Mark's Place see 131 Second Avenue (aka 36 St. Mark's Place)

ARCHITECTS APPENDIX

Arthur Arctander (c. 1843-1920)

Saint Stanislaus Bishop and Martyr Roman Catholic Church, 107 East 7th Street (c. 1899-1901)
109 East 7th Street (c. 1899-1901)

Arthur Arctander (originally Thomas M. Arthur Aretauden) came to New York from Denmark in 1865. He is listed in New York directories as an architect from 1886 until 1899, although he practiced until at least 1912. Much of his work was done in the Bronx, where he lived, and consists of tenements and utilitarian structures. His light brick and terra cotta Gothic Revival style Saint Stanislaus Bishop and Martyr Roman Catholic Church in the East Village was designed for the local Polish community. He also designed the house next door to the church that was originally used for a convent.

References: Dennis Steadman Francis, *Architects in Practice, New York City, 1840-1900* (New York, 1979), 3; obituary, *New York Times (NYT)*, Jan 4, 1920; Office for Metropolitan History website, <http://www.metrohistory.com>, accessed 6/6/2012; and <http://daytonianinmanhattan.blogspot.com>, accessed 6/6/2012.

Grosvenor Atterbury (1869-1956)

Third Street Music Settlement Building, 51 East 53rd Street (1903-04 alteration)

Grosvenor Atterbury studied at Yale University, Columbia School of Architecture and the Ecole des Beaux Arts in Paris. After working in the office of McKim, Meade & White, the first years of his own practice were dominated by residential projects for very wealthy clients, either large country houses on Long Island or rowhouses on Manhattan's Upper East Side. He designed several buildings in the Upper East Side Historic District, the Metropolitan Museum Historic District, and the Carnegie Hill Historic District in such historically-inspired styles as the neo-Federal, neo-Georgian and neo-Renaissance.

Atterbury is probably best known for his involvement with the design of model tenements, housing projects and new structural techniques for the prefabrication of low-cost housing and hospitals. He was the architect for the first Phipps Model Tenement (1906-07, 325-335 East 31st Street, demolished). His architectural designs for Forest Hill Gardens (1909-22) rank among his foremost achievements, and include a number of the earliest examples of prefabricated concrete buildings in the country. A late and significant project was the design for the Amsterdam Houses for the New York City Housing Authority (1838-49, with Harvey W. Corbett and Arthur C. Holden, West 61st-West 64th Streets).

References: "Grosvenor Atterbury," *Macmillan Encyclopedia of Architects*, ed. Adolf K. Placzek, vol. 1 (New York, 1982), 113-4; Francis, 12; Landmarks Preservation Commission (LPC), *Ladies Mile Historic District Designation Report (LP-1609)*; LPC, *Upper East Side Historic District Report (LP-1051)*;

LPC, *Metropolitan Museum Historic District Designation Report (LP-0955)* and LPC, *Expanded Carnegie Hill Historic District Designation Report (LP-1834)*; obituary, *NYT*, Oct. 19, 1956; Donald H. Dwyer, "Grosvenor Atterbury," *Dictionary of American Biography*, suppl. 6 (1980), 25-27; Robert A. M. Stern, Gregory Gilmartin, and Thomas Mellins, *New York 1930* (NY: Rissoli, 1987), 125-6; "Examples of the Work of Grosvenor Atterbury," *American Architect & Building News* (Aug. 26 and Sept. 2, 1908).

Babcock & MacAvoy

John C. Babcock (dates not determined)
Thomas H. MacAvoy (d. 1887)

58 East 7th Street (1885)

John C. Babcock was established as a New York City architect by 1868. Thomas H. MacAvoy opened an architectural office by 1874. In 1882, the architects joined to form the firm Babcock & MacAvoy, a partnership that was short-lived, dissolving upon the death of MacAvoy in 1887. The firm's work is also found in the Upper West Side/Central Park West Historic District. Babcock continued in practice after his partner's death.

References: Francis, 13, 53; LPC, *Upper West Side/Central Park West Historic District Designation Report* (1990).

Alfred E. Badt (dates undetermined)

41 East 7th Street (1903)

Alfred E. Badt's name appears in New York City directories only for the year 1904. He designed numerous tenements and flats buildings in New York between the years 1901 and 1904, including many buildings on Manhattan's Lower East Side, such as the Romanesque Revival style Pike Street Synagogue (1903-04) at 13-15 Pike Street (a designated New York City Landmark). He also designed a flats building on East 17th Street, located within the Irving Place Historic District. Badt is credited with the design for this house on East 7th Street, which was also supervised by architect Charles B. Meyers, a prominent architect for apartment houses and institutional buildings with whom Badt seems to have been associated in 1901-03.

References: LPC, *East 17th Street/Irving Place Historic District (LP-1976)*, *Pike Street Synagogue (LP-1960)*; Office for Metropolitan History; *Engineering Record, Real Estate Record & Builders Guide* (May 2, 1903).

Bruno W. Berger (dates undetermined)

55 East 7th Street (1893)
102 Second Avenue (1897)

Bruno W. Berger first practiced as an architect in New York City with Theodore A. Tribit in the firm of Tribit & Berger from 1879 to 1880. In 1881, he practiced independently and in the following year joined in partnership with Franklin Baylies. The firm of Berger & Baylies designed commercial and residential structures in the city. In the Tribeca West Historic District, the firm designed warehouses and store and loft buildings in the 1880s, many of which exhibit characteristics of the neo-Grec style. Berger & Baylies remained active until 1890, at which time both architects established independent practices. In 1904, Berger established the firm of Bruno W. Berger & Son which was active at least through 1940. Berger's work appears in the NoHo Historic District and the Ladies Mile Historic District, as well as these two buildings in the East Village/Lower East Side Historic District.

References: Francis, 14, 15; *Key to the Architects of Greater New York* (New York, 1900), 11, 13; LPC, Research files; *Ladies Mile Historic District* (LP-1609); *Trow's New York City Directory* (New York, 1879-1921); James Ward, *Architects in Practice in New York City, 1900-1940* (New York, 1989), 6, 7.

Bernstein & Bernstein

Michael Bernstein (dates undetermined)
Mitchell Bernstein (dates undetermined)

88 Second Avenue (1903-04)
117 East 7th Street (c. 1907)

The firm of Bernstein & Bernstein was formed in 1903 when the brothers Mitchell and Michael Bernstein became partners. Bernstein & Bernstein designed residential, retail and religious buildings throughout the city, which are represented in both the Greenwich Village and Hamilton Heights/Sugar Hill Historic Districts. The partnership was dissolved in 1911 after which the brothers practiced independently until 1937 and 1940 respectively. They are responsible for several Renaissance Revival style tenements and flats buildings in the Greenwich Village Historic District Extension II, as well as these two houses in the East Village/Lower East Side Historic District.

References: Francis, 16; LPC, Research files; Ward, 9.

Michael Bernstein (dates undetermined)

60 Second Avenue (1899)
69 to 71 East 4th Street (c. 1899)
50 East 3rd Street (1900)
32 East 2nd Street (1901)
47 East 3rd Street (1901)
111 East 7th Street (c. 1901)
104 Second Avenue (1901)

Michael Bernstein (see above) was established as an architect in New York City directories as early as 1892. He was associated with David Stone in the firm of Bernstein & Stone in 1897 and then with his brother Mitchell in the firm of Bernstein & Bernstein from 1903 to 1911. He continued in independent practice until at least 1940. He designed a building in the Renaissance Revival style in the Greenwich Village Historic District Extension II and several rowhouses in the East Village/Lower East Side Historic District.

References: Francis, 15; LPC, Research files; Ward, 7.

August H. Blankenstein (1830-1914)

Achenbroedel Verein, 74 East 4th Street (1873)
213 and 215 East 5th Street (c. 1880-81)

August H. Blankenstein was born in Germany and immigrated to the U.S. in 1860. Active from 1872 to 1899, he designed tenements, flats, and factory buildings for a mostly German clientele. He also designed the addition to the Centre Market Armory (1873-74; demolished), Grand and Centre Streets and St. Joseph's Roman Catholic Orphan Asylum School (1883, demolished), Avenue A and 90th Street. He was involved with the designs of the 55th Regiment, 23rd Regiment, and First Cavalry 22nd Regiment Armories (c. 1878). A lawsuit in 1894 indicated that Blankenstein had been a partner of architect Henry Herter prior to 1886 (Herter then became a partner in [Ernest W.] Schneider & Herter). Blankenstein was also listed as an architect in an 1890 directory in Buffalo, N.Y.

References: LPC, *Aschenbroedel Verein Designation Report (LP-2328)*; LPC, research files; Francis, 16; "August H. Blankenstein," U.S. Census (New York, 1900 and 1910) and New York City Death Index (1914); www.italiangen.org; A.H. Blankenstein, *Iron Specification...Centre-Market Building* (1873); "The Armory Claims," *NYT*, June 29, 1878, 3; "Building Intelligence," *Manufacturer & Builder* (July 1883), 132; *Buffalo, New York Directory* (1890); "Juryman and Lawyer Argue," *NYT*, Mar. 8, 1894, 9.

