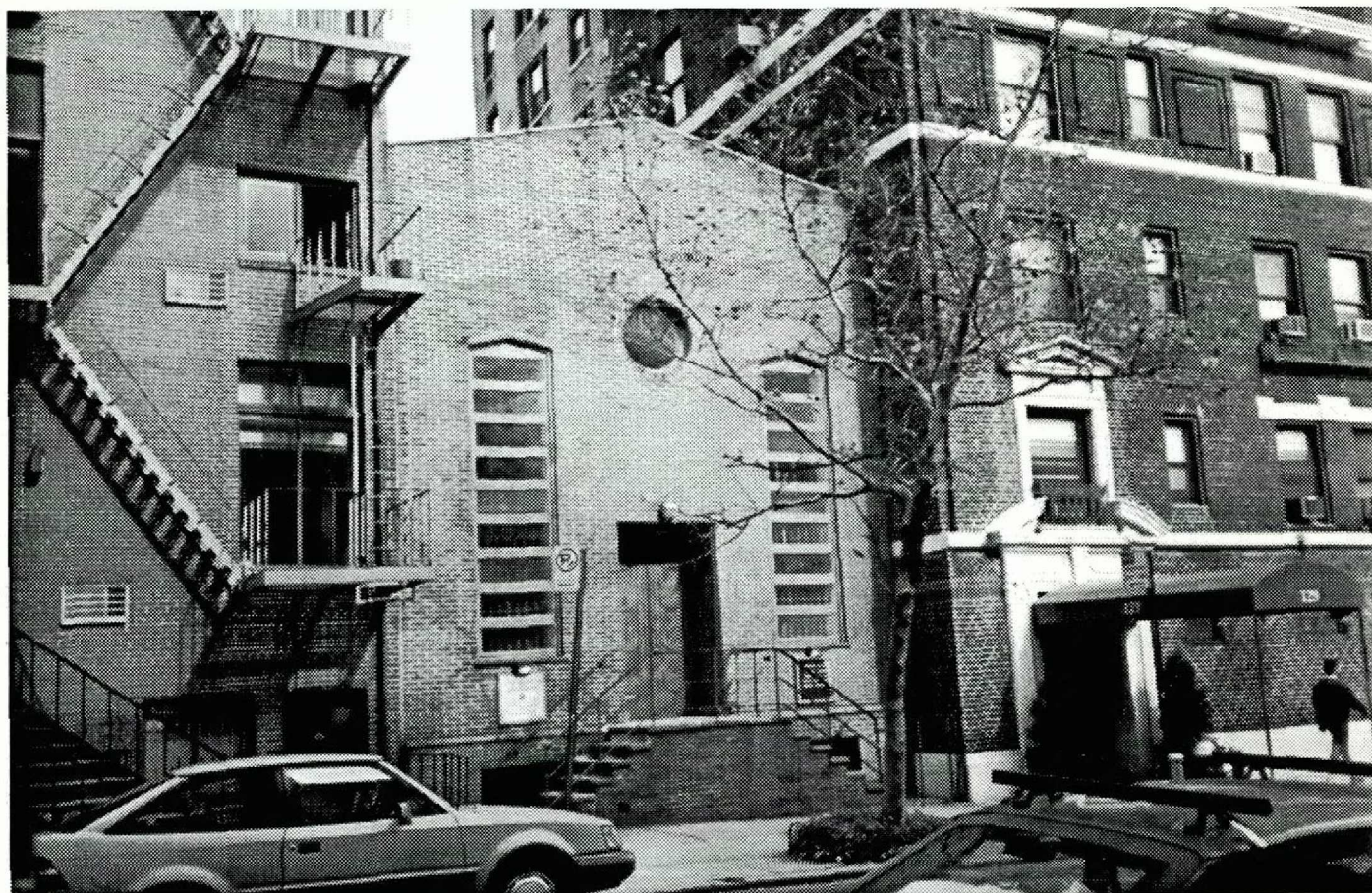


1A Archaeological Assessment of 127 East 82nd Street

(Block 1511, Lot 14) Manhattan

CEQR No. 95-BSA-079M



127 East 82 Street 1995

Prepared for Congregation Or Zarua
Prepared through Winthrop, Stimson, Putnam & Roberts
Prepared by Joan H. Geismar, Ph.D.
December 1, 1995

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INTRODUCTION

This report presents the findings of a documentary study of 127 East 82nd Street (Block 1511 Lot 14; CEQR No. 95-BSA-079M), where a two-story synagogue now stands that houses Congregation Or Zarua (Exhibits 1-3). Research was undertaken through Winthrop, Stimson, Putnam & Roberts, legal council for the congregation. An application for a zoning variance to allow construction of a new synagogue has raised the issue of the archaeological potential of the lot for yielding information about nineteenth-century New York City. This issue was flagged by archaeologists at the New York City Landmarks Preservation Commission.

Sources of information for this assessment included historical maps, deeds (Libers of Deeds [LD]), tax assessments (TA), federal and state census manuscripts (FC and SC), building alteration permit applications (APA) and dockets (AD), street files and maps in the topographical bureau of the Manhattan Borough President's Office, *New York City Directories* (NYD), file maps, and other municipal records as well as several unpublished and published reports, histories, and historical accounts. It also included information previously gathered to create a statement of facts and findings for the zoning variance application (Winthrop, Stimson, Putnam & Roberts 1995). An intensive effort was made to locate nineteenth-century sewer connection records, important information regarding the archaeological potential of the project lot (see discussion below), but this proved futile.

It has been noted that the "...property has been in continuous use as a place of worship for over 100 years, first as a synagogue, then as a church, and now again as a synagogue" (Winthrop, Stimson, Putnam & Roberts 1995:2). An assumption made in the "statement of facts" that the structure on the lot at this writing was the only one to stand on the site was reasonable based on the building's street number. However, research undertaken for this assessment indicated this street number has changed over time, and that the present synagogue structure actually incorporates a frame dwelling erected on the lot either in 1863 or 1864. For just under twenty years, this one-story, 15-ft. high, wooden house, which only partly covered the lot (there was originally a 62-ft. rear yard and possibly a 3-ft. alley along its western side, but the presence of the alley remains a question), was home to Hugh Mahon, an Irish-born bookbinder, his family and what appear to be various tenant families.

In regard to the site's archaeological potential, the question is whether Mr. Mahon paid the \$10 required to obtain a permit from the Croton Aqueduct Board to connect his new house to the equally new 82nd Street sewer, or whether he chose instead to use a cesspool or to construct a backyard privy pit to accommodate an outhouse structure. If he took advantage of the street sewer or availed himself of Croton water to create a water closet and cesspool, the small yard remaining at this writing has no significant archaeological potential. However, if he elected to use an outhouse that required neither city water nor sewers, the requisite privy pit may remain. These dry-laid stone backyard privy pits, usually 6 to 7 ft. in diameter and often over 9 ft. deep,¹ were meant to be emptied and filled with clean sand when they were abandoned. When in use,

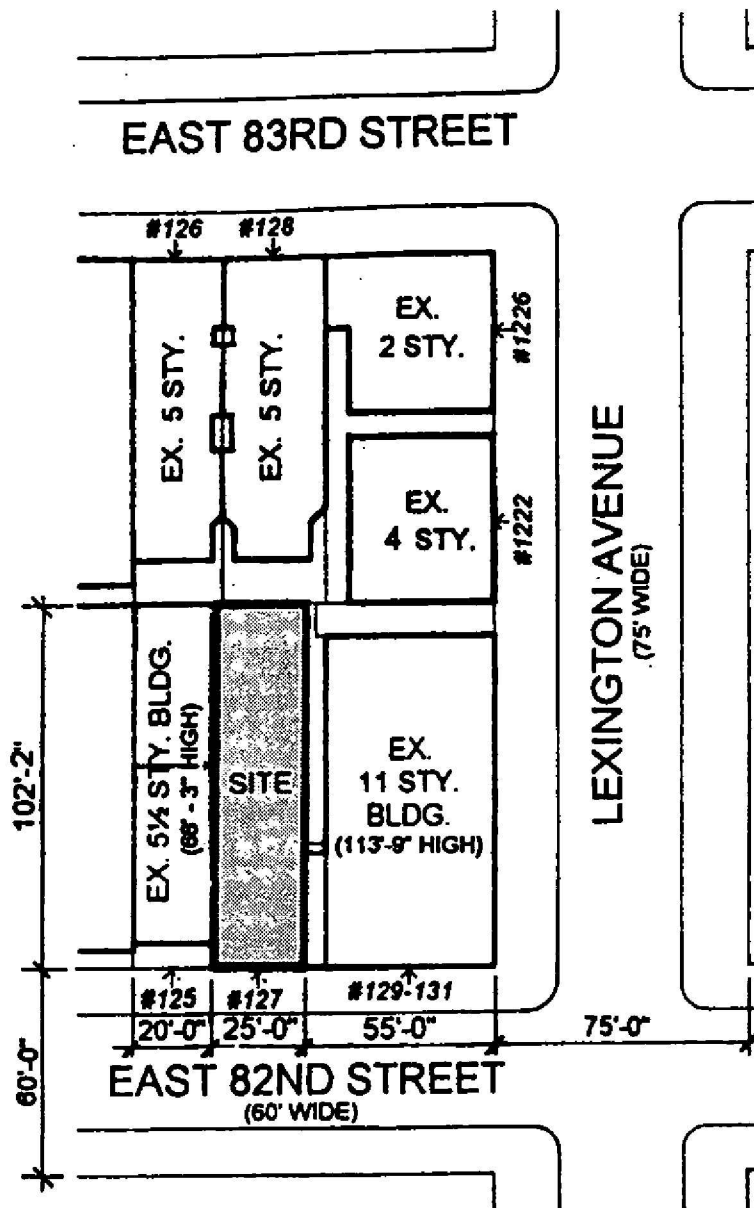
¹One Greenwich Village privy pit was found to be at least 14 ft. deep (Wall 1992:personal communication), but most appear to be just over 9 ft. (e.g., Geismar 1989, 1992).



