

Manida Street Historic District



ESSAY RESEARCHED AND WRITTEN BY

Jessica Baldwin and MaryNell Nolan-Wheatley

BUILDING PROFILES

Jessica Baldwin and MaryNell Nolan-Wheatley

EDITED BY

Kate Lemos McHale and Margaret Herman

PHOTOGRAPHS BY

Landmarks Preservation Commission

COMMISSIONERS

Sarah Carroll, Chair

Frederick Bland, Vice Chair

Diana Chapin

Wellington Chen

Michael Devonshire

Michael Goldblum

John Gustafsson

Anne Holford-Smith

Everardo Jefferson

Jeanne Lutfy

Adi Shamir-Baron

LANDMARKS PRESERVATION COMMISSION

Lisa Kersavage, Executive Director

Mark Silberman, General Counsel

Timothy Frye, Director of Special Projects and Strategic Planning

Kate Lemos McHale, Director of Research

Cory Herrala, Director of Preservation



**Landmarks Preservation
Commission**

Designation Report

Manida Street Historic District

Designation List 517

LP-2644

June 23, 2020

DESIGNATION REPORT

Manida Street Historic District

LOCATION

Borough of the Bronx

LANDMARK TYPE

Historic District

SIGNIFICANCE

Designed by architects James F. Meehan and Daube & Kreymborg, and built in 1908-09, the Manida Street Historic District is a remarkable example of the early-20th century development of the South Bronx's Hunts Point neighborhood. The residential block, with complete facing rows of intact Renaissance Revival-style semi-detached houses, stands out from its primarily commercial and industrial setting due to its strong historic character and sense of place.

Table of Contents

Manida Street Historic District

5	Manida Street Historic District Map
6	Testimony at the Public Hearing
7	Boundary Description
8	Summary
9	The Historical and Architectural Development of the Manida Street Historic District
30	Findings and Designation
31	Illustrations
40	Building Descriptions
	Manida Street
42	East Side (even numbers)
71	West Side (odd numbers)



Legend



Historic District Boundary



Building Footprints



New York City Tax Lots

Manida Street Historic District, Borough of the Bronx | LP-2644

Calendared: January 21, 2020

Public Hearing: May 12, 2020

Designated: June 23, 2020



Manida Street Historic District

Designation List 517

LP-2644

Landmark Site: Borough of the Bronx

Calendared: January 21, 2020

Public Hearing: May 12, 2020

On May 12, 2020, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Manida Street Historic District as a New York City Landmark and the proposed designation of the related Landmark Site (Item No.1). The hearing was duly advertised in accordance with the provisions of the law. Eleven people spoke in favor of the proposed designation, including Councilmember Rafael Salamanca, representatives from the New York Landmarks Conservancy, the Historic Districts Council, the Victorian Society of New York, the Mott Haven Historic Districts Association, and 5 individuals. In addition, four letters of support were provided, including from the Banana Kelly Community Improvement Association and three individuals. One individual spoke in opposition to the proposed designation.

Boundary Description

Manida Street Historic District

The Manida Street Historic District consists of the properties bounded by a line beginning on the eastern curbline of Manida Street at a point on a line extending westerly from the northern property line of 870 Manida Street, and extending easterly along said line and along the northern property line of 870 Manida Street, southerly along the eastern property lines of 870 to 814 Manida Street, westerly along the southern property line of 814 Manida Street to the eastern curbline of Manida Street, northerly along said curbline to a point on a line extending easterly from the southern property line of 819 Manida Street, westerly along said line across Manida Street and along the southern property line of 819 Manida Street, northerly along the western property lines of 819 to 861 Manida Street, easterly along the northern property line of 861 Manida Street and across Manida Street to its eastern curbline, and northerly along said curbline to the point of beginning.

Summary

Manida Street Historic District

Located between Lafayette Avenue and Garrison Avenue in the Hunts Point section of the Bronx, the Manida Street Historic District consists of 42 semi-detached row houses executed in a modest Renaissance Revival style, some combined with elements of the Flemish Revival style. The block is an impressive example of the early-20th century development that occurred in the neighborhood in response to transportation improvements and rapid industrialization. As a complete block of residential architecture that is consistent in terms of style and type and that has been preserved on both sides of the street, the historic district stands out from its commercial and industrial surroundings for its strong historic character and sense of place.

For much of its history Hunts Point was in a rural area known as West Farms. Dotted with large country estates owned by wealthy families, West Farms was originally part of Westchester County. This community and others west of the Bronx River were annexed to New York City in 1874. The expanded West Side Interborough Rapid Transit (IRT) subway which arrived in the Bronx in 1904, and the 1910 completion of the Intervale Avenue station just northwest of Manida Street, brought rapid development and a population increase to the still largely rural Hunts Point.

With its access to rail services and freight terminals, as well as available land near the waterfront, Hunts Point became attractive for industrial activity in the early-20th century. In addition to improved public transportation, the anticipation of new manufacturing operations in the area and the influx of skilled and well-paid

employees that was expected to follow prompted the residential development of this block of Manida Street.

In the fall of 1908, newspapers began referencing the start of construction on Manida Street. Two development companies, both operated by architect and builder James F. Meehan, built the 42 houses by the spring of 1909. Meehan served as architect for the houses on the west side and hired the architectural firm of Daube & Kreymborg to design the houses on the east side. The semi-detached houses share a uniform style and form with rounded projecting bays and mirror-image facades. Ornamentation is restrained on the east side of the street, while the west side features more embellishments including Flemish Revival-style parapets and varied classical motifs.

The mid-20th century brought drastic economic and infrastructure changes that had devastating impacts on the South Bronx. Today, however, the Manida Street Historic District appears much as it did more than a century ago, with a strong sense of place and historic character distinct from its more industrial and commercial surroundings. It remains a remarkable example of the early-20th century construction boom that occurred in the South Bronx as a result of expanded transportation routes and industry in the area.

Historical and Architectural Development

Manida Street Historic District

Early Development in the South Bronx

The Manida Street Historic District lies in the northwestern part of the Hunts Point section of the South Bronx, a peninsula that juts out into the East River on the west side of the Bronx River. Hunts Point, which Native Americans originally called Quinnahung, meaning ‘a long high place,’ takes its name from the 17th-century landowner Thomas Hunt, Jr.

In 1641, Jonas Bronck, a Scandinavian immigrant to the Dutch colony of New Amsterdam, became the first recorded European settler in the area of the present-day Bronx, purchasing a 500-acre tract of land known as Ranachqua by the Native Americans (roughly translated as ‘end place’) on the peninsula between the Aquahung and Harlem rivers. The settlement became known as Bronck’s Land (or Broncksland), and the Aquahung River that lay to the east became known as Bronck’s River (eventually contracted into the ‘Bronx River’).¹

Englishmen Edward Jessup and John Richardson purchased a large parcel of land east of Broncksland in 1663 from the Native American Sinoway and Reckgawawanc tribes.² Bounded by the Bronx River to the east, the East River to the south, and Bungay Creek to the west, the land was later divided into 12 farms, which together became known as “Twelve Farms” and then as “West Farms” due to its location west of Westchester.³ In 1666, the first English Governor of the colony, Richard Nicolls, secured a patent that divided West Farms between Jessup and Richardson.⁴ Jessup’s

daughter and her husband, Thomas Hunt, Jr., subsequently purchased his portion of the land, including a large salt meadowland peninsula that jutted into the East River. As a result of Hunt’s acquisition of the property in 1668 it became known as Hunt’s Point (now Hunts Point).⁵

In 1683, an English Charter formed the county of Westchester, which subsumed many of the region’s earliest settlements, including West Farms. More than a century later, in 1788, Westchester County was subdivided by the New York State Legislature into 21 townships, many of which followed the lines of the area’s original manors and patents.⁶ The West Farms tract, including the present-day Manida Street Historic District, was included within the township of Westchester.⁷

West Farms in the late-17th to early-19th centuries was composed of rural farmland that was cultivated by an enslaved labor force. New York’s enslaved population became the largest north of the Chesapeake region following the British takeover of New Amsterdam in 1664, and numerous families in Hunts Point, including members of the Hunt family, were enslavers.⁸ Stephen Jenkins, Bronx historian and author, recognized in his 1912 book *The Story of the Bronx*, that in 1755 there were 73 enslaved people in Westchester County and referenced the “old burying-ground of the slaves belonging to the Hunt and Leggett families.”⁹ The number of enslaved people in Hunts Point peaked around 1790, just before the 1799 Emancipation Law in New York City provided some freedoms to children born to enslaved individuals.¹⁰ The last record of an enslaved person in Hunts Point, a woman over the age of 45 who was owned by a member of the Hunt family, is documented in the 1820 census, which also indicates the household included five free people of color. Soon after, New York State emancipated enslaved Black people in 1827.¹¹

The township of West Farms was

established in 1846 following the arrival of the area's first railroad line, the New York and Harlem, which crossed the Harlem River in 1841 and brought a rise in population. At this time, West Farms was separated from Westchester, and included the land between the Harlem and Bronx rivers south of Yonkers, briefly encompassing the neighboring town of Morrisania until it was re-established as a separate town in 1856.¹² Despite population growth and development in Morrisania during the mid-19th century, West Farms, including the Manida Street Historic District, remained picturesque and undeveloped, attracting prominent, wealthy businessmen – industrialists and merchants – who purchased farmland and established grand country manors.¹³ Meadowlands offered a welcome respite from the increasingly overcrowded city and many of the spacious properties that started out as summer retreats became year-round residences. Faile, Tiffany, Dennison, Spofford, Fox, Beck, and Hoe were among the families who maintained estates in the vicinity of the Manida Street Historic District in the 19th century.¹⁴ The demographics of the domestic and agricultural laborers on these estates shifted to include primarily people from England, Ireland, and Scotland.¹⁵

Though most of the original manor houses have been demolished, reminders of these families endure today as a result of the eponymous street names throughout Hunts Point. The Peter S. Hoe House, known as Sunnyslope (a designated New York City landmark), is an unusual survivor of the neighborhood's rural past.¹⁶ The rural setting of Hunts Point also became the home to the Corpus Cristi Monastery for Dominican nuns, completed in 1889 at the corner of Barretto Street and Lafayette Avenue, just southwest of the historic district.¹⁷

In 1874, by act of the New York State Legislature, the townships of West Farms, Morrisania, and Kingsbridge were annexed to form the 23rd and 24th Wards of the City of New York

(generally referred to in the 19th century as the 'North Side' or the 'Annexed District'). The remaining areas east of the Bronx River that comprise the rest of the present-day borough were annexed by the city more than two decades later in 1895. When the charter of Greater New York went into effect on January 1, 1898, the whole annexed section north of the Harlem River became officially known as the Borough of the Bronx.¹⁸

Transportation and the Early-20th Century Development of Hunts Point

A population boom during the late-19th and early-20th centuries, followed by a housing shortage after World War I, spurred residential development outside of Manhattan in neighboring boroughs such as the Bronx.¹⁹ Though Hunts Point retained its rural character through the 19th century, soon after 1910, the neighborhood's transformation from picturesque country retreat to an urban residential neighborhood had become apparent.²⁰ In 1912, Jenkins observed that the area was "rapidly assuming a modern appearance...for the old cottages, both stone and wood, are disappearing, and streets and avenues are being built up in all directions."²¹ Most early residents of the Bronx, however, still needed to commute to jobs in Manhattan.²² As with many New York City neighborhoods, the creation and availability of transit routes from Manhattan to Hunts Point in the early-20th century provided the access necessary to allow for its residential development.

When New York City annexed the area west of the Bronx River in 1874 to form the 23rd and 24th Wards, the sparsely settled region offered few urban amenities. Though the New York and Harlem Railroad had begun regular commuter service between the Bronx and Manhattan as early as 1841, the trip was complicated. Residents, property owners, business owners, and booster groups successfully agitated for better transportation

connections with Manhattan among other infrastructure improvements. By 1885, the Suburban Rapid Transit Company began an elevated train service that crossed the Harlem River, later becoming the Third Avenue El with service greatly expanded and improved between 1887 and 1902.²³ The 1904 extension of the West Side Interborough Rapid Transit (IRT) subway connecting Manhattan to the Bronx, sparked a period of intense land speculation along the route following Westchester Avenue just north of Hunts Point.²⁴ The opening of the IRT Intervale Avenue subway station in 1910, located between the previously opened Prospect Avenue and Simpson Street stations on Westchester Avenue, provided more immediate access to Hunts Point and served as a primary impetus for the neighborhood's development.²⁵

Expansion of transit into the area continued in the second decade of the 20th century. In 1912 high-speed electric train service operating on a section of the Harlem River Branch Line of the New York, New Haven and Hartford Railroad, stopped at a station located directly north of the Manida Street Historic District on Hunts Point Avenue.²⁶ In 1919, the IRT's Pelham Line (today the 6 subway line) opened the Hunts Point Avenue Station, also directly north of the historic district and even closer to the historic district than the IRT's Intervale Station.²⁷

The anticipation of increased real estate values in the area following construction of the subway piqued the interest of landowners in Hunts Point. The Fox, Failes, Spoffords, and Tiffanys, among others, sold their country estates to developers, allowing the construction of private homes and large apartment buildings that would, as Bronx historian Lloyd Ultan phrased it, house the "hordes of people the subway was expected to attract."²⁸

The Bronx became a refuge for thousands of second-generation New Yorkers seeking to

escape the crowded tenements of East Harlem and the Lower East Side of Manhattan. Between 1880 and 1930, the borough became one of the fastest growing urban areas in the country, with the population reaching well over one million.²⁹ Within months of the Intervale station opening in 1910, more than 100 two-family houses and 60 apartment houses had been erected in Hunts Point, resulting in a rapid transformation of the character of the neighborhood.³⁰ Ultan described, "Almost overnight, the landscape changed from open fields to row upon row of apartment houses...most of the suburban-style and sumptuous Victorian homes were destroyed for the same reason."³¹

By the close of the first decade of the 20th century, the local press gushed in the *Real Estate Record and Builders' Guide* about the building activity in the South Bronx: "a great city is building along the Southern Boulevard...it will be an entirely new city, with streets all new, and the houses all new; for there are no dilapidated or incongruous heirlooms from a past age of construction."³² According to the article, a large percentage of the 12 million dollars' worth of construction occurring in the Bronx at the time was concentrated in Hunts Point, "beginning in this region the largest and most feverish lot speculation ever known."³³

Industry in Hunts Point

As residential development grew in the South Bronx in the early-20th century, Hunts Point's transportation improvements and waterfront access began to attract industrial development, which ultimately became a defining aspect of the neighborhood's character. Local boosters pointed to the many advantages the South Bronx offered to industry, including the convenient rail service and freight terminals of several major lines that provided the means for transporting raw materials, supplies, and finished products.³⁴ The *Real Estate Record and Builders' Guide* published an article in 1909 about

the “Opportunities in the Bronx,” noting in particular that “surrounded as it is by a water boundary... the Bronx certainly presents a rare topographical condition and advantageous location excelled by no other locality in the world.”³⁵ There were ample sites for building in the vicinity of the waterfront or adjacent to rail lines, and the power to operate facilities was relatively inexpensive because of the easy access to coal deliveries. The growing local labor force could be supplemented by workers traveling to the Bronx via the rail and transit lines. In 1909, there were 700 factories in the Bronx; by 1912, the number of industrial operations in the borough had more than doubled.³⁶