Julius Boekell (b. 1831)

103 Second Avenue (c. 1868)
36 East 2nd Street (1869 rear extension at 39 Second Avenue)
99 Second Avenue (1871 alteration)
641 East 6th Street (1872 alteration)
100 Second Avenue (1872 alteration)
101 Second Avenue (c. 1877-80)
80 Second Avenue (1880 alteration)
9 East 3rd Street (1889, as Julius Boekell & Son)
64 East 3rd Street (1892 alteration, as Julius Boekell & Son)

The German-born architect Julius Boekell immigrated to New York in 1851 and established himself as an architect in the city by 1859. In 1886 he took his son Julius into partnership and the firm became Julius Boekell & Son. The younger Boekell practiced into the 1920s. Boekell designed and/or altered residential and commercial buildings that are represented in the Tribeca East and Hamilton Heights/Sugar Hill Northwest Historic Districts and the Greenwich Village Historic District Extension II as well as the East Village/Lower East Side Historic District.

References: Ancestry.com, *New York Emigrant Savings Bank, 1850-1993* [database online], Provo, UT: Ancestry.com Operations, Inc., 2005; Francis, 16; Ward, 9.

Bosworth & Holden

Frank Holden (1870-1937)

F(ranke) H(huntinton) Bosworth (1876-1949)

Third Street Music Settlement Building, 51 East 3rd Street (1909 alteration)

Frank Holden studied at the Chicago Manual Training School, the Massachusetts Institute of Technology and the Ecole des Beaux Arts from 1894-97. When Holden first came to New York, he worked for a time in the offices of Howard & Cauldwell, Carrère & Hastings, and Heins & La Farge. Frank Bosworth did his undergraduate work at Yale and then went to Paris for four years to study at the Ecole des Beaux Arts. From 1902 until 1912, the two men became partners in the architectural firm of Bosworth & Holden whose output consisted of mostly residential and institutional work. Bosworth became head of the School of Architecture at Cornell University and Holden entered the firm of Hoggson Brothers, bank specialists. After World War I, Holden joined Kohn & Butler, during which time he supervised construction on Macy's 34th Street store. He then joined Macy's as director of interior design. He returned to private practice, specializing in the design of stores. Holden was a member of the AIA, the Architectural League of New York, and the Society of Beaux Arts Architects. Bosworth was a member of the NY State Board of Examiners for Architects, past president of the Association of Collegiate Schools of Architecture and a fellow at the American Institute of Architects.

References: "F.H. Bosworth, 73, Architect, is Dead," *NYT*, Apr. 29, 1949; "Frank Holden, 67, Architect, is Dead," *NYT*, May 30, 1937; Ward, 36.

Jacob A. Britt (c. 1885-1959)

232 East 6th Street (c. 1929)

Little is known of the life or training of Jacob Britt. He was born in Russia, and lived and worked in Brooklyn.

References: Obituary, *NYT*, Jun 7, 1959; U.S. Census, 1940; Office for Metropolitan History.

J.C. Cady & Company

Josiah Cleveland Cady (1837-1919)

Louis D. Berg (1856-1926)

Milton See (1854-1920)

Olivet Memorial Church, 59 East 2nd Street (1891)

Josiah C. Cady was born in Providence, Rhode Island, and educated at Trinity College in Connecticut. He first apprenticed with a professor of German architecture who was working in the US, then worked as a draftsman with the firm of Town & Davis. Cady established an architecture firm under the name of J. C. Cady & Co. in 1868. In 1871, he was joined by Milton See (1854-1920) and in 1873 by German-educated Louis DeCoppet Berg (1856-1913). In 1893 the firm's name was changed to Cady, Berg & See. The firm, active through 1904, was a leader in the use of the Romanesque Revival style of architecture. This style is evident in the designs for St. Andrew's Methodist Episcopal Church (1889-90), and for the south wing of the American Museum of Natural History (1890-91), both found in the Upper West Side/Central Park West Historic District. Their work is also represented in the Greenwich Village Historic District Extension II, the Tribeca West and Expanded Carnegie Hill Historic Districts. Cady used a wide variety of styles in his large body of work, including both the Gothic Revival and Romanesque Revival style for his many churches.

References: J. C. Cady, *Macmillan Encyclopedia of Architects*, 364-365; obituary, *American Architect & Building News*, 115 (1919), 583; Francis, 15, 20, 68; *A History of Real Estate Building and Architecture in New York City* (1898; reprinted New York, 1967), 673; LPC, *Upper West Side/Central Park West Historic District Designation Report*; LPC, *St. Paul's Evangelical Lutheran Church, Sunday School and Parsonage (LP- 2418)*; Montgomery Schuyler, "The Works of Cady, Berg & See," *Architectural Record*, 6 (1897), 517-56; Elliot Willensky and Norval White, *AIA Guide to New York City*, 3rd Edition (New York, 1988), 568; Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey & Ingalls, 1970), 104, 545.

Maxwell A. Cantor (c.1884-1954)

59 East 4th Street (c. 1911)

Maxwell A. Cantor was a Brooklyn architect and specialist in the design of apartment houses. He opened a Manhattan office in 1910-11, and moved his operations to Brooklyn in 1915, remaining active into the early 1950s. He was elected the Honorary President of the Brooklyn Society of Architects in 1937 and was an officer in the New York State Association of Architects in the 1940s and early 1950s. He was awarded the association's highest honor in 1952. His work is also found in the Park Slope and Jackson Heights Historic Districts.

References: LPC, *Crown Heights North Historic District (LP-2204)*; LPC, *Jackson Heights Historic District Designation Report (LP-1831)*; New York City

Telephone Directories; *NYT*, Dec. 28, 1937, 39; Jun 6, 1954, 87; Sep. 21, 1941, RE1; Oct. 31, 1948, 77; Nov. 4, 1950, 34; Dec. 17, 1952, 61; Ward, 12.

Frederick Ebeling (1846-?)

78 Second Avenue (1886 alteration)
121 East 7th Street (1904 new facade)
43 Second Avenue (1907)

Frederick Ebeling was born in Germany in 1846 and immigrated to the United States in 1881, later becoming a naturalized citizen. He appears in directories in 1885 in partnership with Louis F. Heinicke in the architectural firm of Ebeling & Heinicke which dissolved in 1886. From 1887 to 1911 he is listed as an independent practitioner designing residential and commercial buildings. His principle and most striking work is the flat-iron shaped building at 2 Cornelia Street in the Greenwich Village Historic District Extension II known as the Varitype Building.

References: Francis, 28; United States Census, 1900; Ward, 22.

Henry M. Entlich (c. 1888-?)

96 Second Avenue (1916 alteration)

Henry M. Entlich came to the United States from Austria. His architectural office was at 413 South Street in Brooklyn and he practiced architecture at least through 1947, designing houses, lofts and multiple dwellings.

References: U.S. Census, 1940; *NYT*, various; LPC, architects' files.

Paul Fein (dates undetermined)

76 Second Avenue (1928)

Little is known of the background or training of Paul Fein. He is credited with the design of several buildings in Manhattan in 1928 and 1929, and for some of them he is noted as an engineer.

References: Office for Metropolitan History.

Alexander I. Finkle (1855-1936)

7 East 3rd Street (1887)
58 East 4th Street (1888)

Alexander I. Finkle was born in New Orleans, Louisiana, on April 10, 1855. He was established as an architect in New York City by 1886 and continued in practice until 1916. At the turn of the century, his representative work was listed as a synagogue at Lexington Avenue and 72nd Street,

but much of his work was residential in nature. In the Upper West Side/Central Park West Historic District, Finkle designed a row of Queen Anne style houses, only one of which survives. In 1888-89 he designed the two German Renaissance Revival style tenements with stores in the NoHo Historic District Extension and SoHo extension.

References: Ancestry.com, *United States Passport Applications, 1795-1925*; Francis, 30; LPC, *Upper West Side/Central Park Historic District (LP-1647)*, LPC, *NOHO Historic District Extension (LP-2039)*; Ward, 25; U. S. Census, 1880; obituary, *NYT*, Dec. 18, 1936.

John M. Forster (dates not determined)

335 East 6th Street (1875)
303-305 East 6th Street (1882 alteration)

Little is known about architect John M. Forster. He established an office in New York City by 1862 and practiced through 1888. Examples of his work include the brick parsonage of the Eighth Presbyterian Church (1868) in the Greenwich Village Historic District, a store-and loft building at 407-411 Greenwich Street (1867) in the Tribeca West Historic District, and several residential buildings on the east side of Manhattan.

References: Francis, 31; LPC, *Tribeca West Historic District Designation Report (LP-1713)*.

W. J. Gessner (dates undetermined)

225 East 5th Street (c. 1870-71)

No information has been found about this architect.