A horizontal scale bar with a white left half and a black right half. The number '0' is at the left end, and '2000' is at the right end. Below the bar, the text 'Ft.' is centered.

A

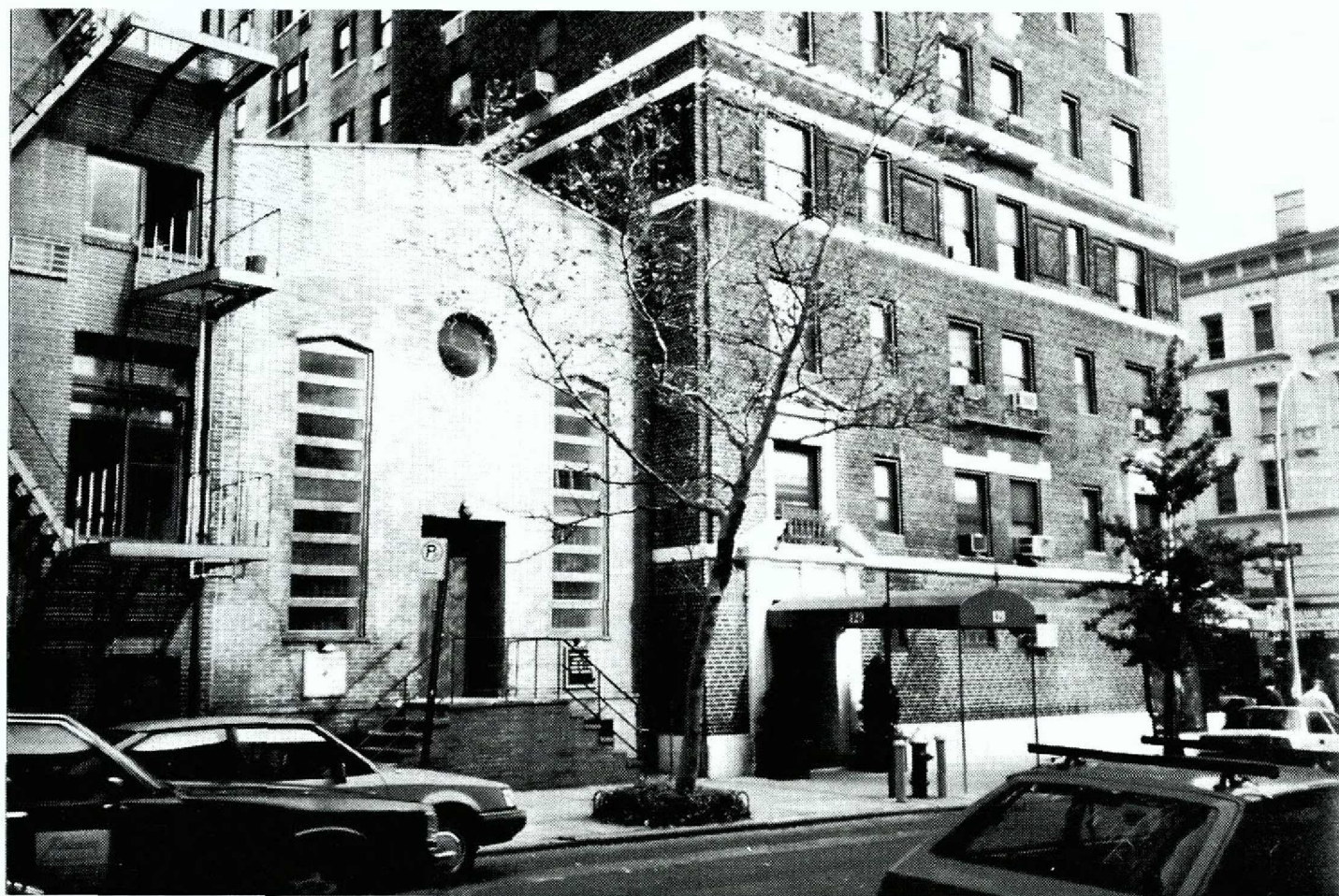
2



 Lot 14

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3 127 East 82nd Street, synagogue of Congregation Or Zarua. The view is looking north from the south side of East 82nd Street. Lexington Avenue runs to the right of the brick apartment building that has covered former house lots for more than half a century. (photo 10/95)

they were the repositories of household trash as well as human waste and, as demonstrated on urban house lots elsewhere in Manhattan and in Brooklyn (e.g., Geismar 1989, 1992), owners only partially complied with laws regarding cleaning and filling upon abandonment. Almost without exception, they have been found to contain household trash sealed in a virtual time capsule. Unfortunately, as, noted above, a search for the records of the Croton Aqueduct Board has not been successful, and the question of the lot's archaeological potential remains unanswered through documentary research.

EXISTING CONDITIONS

All but 4.5 ft. in the front and 6.4 ft. in the rear of the 102.2 by 25-ft. synagogue lot is covered by the existing two-story building (Existing Conditions 1995:Cellar Plan; Exhibit 4). Although the 91.5-ft. long structure appears to be brick, research has indicated that its first renovation incorporated at least some of the structural elements of a smaller frame dwelling that preceded it on the lot (see below), although it is highly doubtful that these earlier elements would be identifiable if, indeed, they remain. A renovation in 1951 once again altered the building's facade. The later changes included replacing double-hung, decorative windows and a Star of David in a circular glass window high above the entrance, as documented on a 1940 tax photo (Exhibit 5), with nine horizontal colored-glass panels flanking simple central doors and clear glass in the circular window above the door. A front stoop of stone, typical of late-nineteenth century brownstones, was replaced with one of brick that allows access to the entrance from two sides (see Exhibits 4 and 5). What was removed undoubtedly dated to the building's 1883 transformation from a dwelling into a synagogue; what was created was a facade appropriate for a church but one that also works as a synagogue (compare Exhibits 5 and 6).