At the start of the 20th century, most of the Hunts Point area was controlled by a small number of real estate developers, including George F. Johnson and James F. Meehan, who were starting the process of developing elevator apartment houses, flats, and semi-detached houses near the subway.³⁷ At the end of 1908, Johnson sold a large tract to the American Bank Note Company, which was the leading producer of money, securities, and other types of printed and engraved products. The tract had contained the “old Faile mansion” and was announced as the location of the company’s new printing plant, directly west of the Manida Street Historic District.³⁸ Although change was already underway in Hunts Point at the time of this purchase, the real estate industry considered the sale to be another great impetus for future development in the area.³⁹ Not only would the siting of the plant in Hunts Point help encourage other firms to consider the area for their industrial operations, but it was expected that the company’s large number of skilled and highly-paid employees, a “most desirable body of citizens,” would need housing and other services.⁴⁰ The press reported that the plant would eventually provide employment for 5,000 people, many of whom might earn from 40 to 75 dollars a week and who would likely want to

relocate to the Bronx. News of the plant’s construction prompted a “scurrying of scores of well known speculators to buy property in the district.”⁴¹

The American Bank Note Company Printing Plant, a designated New York City Landmark, was completed in 1911 and as Jenkins notes in *The Story of the Bronx*, it was the first prominent building to be constructed in the area after the Monastery of Corpus Cristi was built in 1889.⁴² After the plant was erected, the *Real Estate Record and Builders’ Guide* announced that a wave of businesses related to the mercantile industry were establishing their factories and warehouses in Hunts Point, creating a new commercial center.⁴³ Envisioned as a mixed-use neighborhood, with residences located near to and north of the rail corridor and industrial establishments to the south, Hunts Point experienced an acceleration of residential construction after 1912, including semi-detached houses and multi-family dwellings of various sizes.⁴⁴ The building expansion and population increase continued over the next decade, further prompting other business interests to establish factories in the area, particularly along the transit routes, and propagating the cycle of mutual growth between transportation, population, and industry.⁴⁵

Development of the Manida Street Historic District

Though a portion of the street grid of Hunts Point had been laid out by 1887, including Barretto Street and Hunts Point Road (originally a Native American trail, now Hunts Point Avenue), Manida Street was laid out ten years later in 1897.⁴⁶ The street passed through the Edward G. Faile estate to the north of Lafayette Avenue, and the George S. Fox estate to the south, and appeared on the 1904 Bromley map as still undeveloped. Several explanations have been provided for the street name, including its possible references to a servant of the Fox family named Ida

Mann, or the street Minetta Lane in Greenwich Village. Other stories connect “Manida” to the archaic Spanish translation for the word meaning home or shelter.⁴⁷

Residential and industrial development continued to steadily progress in Hunts Point during the first decades of the 20th century, with growth in one fueling further growth in the other. The speculative development of the 800 block of Manida Street as a residential enclave began in 1908, concurrent with the neighborhood’s anticipated industrial growth. The historic district stands out from its surroundings as a notable early example of this residential development since even the blocks of Manida Street south of Lafayette Avenue remained largely undeveloped into the 1920s.⁴⁸

In November 1907, the George F. Johnson’s Sons Company, which was described in the *New York Times* as the “pioneer builders of two-family houses in the Bronx,” acquired more than 400 lots for development in Hunts Point, including what became the Manida Street Historic District as well as 123 lots that were sold to the American Bank Note Company for construction of its printing plant.⁴⁹ In September 1908, two months prior to the announcement of the American Banknote Company’s relocation to Hunts Point, Johnson sold 18 lots on the west side of Manida Street to another prominent Bronx builder, James F. Meehan, president of the Meehan Building Company. The local press announced that “Mr. Meehan will begin immediately the construction of two-family houses” on Manida Street.⁵⁰ The next month, the *New-York Tribune* published an article noting that Johnson had sold the 12 lots on the east side of the street to the Manida Company – another organization for which Meehan served as president – which would construct similar houses to complement those on the west side of the street.⁵¹

A New Building permit for the row of 18 semi-detached houses on the west side of Manida

Street was filed at the Department of Buildings on October 13, 1908, with Meehan serving as both developer and architect.⁵² A New Building permit for the row of 24 semi-detached houses on the east side of the street was filed on November 24, 1908. There, Meehan commissioned the architectural firm of Daube & Kreymborg to design the houses.⁵³ By fall 1908, construction was underway on 42, two-family houses on Manida Street.⁵⁴ The row of houses on the west side of the street was completed on July 28, 1909; the east side was completed on June 15, 1909.⁵⁵

An advertisement for the houses in the Manida Street Historic District was published in the *New York Times* in May 1909 and included an illustration of houses on the west side of the street (Figure 1). The ad promised financial gains from investing in the property and asserted that “these 2-family houses are situated in one of the prettiest and most accessible parts of the Bronx,” adding “we could not duplicate them to-day ourselves for the same money because property here has doubled since we bought the ground.”⁵⁶

As the properties were sold over the next year, the block’s proximity to the American Bank Note Company Printing Plant, which was still under construction at the time, was used as an appealing selling point.⁵⁷ In 1912, the *New York Times* included a large spread extolling the rapid development in Hunts Point, and included images of both the American Bank Note Company building as well as the Manida Street Historic District to illustrate the neighborhood’s progress (Figure 2).⁵⁸ In this way, both the printing plant and the houses along the 800 block of Manida Street became symbols of Hunts Point’s success as a thriving mixed-use neighborhood.

Builders and Architects

James F. Meehan

The Manida Street Historic District was developed

by architect and developer James F. Meehan, who also designed the houses on the west side of the block. When he died in 1945, the *New York Times* described Meehan as a “pioneer in the improvement of the Hunts Point section of the borough.”⁵⁹

In the early-20th century, Meehan worked under Henry Morgenthau of the Henry Morgenthau Company, a prolific developer in the Bronx. By the time of the development of the Manida Street Historic District, Meehan had branched out on his own, serving as president of both the Meehan Building Company and the Manida Company. In 1909, Meehan was in the process of building more than 100 houses in Hunts Point, often serving as both architect and developer on his projects.⁶⁰ His connection to Hunts Point was more than just professional: he also made the neighborhood his home, occupying a no-longer-extant villa on the corner of Hunts Point Road and Lafayette Avenue, just outside the Manida Street Historic District.⁶¹

Under New York City Mayor John Purroy Mitchel, who was in office from 1914 to 1917, Meehan served as the Tenement House Commissioner.⁶² In addition to two-family, semi-detached houses, he designed and developed apartment houses and tenement buildings, including those on Hunts Point Avenue directly east of the historic district, which remain extant though altered. Two of his designs, including a two-family brick row house and a free-standing, wood-frame house, are included in the Longwood Historic District and Longwood Historic District Extension in the Bronx.

Daube & Kreymborg⁶³

Daube & Kreymborg designed the 24 semi-detached houses on the east side of Manida Street in the historic district. Their partnership was very brief, and it appears that the firm only operated between the years of 1908 and 1909.

Charles O. Kreymborg was born in New York City and raised in the Bronx. He received his

architectural training outside academic circles, learning to draw from his association with the E.G. Saltman Drawing Materials Company and apprenticing in the office of the architect Charles Stegmeyer. He began his practice by 1900 designing residential and commercial buildings primarily in upper Manhattan and the Bronx. He briefly partnered with Joseph Leitner (1906-07) and Henry Daube (1908) before returning to independent practice.

Kreymborg established the Kreymborg Architectural Company in 1911, retaining that name until 1919. From 1924 to 1929 he took his son Charles H. Kreymborg (1903-94) into partnership changing the firm’s name to Charles Kreymborg & Son. The Kreymborg firm became one of the chief designers within the Bronx and its work is well represented in the Grand Concourse Historic District.

Very little information is available pertaining to Henry Daube. In addition to the buildings in the Manida Street Historic District, the firm of Daube & Kreymborg designed a pair of residential buildings within the Longwood Historic District. The firm’s office was located near both historic districts, at 830 Westchester Avenue. Between 1909 and 1912, however, Daube established another architectural firm, Koppe and Daube, also located at 830 Westchester Avenue.⁶⁴ The same address is sometimes provided as the offices of Frederick Johnson, the son of George F. Johnson who sold the Manida Street lots to Meehan, indicating an association between Daube and Johnson as well, though their exact professional relationship is not clear.⁶⁵

Architectural Description

The Manida Street Historic District, located between Garrison and Lafayette avenues, includes one block with consistent rows of two-family, semi-detached (two houses joined by one party wall)

houses on both sides of the street: 18 on the west side and 24 on the east side. Primarily executed in a Renaissance Revival style, the buildings are two stories tall above basements, built on stone foundations with concrete bases, and historically had brick facades (Figures 3 and 4). Some of the houses on the west side of the street incorporate elements of the Flemish Revival style.

The semi-detached houses were designed for two families – one family on the first floor and another on the second floor. Each house measures 20 feet wide and 55 feet deep, with a historic one-story extension at the rear, the roof of which is accessible from the second-floor residence. Historic photos of the street show that each house had a slightly raised planting bed in front, adjacent to the stoop. Between each pair of semi-detached row houses is a side areaway. Together, the rows of paired houses form uniform, facing block fronts.⁶⁶

Each duo of semi-detached buildings features mirror-image facades, with the entrances and low stone stoops paired in the center and full-height, rounded projecting outer bays. Limestone ornamentation is concentrated primarily around the doors and windows, with the facade organized by continuous stone sill courses and stone basement beltcourses. The consistent height of the rows of houses on both sides of the street lends to the block's uniform character. Historically, each pair shared matching roof forms and ornamentation, including a continuous galvanized-iron-cornice situated in front of a steeply pitched parapet with either a hipped or gabled end, behind which are flat roofs with terra-cotta coping.⁶⁷

The east side of the street is architecturally very consistent, with restrained brick facades, foliated bracketed cornices, stone beltcourses ornamenting the fenestration, and projecting door hoods supported by elongated scrolled brackets atop the entrances. Historically, the facades of the buildings were identical, with the only differences

along the row being at the roofline, alternating between two stylistic variations: a conical roof over the rounded bay situated in front of a hipped parapet, or a side-gabled parapet with a cornice ornamented with a balustrade (Figure 5). Today, none of the balustrades remain but this pattern of alternating rooflines is largely intact. The historic window configurations on the east side of the street were one-over-one sash windows on the first floor, and nine-over-one sash windows on the second floor.⁶⁸

The houses on the west side of the street have more elaborate limestone embellishments, stained-glass transoms, and in some cases, prominent ornamentation along the roofline. Three distinctive variations are present on the west side of the street, and the pattern repeats after every third pair of semi-detached houses; because there are nine pairs of semi-detached houses on this side of the street, the pattern is repeated three times.

The first variation (819, 821, 833, 837, 849, and 851 Manida Street) is primarily characterized by a prominent stone door enframing surmounted by a wide lintel with a shield cartouche and a conical roof over the projecting bay. The second-story windows have low iron railings on each sill and soldier arches with limestone keystones and springers. Recessed brick spandrel panels are located between the windows and on the projecting bay is a small, square, stone tablet with molded acanthus leaves (Figure 6).

The second variation (823, 827, 839, 841, 853, and 857 Manida Street) includes one of the more noticeable features on the block: a Flemish Revival-style stepped parapet with limestone coping and a decorative keystone that rises high above the roof, behind a banded cornice. The entrances on this variation consist of paneled pilasters surmounted by scrolled brackets and a pedimented lintel with a festoon (Figure 7).

The third variation (829, 831, 843, 847,

859, and 861 Manida Street) features a stone door enframing consisting of pilasters with stylized Corinthian capitals and recessed spandrel panels between the first- and second-story windows on the projecting bay. Historically, this third variation also included a balustrade that ran along the top of the cornice, similar to the second stylistic variation on the east side of the street. As is the case on the east side, none of the historic district's balustrades remain extant on the west side of Manida Street (Figure 8).

On this side of the street, the first and third variations historically featured six-over-one sash windows, while the second variation appears to have featured twelve-over-one sash windows.⁶⁹

The Semi-Detached, Two-Family House Type

Different from New York City's traditional 19th-century row house construction consisting of continuous rows of houses sharing two party walls, semi-detached houses like those in the Manida Street Historic District, share only one party wall with the neighboring building and each pair is separated by an open areaway (Figure 9). The Bronx's suburban character during the early-20th century, with its expansive tracts of available land, was well-suited for this typology and developers erected semi-detached housing throughout the borough, including within the Longwood Historic District and Extension, and the Clay Avenue Historic District. The additional space, air, light, and privacy provided by a semi-detached house was an appealing alternative to the more crowded conditions in Manhattan's tenements.⁷⁰ In 1909, the *Real Estate Record and Builders' Guide* described the measurements of the lots in the Manida Street Historic District, noting that the 20-foot-wide houses on 25-foot-wide lots were the "highest ideal of homes economically and architectural [sic.] possible in a suburb like this."⁷¹ Semi-detached houses, like row houses, were still a good

investment for developers, such as James F. Meehan, who could cheaply build rows of them on fairly narrow urban lots. But the typology also incorporated advantageous aspects of a free-standing house, such as space and additional windows along one side of the property that would allow for increased interior lighting and fresh air. In later decades, as the automobile became more popular, the space between semi-detached buildings could also be used as a driveway, though the side areaways in the Manida Street Historic District are too narrow for this purpose.

Two-family houses like those in the Manida Street Historic District became popular in New York City in the final years of the 19th century and were especially prevalent outside of Manhattan, notably in Brooklyn, and to a lesser extent in the Bronx.⁷² Referring to the two-family houses in the Bronx, a 1908 article in the *Real Estate Record and Builders' Guide* asserted that, "this style of building has proved to be one of the most successful, with view to investment and opportunity standpoint, in this section of the city."⁷³ By the turn of the 20th century, rising real estate values had made the construction of row houses economically prohibitive in Manhattan. In outlying regions of the city's other boroughs, where land values were considerably lower, it was still possible to build row houses. However, owning a single-family rowhouse was not a luxury all could afford, and the two-family house became a popular alternative, as a 1908 article in the *Real Estate Record and Builders' Guide* attested:

There is a large class of our population having a love for home life and decent surroundings which does not take kindly to the flat-house proposition and cannot afford to live in a private house. For them the 2-family house has been the solving of a momentous

problem. Here the man of family with limited capital can invest his savings in a home, enjoy all the privileges and privacy of a private dwelling and yet not have the expense attendant thereto.⁷⁴

The article noted the pioneering role of Hunts Point developer George F. Johnson's Sons in bringing the two-family house to the Bronx, an area ideal for this building type with its available land accessible to the downtown business district via public transportation.⁷⁵

The two-family house also gained popularity because it guaranteed the owner an income from a rental unit. So favored were two-family houses that the *New York Times* reported in 1907 that "one of the strongest demands in the renting market is for two-family houses...the best possible investment for the young married man."⁷⁶

Especially popular during this period were two-family houses that appear from the exterior to only accommodate a single-family, as is the case with the semi-detached houses in the Manida Street Historic District. Individual apartment doors were accessible from inside the entrance vestibule, which was a luxury of the historic district's houses praised by the press: "this vestibule is the only thing in the house that the two families need share in common, such is the complete separation between the apartments."⁷⁷ A house designed with only a single entrance gave an owner or renter the impression of living in a single-family dwelling.

The Renaissance Revival Style

All 42 semi-detached houses within the Manida Street Historic District are elegant examples of how the Renaissance Revival style was used for speculative development during the early-20th century. While some houses on the west side of the street also feature Flemish Revival-style elements,

Renaissance Revival is the dominant style along the block.