Lafayette A. Goldstone (1876-1956)

340 East 6th Street (1908)

Lafayette A. Goldstone was born in Poughkeepsie, New York, and came to New York City at the age of 15, after receiving lessons in architecture and drawing from William Henry Cusak. First employed as an apprentice with Carrère & Hastings, Goldstone later obtained positions with William A. Bates of Bates & Barlow and with Cleverdon & Putzel. After service in the Spanish-American War in 1898, Goldstone was employed by a real estate developer and builder active in erecting old law tenements in Manhattan's Lower East Side. In this position he supervised the construction of tenements designed by George F. Pelham. Goldstone also worked for a time with the building firm of Norcross Brothers. In 1902, Goldstone opened his own practice with the design of three private residences in Manhattan's Upper West Side. His early work was devoted largely to the design of new law tenements, but he later received commissions for apartment houses. Goldstone also designed store-and-loft buildings, including several within the Ladies

Mile Historic District. From 1909 to 1926, Goldstone worked in partnership with William L. Rouse.

References: LPC, *Expanded Carnegie Hill Historic District (LP-1834)*; LPC, *Ladies Mile Historic District (LP-1609)*; LPC, *Riverside Drive-West End Historic District (LP-1626)*; LPC, *Upper East Side Historic District (LP-1051)*; LPC, *Upper West Side/Central Park West Historic District (LP-1647)*; obituary, *NYT*, June 23, 1953, 2; *Trow's New York City Classified Directory* (New York: Trow Directory, Printing and Bookbinding Co., 1925); Ward, 66; Willensky and White, 386.

William Grant (dates undetermined)

85 East 7th Street (1886 alteration)

William Grant was listed in New York directories in 1886 in partnership with Donald G. Mitchell at 31 Nassau Street. Directories in later years list him as a carpenter, rather than an architect. Grant was responsible for a number of buildings in Greenwich Village and on West 17th Street near Madison Square, all built between 1879 and 1885.

References: Francis, 35; LPC, architects' files.

William Graul (dates undetermined)

Beethoven Maennerchor Hall, 210 East 5th Street (1870)
98 East 7th Street (c. 1872)
104 East 7th Street (1873 alteration)
61 Second Avenue (1881 alteration)
56 East 4th Street (1886 alteration)

William Graul was established as an architect in New York City by 1868 and practiced through 1903, although for a short period around 1890 he was listed in city directories as a draftsman. In 1892 he was a partner of William C. Frohne with whom he designed a building in the NoHo Historic District Extension. Graul designed a wide variety of buildings in various styles that can be found within the Greenwich Village, Greenwich Village Extension II, Carnegie Hill, Tribeca North, and Tribeca West Historic Districts, as well as the East Village/Lower East Side Historic District.

References: Francis, 32, 35, 48; LPC, *NoHo Historic District Designation Report (LP-2039)*; LPC, *Expanded Carnegie Hill Historic District Designation Report (LP-1834)*; LPC, *Tribeca West Historic District Designation Report (LP-1713)*.

Ernest W. Greis (?-1901)

71 East 2nd Street (1885 alteration)
61 East 7th Street (1893)

Ernest Greis was established as an architect in Manhattan by 1878. He continued to practice until 1900, doing general work, including the design of a hotel in Moriches, Long Island.

References: Francis, obituary, *NYT*, Feb. 9, 1901.

Gronenberg & Leuchtag

Herman Gronenberg (1889-1931)
Albert J. H. Leuchtag (?-1959)

74 Second Avenue (1929)

Herman Gronenberg and Albert J. H. Leuchtag formed a successful architectural partnership and were active in the first decades of the 20th century. The firm specialized in the design of apartment buildings and examples of their work can be seen in the Upper East Side and Extension, Expanded Carnegie Hill, NoHo, Grand Concourse, Riverside-West End Historic District Extension I and Greenwich Village Historic Districts. Gronenberg died in 1931 and five years later the *New York Times* announced that A. J. H. Leuchtag had resumed the practice of architecture.

References: Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on-line] Provo: Ancestry.com Operations, 2005; LPC, *Upper West Side/Central Park West Historic District (LP-1647)*; LPC, *Expanded Carnegie Hill Historic District (LP-1834)*; LPC, *Upper East Side Historic District Extension Designation Report (LP 2373)*; Obituaries, *NYT*, June 18, 1931, 27 and April 28, 1959, 35; "Real Estate Notes," *NYT*, May 26, 1936, 42.

Harrison & Sackheim

M. Joseph Harrison (dates undetermined)
Benjamin Sackheim (dates undetermined)

237 East 5th Street (c. 1909)

M. Joseph Harrison was listed as an architect in New York directories in 1908, and from 1913 until 1940. During the years 1909-1912, he was listed as having a partnership with Benjamin Sackheim. *Trow's Directory* of 1909 lists him as a contractor with Sackheim and David L. Weisenberg. Additionally, an announcement by Harrison in *The American Contractor* in 1922 declares that he is no longer an architect "but will work as a builder only."

References: *Trow's Directory*, 1909; *The American Contractor* (1922) F.W. Dodge & Co.; Ward, 33.

Henry Harrison (date undetermined)

58 Second Avenue (1928 new facade)

Little is known about the training or architectural career of Henry Z. Harrison. He appears to have begun practicing as an architect by the early 1920s and continued at least into the 1960s. Most of his known commissions were for alterations to existing buildings or for small-scale projects such as gas stations, diners, and “tax payer” commercial structures. He also designed a few alterations to buildings located within the Ladies Mile and Upper West Side/Central Park West Historic Districts and the Upper East Side Historic District Extension.

References: Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (2009-10), <https://metrohistory.com>; LPC, *Upper East Side Historic District Extension Designation Report*; “Winners of Fifth Avenue Architectural Awards,” *New York Times*, April 23, 1950, R1.

Louis F. Heinecke (dates undetermined)

127 to 131 Second Avenue (1898-1900)

Little is known about Louis F. Heinecke. New York directories show he practiced architecture between 1885 and 1900. From 1885-86 he had a partnership with Frederick Ebeling. He was responsible for numerous new tenements and stores as well as alterations in lower Manhattan.

References: Francis, 38; Ward, 34.

William H. Hoffman (dates undetermined)

11 and 13 East 7th Street (c. 1869-71)

Nothing is known of the background of William H. Hoffman.

Jobst Hoffmann (dates undetermined)

25 and 27 East 7th Street (1880)
29 East 7th Street (1880)
112 East 7th Street (c. 1889)
226 and 228 East 6th Street (c. 1890)
100 East 7th Street (1893)

Jobst Hoffmann maintained an architectural office in Manhattan from 1871 until the early 1910s. He designed many store and loft buildings, a number of which are located in the Tribeca East and the Greenwich Village Historic Districts as well as the East Village/Lower East Side Historic District.

References: LPC, *Tribeca East Historic District Designation Report (LP-1711)*.

Alfred Hopkins (1870-1941)

Manhattan Third District Magistrate's Courthouse, 32 Second Avenue (1917-19)

Alfred Hopkins founded the architectural firm of Alfred Hopkins & Associates, in New York City in 1913 and was known for both its country estates and buildings associated with the court system including penitentiaries.

References: New York State Department of Military and Naval Affairs, Staten Island Armory architectural drawings, no. 49/101 (May 3, 1949); "Alfred Hopkins, an Architect Here," *NYT*, May 6, 1941, 21; and Withey and Withey, 299.

Horenburger & Straub

Hermann Horenburger (1858-1941)
Charles M. Straub (c. 1859-?)

73 East 4th Street (c. 1901)
92 Second Avenue (1903-04)

Hermann Horenburger was born in Hamburg, Germany, and was a member of the Academy of Dresden, Saxony. He moved to New York City in 1884 and worked as an engineer in the construction department of the Board of Education. He established an independent architectural practice in the city by 1889. In 1893, he was listed in partnership with Julius Pfund. In the Upper West Side/Central Park West Historic District, Horenburger designed three contiguous rows of Renaissance Revival style houses.

Charles M. Straub came to New York from Germany with his brother architect Frank Straub, in 1882. By 1900 he lived with his family (and his brother) in Queens, and between 1891 and 1906 he was in partnership with Hermann Horenburger. For a period after this, Straub maintained his own offices and later partnered with his brother Frank. Horenburger practiced under the name of Horenburger & Son between 1916 and 1925. The work of Horenburger & Straub can be found in the NoHo Historic District as well as the East Village/Lower East Side Historic District.

References: Francis, 40, 41, 61, 73. Hermann Horenburger obituary, *NYT*, Apr. 20, 1941, 44:1. Ward, 37, 75; Office for Metropolitan History; US Census, 1900.

Herman Horenburger (see above)

415 East 6th Street (1910)

John W. Ingle (c. 1860-1947)

329 East 6th Street (1894)

John William Ingle, Sr. was born in England, where he likely studied architecture, and immigrated to the United States in 1883. He worked for a number of years in the firm of Carrère

& Hastings, where he served as supervising architect for some of that firm's earliest commissions including the Ponce de León Hotel (1885-88) and the Alcazar Hotel (1887-88), both in St. Augustine, Florida. Around 1892 he formed a short-lived partnership with Van Campen Taylor under the firm name Taylor & Ingle. He practiced on his own from approximately 1893-95, and by 1896 he formed a new partnership with Raymond F. Almirall; among their more important commissions were the City Hall in Binghamton, New York and the Ormonde Hotel in Florida. Ingle again practiced on his own from the turn of the 20th century through the 1930s. For a period in the 1920s he practiced with his son, John W. Ingle, Jr., in the firm of Ingle, Houston & Ingle, Inc. He was a member of the American Institute of Architects and the Architectural League.