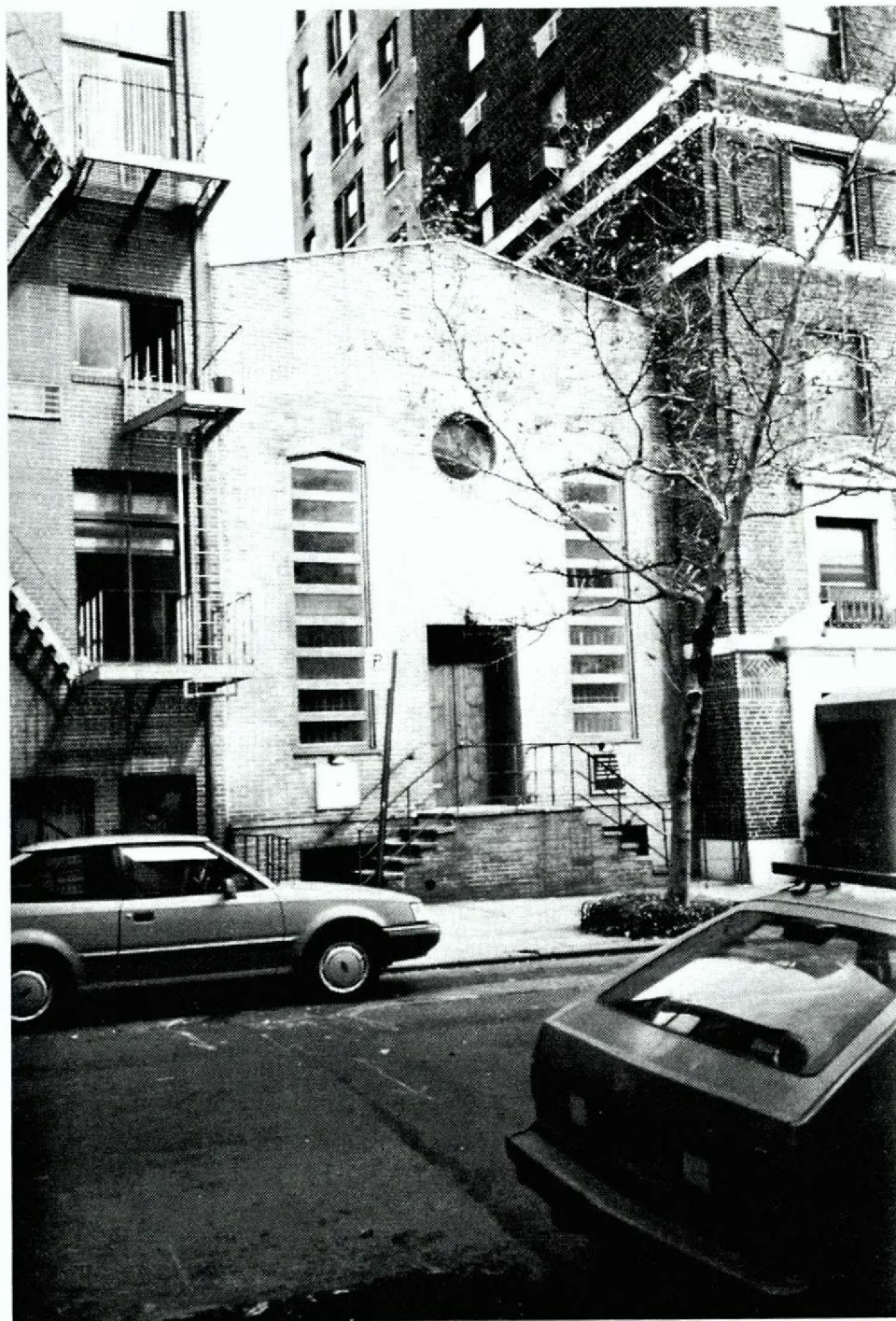
At least one undocumented change appears to have occurred sometime in the past. The original 1883 building alteration application indicates that the structure then on the lot was a 25-ft. wide, 40-ft. long, 15 ft. high, one-story frame dwelling. This was to be converted into an equally wide, 80-ft. long, 21-ft. high, one-story synagogue, an alteration that began on August 18, 1883, and was completed as planned on the 30th of November in the same year (APA 83-1192; see Appendix A). The only other alteration application to be located documents a 1904 plan and an amendment to that plan for further alterations to the building which was by then 30 ft. high in the front (APA 04-1045; see Appendices B and C). Construction of a 10-ft. addition that brought the building to its current depth on the lot was completed on March 2, 1905; see Appendix C). The 1940 tax photo (Exhibit 5) documents the facade of the building created through these two alterations as well as the fact it was then called "the People's Synagogue." While no alteration application has been located to document the changes that created the structure exactly as it exists at this writing, a building department docket for 1951 confirms that the Waldensian Church, then the new owners, made several changes. Among them were alterations to the facade, the exterior front stairs, and the entrance. Begun in August 1951, these alterations were completed in March 1952 (Alteration Docket [AD] 963-51; see Appendix D).

The existing facade and front portion of the synagogue structure have been faced and refaced with brick, while the building's two rear additions are made entirely of brick (AD 963-51; BA 04-1045; see Appendices A and B for these applications; also Perris & Browne 1886;





5 1940 tax photo of synagogue at 127 East 82nd Street (Block 1511 Lot 14). Note the inscription above the Star of David in the circular window identifies the building as " People's Synagogue." The structure shown here reflects the alterations made in two earlier renovations, one in 1883 when Hugh Mahon's one-story frame dwelling was converted into a larger brick and brick-faced synagogue, the other in a 1904-1905 alteration that enlarged the building. The facade was altered again in 1951 (see Exhibits 3 and 6). (photo: Municipal Archives).



6 Facade of synagogue Congregation Or Zarua reflecting 1951 alterations that converted the building from a synagogue to a Waldensian Church. Note the nine horizontal colored glass panels on either side of the door and the plain glass circular window that formerly contained a Star David. Compare with Exhibit 5. Not only have the windows and facade changed, but an earlier stone stoop has been replaced by one of brick that provides access to the front entrance from either side. (photo 10/95)

Exhibit 7). A 40-ft long partial basement, where meeting rooms, rest rooms, and a kitchen are located, extends under the front part of the building. This basement is approximately the size of the earlier frame structure on the lot. A hallway, a little over 40 ft. long, continues beyond this room and leads to an interior back stair, but the lot remains unexcavated on either side of this passageway which has no outside access. A small, rectangular, stone-paved yard remains behind the building (see Exhibit 4), the remnant of what was once the 62-ft. backyard. The building's interior is well maintained and light, and the sanctuary (Existing Conditions 1995:First Floor Plan; Exhibit 8) has been altered from the original plan found for the "Ark Rehina Desk and Gentlemen's Seats with their Numbers in Synagogue Congregation Kehileth Jeshurun [the original congregation], 82nd Street, New York" (Exhibit 9). This map, which lacks a survey date, was filed in the Register's Office on June 24, 1885, and undoubtedly represents the original interior conversion plan (File Map No. 949, redrawn 1904).

OWNERSHIP AND DEVELOPMENT HISTORY

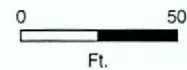
Property Ownership

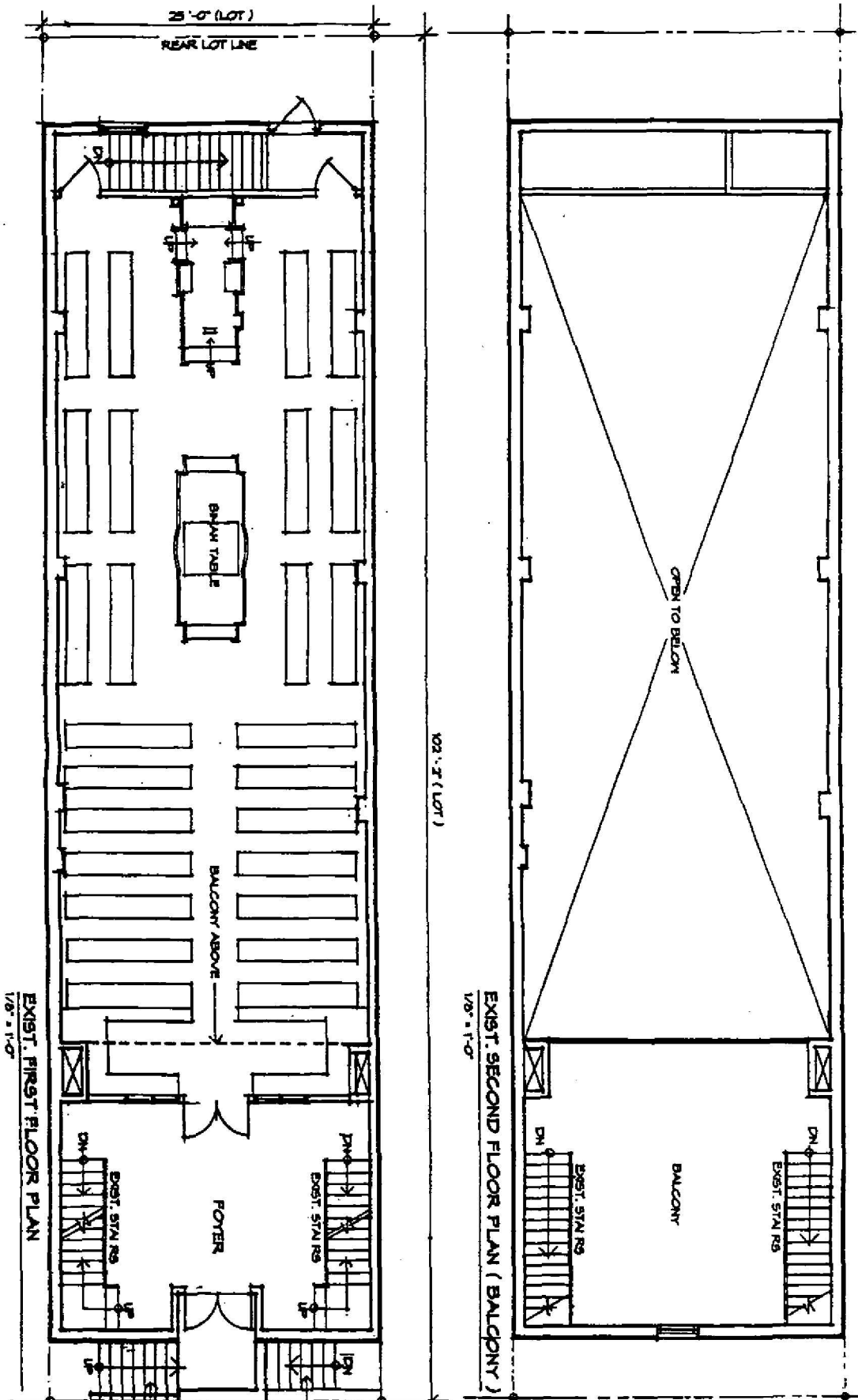
The ownership and development history of the 127 East 82nd Street lot is remarkably uncomplicated for a Manhattan property, as is its occupation history. Prior to 1796, this part of Manhattan was mainly undeveloped, city-owned Common Land (e.g., Viele 1865 depicting 1864; Holmes 1885:R32; Exhibit 10). As noted in an 1804 entry in the Minutes of the Common Council (MCC), Lot 197 of the Common Land, which included the future synagogue lot, had been leased by the Mayor and Alderman of the City of New York to Edward Dunscombe (Dunscomb)² in 1796 (MCC III 1804:481). Due to a discrepancy in the size of the lot, this transaction was the subject of Dunscombe's many petitions to the Common Council and is referred to several times in the council minutes. In 1804 it was agreed that Dunscombe would be released from the "quit rent of wheat" on the lot for the years prior to 1802. Since it was a ten year lease, it is not surprising that this lot was subject to another lease in 1806 from the Master in Chancery to William E. and Edward Dunscomb (LD 224:412). The Dunscomb's were apparently related, possibly father and son (the directories indicate thaty were both lawyers who resided at the same New York address). Edward Dunscombe apparently died in 1814 or 1815. In 1823, the lot was leased yet again to members of the Dunscombe family. The lessors were the administrators of Dunscombe's estate: Mary, his widow, and a Daniel E. Dunscomb. By that time currency had replaced wheat as the rental fee, and the lot lease was for \$20 per annum paid in four installments. Although there is no instrument of record, the Dunscombs petitioned the Common Council in September 1825 for permission to assign their lease for Lot 197 and its neighbor to Miln Parker (MCC XIV 1825:771) and the lot passed from Dunscomb ownership. Subsequent deeds indicate it had reverted back to the city sometime before 1850.