The Renaissance Revival style enjoyed its greatest popularity in New York City during the late-19th century, particularly for residential row houses, and continued to remain popular until the 1920s. Balanced and subdued, this classical style, which was loosely based on the elite residential architecture of the Italian Renaissance, became fashionable in the 1880s as a reaction to the picturesque Romanesque Revival and Queen Anne styles. The revival of Renaissance-inspired forms in America was spurred by the construction of McKim, Mead & White's Villard Houses (1882-1885, a designated New York City Landmark) based on Rome's Palazzo della Cancelleria, and the 1893 World's Columbian Exposition in Chicago with its widely publicized and classically inspired "White City," which played a major role in popularizing Renaissance architecture and planning.⁷⁸

The classical influence of Manida Street Historic District's residential architecture is represented primarily in the use of full-height rounded masonry bays, the clear symmetry of the paired houses, their decorative cornices, and the concentration of subdued classical limestone details emphasizing the door surrounds. Strong horizontal lines including lintel and sill courses and wide basement belt courses articulate a hierarchical organization on the facade that is characteristic of the Renaissance Revival style. The classical ornament featured in various configurations along the block – such as the molded lintels resting on two elongated scrolled brackets, projecting keystones, and the foliated bracketed cornices on the east side of the street, and the cartouches, festoons, acanthus leaf panels, and the Corinthian pilasters on the west side – is typical of modest executions of the Renaissance Revival style in speculative residential architecture (Figures 10 and 11).

The Flemish Revival Style⁷⁹

A notable characteristic of the Manida Street Historic District is the appearance of Flemish Revival-style elements on several houses on the west side of the block. The Flemish Revival style was first introduced during the World Exposition in Paris in 1878. Architect Emile Janlet employed the style for the Belgian Pavilion, referencing 16th century architecture from the Flanders region of Belgium and The Netherlands, in addition to the architecture from the area around the Weser River in Germany.⁸⁰

Because of New York City's early Dutch settlers, architectural traditions from the Netherlands appeared in the area earlier than in other parts of the United States. Architectural historian Leland Roth noted this, observing "at the mouth of the Hudson in New Amsterdam appeared brick buildings with crow-stepped gables turned toward the street."⁸¹ Other types of architectural traditions from the Netherlands also were employed in the area, and the Flemish Revival style for row houses became popular in the 1890s and early 1900s as a romantic nod to and conscious evocation of New York's Dutch Colonial past. Examples of this can be found elsewhere in the city, including the Riverside-West End Historic District; however, the Flemish Revival style was not employed for row houses as ubiquitously as other revival styles, making the Manida Street Historic District an especially noteworthy enclave.⁸²

The most conspicuous design motif used on Flemish Revival-style buildings is the stepped gable, which is a form borrowed from the Renaissance houses and public buildings of Dutch and Flemish cities. Other details that derive from Dutch and Flemish precedents are the use of brick facades, raised stone beltcourses, and voussoirs. While some buildings designed in the Flemish Revival style had specific associations with Flemish

or Dutch history, such as the West End Collegiate Church, a designated New York City Landmark that traced its history back to the first Dutch Reformed Church in New Amsterdam, most buildings designed in the Flemish Revival style did not have a direct link to New York's colonial past. Rather, the style was used more as a nostalgic gesture towards the city's European origins. The style was not limited to a specific building type but was used on a wide variety of structures including monumental buildings such as the Fleming Smith Warehouse (a designated New York City Landmark). However, the style was more popular for small buildings on a scale more closely related to that of the Renaissance prototypes. For row houses, Flemish Revival-style gables (or parapets) were sometimes incorporated with other revival styles or were added to older row houses to enhance an aged building's visual interest.⁸³

The red brick facades and the raised stone beltcourses within the Manida Street Historic District are typical features of the Flemish Revival style. However, the Flemish influence appears most prominently in the second stylistic variation on the west side of the street: 823, 827, 839, 841, 853, and 857 Manida Street.⁸⁴ These row houses were historically crowned by a tall, stepped parapet with limestone coping and a decorative limestone keystone that create texture along the edges of the masonry feature. Generally, Flemish Revival-style gables or parapets were situated in front of steeply pitched roofs. On the west side of Manida Street, this aspect of the style is referenced by placing the Flemish Revival-style parapet in front of the steeply pitched "mansard" parapet (Figures 12 and 13). A *New York Times* article from 2010 noted the Flemish influence on this block and suggested that the style "would have been familiar to the Bronx's overwhelmingly Germanic population at the time."⁸⁵

Early Residents of the Manida Street Historic District

The Manida Street Historic District's earliest residents were primarily of Russian Jewish descent, part of a large wave of immigration between 1880 and World War I that resulted from Eastern Europe's unstable economic, political, and social conditions. In addition, there were several German households along the block, with a few Irish and Italian residents as well.⁸⁶

Between 1880 and 1900 approximately half a million Yiddish-speaking Jewish immigrants moved to the United States, while three times that many arrived between 1900 and 1914. 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. Most were fleeing the so-called Pale of Settlement, where pogroms and repressive legislation had intensified following the 1881 assassination of Czar Alexander II. 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.⁸⁷

As the Lower East Side became increasingly overcrowded at the start of the 20th century, many people relocated to the Bronx, with some making their homes on the 800 block of Manida Street, attracted by the open space and affordable housing. Within the historic district each house was occupied by two families; many of these families had boarders and a few had servants as well. Early residents of this block were a variety of professions, including insurance clerks, policemen, manicurists, architects and workers at nearby button and paper box factories.⁸⁸

In the 1920s, the 800 block of Manida

Street and surrounding Hunts Point was home to many first-generation Americans – the descendants of the original wave of Eastern European immigrants. Many owned their homes and held positions as tailors, teachers, diamond dealers, and leather merchants.⁸⁹ A few residents were employed at the American Bank Note Company Printing Plant during the 1920s. At 837 Manida Street, two Irish sisters, Elizabeth and Amid Egan, worked as counters at the plant, and their third sister Mary Egan owned their home.⁹⁰ At 857 Manida Street, John Mafpel worked as an engraver in the plant. Though the historic district did not become an enclave for Italian immigrants as other parts of the Bronx did at this time, one family of Italian musicians rented a home at 831 Manida Street in 1920.⁹¹

Later History of the Manida Street Historic District in the South Bronx

In the decades following its initial development and early history, the Manida Street Historic District remained intact and well preserved as the surrounding Hunts Point neighborhood and broader area of the South Bronx saw drastic changes. In the mid-to-late-20th century, a combination of damaging factors—racist housing policies, political neglect, aggressive highway construction projects, New York City's financial crisis, a rise in unemployment and crime, and a drug epidemic—had devastating impacts on the South Bronx. Throughout these decades of hardship, however, the Manida Street Historic District survived, due to a combination of long-term stewardship and reinvestment, as a rare example of Hunts Point's early residential development.

Hunts Point, including the 800 block of Manida Street, was a thriving mixed-use neighborhood in the first half of the 20th century. In the 1930 census, residents of the Manida Street Historic District were listed as mechanics,

secretaries, post-office clerks, salesmen and bookkeepers, most of whom were of Russian, German and Polish ancestry.⁹² In the early 1940s, the demographics of the South Bronx began to shift, as Black and Puerto Rican New Yorkers moved northward and eastward from Manhattan. After the 1917 Jones Act recognized Puerto Ricans as American citizens, the Puerto Rican population in East Harlem had grown steadily, establishing an enclave that became known as “El Barrio” or “The Neighborhood.”⁹³ Many Black people had also relocated to Harlem during World War II, to escape discrimination and segregation in the South. As the population increased, living conditions in Harlem became more and more difficult for its residents. Social unrest resulted, including rioting in Harlem and East Harlem in 1943 after a white officer shot a Black soldier who had intervened in the arrest (and apparent harassment) of a Black woman.⁹⁴ In an effort to find better housing options and improved living conditions, many Black and Puerto Rican residents moved to the South Bronx, particularly to neighborhoods like Hunts Point and Longwood.⁹⁵ Famous jazz bandleader Buddy Johnson (1915-1977), who wrote hits including “Since I Fell for You,” purchased 826 Manida Street in the historic district in 1950, which his family still owns.⁹⁶ Author Samuel Lubell noted that the Bronx became the first peacefully integrated area in the United States.⁹⁷

Starting before World War II, the racist policies of a process known as redlining contributed to a period of economic decline in the South Bronx that had lasting effects on Hunts Point. Redlining was a result of the Home Owners Loan Corporation (HOLC) founded in 1933 as part of the New Deal in an effort to stem housing foreclosures. In the late 1930s, the HOLC began issuing maps color-coded on a scale from A to D to help lenders determine which neighborhoods were “desirable” places for investments and which were not.⁹⁸ These categories

systematically favored white neighborhoods over neighborhoods with people of color.⁹⁹ At the same time, the Federal Housing Administration declared multiple-family buildings too risky for mortgage guarantees; most of the housing in Hunts Point was multi-family.¹⁰⁰ As a result of the presence of Black and foreign-born families, its multi-family housing stock, the significant amount of industrial encroachment, and the supposed lack of opportunity for improvement in the area, Hunts Point, including the Manida Street Historic District, was given a “C” rating, defined as “Definitely Declining.”¹⁰¹ The integrity of the Manida Street Historic District likely benefited from longtime homeowners who held onto their properties during this time; according to census records, approximately 50 percent of homeowners in the historic district retained their properties between 1930 and 1940.¹⁰²

During the 1940s and 1950s, concepts of urban design and planning were changing across American cities. The National Housing Act in 1949 provided federal funds for local municipalities to acquire property in blighted urban areas for resale to private developers. This program had an extraordinary impact in New York, which received more aid than any American City.¹⁰³ Referred to collectively as urban renewal, these projects often employed the HOLC maps as guides to determine where to focus improvements. Robert Moses, then Commissioner of the New York Planning Commission and the chairman of the mayor’s Committee on Slum Clearance, began urban renewal projects in all five boroughs starting in 1949.¹⁰⁴

The construction of a federal highway system was a major part of urban renewal. Richard Rothstein, author of the *Color of Law: A Forgotten History of How Our Government Segregated America*, noted that these highway projects were a “slum clearance tool” intended to target and eradicate predominantly Black neighborhoods.¹⁰⁵ As

part of Moses' vision he proposed an elevated expressway in 1953 which cut through the Bronx along 16 miles of Bruckner Boulevard running just a block north of the Manida Street Historic District. The corridor was described by Robert Caro in his 1974 biography of Robert Moses, *The Power Broker*, as "one of the most thriving commercial areas in the Bronx."¹⁰⁶ According to Caro's account, after local business owners complained about the planned expressway, Bronx Borough President James L. Lyons tried to negotiate alternative plans with Moses but was forced to accept the proposal despite evidence that elevated transportation corridors had detrimental impacts on surrounding communities. As Caro pointed out, the Third Avenue elevated subway in Manhattan was demolished in the 1950s "for that very reason."¹⁰⁷ Work on the Bruckner Expressway began in 1957, eclipsing the commercial and residential corridor and creating a physical barrier—a "thundering equator"¹⁰⁸—between Hunts Point (and thus the Manida Street Historic District) and the rest of the South Bronx.¹⁰⁹

In 1967 the Hunts Point Food Distribution Center, or the Hunts Point Market as it was commonly known, opened.¹¹⁰ The completion of the Bruckner Expressway, in addition to the expansion of connecting highways, and the large amount of available property in Hunts Point made the neighborhood desirable for the market.¹¹¹ Built to replace the Washington Street Market in Manhattan, the Hunts Point Market sprawled across 126 acres just a few blocks from the Manida Street Historic District.¹¹² The Hunts Point Local Development Corporation viewed the market and other industrial ventures in the neighborhood as a way to expand the existing infrastructure and capitalize on the resources of the area.¹¹³ A *New York Times* article describing the opening ceremonies of the market quoted Mayor Lindsay, stating "the magnificent facility represents a dramatic change in the life of

this great city that will save consumers \$11 million a year."¹¹⁴ However, although the market was a reinvestment in the neighborhood, its sprawling geography also attracted drug dealers, illegal sex workers, and petty criminals during off hours.¹¹⁵

New York City faced a major financial crisis in the 1970s and budgets for essential services in the South Bronx, including Hunts Point (and other economically disadvantaged neighborhoods), were slashed.¹¹⁶ Unemployment surged, and the population dropped, leaving many buildings vacant. Other buildings were abandoned after owners stopped necessary maintenance routines and arson plagued the South Bronx as landlords and tenants set fire to their own buildings to collect the insurance.¹¹⁷ The economic and political neglect in the South Bronx, concurrent with the effects of the growing drug problem in America, in particular heroin addiction, were incredibly destructive to Hunts Point in the 1970s.¹¹⁸ In March 1970, a group of City Councilmembers took a tour of Hunts Point where they witnessed apartments with no heat, streets littered with trash due to lack of sanitation pickups, and drug addicts on street corners.¹¹⁹ In 1977, when President Jimmy Carter visited the South Bronx he drew national attention to the area's dire situation and the *New York Times* again painted a grim picture: the "Presidential motorcade passed block after block of burned-out and abandoned buildings, rubble-strewn lots and open fire hydrants."¹²⁰

Evidence of arson, political neglect, and economic and social turmoil surrounded the Manida Street Historic District in the 1970s and 1980s; but New York City tax photos of the block from the early 1980s indicate that its houses stood mostly intact, an oasis amidst the chaos. Much of the resilience demonstrated in Hunts Point and the South Bronx during these turbulent decades resulted from the efforts of advocates, community groups, and grassroots organizations.¹²¹ Reverend Gigante

created the South East Bronx Community Organization (SEBCO) in 1968 and other groups also began to organize rallies, protests and campaigns that advocated for the protection of Hunts Point, its buildings, and its residents.¹²² Advocate Harold DeRienzo noted in his book *Concepts of Community: Lessons from the Bronx* that the extreme circumstances of the era pushed unlikely groups together with a common desire to maintain their community.¹²³ SEBCO, the South Bronx Overall Economic Development Corporation (SoBRO), The Urban Homesteading Assistance Board, and Banana Kelly Community Improvement Association, among others, worked with small business owners, residents, and the City government to reverse the abandonment and disinvestment of Hunts Point and the South Bronx.

Banana Kelly was a grassroots organization started in 1978 by Leon Potts and Harold DeRienzo and was a major impetus in reviving the community. It was named for Kelly Street, just across the Bruckner Expressway from the Manida Street Historic District, which curves slightly, giving it the shape of a banana. In 1973, The Comprehensive Employment Training Act was implemented to provide training and employment to out-of-work adults. Banana Kelly hired graduates from the program, many of whom were from the South Bronx, to work as skilled laborers making improvements to buildings the organization had purchased.¹²⁴ The group worked to promote the neighborhood, preserve housing, and educate residents on how to repair their homes. By 1982 Banana Kelly had purchased 100 units and by the mid-1990s the number had reached 1,000.¹²⁵ Starting in the 1990s, Banana Kelly rehabilitated two buildings in the Manida Street Historic District, and the organization still owns them today.¹²⁶

In 1994, The Point Community Development Corporation was founded.¹²⁷ The Point was dedicated to youth development and the

cultural and economic revitalization of Hunts Point.¹²⁸ Located just outside the Manida Street Historic District in a former garage building on the corner of Garrison Avenue and Manida Street, The Point has been key in the redevelopment and growth of Hunts Point in the last 25 years.

By the 2000s conditions in Hunts Point were improving. A *New York Times* article from August 2000 observed,

Hunts Point's 8,200 residents, most of whom live on a peninsula jutting into the East River known as the Point, are experiencing an array of improvements that have begun or been completed in recent months -- from rehabilitated housing to new park space to the arrival of services the Point never had before, like a post office.¹²⁹

In 2010, an adaptive reuse project was undertaken to transform the American Bank Note Company building into studio and office space for a variety of tenants, including art and design firms and nonprofit and community organizations.¹³⁰ Today, Hunts Point is once again largely a thriving industrial and residential neighborhood. The Hunts Point Food Market expanded to include the Fulton Fish Market and the Hunts Point Cooperative Market, creating more job opportunities in the area and making the market the largest wholesale food distribution center in the country.¹³¹ Many of Banana Kelly's residential projects remain as reminders of what residents can do to create a safer, friendlier neighborhood, and new development is intended to continue Hunts Point's tradition as a mixed-use community. The Manida Street Historic District remains intact today in large part due to residents and grassroots advocacy groups who have diligently maintained their properties over the years (Figures

14 and 15). In a 2010 *New York Times* article the author noted that “residents of the block have long known they had something special, a number of them take extra pride in their homes.”¹³²

Conclusion

The Manida Street Historic District is a particularly notable enclave of intact residential architecture within Hunts Point, a neighborhood which is mostly characterized by larger commercial and industrial buildings. The elegant collection of 42 semi-detached row houses lining both sides of the block captures a significant moment of the area’s early-20th century history, marked by rapid speculative development resulting from expanded transportation routes and a surge in industrial growth. Executed primarily in a modest Renaissance Revival style, the consistency along the block creates a strong sense of place. While the similarities between the buildings translate into a pleasing aesthetic uniformity within the district, the Flemish Revival-style elements along the west side of the street, particularly the stepped-parapets, add a touch of whimsy and an unusual architectural flair that further distinguishes these row houses.