References: Francis; LPC, Upper East Side Historic District Designation Report.

D. & J. Jardine

David Jardine (1830-1892)

John Jardine (1838-1920)

233 and 235 East 5th Street (c. 1876)

51 East 2nd Street (1890)

Born in Scotland, David Jardine trained under his builder-architect father before immigrating to America in 1850. In New York City he established an architectural practice by 1855, and was a partner in Jardine & Thompson in 1858-60. John Jardine immigrated to the United States and worked for the United States government during the Civil War in the design of monitors and gunboats. He moved to New York City, and in 1865 the two brothers entered into partnership. The firm, which lasted until David's death in 1892, was one of the more prominent, prolific, and versatile architectural firms in the city during the second half of the 19th century. George Jardine (1841-1902) immigrated to New York as well and joined his brothers and another partner Jay (Joseph) H. Van Norden in 1882.

D. & J. Jardine was active in row house development in Greenwich Village and on the Upper East and Upper West Sides from the late-1860s through the mid-1880s. The firm achieved prominence for its designs, in a variety of contemporary styles, for religious structures, store-and-loft buildings, warehouses, office buildings, and apartment houses. Examples of their cast-iron fronted commercial buildings can be found in the Tribeca East, Tribeca West, NoHo, Ladies' Mile, and SoHo-Cast-Iron Historic Districts. In the Riverside-West End Historic District Extension I, the Jardines designed a two story stable for R. F. Carman which was later enlarged and is now part of the Metropolitan Montessori School.

Following their brother's death, John and George Jardine joined with William Kent to form the firm of Jardine, Kent & Jardine.

References: LPC, Bauman Brothers Furniture and Carpets Store Designation Report (LP-2123).

William Jose (c. 1843-1885)

13 East 3rd Street (1872)
93 East 7th Street (c. 1872)
98 Second Avenue (1873 alteration)
79 East 7th Street (1876 alteration)
60 East 7th Street (1879 alteration)
101 Avenue A (1879-80)
106 East 7th Street (1881)
337 and 339 East 6th Street (1884)

William Jose, born in Prussia, was listed as an architect in New York City directories between 1869 and 1884. With an office at 185 Bowery, and later in Bible House on Astor Place, he was active as a designer of tenements primarily in the vicinity of today's Tribeca, SoHo, and Greenwich Village neighborhoods. His buildings are represented in the Greenwich Village Historic District, the SoHo-Cast Iron Historic District and Greenwich Village Historic District Extension I and II.

References: Francis, 45; LPC, Architects files; US Census, 1880.

Julius Kastner (d. 1921)

46 East 7th Street (1886)
69 Second Avenue (c. 1887)

Julius Kastner established his architectural practice in New York City in 1871. During 1874-75 he practiced in partnership with Alfred Beach, Jr., and George Kastner. In 1898 his son, Julius C. Kastner, entered the firm, and one year later another son, Arthur J. Kastner, became a partner, having practiced with his father since 1894. The firm, Julius Kastner & Sons, dissolved in 1907 and the elder Kastner practiced with Louis E. Dell until 1912. During his career, Kastner designed both residential and commercial buildings in New York city. Examples of his commercial work can be found in the SoHo-Cast Iron and Greenwich Village Historic Districts, as well as in the Tribeca West Historic District, where Kastner designed two adjacent store and loft buildings (1897-98 and 1903) in Renaissance-inspired styles for liquor merchant Joseph H. Bearns. His work is represented in the Tribeca North Historic District by two store and loft buildings on Hubert Street, which were also commissioned by Bearns. In the NoHo Historic District, Kastner designed a Romanesque Revival style store and loft building.

References: "Julius Kastner," *American Art Annual* vol. 3, 115; LPC, Research Files; *Tribeca West Historic District (LP-1713; Trow's Directory; Ward, 41.*

Irving G. Kay (dates undetermined)

71 East 7th Street (1959 alteration)

Nothing has been discovered about the background or architectural practice of Irving Kay.

Kinkel & Klemt

Charles Kinkel (1833-?)
Frederick W. Klemt (see below)

New York Turn Verein Building, 66 East 4th Street (1871 alteration)

Charles Kinkel was born and educated in Germany at the Karlsruhe Polytechnic and the Berlin Academy. He worked on public buildings in Germany for two years before moving to Rio de Janeiro in 1852. He helped design and build the royal palace for Emperor Dom Pedro in Rio before coming to New York where he first worked in the light-house department, designing a large fog-horn signal. From 1868 until 1872 he served as Superintendent of the Metropolitan Gaslight Company and then established himself as an architect in the city, designing many public and private buildings. In 1885 he was appointed to the office of the Supervising Architect of the U.S. Treasury Department.

In addition to working with Frederick Klemt, Charles Kinkel is also listed in directories as working with another architect, Kusnitzky, in 1872.

References: "Another Air Castle," *The Oswego Palladium*, May 15, 1890.

Frederick W. Klemt (d. 1887)

306-308 East 6th Street (1876-77)
211 East 5th Street (1877)
54 East 4th Street (1878)
229 East 5th Street (1881)

Frederick W. Klemt was established as an architect in New York City as early as 1875 and practiced through 1886. Examples of his work can be found in what is now the Greenwich Village Historic District, including four brick apartment buildings. He designed a neo-Grec tenement in 1880, located in what is now the Tribeca West Historic District, and made alterations to an early 19th century dwelling that is located within the Tribeca North Historic District.

References: Francis, 47. LPC, *Greenwich Village Historic District Designation Report (LP-0489)*, 259, 301; *Tribeca West Historic District Designation Report (LP-1713)*.

Herman Kron (dates undetermined)

79 East 4th Street (c. 1944)

Little is known about Herman Kron. Records of new building applications indicate that he was in solo practice from 1935 through 1955 primarily designing one- and two-story structures such as

gas stations, garages, offices and lunchrooms. In the NoHo Historic District Extension he is responsible for the one-story garage at 27 East 4th Street.

References: Office of Metropolitan History, <http://www.MetroHistory.com>, accessed Mar. 21, 2008, LPC, *NOHO Historic District Extension (LP-2039)*.

Mitchell Kurtz (dates undetermined)

79 East 4th Street (c. 1995 alteration)
72 East 4th Street (2007-09)

Mitchell Kurtz started an architectural practice under his own name in Manhattan in 1999.

References: <http://start.cortera.com/company/research/k6j3jqo1m/mitchell-kurtz-architect-pc>, accessed 7/24/12

Kurtzer & Rohl

Frederick William Kurtzer (c.1849-?)
Richard O. L. Röhl (1855-1906)

63 East 4th Street (c. 1890)
95 East 7th Street (1891)
97 East 7th Street (c. 1891)
Achenbroedel Verein, 74 East 4th Street (1892 alteration)
62 East 7th Street (1892)
54 Second Avenue (1892 alteration)
25 East 3rd Street (1895)
53 Second Avenue (1897)
110 East 7th Street (c. 1898)
57 East 3rd Street (1899 alteration)
77 East 7th Street (1899)

Frederick William Kurtzer and Richard O. L. Röhl were in partnership from about 1888 until 1901, specializing in tenements and flats buildings for a largely German clientele. Examples of the firm's work can be found in the Greenwich Village Historic District, and the St. Mark's Historic District. Richard O. L. Röhl (1857-1923), an immigrant from Prussia in 1880, maintained an independent practice from 1902 until around 1919. 391 West Street (aka 8 Weehawken Street) (1902), located within the Weehawken Street Historic District, was his first independent commission, and he also designed the double tenement buildings at 35-39 Christopher Street (1907), located within the Greenwich Village Historic District. Frederick William Kurtzer emigrated from Germany around 1870. He worked independently in 1901-02, then became a partner in Kurtzer & Rentz in 1903-06, with Charles Rentz, Jr. (1855-1906), a New York born architect of German descent. Rentz was extraordinarily prolific in the design of flats and tenement buildings in the 1880s, but is best known for the design of Webster Hall and Annex (1886-87, 1892). Kurtzer continued to practice in Manhattan and the Bronx until around

1925. In the Greenwich Village Historic District Extension II, the firm was responsible for the design of the Renaissance Revival tenements at 5 Jones Street and 26-28 Carmine Street.

References: Ancestry.com, *Index to Petitions for Naturalization Filed in New York City, 1792-1989* [database online], Provo, UT: Ancestry.com Operations, 2007; Francis, 48, 65; Genealogical Research Library, comp., *New York City Marriages, 1600s-1800s* [database on-line], Provo, UT: Generations Network, 2005; LPC, Architects files; LPC, *Aschenbroedel Verein (later Gesangverin Schillerbund/ now La Mama Experimental Theatre Club) Building (LP-2328)*, 5, 18; New York City Directories, 1915, 1925; —Richard O. L. Röhl, www.familysearch.org, website; New York City Death Index (1923), www.italiangen.org website; United States Census, 1870, 1900, 1910, 1920; Ward, 45, 65.