²No will or letters of administration have been located for Edward Dunscombe. His father may have been Daniel Dunscomb who named his son, Edward, and his three other sons joint administrators of his last will and testament drawn up in 1795 (LW 44:272). All but Edward predeceased their father, and in 1802, Daniel added a codicil to his will that named three substitute administrators. Although Edward may have inherited one-fourth of his father's estate when Daniel died in 1803, he rented Lot 197 of the Common Lands in his own right.



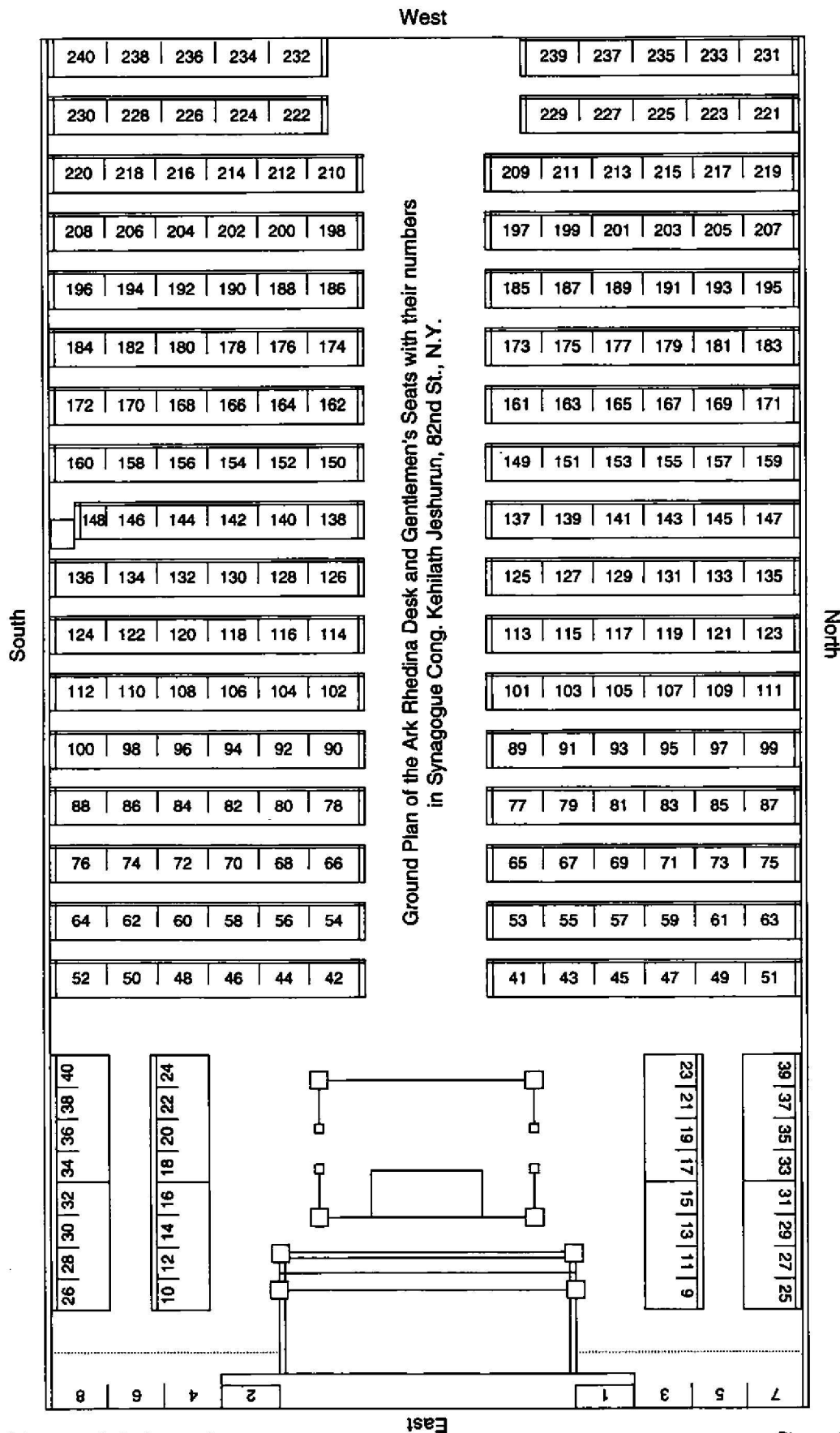
Synagogue





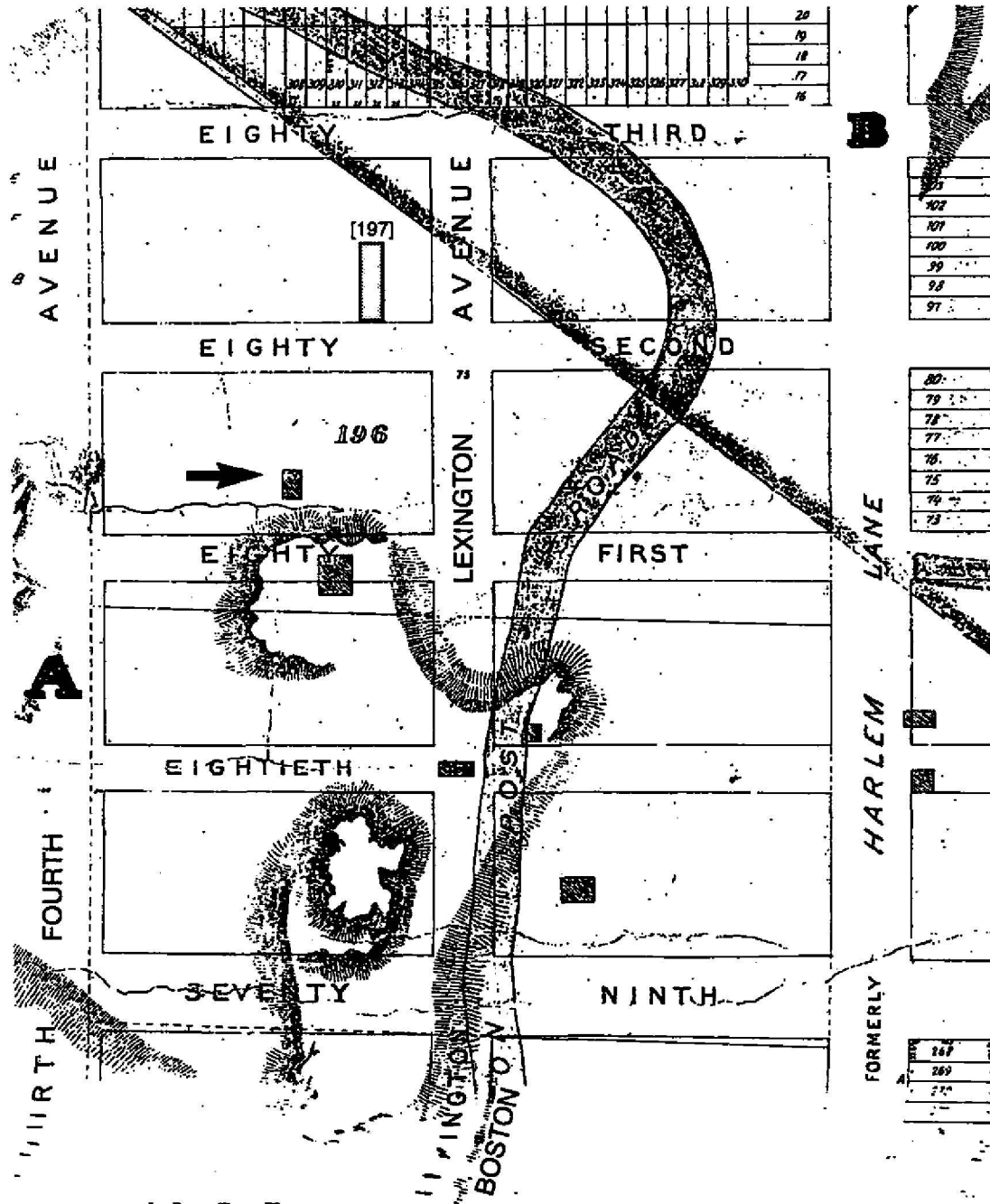
127 EAST 82 STREET Ark Rhedina Desk and Gentlemen's Seats with their Numbers
in Synagogue Congregation Kehileth Jeshurun, 82nd Street,
New York (File Map 949; Filed 1885; Redrawn 1904)