Over time, alterations have been made to some of the residences on Manida Street, but overall, the block retains its unique architectural character. The collection of houses has benefited from proud residents who have remained committed to preserving the block, even when faced with devastating hardships within the community during the late-20th century. Described as an “array of gems” in the *New York Times*, the Manida Street Historic District stands out in the neighborhood as a picturesque ensemble from the early-20th century that has remarkably survived the test of both time and history.¹³³

Endnotes

¹ Landmarks Preservation Commission (LPC), *Grand Concourse Historic District Designation Report* (LP-2403) (New York: City of New York, 2011), prepared by Jennifer L. Most, 6.

² Jessica S. MacLean, with contributions from Lawrence B. Conyers, PhD. and Shayleen M. Ottman, “Hunts Point Burial Ground, Drake Park, Bronx, New York, Phase 1A Documentary Study and Ground Penetrating Radar Survey,” Prepared for the New York City Department of Parks and Recreation (March 2017), 5-6.

³ Bungay Creek is no longer extant but was the dividing line between the areas of Morrisania and West Farms in the original land patents; Intervale Avenue runs along the original location of Bungay Creek; Westchester County was formed in 1683; Stephen Jenkins, *The Story of the Bronx* (New York and London: The Knickerbocker Press, 1912), 5, 42 & 318.

⁴ Colonial land patents were not the same thing as conveyances. Patents were lands or privileges typically granted to one or more persons by the British crown or the state of New York. Owners of a patent could subdivide, survey, and convey individual allotments; “Land Patents,” New York State Archives, accessed June 16, 2020, http://www.archives.nysed.gov/research/res_tips_011_land_patents.shtml#:~:text=Patents%20are%20lands%20for%20privileges%20typically,from%20person%20to%20person.

⁵ Jenkins, 42-43; John Croce, “Hunts Point: Wilderness Transformed 1663-1930,” *The Bronx County Historical Society Journal*, Volume XVIII, Number 2 (Fall 1981), 56. Early references to the neighborhood use the possessive apostrophe, Hunt’s Point, but at some point in the 20th century the apostrophe was dropped.

⁶ LPC, *Grand Concourse Historic District Designation Report*, 6-7.

⁷ Jenkins, 5.

⁸ LPC, *Grand Concourse Historic District Designation Report*, 6; MacLean, 21.

⁹ Jenkins, 93 & 386. The Leggett family were descendants of John Richardson. Archaeological work in 2017 confirmed the existence of the Hunts Point Slave Burial Ground, adjacent to the Hunts Point Burial Ground [Drake Cemetery] located in Joseph Rodman Drake Park in Hunts Point. Reference to the 2017 report by Jessica MacLean, “Hunts Point Burial Ground, Drake Park, Bronx, New York, Phase 1A Documentary Study

and Ground Penetrating Radar Survey,” is included previously in these endnotes.

¹⁰ The 1799 Emancipation Law in New York City granted freedom to those children born to enslaved individuals after July 4, 1799. These children were forced into indentured servitude, males until the age of 18 and females until the age of 25; MacLean, 24.

¹¹ MacLean, 24.

¹² The township of West Farms also included the settlement of Fordham; Jenkins, 6 and 380; Evelyn Gonzalez, *The Bronx* (New York: Columbia University Press, 2004), 11.

¹³ Gonzalez, 31-33 & 35.

¹⁴ Ibid., 35; Lloyd Ultan, “The Bronx in History,” *Bronx Press* (March 27, 2008), 8.

¹⁵ MacLean, 24.

¹⁶ Sunnyslope is located on the corner of Faile Street and Lafayette Avenue, just two blocks east of the Manida Street Historic District; LPC, *Peter S. Hoe House, Sunnyslope Designation Report* (LP-1079) (New York: City of New York, 1981), prepared by Anthony W. Robins, 1.

¹⁷ The cornerstone for the Corpus Cristi Monastery was laid on June 20, 1889 in front of a crowd of 1,500 people. Founded in France in 1880, the order established its American monastery first in Newark but soon the number of novices had increased so dramatically that the Archbishop of New York suggested the monastery relocate to New York. The local press described it as a “magnificent site of sixty-six city lots at Hunt’s Point...near the shore.” “Corpus Cristi Monastery. The Cornerstone Laid at Hunt’s Point Yesterday,” *New York Times* (June 21, 1889), 5.

¹⁸ LPC, *Grand Concourse Historic District Designation Report*, 6-7.

¹⁹ Ibid., 7-8.

²⁰ Jenkins, 381.

²¹ Ibid., 390.

²² LPC, *Grand Concourse Historic District Designation Report*, 7.

²³ Early commuter service between the Bronx and Manhattan involved transferring to the horse-drawn

‘Huckleberry Line’ and an extra fare for the northernmost areas. See also LPC, *Grand Concourse Historic District Designation Report*, 7-8; LPC, *American Bank Note Company Printing Plant Designation Report* (LP-2298) (New York: City of New York, 2008), prepared by Betsey Bradley and Jennifer Most, 2.

²⁴ LPC, *Grand Concourse Historic District Designation Report*, 7-8; LPC, *American Bank Note Company Printing Plant Designation Report*, 2.

²⁵ Edward J. Duffy, “I Remember Old Hunt’s Point,” *Oldtimer Notes Changes: Farms to Market Site*, *Bronx Press Review* (October 5, 1967), 14.

²⁶ LPC, *American Bank Note Company Printing Plant Designation Report*, 2. The station, designed by Cass Gilbert and constructed between 1907 and 1909, remains extant on Hunts Point Avenue, but is heavily altered; Joseph Brennan, *Bronx Railroad Stations, Abandoned Stations* (2001, 2002), accessed May 15, 2020, <http://www.columbia.edu/~brennan/abandoned/bronx.html>.

²⁷ This is now a station for the 6 subway; *Brooklyn Daily Eagle Almanac, The Brooklyn Daily Eagle* (1922), 372, accessed May 15, 2020, <https://books.google.com/books?id=Ob0JAAAAIAAJ&pg=PA372#v=onepage&q&f=false>.

²⁸ Lloyd Ultan, “A Short History of Hunts Point & Longwood,” Museum of Bronx History, Research Library, Bronx County Archives, Bronx Historical Society (August 8, 1985), 2. Initially, building activity in response to the IRT extension was concentrated around the Prospect Avenue and Simpson Street stations, both located along Westchester Avenue to the north and west of the Manida Street Historic District. The area between the two stations was largely undeveloped, particularly Hunts Point east of the transit corridor, which the *Real Estate Record and Builders’ Guide* called “tangible and very convincing proof of the absolute necessity of rapid transit for city development.” Quote from “New ‘Boom’ Started in the East Bronx. Caused by the Opening of a Subway Station at Intervale Avenue – What the Leading Builders and Operators are doing this Spring,” *Real Estate Record and Builders’ Guide* (April 2, 1910), 696.

²⁹ LPC, *Grand Concourse Historic District Designation Report*, 7-8.

³⁰ “New ‘Boom’ Started in the East Bronx. Caused by the Opening of a Subway Station at Intervale Avenue – What the Leading Builders and Operators are doing this Spring,” 697.

³¹ Ultan, “A Short History of Hunts Point & Longwood,” 3.

³² LPC, *American Bank Note Company Printing Plant Designation Report*, 2; “A New City in the Bronx,” *Real Estate Record and Builders’ Guide* (April 17, 1909), 753; the area referred to in this article as the East Bronx is now referred to as the South Bronx.

³³ “A New City in the Bronx,” 753.

³⁴ LPC, *American Bank Note Company Printing Plant Designation Report*, 2.

³⁵ “Opportunities in the Bronx,” *Real Estate Record and Builders’ Guide* (November 6, 1909), 825.

³⁶ LPC, *American Bank Note Company Printing Plant Designation Report*, 2.

³⁷ Other prominent developers active in the area were the American Real Estate and the Henry Morgenthau companies.

³⁸ “Big Plant for Bronx, Realty Boom Follows. American Bank Note Co. to Expend \$2,500,000 in Central Factory,” *New-York Tribune* (November 21, 1908), 1; “A New City in the Bronx,” 753; “New ‘Boom’ Started in the East Bronx. Caused by the Opening of a Subway Station at Intervale Avenue – What the Leading Builders and Operators are doing this Spring,” 697.

³⁹ LPC, *American Bank Note Company Printing Plant Designation Report*, 2.

⁴⁰ “A New City in the Bronx,” 753.

⁴¹ “Plant for 2,500 Men Moves to the Bronx. Work for Double that Number to be Provided when it is Erected. \$2,500,00 Outlay in all. Men Skilled Workers, Highly Paid, Who’ll Need Homes -- \$5,000,000 Added to Values,” *The New York Times* (November 21, 1908), 1; “Big Plant for Bronx, Realty Boom Follows: American Bank Note Co. to Expend \$2,500,000 in Central Factory,” 1.

⁴² LPC, *American Bank Note Company Printing Plant Designation Report*, 1; Jenkins, 382.

⁴³ “Mercantile Colony for Hunts Point,” *Real Estate Record and Builders’ Guide* (October 298, 1911), 629. This article concludes, “During the last year the American Bank Note Company and several other large concerns have located in this neighborhood, and the district gives promise of developing into a very active commercial center.”

⁴⁴ LPC, *American Bank Note Company Printing Plant Designation Report*, 2.

⁴⁵ A *New York Herald Sun* article from 1919 boasted, “The Hunt’s Point section to-day has as good transit

service as any other Bronx district and is the centre of a vast population.” Quote from, “1,450 Hunt’s Point Lots Will Be Sold at Auction,” *New York Herald Sun* (October 26, 1919), 37.

⁴⁶ The historic 1887 Robinson map shows that only a portion of the street grid in Hunts Point had been laid out by the time of its publication. Barretto Street and Hunts Point Road are both identified on the map, but Manida Street is notably missing; Elisha Robinson, *Atlas of the City of New York* (New York: E. Robinson, 1887), v. 5, pl. 20, The New York Public Library Digital Collections; John McNamara, *History in Asphalt: The Origin of Bronx Street and Place Names* (The Bronx: The Bronx County Historical Society, 1984), 167.

⁴⁷ George W. and Walter S. Bromley, *Atlas of the Borough of the Bronx, City of New York* (Philadelphia: G.W. Bromley & Co., 1904), pl. 16, part of Sec. 10, The New York Public Library Digital Collections; McNamara, 167.

⁴⁸ George W. and Walter S. Bromley, *Atlas of the Borough of the Bronx* (Philadelphia: G.W. Bromley & Co., 1921), pl. 31, part of Sec. 10, The New York Public Library Digital Collections.

⁴⁹ “Big Bronx Operation. Thirty Two-Family Houses to be Built in the Hunt’s Point Section,” *The New York Times* (September 27, 1908), 12.

⁵⁰ Ibid. The article adds that the “Johnson Company has agreed with him [Meehan] to begin at once twelve two-family houses on the opposite side of the street.” However, the next month the *Real Estate Record and Builders’ Guide* announced the company sold the lots to another company run by Meehan; “Private Sales Market, Bronx,” *Real Estate Record and Builders’ Guide* (October 3, 1908), 658.

⁵¹ “The St. George Sold, Occupies 50th St. Site. Quick Market Found for a Greenwich Street Site,” *New-York Tribune* (October 23, 1908), 11; “Plan No. 885 (New Building Permit),” Bureau of Buildings for the Borough of the Bronx of the City of New York (November 7, 1908), New York City Department of Buildings; various articles refer to the construction of 12 buildings on the east side of Manida Street, presumably indicating 12 pairs of semi-detached houses, or 24 semi-detached houses.

⁵² “Application for Erection of Brick Buildings, Plan No. 809,” Bureau of Buildings for the Borough of the Bronx of the City of New York (October 13, 1908), New York City Department of Buildings.

⁵³ “Application for Erection of Brick Buildings, Plan No. 885” Bureau of Buildings for the Borough of the Bronx

of the City of New York (November 24, 1908), New York City Department of Buildings.

⁵⁴ “Large Purchases at Hunt’s Point,” *The New York Times* (November 14, 1908), 14.

⁵⁵ “Application for Erection of Brick Buildings, Plan No. 809,” New York City Department of Buildings; “Application for Erection of Brick Buildings, Plan No. 885,” New York City Department of Buildings.

⁵⁶ “These Houses Pay 15% On Your Investment,” *The New York Times* (May 15, 1909), 14. At the bottom of the advertisement, the contact information includes the Meehan Building Company and also includes Frederick Johnson’s name, the son of George F. Johnson. This would suggest that although Meehan purchased the properties from Johnson, he, or at least his son, maintained an interest in the block.

⁵⁷ “Manida Street,” *New-York Tribune* (May 25, 1910), 12; “The Bronx,” *New-York Tribune* (September 9, 1910), 8.

⁵⁸ “Rapid Development of Hunt’s Point Section in the Bronx. Trend of Population Toward Eastern Section Reflected in Increased Sale of subway Tickets at Stations Adjacent – Many Apartment Houses and Fine Residences Erected – Contracts Awarded for Big Public Improvements,” *The New York Times* (May 5, 1912), 86.

⁵⁹ “James F. Meehan, Bronx Builder, 75,” *The New York Times* (July 18, 1945), 27.

⁶⁰ “A New City in the Bronx,” 753.

⁶¹ “A New City in the Bronx,” 753-54. Based on historic maps, Meehan’s villa was demolished between 1911 and 1921.

⁶² “James F. Meehan, Bronx Builder, 75,” 27.

⁶³ This section is adapted from LPC, *Grand Concourse Historic District Designation Report* (LP-2403), 117; LPC, *Longwood Historic District Designation Report* (LP-1075) (New York: City of New York, 1980), 2.

⁶⁴ “Alterations, The Bronx,” *New-York Tribune* (October 5, 1912), 16; the address for Koppe & Daube in this notice (and others) is 830 Westchester Avenue.

⁶⁵ “These Houses Pay 15% On Your Investment,” 14; Frederick Johnson is one of the contacts listed on this advertisement, with offices at 830 Westchester Avenue.

⁶⁶ The historic district is not characterized by historic sidewalk paving materials.

⁶⁷ These parapet features are referred to in the New Building permits for each side of the street as

“mansards.”

⁶⁸ New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives.

⁶⁹ Ibid.

⁷⁰ Lloyd Ultan, *The Northern Borough: A History of the Bronx* (New York: Bronx Historical Society, 2009), 206.

⁷¹ “A New City in the Bronx,” 753.

⁷² Much of the discussion of two-family houses is adapted from LPC, *Clay Avenue Historic District Designation Report* (LP-1898) (New York: City of New York, 1994), prepared by Andrew S. Dolkart.

⁷³ “Building Two-Family Dwellings in the Bronx,” *Real Estate Record and Builders’ Guide* (October 3, 1908), 649.

⁷⁴ “Two-Family Houses. Their Distinct Advantages and What they Cost – Where They Have Been Successful,” *Real Estate Record and Builders’ Guide* (May 2, 1908), 808.

⁷⁵ Ibid.

⁷⁶ “Two-Family Houses. Profitable Form of Investment – Ratio Between House and Ground,” *The New York Times* (April 14, 1907), 64.