Landsman & Smith

George M. Landsman (c. 1895-1947)
Smith (dates undetermined)

Industrial National Bank of New York Building, 72 Second Avenue (1928-29)

George Landsman is listed as an architect in New York directories from 1916 through 1940. During the last sixteen of those years, he had a partnership with Mr. Smith (first name undetermined). They designed numerous hospitals as well as this large commercial bank building in the East Village/Lower East Side Historic District.

References: Ward, 45; 1920 U.S. Census; obituary, *NYT*, May 1, 1947; “Creating a New Apartment Area on Lower Second Avenue,” *NYT*, Jun 2, 1929.

Edward A. Mayers (dates undetermined)

68 Second Avenue (1907)

Little is known about Edward A. Meyers. He appears in directories in 1904 with an office at 1 Union Square West and appears to have had an active general practice between 1904 and 1907 mostly designing mixed-use tenements. His work is represented in the Greenwich Village Historic District, the Greenwich Village Historic District Extension II, and in the Riverside-West End Historic District Extension I. In 1909-10 he is listed in directories as working as a consulting engineer or manager in the office of architect Charles B. Meyers. It is unclear if they were related.

References: LPC, *Greenwich Village Historic District Designation Report (LP-0489)*; Office for Metropolitan History, <http://www.MetroHistory.com> (accessed May 27, 2011).

Victor Mayer (dates undetermined)

31 East 7th Street (1923-24 alteration)

Victor Mayer was listed in the 1920-21 New York City directory as an engineer, while in the 1920s and 30s he worked both as an architect and engineer. He designed the Art Deco style Maltz-Franklin Building in the Tribeca West Historic District in 1929-30. From the 1940s through at least 1970, Mayer practiced as a consulting engineer in the city.

References: *Manhattan Telephone Directory* (1930-70); *Trow's New York City Directory* (1917-25); Ward, 51.

Cyrus P. Meli (1894-?)

60 East 7th Street (1929 alteration)

Little is known about the architectural career of Cyrus (born Ciro) Peter Meli. It appears he graduated from Cooper Union in the early 20th century and that he was employed as a ships' draftsman at the Newport News Ship Building Company during World War I. He opened his own architectural practice in New York City by the early 1920s. Census records from 1930 list him as an architect working for the City of New York, while the 1940 census notes his occupation as an architect with the Department of Corrections.

References: Office for Metropolitan History, "Manhattan NB Database 1900-1986," (2009-10), <https://metrohistory.com>; United States Census Records, Ancestry.com; Ward

Charles B[radford] Meyers (1875?-1958)

63 Second Avenue (1926)

Charles Bradford Meyers graduated from City College and Pratt Institute and began a general architectural practice in 1899 after additional training in the office of Arthur Napier. Throughout his nearly 60-year career he designed a wide range of building types, expanding from the tenements, lofts, and commercial buildings of his early years, to various types of public buildings beginning around 1911. His early work is represented in the Greenwich Village Historic District Extension II.

A large part of his practice consisted of the design of health-related facilities. In addition to his work at the New York City Farm Colony-Seaview Hospital in Staten Island (a designated New York City Historic District), Meyers designed either the principal structures or additions to existing complexes at Sydenham Hospital, Randall's Island Children's Hospital, Morrisania Hospital, Metropolitan Hospital and the City Home for the Aged on Welfare Island, Greenpoint Hospital, Bellevue Hospital, Cumberland Hospital, the Hospital for Joint Diseases, Beth Israel Hospital and the Daughters of Jacob Hospital in the Bronx. He also designed the New York City Department of Health Building on Worth Street.

Educational institutions designed by Meyers include the main building of Yeshiva University and structures for the Bronx campus of Hunter College, the latter as associate architect. Other commissions ranged from the Family Court Building on Lexington Avenue to the Central Park Boat and Skate House and the 104th Field Artillery Armory in Jamaica. His designs for penal institutions include the Criminal Court and Prison on Foley Square. Meyers' designs for synagogues include Ohab Zedek on West 95th Street and Rodolph Sholem on Central Park West where he also served as a member of the Board of Trustees.

Meyers' extensive participation in related civic and professional endeavors includes membership in the New York City Building Code Revision Commission in 1907-08 and 1913, receipt of a gold medal in 1915 for his design of the New York State Building at the Panama-Pacific International Exposition and the Chairmanship of the Joint Committee on City Departments from 1925 to 1929.

References: Francis, 55; LPC, *New York City Farm Colony-Seaview Hospital Historic District Designation Report (LP-1408)*, 28; Office for Metropolitan History, <http://www.MetroHistory.com>, (May 14, 2010); Ward, 54.

Max Muller (1859-?)

108 Second Avenue (1908, original)

Max Muller immigrated to the United States from Germany in 1885 and was established as an architect in New York by 1892. He appears to have had a prolific general practice through 1930, which included residential and commercial structures. One of his earlier commissions was the large Romanesque/Renaissance Revival style tenement with commercial ground floor at the southeast corner of Jones and Bleecker Streets in the Greenwich Village Historic District Extension II (1899-1901; 32 Jones Street). His original facade for 108 Second Avenue within the East Village / Lower East Side Historic District has been entirely obscured by a later alteration.

References: Francis, 57; Office for Metropolitan History; U.S. Census, 1900, 1910, 1920; Ward, 56.

Adam Munch (b. 1846)

71 and 73 Second Avenue (c. 1886)

Little is known about Adam Munch, who enjoyed a career of at least fifty years as a builder in the New York City area. According to census data, he emigrated from his native Prussia in 1870 and immediately began work as a house carpenter while living in Huntington, Long Island. By 1872, he had moved to Harlem, where he remained until at least 1890, before moving to Queens. He then resided in Long Island City and Astoria. His work can be seen in the Park Slope Historic District Extension and the NOHO Historic District Extension as well as the East Village/Lower East Side Historic District.

References: Ancestry.com, Index to Petitions for Naturalization Filed in New York City, 1792-1989 [db on line] (Provo, UT: Ancestry.com Operations, 2007); Francis, 57; LPC, *Park Slope Historic District Extension (LP-2443)*; U.S. Census, 1870, 1880, 1900, 1910, 1920.

David M. Oltarsh (1883?-1940)

Public Theatre, 66 Second Avenue (1926)

Born in New York City, David M. Oltarsh graduated from City College (1902) and worked in his father's Oltarsh Iron Works until 1912. He was employed by the Brady Oltarsh Construction Co., highway, sewer, and waterworks contractors, until World War I. During the war, he served as Captain of Engineers, and later received the rank of Lieutenant Colonel. In 1928, he established David M. Oltarsh, Inc., architects, engineers, and builders. He was involved in the design and/or construction of the Ruppert Building, Fifth Avenue and 44th Street; 50 Broadway; 101 Wall Street; the Taft Hotel; and a number of theaters.

References: Oltarsh obituary, *NYT*, July 22, 1940, 17.

John O'Neil (dates undetermined)

45 and 47 Second Avenue (1867)

Little is known of the life or work of John O'Neil. He maintained an architectural office in lower Manhattan beginning in 1863. In 1868, he was associated for one year with Lawrence J. O'Connor in an office on Nassau Street. He then practiced by himself from 1869 until 1873. He is credited with a cast iron-fronted building at 147 West Broadway that displayed a fine imitation of incised stone blocks.

References: Francis, 59; *AIA Guide to New York*, 58.

Israel Peles (dates undetermined)

91 Second Avenue (2005-07 alteration)

Israel Peles established an architectural firm under his name in Manhattan in 1987. Among other work, this firm has been the architects for the Israel Trade and Economic Office in New York.

References: http://itrade.gov.il/us-ny/biz_os/israel-peles-office-architects-nyc, accessed 7/24/12; <http://www.manta.com/c/mmdjvvc/israel-peles-architects-pc>, accessed 7/24/12.

George F[rederick] Pelham (1866-1937)

221 East 5th Street (c. 1896)
94 East 7th Street (c. 1896)
70 East 7th Street (1896-97)
65 and 67 East 4th Street (c. 1897)
75 East 4th Street (c. 1897)
417 East 6th Street (1897)
59 East 7th Street (1897)
66 East 7th Street (1897)
72 and 74 East 7th Street (1897)
73-75 East 7th Street (1897)
63 East 7th Street (1898)
67 East 2nd Street (1899)
409 and 411 East 6th Street (c. 1899)
55 Second Avenue (1901)
125 Second Avenue (1901)
57 Second Avenue (1903)
77 Second Avenue (c. 1903)
207 East 5th Street (c. 1905)
236 East 5th Street (c. 1912)
123 Second Avenue (1913 alteration)

George Frederick Pelham established his architectural firm during the early 1890s. He was the son of Canadian architect George Brown Pelham (1831-1889) who worked on the Canadian Parliament buildings and moved to New York in 1875. The son established his own architectural office in 1890 and proceeded to design apartment houses throughout New York City in various styles, from neo-classical to Art Deco. His Renaissance and Classical Revival style apartment houses can be found in the Upper West Side/Central Park West and Riverside-West End Historic Districts and the Hamilton Heights/Sugar Hill Historic District. He also designed a steel-framed office building in the Madison Square North Historic District, a tenement building and commercial structures in the Tribeca West and Tribeca North Historic Districts. Pelham designed many houses in the East Village/Lower East Side Historic District.