9



Note: Cardinal points appear to be incorrect.

Plan redrawn for this report.



Lot 14 (approx.)
 unidentified structure

0 300
Fl.

N

Lot 197 with adjacent lots comprised a "triangle gore" since they were diagonally defined on the east by the southern line of the Harlem Commons (Tracts & Farms 1915:RD 375; also Holmes 1885, see Exhibit 10). Later, after about 1810, they were also loosely defined by the Eastern Post Road to the east and, to a lesser degree, to the north (see Exhibit 10). This road ran in what has been described as a circuitous route from the Bloomingdale Road at Fifth Avenue and 23rd Street through the village of Harlem and then northward (Randel 1864 cited in Stokes V 1926:1481). According to the 1885 Holmes Farm Map, an unidentified structure stood nearby on the north side of what is now 81st Street (see Exhibit 10), but what later became Lot 14 on the north side of East 82nd Street remained undeveloped.

The lot was No. 25 when the tract was subdivided by the city in 1850, and beginning in 1852, the former Dunscombe lease hold passed through two documented private owners. The first was John R. Paxton, who acquired the lot from the city on May 1, 1852 (LD 593:507); the other was William Woods who purchased it from Paxton a little less than a year later (April 25, 1853; LD 644:35). Not until Woods and his wife Elizabeth, who were then residents of Brooklyn, sold it to Hugh Mahon, who lived on West 16th Street in New York City (LD 864:426 ; NYD 1854-1863; SC 1855), was there any development directly on the lot.

Tax records are somewhat inconsistent, but the 1864 assessment for Ward 19 indicates that a one-story frame house, 22 ft. wide by 40 ft. long, was by then standing on Lot 14 (TA 1864). From 1864 until 1867, when Woods' name was crossed out and Hugh Mahon's written in, the tax records continue to list Woods as the owner of the property even though it had been purchased by Mahon four years earlier. For some unexplained reason, Mahon's dwelling is only listed on the tax record until 1872 although city directories continue to document his residence through 1883,³ the year before it was converted into a synagogue. In 1882, a one-story frame structure is again found on the tax rolls, but no dimensions are given for the building. Although it is undocumented for ten years, the presence of the frame structure is suggested without interruption by the tax assessment that remains unchanged through 1882.

In 1863, the year Mahon purchased the property from William Woods, an ordinance had been received by the Croton Aqueduct Department to run a brick sewer on East 82nd Street between Fourth and Third Avenues (*Croton Aqueduct Department [CAD]* 1864:90). Construction of an oval brick sewer, 4 ft. by 2 ft. 8 in., was completed in 1864 (*CAD* 1865:113).⁴ The exact chronology of the sewer's installation and the building of Mahon's house remains unknown. Twenty years later, Mahon sold the property to Hyman Schnitzer, Jr. (LD 1725:484), who, in turn, sold it to Joseph Rosenweig (LD 99:241), who then immediately sold it to Congregation B'nai Paizer (LD 100:266), the original congregation to own and worship in the building. It

³No *New York City Directory* is available for 1877, but Mahon is listed as a bookbinder whose home and work were at 123 East 82nd Street, and then, after 1870, at 129 East 82nd Street, the former street numbers of the synagogue lot (NYD 1867-1882; also Bromley 1879; Perris & Browne 1870, 1886).

⁴ Lexington Avenue was not officially opened in the project area until April 25, 1870. This was two years after 82nd Street was opened between Fourth and Third Avenues according to city records (Street Index File). However, since a sewer was installed in this part of 82nd Street in 1864, this date for the street seems late.

functioned as a synagogue until 1951, when the property was sold to The First Waldensian Church of New York City. In April 1994, it was purchased by Congregation Or Zarua, the present owners, and, after a thirty-three year hiatus, the building again became a synagogue.

Since building permits were not required when Hugh Mahon's house was erected at what was then 123 East 82 Street (they were not mandatory until 1868), there is no record of the structure exactly as it was built. However, the earlier of the two available alteration permits describes the building then on the lot as being similar to the one documented in the tax records between 1864 and 1872. The only discrepancy is its width which is 22 ft. in the tax record and 25 ft. on the building permit. Whether this is an inadvertent error or a significant change remains unknown. It should be noted that an 1870 insurance atlas documents a frame building that covers the entire front portion of the 25-ft. wide lot while other nearby structures do maintain side alleys (Perris & Browne 1870; Exhibit 11).

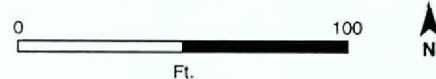
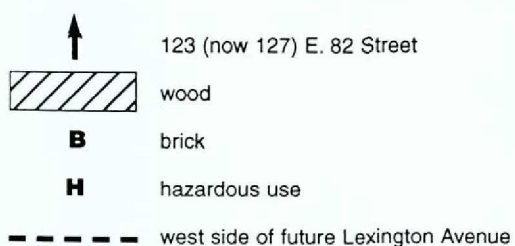
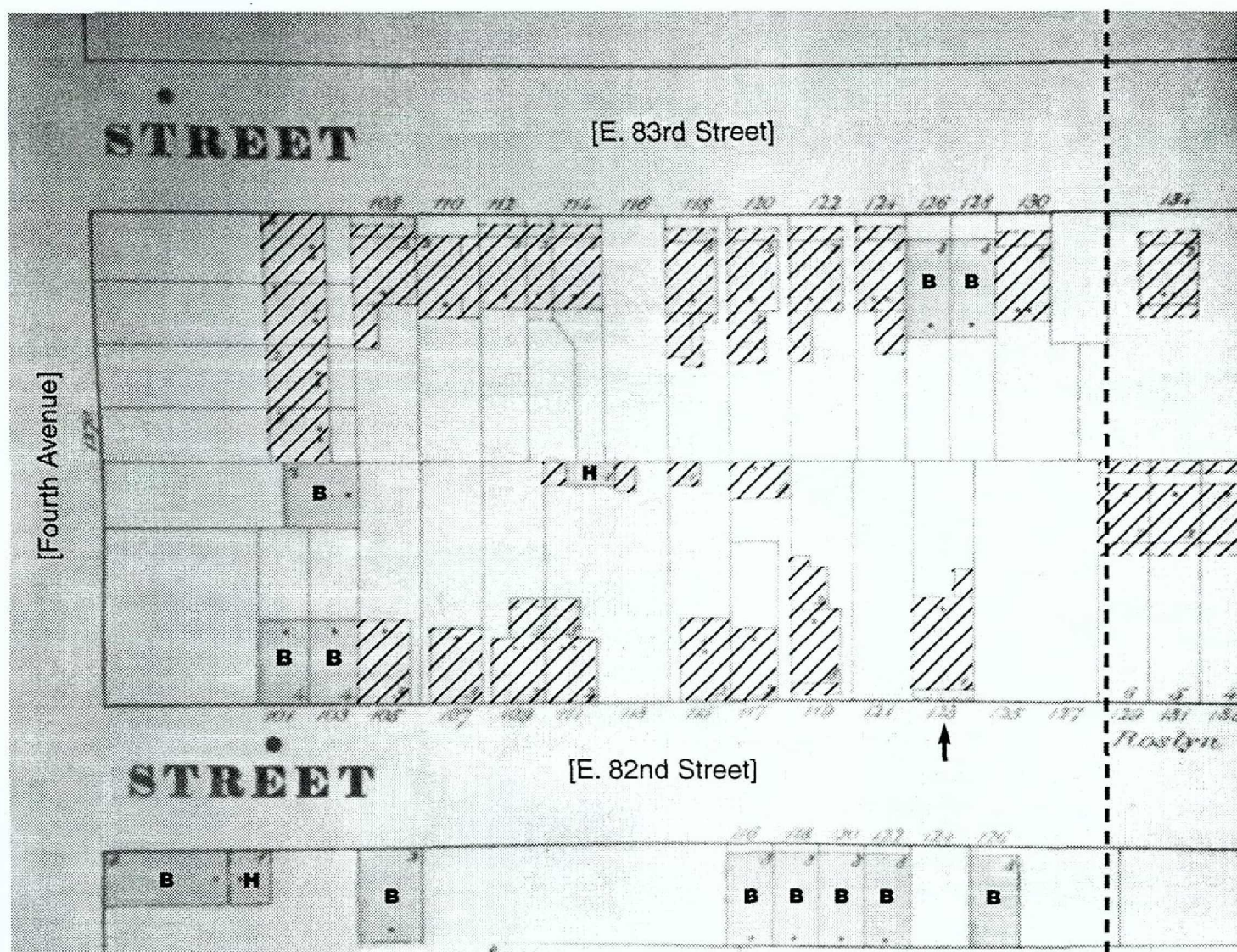
The Hugh Mahon Household