⁷⁷ “A New City in the Bronx,” 754.

⁷⁸ LPC, *Bay Ridge Parkway – Doctors’ Row Historic District Designation Report* (LP-2631) (New York: City of New York, 2019), prepared by MaryNell Nolan-Wheatley, 16-17.

⁷⁹ This style is sometimes also referred to as the Flemish Renaissance Revival.

⁸⁰ “Flemish Revival, 1900-1920,” Architectural Style Guide, Department of Archaeology & Historic Preservation, Washington, accessed March 24, 2020, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/flemish-revival>.

⁸¹ Leland Roth, *A Concise History of American Architecture* (New York: Icon Editions, Harper & Row, Publishers), 18.

⁸² LPC, *Riverside-West End Historic District Designation Report* (LP-1626) (New York: City of New York, 1989), prepared by Mirande Dupuy, Lynne Marthey, Kevin McHugh, Margaret M. Pickart, and Elisa Urbanelli, 18-19.

⁸³ This paragraph was adapted from LPC, *Riverside-West End Historic District Designation Report*, 18-19; LPC, *168 East 73rd Street Building* (LP-1066) (New York: City of New York, 1980), prepared by Andrew S.

Dolkart.

⁸⁴ The Flemish Revival-style parapet is no longer extant on 853 and 857 Manida Street.

⁸⁵ Alison Gregor, “Protecting an Array of Gems in the Bronx,” *The New York Times* (March 28, 2010), clipping found at the Bronx Historical Society. Bronx historian Lloyd Ultan was interviewed for this article and confirmed this association, adding that German was, at the time, the second-most-spoken language in the Bronx.

⁸⁶ U.S. Census Records, 1910.

⁸⁷ LPC, *East Village/Lower East Side Historic District Designation Report* (LP-2491) (New York: City of New York, 2012), prepared by Christopher D. Brazee, 22-23.

⁸⁸ U.S. Census Records, 1910.

⁸⁹ U.S. Census Records, 1920.

⁹⁰ Ibid.; spelling of “Amid” may be incorrect.

⁹¹ Ibid.

⁹² A few families on the block had live-in housekeepers including a Russian musician named Max Raderman who lived at 847 Manida Street; U.S. Census Records, 1930.

⁹³ LPC, *Richard Webber Harlem Meatpacking Plant Designation Report* (LP-2595) (New York: City of New York, 2018), prepared by Theresa Noonan, 8; LPC, Public School 109 (now El Barrio’s Artspace PS109) Designation Report (LP-2597) (New York: City of New York, 2018), prepared by Margaret Herman.

⁹⁴ “Overview: Harlem riot of 1943 reports,” Schomburg Center for Research in Black Culture, Manuscripts, Archives and Rare Books Division, The New York Public Library, accessed June 19, 2020, archives.nypl.org/scm/20584; LPC, *Central Harlem Historic District Designation Report* (LP-2622) (New York: City of New York, 2019), prepared by Barrett Reiter and Theresa Noonan, 24. Over 1,500 businesses were looted in the span of about eight hours and one *New York Times* article asserted that 400 to 500 people were arraigned as a result; “11 tried in Harlem riot: Suspended Sentences Given in Final Batch of Cases,” *The New York Times* (August 26, 1943), 11.

⁹⁵ Ultan, *The Northern Borough: A History of the Bronx*, 267; Michael Dorman, *The Making of a Slum* (New York: Delacorte Press, 1972), 181.

⁹⁶ Letter from Woodrow Johnson, Jr. to LPC, Written Testimony for the Proposed Manida Street Historic District (May 6, 2020); Gregor, “Protecting an Array of Gems in the Bronx.”

⁹⁷ Ultan, *The Northern Borough: A History of the Bronx*, 267.

⁹⁸ LPC, *Sunset Park South Historic District Designation Report*, (LP-2622) (New York: City of New York, 2019), prepared by Michael Caratzas and Jessica Baldwin, 21; Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America*, (New York: Liveright Publishing, W.W. Norton and Company, 2017), 63.

⁹⁹ Rothstein, 64.

¹⁰⁰ James L. Wunsch, "From Burning to Building: The Revival of the South Bronx 1970-1999," *The Bronx County Historical Society Journal*, Vol. XXXVIII, Number 1, Spring 2001, 7.

¹⁰¹ It appears that the desirable two-family houses and the smaller percentage of Black residents earned Hunts Point a higher rating than some of the surrounding communities, which were given "D" ratings, defined as "Hazardous." The population of the neighborhoods west of Hunts Point were described as 5 percent Black, while Hunts Point was described as 1 percent Black. Information available online at "Mapping Inequality," University of Richmond, accessed June 19, 2020, <https://dsl.richmond.edu/panorama/redlining/#loc=12/40.826/-74.068&mapview=graded&city=bronx-ny&area=C6>.

¹⁰² U.S. Census Records, 1930 and 1940.

¹⁰³ LPC, *University Village Designation Report* (LP-2300) (New York: City of New York, 2008), prepared by Matthew A. Postal, 4.

¹⁰⁴ Robert Caro, *The Power Broker: Robert Moses and the Fall of New York* (New York: Vintage Books Edition, Random House, 2012), 12.

¹⁰⁵ Rothstein, 127-128.

¹⁰⁶ Caro, 749. Bruckner Boulevard had residential buildings as well as commercial ones. In Edward J. Duffy's brief memoir "I Remember Old Hunt's Point," *Oldtimer Notes Changes: Farms to Market Site* in the *Bronx Press Review* he notes specifically the apartment houses along Bruckner Boulevard; Duffy, 33.

¹⁰⁷ Caro, 749.

¹⁰⁸ John Freeman Gill, "A Place that Redefines Resilience," *New York Times* (November 14, 2010), 7.

¹⁰⁹ Caro, 749; "Bruckner Expressway," New York City Parks Department, accessed March 1, 2020, <https://www.nycgovparks.org/about/history/historical-signs/listings?id=11398>.

¹¹⁰ "Hunts Point Distribution Center: A Report with a Spotlight on the Produce Market," Hunter College New York City Food Policy Center (January 10, 2018), accessed March 1, 2020, <https://www.nycfoodpolicy.org/hunts-point-distribution-center-brief-overview-spotlight-produce-market/>.

¹¹¹ Ultan, *The Northern Borough: A History of the Bronx*, 285.

¹¹² The Washington Street Market was bounded by Washington, Fulton and Vesey streets in Lower Manhattan and was closed in 1956. Kate Ascher, *The Works: Anatomy of a City* (New York: Penguin Books, 2005), 86.

¹¹³ Hunts Point Community Local Development Corporation, *1977 Annual Report: Economic Development* (New York, 1977), document located at The Bronx County Historical Society.

¹¹⁴ "Hunts Point Market Dedicated by City," *The New York Times* (May 18, 1967), 36.

¹¹⁵ Dorman, 95.

¹¹⁶ Wunsch, 10.

¹¹⁷ *Ibid.*, 5-11.

¹¹⁸ Richard Severo and Barbara Campbell, "Hunts Point: Ruled by Addicts," *The New York Times* (September 24, 1969), 1. In this multi-article series about the neighborhoods, author Richard Severo wrote: "Drug addiction is the major cause of what is wrong in Hunts Point. But the frequently heard argument that blight conditions maybe creating the addicts, rather than the other way around is both meaningless and reasonable at this point...Heroin addicts are everywhere in Hunts Point – on street corners, in abandoned buildings, in occupied buildings, on rooftops, in hallways and basements."

¹¹⁹ David K. Shieler, "Councilmen Angered by Hunts Point Decay," *The New York Times* (March 3, 1970), 43.

¹²⁰ Lee Dembart, "Carter Takes 'Sobering' Trip to South Bronx," *The New York Times* (October 6, 1977), 66.

¹²¹ Wunsch, 19.

¹²² Shieler, 43.

¹²³ Harold DeRienzo, *The Concept of Community: Lessons from the Bronx*, (Milan, Italy: IPOC di Pietro Condemi, 2008), 113.

¹²⁴ Don Terry, "Dropouts Put Lives and a Building Back Together," *The New York Times* (February 20, 1989), B3.

¹²⁵ DeRienzo, 37.

¹²⁶ The City of New York Department of Housing Preservation purchased 814 and 816 Manida Street in 1984. A deed for the properties created in 1994 noted that the property would be rehabilitated and refers to Banana Kelly as the Community Management Program. In 2004, the organization purchased the two semi-detached houses; information accessed online from the New York City Department of Finance, Tax Block 2740, Lot 47, Borough of the Bronx.

¹²⁷ “History,” The Point Community Development Corporation, accessed March 15, 2020
<https://thepoint.org/history/>.

¹²⁸ “Mission,” The Point Community Development Corporation, accessed March 15, 2020,
<https://thepoint.org/mission/>.

¹²⁹ Juan Forero, “No Longer A War Zone, Hunts Point Gains Status; New Services Arrive as City Improvements Lift Bronx Community,” *The New York Times* (August 23, 2000), B1.

¹³⁰ The BankNote, Beyer Blinder Belle, accessed June 3, 2020,
https://www.beyerblinderbelle.com/projects/86_the_bank_note.

¹³¹ Ascher, 86.

¹³² Gregor, “Protecting an Array of Gems in the Bronx.”

¹³³ Ibid.

Findings and Designation

Manida Street Historic District

On the basis of a careful consideration of the history, the architecture, and the other features of this area, the Landmarks Preservation Commission finds that the Manida Street Historic District contains buildings and other improvements which have a special character and a special historical and aesthetic interest and value and which represent one or 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. Further, this historic district is part of the development, heritage, and culture of the city, state and nation, as set forth in this designation report.

Accordingly, pursuant to the provisions of Chapter 47, Section 3020 (formerly Section 534 of Chapter 21) 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 Manida Street Historic District containing the property bounded by a line beginning on the eastern curbline of Manida Street at a point on a line extending westerly from the northern property line of 870 Manida Street, and extending easterly along said line and along the northern property line of 870 Manida Street, southerly along the eastern property lines of 870 to 814 Manida Street, westerly along the southern property line of 814 Manida Street to the eastern curbline of Manida Street, northerly along said curbline to a point on a line extending easterly from the southern property line of 819 Manida Street, westerly along said line

across Manida Street and along the southern property line of 819 Manida Street, northerly along the western property lines of 819 to 861 Manida Street, easterly along the northern property line of 861 Manida Street and across Manida Street to its eastern curbline, and northerly along said curbline to the point of beginning as shown in the attached map.

Manida Street Historic District: Illustrations





**Figure 3: 828 and 830
Manida Street**
LPC Staff, February 2020



**Figure 4: 839 and 841
Manida Street**
LPC Staff, February 2020



Figure 5: 852 and 856 Manida Street
LPC Staff, February 2020



Figure 6: 819 and 821 Manida Street
LPC Staff, February 2020



Figure 7: 823 and 827 Manida Street
LPC Staff, January 2020



Figure 8: 859 and 861 Manida Street
LPC Staff, January 2020



Figure 9: Areaway between 841 and 843 Manida Street
LPC Staff, February 2020



Figure 10 (top left): Details of 868 and 870 Manida Street

Figure 11 (bottom left): Detail of 819 Manida Street

Figure 12 (top right): Detail of 839 and 841 Manida Street

Figure 13 (bottom right): Detail of 827 Manida Street

LPC Staff, February 2020



Figure 14: East Side of Manida Street (850 to 870 Manida Street)
LPC Staff, February 2020



Figure 15: West Side of Manida Street (847 to 833 Manida Street)

LPC Staff, February 2020

Manida Street Historic District: Building Descriptions



Manida Street between Lafayette and Garrison Avenues

Manida Street Historic District

The Manida Street Historic District, located between Lafayette Avenue and Garrison Avenue in Hunts Point, consists of two facing rows of semi-detached, brick houses executed in a modest Renaissance Revival style, designed by architects James F. Meehan and Daube & Kreymborg and built in 1908-09. On both sides of Manida Street, the 2-story and basement, semi-detached buildings feature mirror-image facades with rounded projecting bays, low stone stoops, simple cornices with steeply pitched parapets above, and ornamentation concentrated around the doors and windows.

Ornamental variation differentiates the east and west sides of the street. Houses on the east side of Manida feature restrained brick facades, bowed window bays, belt courses ornamenting the fenestration, and projecting door hoods supported by scrolled brackets atop the entrances. Houses on the west side of the street are more embellished than those on the east and show greater variety. Flemish Revival-style parapets project above the bays of several buildings, lintels and door surrounds feature varied classical motifs, and original stained-glass transoms are retained in some of the windows.

While the houses are unified in form and height, there is some variety at the roofline, some of which was present historically and some of which results from later alterations to create parapets. Other alterations include facade material replacement—which in most cases preserved original decorative features including window and door surrounds and band courses—the addition of areaway fences, and alterations and additions at the rear. Overall, the houses' unified architectural style, height, and form, with their intact rhythm of bays and decorative detail, contribute to the strong sense of place and good integrity of the historic district.

The properties on the west side of Manida Street extend to Barretto Street, which runs between the Manida Street Historic District and the American Bank Note Building, a New York City landmark. This results in a unique condition whereby the rear lots of the Manida Street buildings abut the sidewalk and are fully visible. The Barretto Street frontage is uniformly characterized by utilitarian, ad hoc secondary structures such as garages, fences, walls, and roll down gates in a variety of configurations and materials, typically one story in height or lower, and are considered noncontributing. All the houses on Manida Street originally featured one-story rear extensions, many of which have been added to and altered. These are visible from Barretto Street to the west above the non-historic garages and fences; the rear extensions to houses on the east side of Manida Street are mostly not visible from a public way. The historic district is not characterized by historic sidewalk paving material.

East Side of Manida Street

814 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 47

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel and courses. Nos. 814 and 816 Manida Street share a party wall. No. 814 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This façade also features terra cotta coping along the roofline.

Secondary Rear (East) Facade: This facade is partially visible from Hunt's Point Avenue. A historic one-story brick extension projects from the rear of the building. The rear facade of the historic extension is brick and unadorned, and includes three windows with flush stone lintels and projecting rectangular stone sills. A below-grade entrance accesses the basement.

Alterations

Primary (West) Facade: Brick facade painted; stone lintels, sills and entrance surround painted; stoop railing replaced; historic glass-and-metal, double-leaf door replaced; windows replaced at basement; historic one-over-one wood sash windows replaced on first story; security grilles installed at first-story and basement windows; historic nine-over-one wood sash windows replaced on second story; historic cornice removed; historic pitched, side-gable parapet and balustrade replaced; light installed at entry; junction boxes installed at entry; satellite dish and conduit installed; security camera installed at rounded bay

Secondary Side (South) Facade: Facade resurfaced; windows replaced; light and security camera installed at angled bay

Secondary Rear (East) Facade: Facade resurfaced; windows replaced

Site

Side areaway with non-historic metal gate; historic planting bed

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

816 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 47

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel and courses. Nos. 816 and 814 Manida Street share a party wall. No. 816 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Secondary Rear (East) Facade: This facade is partially visible from Hunt’s Point Avenue. A

historic one-story brick extension projects from the rear of the building. The rear facade of the historic extension is brick and unadorned, and includes three windows with flush stone lintels and projecting rectangular stone sills. A below-grade entrance accesses the basement.