References: George F. Pelham obituary, NYT, February 9, 1937; 23; Withey and Withey, 465; LPC, Ladies Mile Historic District Designation Report (LP-1609), Riverside-West End Historic District Designation Report (LP-1626); Tribeca West Historic District Designation Report (LP-1713); Upper East Side Historic District Designation Report (LP-1051); Upper West Side-Central Park West Historic District Designation Report (LP-1647); Hamilton Heights Historic District Extension Designation Report (LP-2044).

William Peterson (dates undetermined)

64 East 7th Street (2009-11)

Educated at Tulane University and the Rhode Island School of Design, Mr. Peterson has maintained his own architectural firm in Manhattan since 2004, Bill Peterson, LLC.

References: Bill Peterson/Linkedin.

Raphael Prager (c.1874-?)

108 Second Avenue (1916, new facade)

Raphael Prager was born in Austria and immigrated to the U.S. in 1906 where it is likely he received his architectural training. He lived with his family in the Bronx and his architectural practice was listed in New York directories from 1908 until 1936. His work includes dwellings and commercial buildings throughout Manhattan.

References: Office for Metropolitan History, (Sept. 19, 2012), <http://www.MetroHistory.com>; U. S. Census records, 1910, 1920, 1930, 1940; Ward, 62.

Samuel B[urrage] Reed (dates undetermined)

Middle Collegiate Church, 112 Second Avenue (aka 112-114 Second Avenue) (1891-92)
Middle Collegiate Church, Sunday School Building, 50 East 7th Street (1891-92)

Little is known about the early career or architectural training of Samuel Burrage Reed. He is noted in the U.S. Census for 1870 as a builder living in Newtown, Queens with his wife and children. He apparently began practicing architecture on Long Island, and gained nationwide attention for houses he designed in Flushing, Queens. The house designs were noted in the *American Agriculturalist*, one of the leading agricultural journals of the day, as “well-studied plans for a low-priced house.” In total, 29 of the houses were constructed between 1871 and 1872 in the area of “West Flushing,” which was rapidly suburbanizing during that time. These house plans and others were published in Reed’s first book, *House Plans for Everybody* (1878), which was aggressively promoted by its publisher, Orange Judd and Company, who was also the editor and proprietor of the *American Agriculturalist*. Reed published at least two more books of house plans during his career including *Cottage Houses for Village and Country Homes* (1883) and *Dwellings for Village and Country* (1885). Reed opened an architectural office in Manhattan around the time his first book was published. By 1880, he had moved to 245 Broadway, where the *American Agriculturalist* had its office. In addition to residences, Reed appears to have also designed other types of buildings including religious structures such as the Bloomingdale Reformed Church (c. 1884, demolished c. 1904), the Middle Collegiate Church, and the Passaic County Court House in Paterson, NJ (1899-1900). Reed’s best-known work in New York City is probably the Romanesque Revival-style Bailey Residence at 10 St. Nicholas Place in Manhattan (1886-88, a designated New York City Landmark), designed for James Anthony Bailey, partner in the famed Barnum & Bailey Circus.

References: Francis, 63; LPC, *The Bailey Residence (LP-0845)*; “The Church to be Attractive,” *NYT*, March 5, 1884; Michael A. Tomlan, *The Construction of the Chester F. Wickwire Residence (1888-1891)*, prepared for The 1890 House Museum and Center for the Arts, Corland, New York, August 1982; U.S. Census 1870.

Jonathan A. Remer (dates undetermined)

86 Second Avenue (1874)

John A. Remer was listed in New York directories as an architect between 1871 and 1888. From 1871 until 1873, he was in partnership with Smith Tuthill and they produced theatrical buildings.

References: Francis, 64, 77.

Charles Rentz, Jr. (1855-1906)

23 East 3rd Street (1891)
60 East 4th Street (1891)
77 East 4th Street (c. 1892)
114 East 7th Street (c. 1899)

Charles Rentz was born in New York City, the son of Charles Rentz, Sr., a cigar manufacturer from Wurtemberg, Germany. Rentz was listed in an 1879 city directory as a beer dealer, then as an architect in the 1880 New York census, and in city directories as an architect beginning in 1882. A notice in the *Real Estate Record & Builders' Guide* in April 1886 mentioned that Rentz had formerly been associated with the architect William Jose (see above). Rentz was a prolific designer of flats and tenements in the 1880s but his best known work was his design for Webster Hall and its annex (1886-87, 1892, an individually designated New York City Landmark). Rentz was the partner of Rudolph L. Lange in the firm of Rentz & Lange in 1888-90 and of Frederick William Kurtzer in Kurtzer & Rentz in 1904-06. Rentz apparently died prior to the dissolution of the firm in August 1906. Of Rentz's known works, the majority were flats and tenements, many of which were built on the Lower East Side and in Greenwich Village and are now located in the historic districts there.

References: LPC, *Webster Hall and Annex, 119-125 East 11th Street Designation Report (LP-2273)*, 5.

John B[ernard] Reschke (1903 - 1974)

56 Second Avenue (1928 alteration)

Little is known about John Bernard Reschke. According to U.S. Census records, he was born in New York to a German-born father and Irish-born mother. From 1910 to at least 1940, Reschke is noted as living in the Cypress Hills neighborhood of Brooklyn. On the 1920 U.S. Census, at age 16, he is shown as an architect's apprentice, and by 1930, he is noted as an architect. At one point during his career, Reschke appears to have been a fairly prolific designer of "dining car" restaurants, with building applications for 11 such buildings in Manhattan on record between 1934 and 1948, all of which appear to have been demolished. Other than alterations to existing structures—mostly to multiple dwellings in Manhattan such as the 1928 alteration to the row house at 56 Second Avenue within the district – it is unclear what other types of buildings Reschke may have specialized in. The last known building plan filed by Reschke was for an

alteration to a residence at 175th Street in Manhattan, dated 1958. Reschke was a member of the Brooklyn Chapter of the AIA from 1958 until his death and appears to have had his office in Midtown Manhattan. He was reported as living in Middle Village, Queens at the time of his death in 1974.

References: American Architects Directory (1962), 581; Ancestry.com Social Security Death Index; Ancestry.com Boston Passenger and Crew Lists, 1820-1943; Office for Metropolitan History; U.S. Census 1910, 1920, 1930 & 1940; Ward, 64.

John Ross (dates undetermined)

231 East 5th Street (c. 1876-77)

Builder John Ross, who lived nearby on Navy Street, apparently built the two rowhouses at 247 and 249 Front Street in the Vinegar Hill Historic District in 1846-47.

Sass & Smallheiser

Samuel Sass (1870-?)

Max J. Smallheiser (dates undetermined)

57 East 4th Street (1899-1900)

97 Second Avenue (c. 1903)

Little is known about the lives and careers of Samuel Sass and Max J. Smallheiser. Samuel Sass was born in Russia and immigrated to the United States with his parents in 1872. He was established in an independent architectural practice in the city by 1893. In 1899 he began a prolific, six-year partnership with Max J. Smallheiser, predominantly designing tenements and flats although they also received commissions to design other building types including a synagogue on Scholes Street, Brooklyn. Sass returned to solo practice in 1905 and continued until 1916. The firm's work is represented in the Greenwich Village, Ladies' Mile, Park Slope, and Stuyvesant Square Historic Districts. In the Greenwich Village Historic District Extension II, the firm was responsible for the Renaissance Revival tenement with stores (now residential) at 19 Jones Street.

References: Ancestry.com, Index to Petitions for Naturalization Filed in New York City, 1792-1989 [database online], Provo, UT: Ancestry.com Operations, 2007; Francis, 67, 70; LPC, Ladies' Mile Historic District Designation Report; U.S. Census, 1900, 1910, 1920; Ward, 67.

A[ndrew] Schappel (1833-?)

45 East 3rd Street (1881 alteration)

Little is known about Andrew Schappel (sometimes spelled Schappell). He was born in German in 1833, and became a U.S. citizen in 1850. He appears to have served as infantry during the

Civil War. As per U.S. Census records, he appears to have been a bricklayer / stone mason by trade, but is listed as the architect for the 1881 alteration to the row house at 45 East 3rd Street within the district.

References: Ancestry.com, *Civil War Pension Index: General Index to Pension Files, 1861-1934*, Record for Andrew Schappel; *New York City Directory (1880)*, 1379; *Real Estate Record & Builders Guide* (January 11, 1889), 63; U.S. Census 1870, 1900.

Schneider & Herter

Ernst E. W. Schneider (1855-?)

Henry Herter (c. 1847-?)