Because it is possible that at least part of a domestic backyard privy pit may remain on the synagogue lot, and since this feature may contain trash from the former house on the property, a profile of the lot's residents is in order. Mainly this focuses on members of the Hugh Mahon household as documented in census manuscripts. Since the house was not built until 1863 or 1864, the information comes from the 1870 and 1880 federal census manuscripts that record details about individual households. In addition, street directories and the 1855 State Census were researched to determine Mahon's address at or just before the purchase of what was then 123 East 82nd Street.

As noted in the introduction, Hugh Mahon was an Irish-born bookbinder. At the time of the 1855 state census, he was twenty-six years old and had been living in New York for six years. His household comprised his wife Catherine and their only child, Elizabeth, who was five months old. At the time, the Mahons were living at 94 West 16th Street (NYD 1854-1855) in a building that housed five families. Two other heads of households in the building were named Mahon and were probably Hugh's older brothers (one was a printer, the other a painter).

By 1870, when Mahon and his family had been living on East 82nd Street for at least six and possibly seven years, his family had grown, and while Hugh was then forty years old, miraculously, Catherine was thirty, only five years older than she had been in 1855. Elizabeth was sixteen and two other children born since the 1855 census were Catherine, who was thirteen, and eleven-year-old James. Besides the Mahons, the house was also home to Robert Johnson, a twenty-five-year-old compositor, his wife, Elizabeth, and their five-year-old daughter, Sarah. Just what Johnson's relationship was to Hugh Mahon is unknown, although they may have worked together since they were in allied trades. Johnson is not listed in the directories, so the duration of his occupancy is unknown. Another occupant in the building at this time was fifty-year-old Sarah Wells, possibly a relative or perhaps a servant although there is no occupation listed for her.

According to the 1880 census, Hugh was then forty-eight, Catherine forty-three, Elizabeth



(now "Lissa"?) twenty-six, Catherine twenty-three, and James twenty. Twenty-two year old Sarah Riley, an Irish-born servant (more specifically, a "chamber maid"), was then part of the Mahon household. Also in the building, but listed as a separate household, were a silversmith and his wife. Unfortunately, the family name is illegible on the census, so this occupancy cannot be traced in the directories. The given name of the head of household was James, he was forty-two years old, and he and his wife, Annie, were either childless or their family had grown and gone out on their own since no children are documented in the household.

By 1886, Mahon is listed in the directories at 232 East 82 Street (NYD 1883-18887), and it is assumed this is where he moved after selling his 127 East 82nd Street property. His twenty year occupancy of the synagogue lot appears uninterrupted despite some anomalies in the documentary record.

SANITARY CONDITIONS IN 1864

As noted in the introduction, an intensive search for the Croton Aqueduct Board records that could have provided information about when the connection was made between 127 East 82nd Street and the street sewer has not been successful. Ordinances were found, however, that document contemporary laws governing private sanitation facilities (NYC Ordinances 1866), and street sewer information was located in the annual reports of the Croton Aqueduct Department. The city ordinances reveal that privies were still being constructed when the Mahon house was built, but that cesspools were also common, and therefore water closets were an alternative private amenity.⁵ By law, a privy pit or vault had to be situated at least 2 ft. from any property line (NYC Ordinances 1866:316-317). Historically, they were located in either corner of the backyard as far from the house as legally acceptable (e.g., Geismar 1989, 1992). The annual reports of the Croton Aqueduct Department document the construction of a sewer on East 82nd Street by 1864 (CAD 1865:113). With the introduction of the sewer, municipal services could have been tapped.

According to a contemporary study of prevailing sanitary conditions in New York City, cesspools were the predominant form of lot sanitation in the 19th Ward (*Report of the Council of Hygiene [RCH] 1865:325-344*). The pre-development topography in the ward was described as "uneven" and the soil as "hard-pan about four inches below the surface" (RCH 1865:326). The Sanitary Inspectors who wrote the reports were doctors, and the two assigned to the 26th and 27th Sanitary Districts that included 127 East 82nd Street noted that most of the streets above 60th were unpaved and unsewered. This latter condition was changing as the report was being written. The east-west sewers established at the time of writing all emptied into the East River.

The houses in the district were mainly "private," that is, they were home to three families at the most. Most were built between 1854 and 1864, and most were three stories high with brownstone fronts. Most also had faulty sewer connections but a good water supply. Gas was used for lighting. An important note concerns water closets: in the lower part of the ward they

⁵ The water closet had been known since antiquity but could only be used where a constant water supply was available (e.g., Geismar 1993:62).

were located inside the house; in the upper part, that is in the part that included the 127 East 82nd Street lot, they were in the backyard (*RCH* 1865:329). Perhaps most tellingly, the report does not mention privies or "vaults" in relation to either the "private" houses or the tenements mainly located east of Third Avenue (*RCH* 1865:229-230).

Two field books kept by the inspectors of the Twenty-sixth and Twenty-seventh Sanitary Districts, which included all of the nineteenth ward, have been located. These contain a block by block description of the ward (the blocks are referred to as "squares"). However, one notebook is currently on display at the New York Historical Society, the other does not include Block 1511 (formerly Block 373). Whether or not the book on display includes this block is unknown at this writing..