Alterations

Primary (West) Facade: Brick facade painted; stone lintels, sills and entrance surround painted; stoop railing replaced; historic glass-and-metal, double-leaf door replaced; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; metal security grilles installed at first-story and basement in rounded bay; historic nine-over-one wood sash windows replaced on second story; pitched, side-gable parapet and balustrade replaced; cornice removed; light installed at entry; junction boxes installed at entry; satellite dish and conduit installed; security camera installed at rounded bay

Secondary Side (South) Facade: Facade resurfaced; windows replaced

Secondary Rear (East) Facade: Facade resurfaced; windows replaced

Site

Side areaway with non-historic metal gate; historic planting bed

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

818 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 49

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and

low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 818 and 820 Manida Street share a party wall. No. 818 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic glass-and-metal, double-leaf door. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. Historic maps note a one story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Stone lintels, sills and surrounds painted; historic stone stoop and cheek walls replaced; historic iron stoop railings replaced; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; security grilles installed on all windows and entry door; historic cornice, hipped parapet, conical roof and finial over rounded bay removed; light installed at center of entry; lights and security cameras installed at window heads on rounded bay; two satellite dishes installed at second story; mailboxes installed at entry

Secondary Side (South) Facade: Windows replaced; security grilles installed on first-story windows; lintels and sills painted; entry door with brick stair and railing installed; security light and camera installed; security lights and camera installed at entry

Site

Side areaway with non-historic metal gate; historic planting bed replaced with below grade areaway; non-historic brick, stone and concrete wall

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

820 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 50

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement

Material(s): Brick; limestone; galvanized iron cornice

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 820 and 818 Manida Street share a party wall. No. 820 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic glass-and-metal, double-leaf door. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice spans across the façade and a hipped parapet with a conical roof over the bay caps the building. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; finial removed from conical bay roof; lights installed at entry; security lights and cameras installed at window rounded bay

Secondary Side (South) Facade: Windows replaced; metal security grilles installed on first-story windows; lintels and sills painted; entry door with brick stair and railing installed; security light and camera installed

Site

Side areaway with non-historic metal gate; historic planting bed replaced with non-historic paving; non-historic brick fence

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

822 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 51

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. No. 822 and 826 Manida Street share a party wall. No. 822 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic glass-and-metal, double-leaf door. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice and a steeply pitched side-gabled parapet span across both the facades of 822 and 826 Manida Street. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street. At the time of designation 822 Manida Street was under construction.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; historic decorative balustrade removed; light installed at entry

Secondary Side (South) Facade: Windows replaced

Site

At time of designation the site was not visible due to construction fencing

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx*
(Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30. pl. 30

826 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 52

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 826 and 822 Manida Street share a party wall. Similar to other houses in the row, 826 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic glass-and-metal, double-leaf door. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice and a steeply pitched side-gabled parapet span across both the facades of 822 and 826 Manida Street. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush, rectangular stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; historic decorative balustrade removed

Secondary Side (South) Facade: Brick facade painted at basement; windows replaced; window

grilles installed on first story; lintels and sills painted; entry and concrete stoop installed at center of facade; security light and camera installed

Site

Side areaway with non-historic metal gate; historic planting bed with a non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx*
(Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

828 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 53

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 828 and 830 Manida Street share a party wall. No. 828 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic glass-and-metal, double-leaf door and the stoop retains its historic iron railings. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice and a hipped parapet span across the facades of both 828 and 830 Manida Street. Each also features a conical roof over the rounded bay. Historic maps note a historic one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush, rectangular stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Stone lintels, sills and surrounds painted; historic entry door painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; finial removed from conical bay roof; lights installed at entry; address numbers installed

Secondary Side (South) Facade: Brick facade painted; windows replaced; security lights and camera installed; below-grade basement entry installed at western edge of facade; entry with stoop installed at center of facade; vent pipe installed at chimney

Site

Side areaway with non-historic metal gate; historic planting bed with non-historic fence and gate installed on curb; non-historic lamppost; non-historic mailbox

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30, pl. 30

830 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 54

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daub and Kreymborg for the James F. Meehan of the Manida Development Company.

Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous

sill and lintel courses. Nos. 830 and 828 Manida Street share a party wall. No. 830 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic glass-and-metal, double-leaf door and its historic iron stoop railings. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice and a hipped parapet span across the facades of both 828 and 830 Manida Street. Each house also features a conical roof over the rounded bay. A historic downspout at the southern edge of the rounded bay remains on the facade. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; finial removed from conical bay roof

Secondary Side (South) Facade: Brick facade painted; windows replaced; lintels and sills painted; metal window grilles installed at basement; entry door with brick stair and railing installed

Site

Side areaway with non-historic metal gate; historic planting bed with non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

832 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 55

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement

Material(s): Brick; limestone; galvanized iron cornice

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 832 and 836 Manida Street share a party wall. No. 832 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic iron stoop railing. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice and a steeply pitched side-gabled parapet span across the facades of both 832 and 836 Manida Street. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; historic stone stoop replaced; historic glass-and-metal, double-leaf door replaced; windows replaced at basement; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; stone lintels, sills and surrounds painted; historic balustrade removed from roofline; mailboxes installed at entry; downspout installed at rounded bay

Secondary Side (South) Facade: Brick facade painted; windows replaced; lintels, sills painted; entry door with brick stair and railing installed

Site

Side areaway with non-historic metal gate; historic planting bed with non-historic fence, gate and curb

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

836 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 56

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 836 and 832 Manida Street share a party wall. No. 836 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice and a steeply pitched side-gabled parapet span across the facades of both 832 and 836 Manida Street. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; historic stoop replaced; historic glass-and-metal, double leaf door replaced; windows replaced at basement; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; stone lintels, sills and surrounds painted; historic decorative balustrade removed from roofline mailboxes installed on rounded bay; camera installed at entry; doorbell installed at entry

Secondary Side (South) Facade: Brick facade painted; windows replaced; lintels and sills painted; entry with stone stoop installed at center of facade; light installed at entry

Site

Side areaway with non-historic metal gate; historic planting bed with non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx*
(Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

838 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 57

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 838 and 840 Manida Street share a party wall. No. 838 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic glass-and-metal, double-leaf door and its historic iron stoop railings. The second story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A hipped parapet spans across the facades of both 838 and 840 Manida Street. Each house also features a conical roof over the rounded bay. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular stone lintels, and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Historic nine-over-one wood sash windows replaced on second story;

historic one-over-one wood sash windows replaced on first story; windows replaced at basement story; stone lintels, sills and surrounds painted; metal security grilles installed at first story windows; historic metal cornice replaced; finial removed from conical roof of rounded bay

Secondary Side (South) Facade: Brick facade painted; windows replaced; lintels and sills painted; entry with brick stair and railing installed; below-grade stair and entry installed at angled bay

Site

Side areaway with non-historic metal gate; historic planting bed with non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

840 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 58

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 840 and 838 Manida Street share a party wall. No. 840 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic glass-and-metal, double-leaf door. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a

molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A hipped parapet spans across the facades of both 840 and 838 Manida Street. Each also features a conical roof over the rounded bay. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Stone lintels, sills and entrance surround painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; metal security grilles installed on first-story windows; historic metal cornice removed; finial on conical roof of rounded bay removed

Secondary Side (South) Facade: Brick facade painted; windows replaced; lintels and sills painted; entry door with stone stoop installed at center of facade; below-grade entry with stairs and metal railing installed at angled bay

Site

Side areaway with non-historic metal gate; historic planting bed with non-historic concrete and metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

842 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 59

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction

of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 842 and 846 Manida Street share a party wall. No. 842 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets, and retains its historic glass-and-metal, double-leaf door and historic iron stoop railing. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A hipped parapet spans across the facades of both 842 and 846 Manida Street. Each also features a conical roof over the rounded bay. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; stone lintels, sills and entrance surrounds painted; windows replaced at basement; historic one-over-one wood sash windows replaced on first story; security grilles installed on first-story windows; historic nine-over-one wood sash windows replaced on second story; historic cornice removed; finial removed from conical bay roof; light installed at rounded bay; downspout installed; security camera installed at rounded bay

Secondary Side (South) Facade: Brick facade painted; lintels and sills painted; windows replaced; below-grade entry, stairs and railings installed at angled bay; entry and stoop installed at center of facade; metal awnings installed at both entries; light installed at angled bay

Site

Side areaway with non-historic metal gate; historic planting bed replaced with concrete; non-historic metal fence

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

846 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 60



Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 846 and 842 Manida Street share a party wall. No. 846 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A hipped parapet spans across the facades of both 846 and 842 Manida Street. Each also features a conical roof over the rounded bay. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; historic stone stoop and cheek walls replaced; historic iron stoop railing replaced; historic metal-and-glass, double-leaf door replaced; stone lintels, sills and surrounds painted; windows replaced at basement; historic one-over-one wood sash windows replaced on first story; security grilles installed on first-story windows; historic nine-over-one wood sash windows replaced on second story; historic iron cornice removed; finial removed from conical roof; security camera installed at entry; lights installed at entry

Secondary Side (South) Facade: Windows replaced; metal security grilles installed at first-story windows; entry with stoop installed; security camera and lights installed at angled bay windows

Site

Side areaway with non-historic metal gate; historic planting bed with non-historic brick and stone fence and metal gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx*
(Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.0

848 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 61

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 848 and 850 Manida Street share a party wall. No. 848 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets and retains its historic metal-and-glass, double-leaf entry door and historic iron stoop railings. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. 848 and 850 Manida Street share a foliate bracketed cornice that spans across their facades and a steeply pitched side-gabled parapet. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; security grilles installed on first-story; historic nine-over-one wood sash windows replaced on second story; historic decorative balustrade removed

Secondary Side (South) Facade: Facade partially resurfaced; windows replaced; lintels and sills painted; security grilles installed on first story; downspout installed

Site

Side areaway with non-historic metal gate; historic planting bed replaced with concrete; non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx*
(Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

850 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 62

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 850 and 848 Manida Street share a party wall. No. 850 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. 850 and 848 Manida Street share a foliate bracketed cornice that spans across their facades and a pitched gabled parapet. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; historic stone stoop replaced; historic metal-and-glass, double-leaf door replaced; tone lintels, sills and surrounds painted; windows replaced at basement; historic one-over-one wood sash windows replaced on first story; security grilles installed on first-story; historic nine-over-one wood sash windows replaced on second story; historic decorative balustrade removed; lights installed at entry; mailbox installed on rounded bay

Secondary Side (South) Facade: Facade resurfaced; windows replaced; lintels painted; below-grade entry, stairs and railing installed; entry, stone stoop and metal railing installed; light installed at center entry

Site

Side areaway with non-historic metal gate; historic planting bed replaced with concrete; non-historic front areaway metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

852 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 63

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and

low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 852 and 856 Manida Street share a party wall. No. 850 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets and retains its historic glass-and-metal, double-leaf door and historic iron stoop railing. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. 852 and 856 Manida Street share a foliate bracketed cornice that spans across their facades and a hipped parapet with conical roofs on the rounded bays. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; stone lintels, sills and surrounds painted; historic metal-and-glass, double-leaf door replaced; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; finial removed from conical roof of rounded bay; address numbers installed at entry surround

Secondary Side (South) Facade: Brick facade painted; windows replaced; lintels and sills painted; metal security grilles installed on first story; entry door with brick stair and railing installed; light installed west of angled bay

Site

Side areaway with non-historic metal gate; historic planting bed with non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

856 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 64

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival

Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymsborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 856 and 852 Manida Street share a party wall. No. 856 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets and retains its historic glass-and-metal, double-leaf door and historic iron stoop railing. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. 856 and 852 Manida Street share a foliate bracketed cornice that spans across their facades and a hipped parapet with conical roofs on the rounded bays. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; stone lintels, sills and entrance surrounds painted; security grilles installed on first-story window and entry door; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; light installed on southern edge of rounded bay; intercom installed on entry surround

Secondary Side (South) Facade: Brick partially resurfaced; windows replaced; lintels and sills painted; security grilles installed on first story windows; stoop and entry installed at center of facade; light installed on western edge of angled bay

Site

Side areaway with non-historic metal gate; historic planting bed with non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

858 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 65

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 858 and 860 Manida Street share a party wall. No. 850 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets and retains its historic glass-and-metal, double-leaf door and historic iron stoop railing. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. 858 and 860 Manida Street share a foliate bracketed cornice that spans across their facades and a steeply pitched side-gabled parapet. Historic maps note a historic one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; metal security grilles installed on first story windows and northern second-story windows; historic decorative balustrade removed

Secondary Side (South) Facade: Facade partially resurfaced; windows replaced; lintels painted; entry with stoop installed at center of facade

Site

Side areaway with non-historic metal gate; historic planting bed replaced with concrete; non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx*
(Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

860 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 66

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 860 and 858 Manida Street share a party wall. No. 860 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets and retains its historic iron stoop railing. The second story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. 860 and 858 Manida Street share a foliate bracketed cornice that spans across their facades and a steeply pitched side-gabled parapet. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Historic metal-and-glass, double-leaf door replaced; stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash

windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; historic decorative balustrade removed from roofline

Secondary Side (South) Facade: Brick facade painted; Windows replaced; lintels and sills painted; entry and stone stoop with railing installed at center of facade; thru-wall air conditioner installed at western edge of facade

Site

Side areaway with non-historic metal gate; historic planting bed replaced with concrete; non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

862 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 67

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 862 and 866 Manida Street share a party wall. No. 862 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets and retains its historic iron stoop railing. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice spans the facade and a hipped parapet with a conical

roof over the rounded bay cap the building. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; historic metal-and-glass, double-leaf door replaced; stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; security grilles installed on first-story windows; finial removed from conical roof of rounded bay

Secondary Side (South) Facade: Facade partially resurfaced; windows replaced; entry with brick stoop installed at center of facade; sills and lintels replaced; security camera installed at angled bay

Site

Side areaway with non-historic metal gate; historic planted bed replaced with concrete; non-historic brick and iron fence, gate; non-historic lamp post

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

866 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 68

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daub and Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 866 and 862 Manida Street share a party wall. No. 866 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets and retains its historic iron stoop railing. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; historic metal-and-glass, double-leaf door replaced; security grille installed on entry door; stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; security grilles installed; historic cornice, hipped parapet and conical roof over the rounded bay replaced with brick parapet; mailbox installed on southern edge of rounded bay

Secondary Side (South) Facade: Lintels and sills painted; metal window grilles installed on first-story windows; entry door with brick stair and railing installed at center of facade; awning installed at entry

Site

Side areaway with non-historic metal gate; historic planting bed replaced with concrete; non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

868 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 69

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival

Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreyborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 868 and 870 Manida Street share a party wall. No. 868 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice and a steeply pitched side-gabled parapet span across the facades of 868 and 870 Manida Street. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; stone lintels, sills and surrounds painted; historic stoop, stoop railings and cheek walls replaced; Historic metal-and-glass, double-leaf door replaced; windows replaced at basement; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; historic decorative balustrade removed; satellite dish installed at second story

Secondary Side (South) Facade: Facade resurfaced; windows replaced; entry with stoop and railing installed at center of facade

Site

Side areaway with non-historic metal gate; historic planting bed replaced with concrete; non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

870 Manida Street

Borough of the Bronx Tax Map Block2740, Lot 70

Date(s): 1908-1909 (NB 885-1908)
Architect(s) / Builder(s): Daube & Kreymborg
Original Owner(s) / Developer(s): James F. Meehan, Manida Development Company
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as a part of a consistent row of 24 semi-detached houses (814 to 870 Manida Street) designed by Daube & Kreymborg for the James F. Meehan of the Manida Development Company. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with entrances and low stoops paired in the center, and full-height rounded projecting outer bays with continuous sill and lintel courses. Nos. 870 and 868 Manida Street share a party wall. No. 870 Manida Street features a molded entry surround with a rectangular molded lintel resting on two scrolled brackets and retains its historic metal-and-glass, double-leaf door and historic iron stoop railing. The second-story window above the entry features a flush, rectangular lintel with a projecting keystone, and a molded sill with brackets. The rounded, projecting southern bay features continuous molded lintels and sills on the first story, and a flush continuous lintel course and projecting molded sill course on the second story. A foliate bracketed cornice and a steeply pitched side-gabled parapet span across the facades of 868 and 870 Manida Street. Historic maps note a one-story extension at the rear of the building that is not visible from Manida Street.