97½ East 7th Street (c. 1891)
99 East 7th Street (c. 1891)
52 to 56 East 7th Street (1893)
54 East 3rd Street (1897)
27 East 3rd Street (1898)
60 East 3rd Street (1898)
50 Second Avenue (1899)
58 East 3rd Street (1900)

Architects Ernst E. W. Schneider and Henry Herter, both immigrated to the United States from their native Germany. Schneider designed a row of neo-Grec style houses on Columbus Avenue in the Upper West Side/Central Park West Historic District in 1885 two years before beginning his nearly 20-year architectural partnership with Henry Herter. The firm designed numerous residential buildings throughout Manhattan, many of which are found in the Greenwich Village and Riverside-West End Historic Districts. The firm created Schneider & Company with two other partners, John Fish and Eugene Schultz, and purchased four lots on the corner of 102nd Street and West End Avenue on which they constructed a group of houses, one of which, 854 West End Avenue (1892-93), is a designated New York City Landmark. In addition to their residential designs Schneider & Herter designed synagogues, including the Park East Synagogue on East 67th Street (a designated New York City Landmark). In the Greenwich Village Historic District Extension II, the firm was responsible for the design of the Renaissance Revival style tenement at 25 Downing Street.

References: Ancestry.com, *Index to Petitions for Naturalization Filed in New York City, 1792-1989* [database on-line] Provo, UT: Ancestry.com Operations, 2007; Ancestry.com, *U.S. Passport Applications, 1795-1925* [database on-line] Provo, UT: Ancestry.com Operations, 2007; LPC, Architects files; LPC, *854 West End Avenue House Designation Report (LP-1619)*, 6-7; LPC, *Park East Synagogue Designation Report (LP-1056)*, 3; LPC, *Riverside-West End Historic District Designation Report*; Office for Metropolitan History, (May 17, 2010), <http://www.MetroHistory.com>; United States Census, 1900.

Max Schroff (dates undetermined)

62 East 4th Street (1889)

Max Schroff is listed in Manhattan directories as having an architectural practice between 1881 and 1900, although he seems to have been practicing architecture longer than that. He designed a small sculptor's studio on East 13th Street and this building on East 4th Street with a projecting fire escape. He lived in Bay Ridge, Brooklyn and was quite active in local organizations and committees, such as a school committee to encourage the construction of more school buildings in the area. He served as secretary of the New York Draughtsman Association and also submitted a design in the form of a Greek Temple for Grant's Tomb.

References: Francis, 68; "A Garden Fence on E. 95th, a Staircase on E. Fourth," *NYT*, Sept. 3, 2000, RE5; "West Side Chateau, Baptist Church, 1-Story Studio," *NYT*, Feb. 2, 2003, RE7, LPC architects' files.

Schuman & Lichtenstein

Sam Lichtenstein (?-2005)
Sidney Schuman (dates undetermined)

224 East 5th Street (1952 alteration)

Sam Lichtenstein and Sidney Schuman founded a firm that continues today as Schuman Lichtenstein Clamon Efron, Architects. Lichtenstein, who served as senior partner of the firm for 50 years, was educated at New York University School of Architecture. The firm designed numerous luxury apartment buildings in New York, including 2 Lincoln Square (1975) and Montefiore Apartments II (1972), one of the tallest in the Bronx. They designed or altered several buildings in the Upper East Side Historic District and the Upper West Side/Central Park West Historic District and created a modern base for several 19th century rowhouses on East 24th Street.

References: Christopher Gray, "The Beekman Theater, A French School, Old Initials," *NYT*, Sept. 5, 1993; LPC, *Upper East Side Historic District (LP-1051)*; LPC, *Upper West Side/Central Park West Historic District (LP-1647)*.

Ralph H. Segal (?-1965)

Saul Birns Building, 107 Second Avenue (c. 1928)

Ralph H. Segal was born in New York and worked as an architect with offices in mid-town Manhattan from 1920 until sometime after 1940. He designed many buildings during that time, from small commercial structures to large office buildings. One of his most well-known works was the six-story bank and office building on Second Avenue for Saul Birns, which was featured in a *New York Times* article about the growth of the Lower Second Avenue section of Manhattan.

References: “Creating New Apartment Area on Lower Second Avenue,” *NYT*, Jun 2, 1929, RE1; obituary, *NYT*, Oct 12, 1965: Office for Metropolitan History; U. S. Census, 1949; Ward, 69.

H. Craig Severance (1879-1941)

Public Theatre, 66 Second Avenue (1926)

Harold Craig Severance, born in Chazy, New York, studied architecture in the United States and France, and began his career in 1900 in New York in the office of architect Charles A. Rich, his cousin. After working for the firm of Carrère & Hastings, Severance began his own practice in 1907. Between 1916 and about 1924, he was the partner of William Van Alen in the firm of Severance & Van Alen, which was noted for its creative “modern” classical designs for steel-framed commercial buildings. Independently, Severance was responsible for a number of New York commercial buildings and skyscrapers designed in variations of classical and Art Deco styles, including the 36-story Ruppert Building (1926) at 531 Fifth Avenue; the Hotel Taft (1926-27) at 761 Seventh Avenue; the 35-story 50 Broadway (1926-27); 16 Court Street (1925-27) in Brooklyn, the Herald Square Building at 1350 Broadway; 400 Madison Avenue (1929); and the 45-story Nelson Tower (1930-31) at 450 Seventh Avenue. The Manhattan Company Building (1929-30, a New York City Landmark) was Severance's most important commission; his firm at this time was “H. Craig Severance, Inc., architects and engineers.” At the time of his death he was involved in construction at the Naval Air Station, Lakehurst, New Jersey.

References: LPC, *Manhattan Company Building Designation Report (LP-1936)*; *Borough Hall Skyscraper Historic District Report (LP-2449)*.

Louis A. Sheinart (d. 1942)

64 Second Avenue (1927-28 alteration)

Louis Sheinart was listed as an architect in New York City directories from 1910 through 1936, with offices on the Lower East Side of Manhattan. He designed many buildings during that time, including one- and two-story structures for shops or commercial use, as well as tenements, lofts and movie theaters. He became involved in real estate as president of the Edls Realty Company in New York. By 1933, he and his wife had moved to Los Angeles where he died in 1942.

References: Obituary, *NYT*, Sept 28, 1942; Francis, 70; Office for Metropolitan History; LPC, architects files.

Herman I. Siegel (dates undetermined)

227 East 5th Street (1966-67 alteration)

Herman Siegel studied architecture at New York University, graduating in 1934. His firm, Herman H. Siegel was organized in 1938. From 1946 until 1956, he was a partner in the firm of

Siegel & Rapp. His work has included designs for apartment houses at 281 West 11th Street, 421 West 57th St and 430 East 77th Street.

References: American Architects Directory, Third Edition, 1970 (R.R. Bowker).

John B. Snook (1815-1901)

223 East 5th Street (c. 1875)

John Butler Snook was born in England where his father was a carpenter and builder. The younger Snook trained in his father's business before immigrating to the United States. He was established in New York City as a carpenter/builder by 1835 and by 1837 as an architect. By 1842, Snook began to work with Joseph Trench and later they formed a partnership. The work of this firm helped to introduce the Anglo-Italianate style to New York with buildings such as the A.T. Stewart Store, the country's first department store (1845-46, 280 Broadway, a designated New York City Landmark), and the Metropolitan Hotel (demolished). With Trench's departure for California in the 1850s, Snook rose from junior partner to the head of the firm. Snook became an extremely prolific architect-builder who worked in virtually all revival styles and designed structures of all types, thereby expanding his architectural practice into one of the largest in New York. The first Grand Central Station (1869-71, demolished) was one of his best known works. In 1887, Snook took his three sons (James Henry, Samuel Booth and Thomas Edward) and a son-in-law (John W. Boyleston) into his office, changing the firm's name to John B. Snook & Sons to celebrate the firm's fiftieth anniversary. Later the name was changed to John B. Snook Sons and continued well into the twentieth century.

Snook designed a group of store and loft buildings within the Tribeca West Historic District (1868-69) for the Lorillard heirs on Duane Street, which display the earliest use of the neo-Grec style in the district. He also designed numerous buildings within the NoHo and Madison Square North Historic Districts in a variety of styles, as well as individual landmarks in lower Manhattan.

References: LPC, "Architects' Appendix," Ladies Mile Historic District (LP-1609); "Architects' Appendix," Upper East Side Historic District (LP-1051); "Architects' Appendix," Upper West Side/Central Park West Historic District (LP-1647); Engine Company Number 23 (LP-1563). Mary Ann Smith, "The Commercial Architecture of John Butler Snook" (Thesis, Penn. State Univ., 1974). "John Butler Snook," Macmillan Encyc, vol. 4, 95.

William Stauffer (dates undetermined)

93 Second Avenue (1886 alteration)

William Stauffer was listed in New York directories as an architect in 1900 and 1901, with offices on East 128th Street and East 123rd Street.

References: Ward, 74

Charles M. Straub (c. 1860-?)

21 East 3rd Street (1906)
234 East 5th Street (1928 alteration)

Charles M. Straub was born in Bavaria and immigrated to the United States in 1882. He was listed in New York directories as being in partnership with Herman Horenburger between 1891 and 1906. After 1906, Straub maintained an independent practice for many years and then, in the 1920s, partnered with his brother, Frank Straub. Examples of Straub's work can be found in the NoHo Historic District Extension and in the Greenwich Village Historic District Extension II as well as the East Village/Lower East Side Historic District.