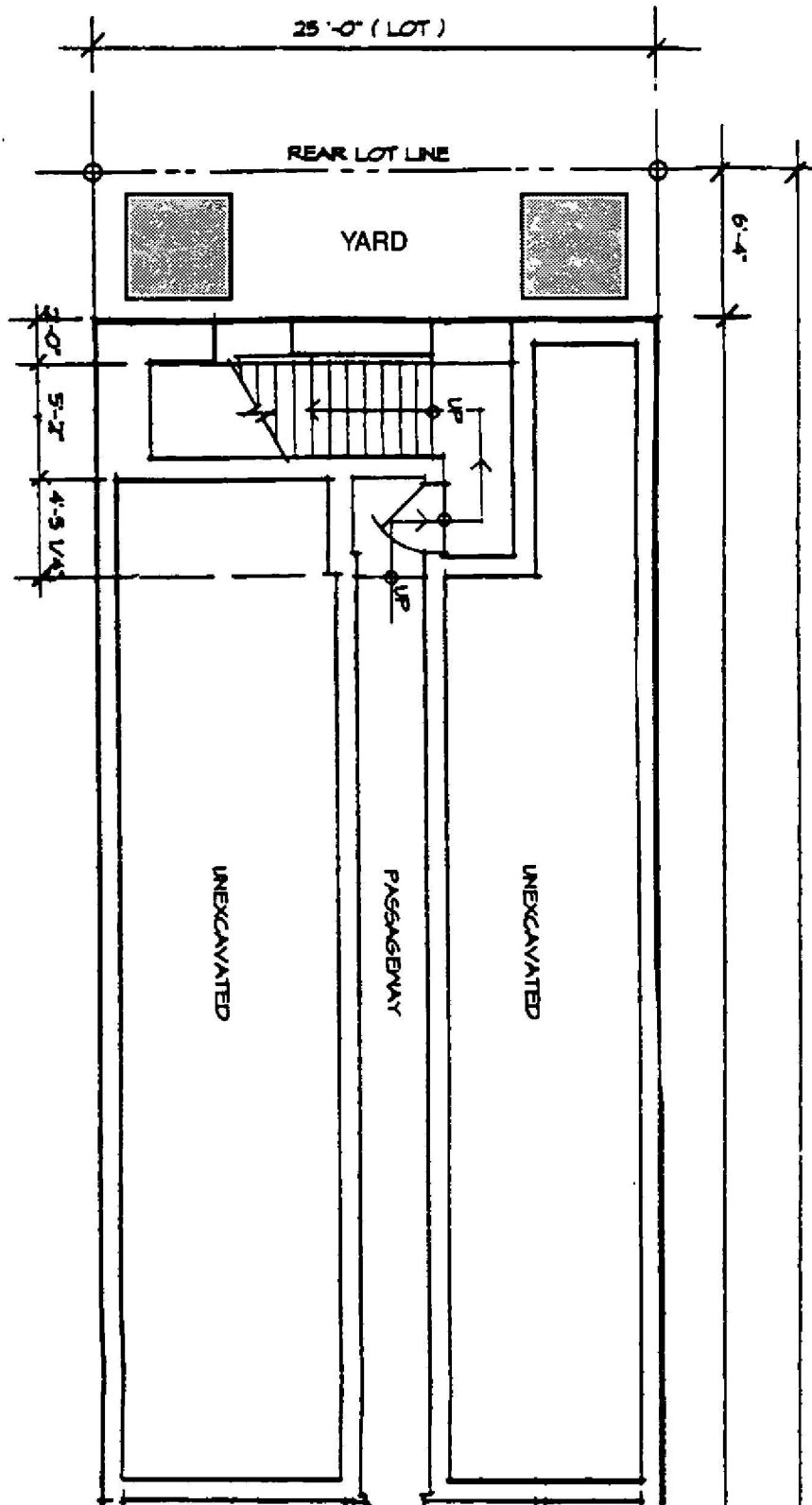
Based on the information found in the published sanitary report, it does not appear that a privy pit would be found in the 127 East 82nd Street yard. Instead, remnants of a backyard water closet might be present with its accompanying cesspool. However, it is possible that a privy might have been Hugh Mahon's personal choice, but this cannot be confirmed or denied with the information at hand.

CONCLUSIONS AND RECOMMENDATIONS

Sewer records, city ordinances, and the existing conditions of the 127 East 82nd Street lot (Block 1511 Lot 14) suggest that remnants of a privy pit for an outhouse used by the Hugh Mahon family for almost twenty years may remain. The Mahon house, which predated the synagogue on the lot, was altered and converted into the house of worship in 1883. It is also equally possible that an immediate connection was made between the house and the street sewer since they were constructed at about the same time. The lack of sewer connection records makes it impossible to settle this issue through documentary research alone. Even if the sewer was functioning when the house was built, there was no law that mandated its use, and archaeological investigations elsewhere in the city have indicated that privy pits were often used long after sewers were available, even in middle-class households. On the other hand, sanitary inspectors describing conditions in the 19th Ward in 1864 indicated that water closets were the prevailing amenity at this time. Yet it is possible that Mr. Mahon may have opted to use an outhouse and privy pit rather than pay for a sewer connection.

Based on this information, minimal testing is recommended on the vestige of the lot's former, larger, backyard that remains behind the synagogue structure at this writing. The paving stones covering the small, 6.4-ft. deep yard should be removed to allow testing to determine if there is any part of a privy pit present. Shovel clearing could then take place under the stones on either side of the yard as suggested in Exhibit 12. It should be remembered that privy pits were historically 6-7 ft. in diameter and had to be kept 2 ft. from the property line by law. Therefore, if a privy pit (or cesspool) is found, it may partly extend into areas under the synagogue structure that have never been excavated.

Should a relatively intact privy pit be located, further archaeological excavation would be called for to recover a sample of artifacts to document what some aspects of life in New York



approximate test area



were like for an Irish-born bookbinder and his family. It would offer the opportunity to recover data about a long-term, identified occupant of New York City during an initial stage of a neighborhood's development. It would also provide information about adoption of sewers as an amenity by those who chose to move to developing neighborhoods as the city expanded northward during the second half of the nineteenth century.

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COPY

Applicant must indicate the Building Line or
Lines clearly and distinctly on the Drawings.Office of the Borough President of the Borough of Manhattan,
In The City of New York.

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN

Office, No. 220 FOURTH AVENUE,

S. W. Corner 18th Street.

Plan No. 1045 ..

APPLICATION TO ALTER, REPAIR, ETC.

Application is hereby made to the Superintendent of Buildings of The City of New York for the Borough of Manhattan for the approval of the detailed statement of the specifications and plans herewith submitted for the alteration or repair of the building herein described. All provisions of the law shall be complied with in the alteration or repair of said building, whether specified herein or not.

(Sign here) *James L. ...*

THE CITY OF NEW YORK,

BOROUGH OF MANHATTAN, *June 13,* 190*4*

LOCATION AND DESCRIPTION OF PRESENT BUILDING.

1. State how many buildings to be altered? *one*
2. What is the exact location thereof? (State on what street or avenue; the side thereof, the number of feet from the nearest street or avenue, and the name thereof) *E. S. 82^d Street*
325 feet East of Park Avenue
3. How was the building occupied? *Synagogue*
How is the building to be occupied? *same manner*
4. Is the building on front or rear of lot? *front* Is there any other building erected on lot or permit granted for one? *no* Size *x*; height *x*
How occupied? *x* Give distance between same and proposed building *x* feet.
5. Size of lot? *25* feet front; *25* feet rear; *02' 2"* feet deep.
6. Size of building which it is proposed to alter or repair? *25* feet front; *25* feet rear; *20* feet deep. Number of stories in height? *two* Height from curb level to highest point? *30'*
7. Depth of foundation walls below curb level? *6 feet* Material of foundation walls? *Stone*
Thickness of foundation walls? front *18* inches; rear *x* inches; side *x* inches; party *x* inches.
8. Material of upper walls? *brick* If ashlar, give kind and thickness *x*

9. Thickness of upper walls:

Basement: front.....inches; rear.....inches; side.....inches; party.....inches.
 1st story: " " " " " " "
 2d story: " " " " " " "
 3d story: " " " " " " "
 4th story: " " " " " " "
 5th story: " " " " " " "
 6th story: " " " " " " "

10. Is roof flat, peak or mansard? *flat*

11. Size of present extension, if any?.....feet front;.....feet deep;.....feet high.

12. Thickness and material of foundation walls?.....

13. Material of upper walls?..... If ashlar, give kind and thickness.....

14. Thickness of upper walls:

Basement: front.....inches; rear.....inches; side.....inches; party.....inches.
 1st story: " " " " " " "
 2d story: " " " " " " "
 3d story: " " " " " " "
 4th story: " " " " " " "

15. Is present building provided with a fire escape?.....

If to be extended on any side, give the following information:

16. Is extension to be on side, front or rear? *rear*

17. Size of proposed extension, feet front.....; feet rear.....; feet deep.....; number of stories in height?.....; number of feet in height?.....

18. Material of foundation walls? *Stone*; depth.....feet; material of base course *Concrete*; thickness of base course.....; thickness of foundation walls: front.....inches; side.....inches; rear.....inches; party.....inches.

19. Will foundation be on rock, sand, earth or piles? *earth*

20. What will be the size of piers in cellar?.....; distance on centres?.....; size of base of piers?.....; thickness of cap stones?.....; of bond stones?.....

21. Material of upper walls? *brick*; material of front?.....

22. Thickness, exclusive of ashlar, of upper walls:

1st story: front.....inches; rear.....inches; side.....inches; party.....inches.
 2d story: " " " " " " "
 3d story: " " " " " " "
 4th story: " " " " " " "
 5th story: " " " " " " "
 6th story: " " " " " " "



July 5, 1904.

1045 Alt. -04.

137 East 83rd Street, City.

- 1 - Foundation walls will be brick 16" thick.
- 2 - Parapet wall will be 12" thick.
- 3 - Roof joists will be 3 x 10 x 20" on the centres.
- 4 - Main exits from main floor and balcony will be as shown.

Doors will open outward and a gate 3' x 6" wide cut in the rear fence.

Alfred P. [Signature]

39. Give material of new walls.....thickness of.....story.....inches;
story.....inches;story.....inches;story
inches;story.....inches;story.....inches;
story.....inches.
40. Material of floor beams?..... Size..... tier.....;
 centres.....;tier.....; centres.....;tier.....;
 centres.....;tier.....; centres.....;tier.....;
 centres.....
41. Material of girders?..... Size under 1st tier.....; 2d tier.....;
 3d tier.....; 4th tier.....; 5th tier.....; 6th tier.....
42. Material of columns?..... Size under 1st tier.....; 2d tier.....;
 3d tier.....; 4th tier.....; 5th tier.....; 6th tier.....
43. Size of piers in cellar.....; distance on centres.....; thickness of capstones
 to piers.....; bond stones.....
44. If constructed of frame, give material of frame.....; size of sills.....
 corner posts.....; middle posts.....; centeries.....;
 plates.....; braces.....; studs.....
45. How will building be occupied when altered?.....
 If for dwelling, state number of families on each floor
46. With what kind of fire escape will building be provided?.....