Secondary Side (South) Facade: The partially visible brick facade features a three-sided angular bay, rear chimney and a regular fenestration pattern with flush rectangular, stone lintels and projecting stone sills. This facade also features terra cotta coping along the roofline.

Alterations

Primary (West) Facade: Brick facade painted; stone lintels, sills and surrounds painted; windows replaced at basement story; historic one-over-one wood sash windows replaced on first story; historic nine-over-one wood sash windows replaced on second story; security grilles installed on first-story windows; historic decorative balustrade removed

Secondary Side (South) Facade: Windows replaced; gate installed at angled bay; security grilles installed on first-story windows; security camera installed; downspout installed

Site

Side areaway with non-historic metal gate; historic planting bed replaced with concrete; non-historic metal fence and gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;
“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 14, 1908), 934;
George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx*
(Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30.

West Side of Manida Street

819 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 99

Date(s): 1908 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 819 Manida Street shares a party wall with 821 Manida Street. It has a brick facade and features a low stone stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframing surmounted by a wide rectangular molded lintel with a shield cartouche. The house retains its historic metal-and-glass double-leaf door and gold address numbers. The first story of the rounded, projecting southern bay features continuous sill and lintel courses with decorative scrolled keystones over each window. On the second story, the windows have soldier arches with a limestone keystones and springers and a continuous flush stone sill course punctuated by projecting sills with stone brackets and low iron railings at each opening. Recessed brick spandrel panels separate the first and second stories and vertically oriented recessed brick panels are located between the windows on the projecting bay. Centered above the second-story windows on the projecting bay is a small, square, stone tablet with molded acanthus leaves. The conical roof over the projecting bay is retained. The partially intact cornice, which has narrow, elongated brackets and a foliated soffit, is situated in front of a steeply pitched, side-gabled parapet clad in shingles.

Secondary Side (South) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney is located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story brick extension projects from the rear of the building.

Alterations

Primary (East) Facade: Historic southern iron stoop hand rail removed; historic stone door enframement painted; non-historic metal-and-glass storm door at entrance; historic six-over-one, wood sash windows removed or covered at first story, replaced at second story; historic stained-glass transoms in arched and rectangular windows covered or removed; metal security grilles at basement windows; several brackets removed from cornice; spherical finial removed from ends of side-gabled parapet; shingles on side-gabled parapet replaced

Secondary Side (South) Facade: Windows replaced/covered

Secondary Rear (West) Facade: Enclosed shed addition on historic one-story extension (BN 401-1917; BN 1262-1925); second-story addition on historic one-story extension; second-story brick resurfaced

Site

Front areaway with historic planting bed and non-historic metal fence and gate; side areaway with non-historic metal gate; gooseneck pipe

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

821 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 98

Date(s): 1908 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as part of

a consistent row of 18 semi-detached houses (819 and 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 821 Manida Street shares a party wall with 819 Manida Street. It has a brick facade and features a low stone stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframing surmounted by a wide rectangular molded lintel with a shield cartouche. The house retains its historic metal-and-glass double-leaf door. The first story of the rounded, projecting northern bay features continuous limestone sill and lintel courses with decorative scrolled keystones over each window. On the second story, the windows have soldier arches with limestone springers and keystones and a continuous flush stone sill course punctuated by projecting sills with stone brackets and low iron railings at each opening. Recessed brick spandrel panels separate the first and second stories and vertically oriented recessed brick panels are located between the windows on the projecting bay. Centered above the second-story windows on the projecting bay is a small, square, stone tablet with molded acanthus leaves. The conical roof over the projecting bay is retained. Most of the cornice is missing, but what remains has been covered and is situated in front of a steeply pitched, side-gabled parapet.

Secondary Side (North) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is brick and unadorned, and includes three windows with flush stone lintels.

Alterations

Primary (East) Facade: Historic brick facade repointed; historic stone door enframing painted; historic six-over-one, wood sash windows replaced; historic stained-glass transoms in arched and rectangular windows covered or removed; metal security grilles installed at basement windows; most of cornice missing, remaining parts covered; spherical finial removed from both ends of side-gabled parapet; historic shingles on side-gabled parapet replaced; kick guards, address numbers, door handle, and doorbells at historic door; light fixtures, mailboxes, and security cameras at entrance; bird spikes on cornice and second-story window railings; remote utility meter

Secondary Side (North) Facade: Replacement windows

Secondary Rear (West) Facade: Second-story brick resurfaced; replacement windows

Site

Front areaway with non-historic fence and gate; historic planting bed replaced with concrete; side areaway with non-historic metal gate; non-historic fence at rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

823 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 97

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with Flemish Revival elements
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with Flemish Revival elements was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 823 Manida Street shares a party wall and cornice with 827 Manida Street. It features a low stone stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframing consisting of paneled pilasters surmounted by scrolled brackets and a pedimented lintel with a festoon. All windows retain wide lintels and continuous molded sills. The window located directly above the entrance has a paneled lintel with a drip molding that terminates with foliated pendants; the projecting bay features simpler flush stone lintels. Above the rounded bay, a Flemish Revival-style parapet is situated between a simple banded cornice ornamented with ballflowers and a steeply pitched, side-gabled parapet clad in shingles. The Flemish-style parapet retains its stone coping and decorative keystone, as well as a recessed rectangular panel that historically contained a decorative tablet with a stone relief.

Secondary Side (South) Facade: A three-sided angled bay projects from the center of this partially visible facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is unadorned, and includes three windows with flush stone lintels and projecting stone sills.

Alterations

Primary (East) Facade: Facade, stonework, and stoop painted; southern stoop hand rail removed; historic metal-and-glass double-leaf door replaced; historic six-over-one (first story) and 12-over-one (second story) wood sash windows replaced; historic stained-glass transoms removed or covered; decorative stone tablet on Flemish Revival-style parapet removed; shingles on side-gabled parapet replaced; mailbox

Secondary Side (South) Facade: Facade resurfaced; lintels and sills painted; replacement windows; satellite dish

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; brick facade resurfaced; historic lintels and sills painted; replacement windows; satellite dish

Site

Front areaway with non-historic brick wall and iron gate; historic planting bed replaced with concrete; side areaway with non-historic metal gate

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

827 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 96

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with Flemish Revival elements and alterations
Stories: 2 and basement
Material(s): Limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with Flemish Revival elements and alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 827 Manida Street shares a party wall and

cornice with 823 Manida Street. It features a low stone stoop with cheek walls that leads to a prominent stone door enframing consisting of paneled pilasters surmounted by scrolled brackets and a pedimented lintel with a festoon. The stoop's southern historic railing, which is shared with no. 823, remains extant. Gold address numbers are painted on the historic metal-and-glass double-leaf door. All windows retain transoms, wide lintels, and continuous molded sills. The window located directly above the entrance has a paneled lintel with a drip molding that terminates with foliated pendants; the projecting bay features simpler flush stone lintels. Above the rounded bay, a Flemish Revival-style parapet is situated between a simple banded cornice ornamented with ballflowers and a steeply pitched, side-gabled parapet clad in shingles. The Flemish-style parapet retains its stone coping and decorative keystone, as well as a recessed rectangular panel that historically contained a decorative stone relief tablet.

Secondary Side (North) Facade: A three-sided angled bay projects from the center of this partially visible facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: The facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is brick and unadorned, and includes three windows with flush stone lintels.

Alterations

Primary (East) Facade: Historic brick facade resurfaced; historic stone stoop, entrance enframing, and sill courses painted; non-historic stoop railings; metal security grille at historic double-leaf door; historic 12-over-one, wood sash windows replaced; historic stained-glass transoms replaced; metal security grilles at first-story windows; bird spikes on cornice; decorative stone tablet on parapet removed; shingles on side-gabled parapet replaced

Secondary Side (North) Facade: Facade resurfaced; replacement windows; metal security grilles at some windows

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; brick facade painted; replacement windows; metal security grilles at windows; window awning; satellite dish

Site

Front areaway with non-historic concrete wall, iron fence, and iron gate; historic planting bed replaced with concrete; side areaway with non-historic metal gate; non-contributing shed in the rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

829 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 95

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 829 Manida Street shares a party wall with 831 Manida Street. It has a brick facade and features a low stone stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframing consisting of pilasters surmounted by stylized Corinthian capitals and a wide rectangular molded lintel. The rounded, projecting southern bay features continuous molded lintel and sill courses on the first story. Wide lintels and a projecting molded sill course articulate the windows on the second story. Recessed spandrel panels are located between the first and second story windows on the projecting bay. A steeply pitched, side-gabled parapet is situated behind a bracketed cornice.

Secondary Side (South) Facade: A three-sided angled bay projects from the center of this partially visible facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is unadorned, and includes three windows with flush stone lintels.

Alterations

Primary (East) Facade: Brick facade and stonework painted; historic metal-and-glass, double-leaf door replaced; historic six-over-one, wood sash windows replaced; historic stained-glass transoms covered; historic balustrade removed from cornice; historic standing-seam metal sheets on side-gabled parapet replaced (after c. 1940); remote utility meter

Secondary Side (South) Facade: Facade resurfaced; replacement windows

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; historic brick first-story facade resurfaced; replacement windows; security light

Site

Front areaway with non-historic metal fence and gate; historic planting bed replaced with

concrete and small planting bed; side areaway with non-historic metal gate; non-historic wall and metal gate in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

831 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 94

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 831 Manida Street shares a party wall with 829 Manida Street. It has a brick facade and features a low stoop with a historic southern iron railing and stone cheek walls that leads to a prominent stone door enframing consisting of pilasters surmounted by stylized Corinthian capitals and a wide rectangular molded lintel. Transom openings are retained in all the windows. The rounded, projecting northern bay features continuous molded lintel and sill courses on the first story. Wide lintels and a projecting molded sill course articulate the windows on the second story. Recessed spandrel panels are located between the first and second story windows on the projecting bay.

Secondary Side (North) Facade: A three-sided angled bay projects from the center of this partially visible facade with terra cotta coping. A chimney and stoop are located west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic

one-story extension projects from the rear of the building. The rear facade of the historic extension is unadorned, and includes three windows with flush stone lintels.

Alterations

Primary (East) Facade: Brick facade resurfaced; stonework painted; historic stone stoop replaced; northern iron stoop railing replaced; non-historic fence on south side of stoop; historic metal-and-glass double-leaf door replaced; historic six-over-one, wood sash windows replaced; historic stained-glass transoms replaced; metal security grilles at first-story windows; basement windows enclosed; historic metal bracketed cornice, balustrade, and side-gable parapet clad in standing seam-metal replaced; address numbers; mailbox; remote utility meter

Secondary Side (North) Facade: Facade resurfaced; replacement windows; metal security grilles at first-story windows; awning

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; historic brick first-story facade resurfaced; replacement windows; metal security grilles at two northern windows; security light

Site

Front areaway with non-historic wall, fence, and gate; historic planting bed replaced with concrete; side areaway with non-historic metal gate; non-contributing carport in the rear of property; non-historic wall at rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

837 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 92

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by

James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 837 Manida Street shares a party wall with 833 Manida Street. It has a brick facade and features a low stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframement surmounted by a wide rectangular molded lintel with a shield cartouche. The first story of the rounded, projecting northern bay features continuous stone sill and lintel courses with decorative scrolled keystones over each window. On the second story, the windows have soldier arches with limestone springers and keystones and a continuous flush stone sill course punctuated by projecting sills with stone brackets and low iron railings at each opening. Recessed spandrel panels separate the first and second stories and vertically oriented recessed brick panels are located between the windows on the projecting bay. Centered above the second-story windows on the projecting bay is a small, square, stone tablet with molded acanthus leaves. The house retains spherical finials that crown the north and south ends of the primary (east) facade.

Secondary Side (North) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: A historic one-story extension projects from the rear of the building. Above the extension, the historic second-story brick facade is retained. Although the windows on the first story have been enclosed, the historic projecting stone lintels are retained. A below-grade entrance accesses the basement.

Alterations

Primary (East) Facade: Brick repointed; historic stone stoop replaced; historic metal-and-glass double-leaf door replaced; historic six-over-one, wood sash windows replaced; historic stained-glass transoms in arched and rectangular windows removed; metal security grilles at first-story windows; lookout basement windows filled with glass blocks; historic metal bracketed cornice and side-gabled parapet clad in shingles replaced; remote utility meter; security lights

Secondary Side (North) Facade: Replacement windows; metal security grilles at some first-story windows

Secondary Rear (West) Facade: Historic first-story brick facade resurfaced; three historic windows on first story enclosed; low wall and small metal balcony on roof of first-story extension; security light; security camera

Site

Front areaway with historic planting bed and non-historic metal fence and gate; non-historic signage; side areaway with non-historic metal gate; non-historic fence and gate in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

833 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 92

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Brick; limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 833 Manida Street shares a party wall with 837 Manida Street. It has a brick facade and features a low stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframing surmounted by a wide rectangular molded lintel with a shield cartouche. The first story of the rounded, projecting southern bay features continuous stone sill and lintel courses with decorative scrolled keystones over each window. On the second story, the windows have soldier arches with limestone springers and keystones and a continuous flush stone sill course

punctuated by projecting sills with stone brackets and low iron railings at each opening. Recessed spandrel panels separate the first and second stories and vertically oriented recessed brick panels are located between the windows on the projecting bay. Centered above the second-story windows on the projecting bay is a small, square, stone tablet with molded acanthus leaves. The house retains spherical finials that crown the north and south ends of the primary (east) facade.

Secondary Side (South) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story brick extension projects from the rear of the building. The rear facade of the historic

extension is brick and unadorned, and includes three windows with flush stone lintels and projecting rectangular stone sills. A below-grade entrance accesses the basement.

Alterations

Primary (East) Facade: Brick repointed; historic stone stoop replaced; historic metal-and-glass double-leaf door replaced; historic six-over-one, wood sash windows replaced; historic stained-glass transoms in arched and rectangular windows removed; metal security grilles at first-story windows; lookout basement windows filled with glass blocks; historic metal bracketed cornice and side-gabled parapet clad in shingles replaced; remote utility meter; security lights

Secondary Side (South) Facade: Replacement windows; metal security grilles at first-story windows

Secondary Rear (West) Facade: Second-story addition with metal staircase on historic one-story extension; historic first-story brick facade painted; metal security grilles at first-story windows

Site

Front areaway with historic planting bed and non-historic metal fence and gate; side areaway with non-historic metal gate; non-contributing garage in rear of property; non-historic fence in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

839 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 91

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with Flemish Revival elements
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with Flemish Revival elements was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both

architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 839 Manida Street shares a party wall and cornice with 841 Manida Street. It features a low stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframing consisting of paneled pilasters surmounted by scrolled brackets and a pedimented lintel with a festoon. All windows retain wide limestone lintels and continuous molded sills. The window located directly above the entrance has a paneled lintel with a drip molding that terminates with foliated pendants; the projecting bay features simpler flush stone lintels. Above the rounded bay, a Flemish Revival-style parapet is situated between a simple banded cornice ornamented with ballflowers and a steeply pitched, side-gabled parapet. The Flemish Revival-style parapet retains its stone coping and decorative keystone, as well as a recessed rectangular panel that historically contained a decorative stone tablet.

Secondary Side (South) Facade: A three-sided angled bay projects from the center of this partially visible facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is unadorned, and includes several windows with flush stone lintels.