References: Francis, 40, 41, 61, 73; LPC, *NoHo Historic District Extension Designation Report (LP-2287)*; U. S. Census, 1920; Ward, 37, 75.

Frank Straub (c. 1868-1930)

53 East 7th Street (1906 alteration)

Frank Straub immigrated to the United States from Germany in 1882 with his brother, architect Charles M. Straub. He maintained an active architectural practice in New York and was listed in directories (either in a solo practice or with his brother) from 1906 until he died in 1930. He worked throughout the city and produced many tenements on the Lower East Side, as well as larger hotels in midtown on which the brothers collaborated.

References: Ward, 75; Office for Metropolitan History; U. S. Census records, 1900, 1920; Obituary, *NYT*, Feb. 26, 1930, 25.

Charles Sturtzkober (c. 1816-?)

95 Second Avenue (1890 alteration)

Charles Sturtzkober came to the United States from Saxony and practiced as an architect in New York from at least 1879-1888. No further information has been discovered about him.

References: Francis, 73; U. S. Census, 1880.

Albert Wagner (d. 1898)

333 East 6th Street (1882)

Albert Wagner was of German origin and came to the United States in 1871. Before opening his own office in New York he had worked for A.B. Mullet in the office of the Supervising Architect of the U.S. Treasury and later for Leopold Eidlitz in New York. Wagner's name appeared in business directories from 1881 to 1898. Wagner appears to have been a prolific

architect, listed as having two offices in 1894. His known works include various types of buildings including residential, commercial, and industrial. In the 1880s, Wagner designed a number of apartment houses in Manhattan and also several industrial buildings. In 1885-86 he designed the Puck Building, a designated New York City Landmark. He also designed buildings in what is now the SoHo-Cast Iron Historic District, including 123 Prince Street (1891-92), originally a store, and 84-86 Wooster Street (1895-96), a mercantile building which he owned. Wagner died in New York in 1898. After 1898, the firm of Herman Wagner and Richard Jahn apparently took over as Albert Wagner's successor.

References: LPC, *Puck Buck (LP-1226)*.

William E. Waring (d. 1882)

75 East 2nd Street (1868)

73 East 2nd Street (1871)

William E. Waring began his career in his father's architectural firm, E[dmund] Waring & Son, from about 1859 to 1867. He left the firm in 1868 and entered into what was a lucrative independent practice which lasted until his death in 1882 (he left his widow Frederica \$5000.00). Waring designed the tenements at 122 Greene Street (1866-68) and 46 Laight Street (1874) located within the SoHo-Cast Iron Historic District and the Tribeca North Historic District, respectively. He was also the architect for the 1871 alteration of 185 Christopher Street and the 1873 design of 304 West 10th Street in the Weehawken Street Historic District. In the NoHo Historic District Extension he designed the Italianate style stable building at 31 Great Jones Street for the New York Board of Fire Underwriters. In the Greenwich Village Historic District Extension II, Waring designed the Italianate/neo-Grec styles tenements with stores at 18-20 Cornelia Street.

References: Francis, 80; LPC, Architects files; LPC, *Weehawken Street Historic District Designation Report (LP-2183)*; LPC, *NoHo Historic District Extension Designation Report (LP-2287)*; "The Money Value of a Husband," *NYT*, Aug 4, 1884, 8.

John C. Watson (dates undetermined)

87 Second Avenue (c. 1910)

Little is known of the life or training of architect John C. Watson. He had an active architectural practice in New York between 1905 and 1940, designing a variety of buildings throughout the city, including tenements, apartment houses, stores and garages. In 1908 he designed the "Castle Paterno" on Riverside Drive and 181st Street, a luxurious private home for the head of the Paterno Construction Company.

References: Office for Metropolitan History; Ward, 83; "Riverside Castle to be Unique Among City's Residences," *NYT*, June 7, 1908.

William W. Whitehill (c. 1880-1965)

421 East 6th Street (1919)

William W. Whitehill was born in New Jersey and had an active architectural practice in New York between 1919 and 1933. He and his family lived in New Rochelle and carried on an active social life there. He worked extensively for the New York Edison Company, designing practical buildings to house the company's equipment such as transformers and distributing stations. In the East Village/Lower East Side Historic District, Whitehill designed a well-proportioned 3-story brick structure on East 6th Street that has been converted to other commercial purposes.

References: Office for Metropolitan History; Ward, 84; *NYT*, various; Social Security Death Index.

Harrison Wiseman (1877-1944)

105 Second Avenue (c. 1925-26)

Architect Harrison G. Wiseman, a native of Ohio, maintained an active practice in Manhattan from 1917 through 1939. He also designed the Jaffe Art Theater, the Albemarle Theater in Flatbush, Brooklyn (1921, the second largest theater in the borough) and a building in the Park Slope Historic District Extension.

References: 1920 U.S. Census; Ward, 85; LPC, *Park Slope Historic District Extension* (LP-2443); LPC, architects files.

ILLUSTRATIONS



37 East 7th Street



28 East 2nd Street

Federal- and Greek Revival-style row houses from the 1830s.

Photos: Christopher D. Brazee (2012)



62 East 3rd Street



The Ralph and Ann E. Van Wyck Mead House
110 Second Avenue

Greek Revival-style row houses from the 1830s and 1840s.

Photos: Christopher D. Brazee (2012)



New York City Marble Cemetery
60 East 2nd Street



Evangelical Lutheran Church of St. Mark
323 East 6th Street

Neighborhood institutions from the 1830s and 1840s
Photos: Christopher D. Brazee (2012)



East 6th Street



East 7th Street

Italianate-style tenements from the 1860s.
Photos: Christopher D. Brazee (2010 and 2012)



231 East 5th Street



211 East 5th Street

Neo-Grec-style tenements from the 1870s.
Photos: Christopher D. Brazeel (2012)



New York Turn Verein
66 East 4th Street



Aschenbroedel Verein
74 East 4th Street

Organizations of *Kleindeutschland*.
Photos: Christopher D. Brazee (2012)



213 and 215 East 5th Street



25 to 29 East 7th Street

Neo-Grec- and Queen Anne-style tenements from the 1880s.

Photos: Christopher D. Brazee (2012 and 2010)



95 to 99 East 7th Street



77 East 4th Street



25 East 3rd Street

Queen Anne-style tenements from the 1890s.
Photos: Christopher D. Brazee (2010 and 2012)



228 and 226 East 6th Street



100 East 7th Street

Romanesque Revival-style tenements from the 1890s.
Photos: Christopher D. Brazeo (2012)



East 4th Street



63 East 7th Street



110 East 7th Street

Renaissance Revival-style tenements from the 1890s.
Photos: Christopher D. Brazee (2010 and 2012)



Congregation Adas Yisroel Anshe Mezeritz
415 East 6th Street



Saint Stanislaus Bishop and Martyr Roman Catholic Church
107 East 7th Street

Early 20th century religious institutions.
Photos: Christopher D. Brazee (2012)



Olivet Memorial Church
59 East 2nd Street



Middle Collegiate Church
112 Second Avenue

Late 19th century religious institutions.
Photos: Christopher D. Brazee (2011 and 2012)



111 East 7th Street



47 East 3rd Street



92 Second Avenue

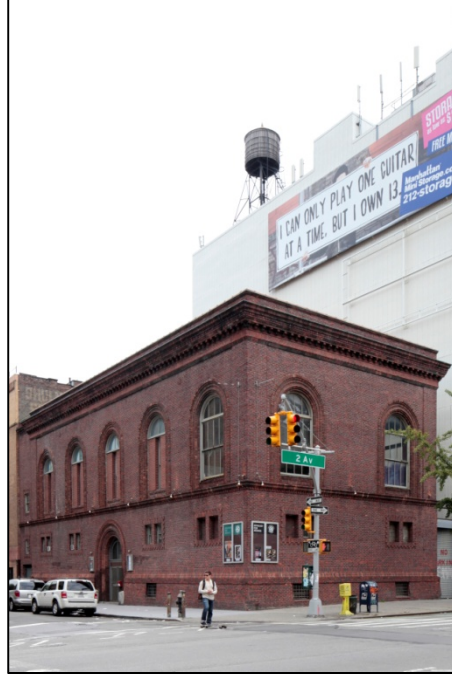


77 Second Avenue

Renaissance Revival-style tenements from the turn of the 20th century.
Photos: Christopher D. Braze (2012)



Hebrew Free Loan Association
108 Second Avenue



**Manhattan Third District
Magistrate's Courthouse**
32 Second Avenue



Saul Birns Building
107 Second Avenue



Industrial National Bank of New York
72 Second Avenue

Early 20th century commercial and institutional buildings on Second Avenue.

Photos: Christopher D. Brazee (2012)



Hebrew Actors' Union
31 East 7th Street



Public Theatre
66 Second Avenue



Commodore Theatre
105 Second Avenue

Early 20th century buildings associated with the Yiddish Rialto.
Photos: Christopher D. Brazee (2012)