If the Front, Rear or Side Walls, or any portion thereof, are to be taken out and rebuilt, give definite particulars,
 and state in what manner:

47. *rear wall removed & building extended
 to rear ten feet (10')*

If altered internally, give definite particulars, and state how the building will be occupied:

48. *Balcony made 5' x 7" wide supported on
 6 x 8 S. pine girders 6 x 6" joists Beams
 balcony 3" x 6" S. pine*
49. How much will the alteration cost? *\$16.00*

If the Building is to be occupied as a Flat, Apartment or Lodging House, give the following particulars:

50. Is any part of building to be used as a store or for any other business purpose? If so, state for what.....

	Cellar	Basement	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor
51. How many families will occupy each? - - - - -								
52. Height of ceilings? - - - - -								

53. How basement to be occupied?

How made water-tight?

54. Will cellar or basement ceiling be plastered? How?

55. How will cellar stairs be enclosed?

56. How cellar to be occupied?

How made water-tight?

57. Will shafts be open or covered with louvre skylights full size of shafts?

Size of each shaft?

58. Dimensions of water closet windows?

Dimensions of windows for living rooms?

59. Of what materials will hall partitions be constructed?

60. Of what materials will hall floors be constructed?

61. How will hall ceilings and soffits of stairs be plastered?

62. Of what material will stairways be constructed?

Give sizes of stair well holes

63. If any other building on lot, give size: front; rear; deep

stories high; how occupied; on front or rear of lot

material

How much space between it and proposed building?

64. How will floors and sides of water closets to the height of 16 inches be made waterproof?

65. Number and location of water closets: Cellar; 1st floor; 2d floor

3d floor; 4th floor; 5th floor; 6th floor

Owner, *Congregation B'nai B'rith* Address, *127 E. 82nd St.*

Architect, *Charles Downing* " *25 W. 24th St.*

Superintendent, *Joseph Rosenzweig* " *116 Second St.*

Mason, " " " " " " " " " " " "

Carpenter, " " " " " " " " " " " "

BUREAU OF BUILDINGS,
Borough of Manhattan,
#220 Fourth Avenue.

New York, June 28th, 1904. (CFO)

Amendment to Application #1045, Alt., 1904, is disapproved with the following objection: viz., -

4. Additional exits must be provided.
Complete and correct amendment must be filed.

Superintendent of Buildings,
Borough of Manhattan.

Accepted and submitted

John A. Keenan Inspector.

REMARKS.

COPY.

Form No. 2-1902.

BUREAU OF BUILDINGS
OF THE CITY OF NEW YORK,
BOROUGH OF MANHATTAN.

Detailed Statement of Specifications
FOR
ALTERATIONS TO BUILDINGS.

No. 1045 Submitted 10/15/1904

LOCATION.

127 E 82nd St

Owner Congregation B'nai B'rith
Architect A. L. Linn
Builder J. R. Rungweiz

Received by.....190

Returned by.....190

Report.....favorably.

Referred to Inspector 7/13.....190

Returned.....190

Inspector

THE CITY OF NEW YORK.

BOROUGH OF MANHATTAN, 7/13 1904

This is to certify that the within detailed statement of specifications and a copy of the plans relating thereto have been submitted to the Superintendent of Buildings

for the Borough of Manhattan, and the Mayor.

Michael J. Hopper
Superintendent of Buildings
for the Borough of Manhattan

CLASSIFICATION.

Office, No. 220 Fourth Avenue, S. W. cor. 18th Street,
Borough of Manhattan.

JOHN GULLFOYNE,
Commissioner of Buildings for
the Borough of Brooklyn.
Office, Borough Hall, Borough of Brooklyn.

DANIEL CAMPBELL,
Commissioner of Buildings for the Bor-
oughs of Queens and Richmond.
*Office, Richmond Building, New Brighton, Sutton Island,
Borough of Richmond.*
*Branch Office, Town Hall, Jamaica, Long Island,
Borough of Queens.*

Location 127 East 82nd St.
Borough of Manhattan

1. Foundation walls. Depth below curb level _____ material _____
thickness, front _____ inches; rear _____ inches; side _____ inches; party _____ inches.

2. Upper walls. Material.....; thickness as follows:
Basement: front.....inches; rear.....inches; side.....inches; party.....inches.

lat story: " " " " " " " "

[illegible]

8d story:

4th story: "....."

5th story: "
.....

6th story: " " " " " " " " " "

3. Nature of ground.....

4. Quality of sand used in mortar.....

5. What walls are built as party walls?_____

6. What fire escapes are provided? _____

7. Is building fireproof? No

7. Is building fireproof? Yes

8. If building is vacant, state how the same was occupied No Vacant, Was a School

9. Is the present building to be connected with any adjoining building? . . .

If so, state dimensions and material of adjoining building, viz: -

Material _____; test front _____; test rear _____

feet deep.....; feet in height.....; number of stories.....

how occupied

✓ 10. How is present building occupied? Basement Meeting room; 1st floor church

2d floor.....; 3d floor.....; 4th floor.....; 5th floor.....

6th " _____; 7th " _____; 8th " _____; 9th " _____

11. Height of building—feet.....; stories.....

12. Size of building—feet front.....; feet rear.....; feet deep.....

18. Size of lot— " " " " " "

14. Are fireproof shutters provided? _____ What kind? _____

What kind?

Jas. A. Kuman

Inspector

Dated, June 18th 1904

DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK
FOR THE BOROUGH OF MANHATTAN.

PLAN No. 1045 of 190 ✓

State and City of New York, ss.:
County of

Isaac Cohen

being duly sworn, deposes and says: That he resides at Number 171 East 83rd Street
in the Borough of Manhattan

in The City of New York, in the County of New York

in the State of New York; that he is Chairman of the

Building Committee of the

owner in fee of all that certain lot, piece or parcel of land, shown on the diagram annexed hereto and made a part hereof, situate, lying and being in the Borough of Manhattan

in The City of New York, aforesaid, and known and designated as Number 127 East

82nd Street, and hereinafter more particularly described;

that the work proposed to be done upon the said premises, in accordance with the accompanying detailed statement in writing of the specifications and plans of such proposed work, is duly authorized to be performed by said

owner

and that Oscar Lerman is

duly authorized by said owner

to make application for the approval of such detailed statement of specifications and plans in his behalf.

Deponent further says that the full names and residences, street and number, of the owner or owners of the said land, and also of every person interested in said building or proposed building, structure, or proposed structure, premises, wall, platform, staging or flooring, either as owner, lessee, or in any representative capacity, are as follows:

Congregation Bnai Baisur No. 171 East 83rd Street

as owner

M. Gallert No. 168 East 80th Street

as President

Isaac Cohen No. 171 East 83rd Street

as Chairman of Building Committee

No.

as

No.

as

The said land and premises above referred to, are situate at, bounded and described as follows, viz.:

BEGINNING at a point on the north side of 82nd Street
South, distant 325 feet
east of from the corner formed by the intersection of
Park Avenue and Eighty-second Street
running thence east 25 feet;
thence north 102'-2" feet;
thence west 25 feet;
thence south 102'-2" feet
to the point or place of beginning.

Sworn to before me, this 8th

day of June, 1904

Isaac Cohen

Notary Public

Notary Public, County,

Commissioner of Deeds New York County, N.Y.

THE CITY OF NEW YORK

DEPARTMENT OF HOUSING AND BUILDINGS — BOROUGH OF MANHATTAN

APPLICATIONS FILED

JUNE 27 1951

RE

ALTERATIONS

PLAN NO.
BLOCK AND LOT NOS.
STREET LOCATION

DESCRIPTION
NAME AND ADDRESS OF OWNER, ARCHITECT OR APPLICANT

ESTIMATED
COST

REMARKS
APPD CMCD CMPD

963 B 1511 L 14
127 E 82nd St.

Mezz-2 stys, nfp, Church. Front facade refaced, new entrance steps, roof repaired, new sash front and rear etc. First Waldensian Church of NY owner, premises. Merrill & Bradbury archts, 225 W 57th St.

17,000

h
8-20-51 3-24-52

964 B 857 L 4 & 5 (P)
239-2 41--5th Ave.

5 stys, nfp, stores and showrooms. Demolish 3rd, 4th and 5th floors, raise 1st tier to street level, raise 2nd tier to allow store height of 10'8", present 3rd tier to remain as is etc. St. Albans Hand Print Inc owner, 235-5th Ave. Nat Lubroth archt, 66 Court St. Bkn.

22,000