Alterations

Primary (East) Facade: Historic brick facade and stonework painted; historic stone stoop replaced; historic metal-and-glass, double-leaf door replaced; historic 12-over-one, wood sash windows replaced; historic stained-glass transoms removed; top half of cornice removed; Flemish Revival-style parapet resurfaced; decorative stone tablet on parapet missing; shingles on side-gabled parapet replaced; mailbox; remote utility meters

Secondary Side (South) Facade: Facade resurfaced; lintels and sills painted; replacement windows; satellite dish

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; brick facade resurfaced; replacement windows; historic lintels and sills painted

Site

Front areaway with historic planting bed and non-historic metal fence and gate; side areaway with non-historic metal gate; non-contributing garage and non-historic gate in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

841 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 90

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with Flemish Revival elements
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with Flemish Revival elements was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 841 Manida Street shares a party wall and cornice with 839 Manida Street. It features a brick facade and low stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframing consisting of paneled pilasters surmounted by scrolled brackets and a pedimented lintel with a festoon. The building retains its historic metal-and-glass double-leaf door, stained-glass transoms on the second story, wide lintels, and continuous molded sills. The window located directly above the entrance has a paneled lintel with a drip molding that terminates with foliated pendants; the projecting bay features simpler flush stone lintels. Above the rounded bay, a Flemish Revival-style parapet is situated between a simple banded cornice ornamented with ballflowers and a steeply pitched, side-gabled parapet clad in shingles. The Flemish Revival-style parapet retains its stone coping and decorative keystone, as well as the recessed rectangular panel that historically contained a decorative stone tablet.

Secondary Side (North) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is brick and unadorned, and includes three windows with flush stone lintels.

Alterations

Primary (East) Facade: Brick facade, Flemish Revival-style parapet, and stonework painted; historic stone stoop replaced; historic 12-over-one, wood sash windows replaced; historic stained-glass transoms removed on first story; top half of cornice removed; decorative stone tablet on parapet removed; shingles on side-gabled parapet replaced; remote utility meter; intercom box; drainage pipe

Secondary Side (North) Facade: Lintels and sills painted; replacement windows

Secondary Rear (West) Facade: Second-story facade resurfaced; historic brick facade and stone lintels painted; replacement windows; pipes

Site

Front areaway with historic planting bed and non-historic iron fence and gate; side areaway with non-historic gate; non-historic fence in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

843 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 89

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 843 Manida Street shares a party wall and cornice with 847 Manida Street. It features a low stoop with stone cheek walls that leads to a prominent stone door enframing consisting of pilasters surmounted by stylized Corinthian capitals and a wide rectangular molded lintel. The rounded, projecting southern bay features continuous molded limestone lintel and sill courses on the first story. Wide lintels and a projecting molded sill course articulate the windows on the second story. A steeply pitched, side-gabled parapet is situated behind a cornice ornamented with brackets and dentils.

Secondary Side (South) Facade: A three-sided angled bay projects from the center of this

partially visible brick facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is unadorned, and includes three windows with flush stone lintels and rectangular sills.

Alterations

Primary (East) Facade: Historic brick facade resurfaced; stonework painted; historic stone stoop replaced; historic iron stoop railings replaced; historic metal-and-glass double-leaf door replaced; historic six-over-one, wood sash windows replaced; historic stained-glass transoms removed; historic balustrade removed from cornice; historic standing-seam metal cladding on side-gabled parapet replaced (after c. 1940); awning, light fixtures, and mailbox at entrance; security camera; remote utility meter

Secondary Side (South) Facade: Replacement windows; window partially bricked in; security camera; security light; awnings; satellite dish; non-historic below-grade entrance to basement

Secondary Rear (West) Facade: Second-story addition and non-historic fence on historic one-story extension; stone lintels and sills painted; replacement windows; security lights; metal security grilles at some windows

Site

Front areaway with historic planting bed and non-historic brick wall with metal fence and gate; side areaway with non-historic metal gate; non-contributing garage and non-historic fence in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

847 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 88

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Limestone; galvanized iron cornice

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 847 Manida Street shares a party wall and cornice with 843 Manida Street. It features a low stone stoop with stone cheek walls that leads to a prominent stone door enframing consisting of pilasters surmounted by stylized Corinthian capitals and a wide rectangular molded lintel. Historic stained-glass window transoms are retained on the first story and transom window openings are retained on the second story. The rounded, projecting northern bay features continuous molded limestone lintel and sill courses on the first story. Wide lintels and a projecting molded sill course articulate the windows on the second story. A steeply pitched, side-gabled parapet clad in standing-seam metal is situated behind a cornice ornamented with brackets and dentils.

Secondary Side (North) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is brick and unadorned, and includes three windows.

Alterations

Primary (East) Facade: Historic brick facade resurfaced; stonework and stoop painted; historic iron stoop railings replaced; historic metal-and-glass, double-leaf door replaced; historic six-over-one, wood sash windows replaced; metal security grilles at first-story and basement windows; historic balustrade removed from cornice; mailbox; remote utility meters

Secondary Side (North) Facade: Replacement windows; metal security grilles at first-story windows; awning

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; historic brick facade painted; replacement windows; metal security grilles

Site

Front areaway with non-historic metal fence and gate; historic planting bed mostly covered with concrete; side areaway with non-historic metal gate and fence; non-contributing garage and non-historic fence in the rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and

849 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 87

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Limestone; galvanized iron cornice

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 849 Manida Street shares a party wall with 851 Manida Street. It features a low stone stoop with stone cheek walls and a historic southern iron railing that leads to a prominent stone door enframingent surmounted by a wide rectangular molded lintel with a shield cartouche. The first story of the rounded, projecting southern bay features continuous stone sill and lintel courses with decorative scrolled keystones at each window. Historic stained-glass transoms are retained in the windows. On the second story, the windows are arched. They retain limestone springers and keystones and a continuous flush stone sill course punctuated by projecting sills with stone brackets and low iron railings at each window opening. Centered above the second-story windows on the projecting bay is a small, square, stone tablet with molded acanthus leaves. The cornice, which has narrow, elongated brackets and a foliated soffit, is situated in front of a steeply pitched, side-gabled parapet clad in shingles with a conical roof over the projecting bay. The firewall and party wall on either side of the parapet are crowned with spherical finials.

Secondary Side (South) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story brick extension projects from the rear of the building.

Alterations

Primary (East) Facade: Historic brick facade resurfaced; stone sill and lintel courses and door enframingent painted; historic northern iron stoop railing replaced; historic metal-and-glass double-leaf door replaced; historic six-over-one, wood sash windows replaced; historic

arched, stained-glass transoms covered with metal screens in second-story windows; metal security grilles at first-story and basement windows; glass at basement windows removed; remote utility meter; gooseneck pipe

Secondary Side (South) Facade: Historic brick facade and stone lintels painted; replacement windows; metal security grilles at first-story windows; awning

Secondary Rear (West) Facade: Second-story addition on historic one-story extension

Site

Front areaway with historic planting bed and non-historic metal fence and gate; side areaway with non-historic metal gate and fence; non-contributing garage in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

851 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 86

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Limestone

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 851 Manida Street shares a party wall with 849 Manida Street. It features a low stoop that leads to a prominent stone door enframingent surmounted by a wide rectangular molded lintel with a shield cartouche. The first story of the rounded, projecting northern bay features continuous stone sill and lintel courses with

decorative scrolled keystones at each window. These first-story windows appear to retain their transom openings. On the second story, the windows are arched with limestone springers and keystones. They retain a continuous flush stone sill course punctuated by projecting sills with stone brackets and low iron railings at each window opening. Centered above the second-story windows on the projecting bay is a small, square, stone tablet with molded acanthus leaves. The building retains a steeply pitched, side-gabled parapet, with a conical roof over the projecting bay and spherical finials crowning the firewall and party wall on either side.

Secondary Side (North) Facade: A three-sided angled bay projects from the center of this partially visible facade with terra cotta coping. A chimney is located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building.

Alterations

Primary (East) Facade: Historic brick facade resurfaced; stonework painted; historic stone stoop replaced; historic iron stoop railings replaced; historic metal-and-glass, double-leaf door replaced; historic six-over-one, wood sash windows replaced; historic stained-glass transoms removed or covered; historic bracketed cornice missing; shingles on side-gabled parapet replaced; remote utility meter; security camera

Secondary Side (North) Facade: Historic brick facade resurfaced; replacement windows; non-historic enclosed portico; non-historic below-grade basement entrance with awning

Secondary Rear (West) Facade: Second-story addition on historic one-story extension

Site

Front areaway with non-historic brick wall, metal fence, and arched brick entrance with metal gate; historic planting bed covered with concrete; side areaway with non-historic metal gate and fence; non-contributing garage in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

853 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 85

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations

Stories: 2 and basement
Material(s): Limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 853 Manida Street shares a party wall and cornice with 857 Manida Street. It features a low stoop with historic iron railings that leads to a prominent stone door enframing consisting of paneled pilasters surmounted by scrolled brackets and a pedimented lintel with a festoon. The building retains its historic metal-and-glass double-leaf door, stained-glass transoms on the first-story windows, and continuous molded limestone sills. The window located directly above the entrance has a paneled lintel with a drip molding that terminates with foliated pendants; the projecting bay features simpler flush stone lintels. Above the rounded bay, a simple banded cornice ornamented with ballflowers is situated in front of a steeply pitched, side-gabled parapet clad in shingles.

Secondary Side (South) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is unadorned, and includes three windows with flush stone lintels.

Alterations

Primary (East) Facade: Historic brick facade resurfaced; stonework painted; historic stone stoop replaced; historic iron stoop railings painted; historic 12-over-one, wood sash windows replaced; historic stained-glass transoms covered at second story; metal security grilles at first-story windows; top band of cornice removed; one ballflower missing from cornice; historic Flemish Revival-style parapet removed; address numbers, awning, and metal-fence enclosure at entrance

Secondary Side (South) Facade: Replacement windows; one window covered; metal security grilles at some windows; awning at stoop; non-historic below-grade basement entrance with awning

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; brick facade resurfaced; replacement windows

Site

Front areaway with non-historic brick wall, metal fence and gate; historic planting bed covered with concrete slab that rises above the basement windows; side areaway with non-historic metal gate; non-contributing garage and non-historic metal gate in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

857 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 84

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival with alterations
Stories: 2 and basement
Material(s): Limestone; galvanized iron cornice

Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house with alterations was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 857 Manida Street shares a party wall and cornice with 853 Manida Street. It features a low stoop with a historic iron railing and cheek wall on the south side that leads to a prominent stone door enframing consisting of paneled pilasters surmounted by scrolled brackets and a pedimented lintel with a festoon. The building retains its transom openings, wide window lintels, and continuous molded sills. The window located directly above the entrance has a paneled lintel with a drip molding that terminates with foliated pendants; the projecting bay features simpler flush stone lintels. Crowning the building is a simple banded cornice ornamented with ballflowers situated in front of a steeply pitched, side-gabled parapet clad in shingles.

Secondary Side (North) Facade: A three-sided angled bay projects from the center of this partially visible facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic

extension is unadorned, and includes three windows with flush stone lintels.

Alterations

Primary (East) Facade: Historic brick facade resurfaced; stonework painted; historic stone stoop replaced; historic northern iron stoop railing replaced; brick ramp at stoop; historic metal-and-glass, double-leaf door replaced; 12-over-one, wood-sash windows replaced; historic stained-glass transoms covered; metal security grilles at basement windows; top half of cornice missing; Flemish Revival-style parapet removed; signage; light fixtures, address numbers, and security camera at entrance; remote utility meter

Secondary Side (North) Facade: Facade resurfaced; lintels and sills painted; replacement windows

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; historic brick facade resurfaced; stone lintels painted; replacement windows; drainage pipes

Site

Front areaway with non-historic brick wall and iron fence and gate; historic planting bed replaced with concrete; non-historic brick ramp; side areaway with non-historic metal gate and fence; non-historic brick wall in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

859 Manida Street

Borough of the Bronx Tax Map Block2740, Lot 83

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 859 Manida Street shares a party wall and cornice with 861 Manida Street. It has a brick facade and features a low stone stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframing consisting of pilasters surmounted by stylized Corinthian capitals and a wide rectangular molded lintel. Historic stained-glass transoms are retained in all the windows. The rounded, projecting southern bay features continuous molded lintel and sill courses on the first story. Wide lintels and a projecting molded sill course articulate the windows on the second story. Recessed spandrel panels are located between the first and second story windows on the projecting bay. A steeply pitched, side-gabled parapet clad in standing-seam metal is situated behind a bracketed cornice.

Secondary Side (South) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney and stoop are located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is unadorned, and includes three windows with flush stone lintels.

Alterations

Primary (East) Facade: Brick facade and stonework painted; historic metal-and-glass, double-leaf door replaced; historic six-over-one, wood sash windows replaced; metal security grilles at first-story and basement windows; historic balustrade removed from cornice; address numbers; remote utility meter; gooseneck pipe

Secondary Side (South) Facade: Replacement windows; metal security grilles at some first-story windows

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; historic brick first-story facade painted; replacement windows

Site

Front areaway with historic planting bed and non-historic brick and concrete wall with fence and gate; side areaway with non-historic metal gate and fence that extends to sidewalk; non-historic wall and gate in rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30

861 Manida Street

Borough of the Bronx Tax Map Block 2740, Lot 82

Date(s): 1908-1909 (NB 809-1908)
Architect(s) / Builder(s): James F. Meehan
Original Owner(s) / Developer(s): James F. Meehan, Meehan Building Co.
Type: Two-Family House, semi-detached
Style(s): Renaissance Revival
Stories: 2 and basement
Material(s): Brick; limestone; galvanized iron cornice
Status: Contributing

History, Significance and Notable Characteristics

This Renaissance Revival-style two-family house was built between 1908 and 1909 as part of a consistent row of 18 semi-detached houses (819 to 861 Manida Street) by James F. Meehan of the Meehan Building Company, who served as both architect and developer. Construction of this block occurred in response to the early-20th century expansion of the subway into the Bronx and in anticipation of the rapid industrialization that followed.

The semi-detached buildings along the block feature mirror-image facades, with the entrances and stoops paired in the center, full-height, rounded projecting outer bays, continuous stone sill courses, and stone basement belt courses. No. 861 Manida Street shares a party wall and cornice with 859 Manida Street. It has a brick facade and features a low stone stoop with historic iron railings and stone cheek walls that leads to a prominent stone door enframing consisting of pilasters surmounted by stylized Corinthian capitals and a wide rectangular molded lintel. Historic stained-glass window transoms and the historic metal-and-glass, double-leaf door are retained. The rounded, projecting northern bay features continuous molded lintel and sill courses on the first story. Wide lintels and a projecting molded sill course articulate the windows on the second story. Recessed spandrel panels are located between the first- and second-story windows on the projecting bay. A steeply pitched, side-gabled parapet clad in standing-seam metal is situated behind a bracketed cornice.

Secondary Side (North) Facade: A three-sided angled bay projects from the center of this partially visible brick facade with terra cotta coping. A chimney is located just west of the projecting bay. The facade has a regular fenestration pattern with flush stone lintels and simple, projecting, rectangular sills.

Secondary Rear (West) Facade: This facade is partially visible from Barretto Street. A historic one-story extension projects from the rear of the building. The rear facade of the historic extension is unadorned, and includes three windows with flush stone lintels.

Alterations

Primary (East) Facade: Stonework painted; historic six-over-one, wood sash windows replaced; metal security grilles at first-story and basement windows; historic balustrade removed from cornice; address numbers, mail slot, and kick guards on door; remote utility meter

Secondary Side (North) Facade: Facade partially resurfaced; replacement windows; enclosed portico added

Secondary Rear (West) Facade: Second-story addition on historic one-story extension; historic brick first-story facade painted; replacement windows

Site

Front areaway with historic planting bed and non-historic fence and gate; side areaway with non-historic metal gate; non-historic brick wall and gate at rear of property

Sidewalk / Curb Materials

Concrete sidewalk with stone curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "New Buildings," *Real Estate Record and Builders' Guide* (October 17, 1908), 743; George W. and Walter S. Bromley, *Atlas of the City of New York Borough of the Bronx* (Philadelphia: G.W. Bromley and Co., 1911), v. 1, pl. 30