

237-249 EAST 32nd STREET, MANHATTAN
BUILDING HISTORY

These properties was part of the Kips Bay Farm, owned by Samuel Kipp. The farm was divided and sold in the 1830's. The properties was bought and sold frequently - at least 18 times after the 1830's. The buildings were built between 1854 and 1859 as part of a row of 7 three-story brick houses. (The row appears on the 1859 Perris Map of New York City but does not appear on the 1854 Perris map – page 3.) The entire row of 7 houses still stands.

James Walsh and James Kemple bought the row of building lots (#20-25) in 1857 from the estate of Anson Phelps. Walsh and Kemple probably developed or built the row, but they didn't keep it for long. They apparently lost lots 22-25 in 1859, which were sold in bankruptcy proceedings to Jacob Miller and Isaac Shaurman. The property was immediately sold in the same year to Mary Schuyler. The ownership history for 249 East 32nd Street is on page 2.

The Building Department records for #249 East 32nd Street have been lost. There were no recorded alterations in the Alterations Index from its beginning in 1866 to 1879. There are entries in the Building Department Index, but they only give the permit number and date. Work, probably major, was done on the building in 1937 and in 1967.

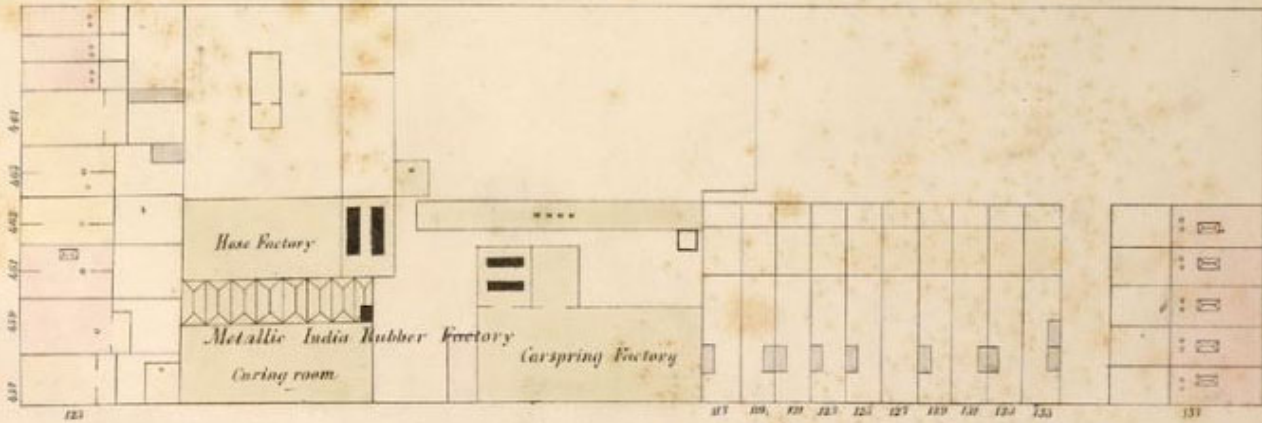
Joseph Pell Lombardi owned the seven townhouses at 237 to 249 East 32nd Street from 1966 to 1971. With the exception of 245 East 32nd Street, they had been previously converted to rooming houses (single room occupancy) from one family townhouses. As architect and owner, he restored them back to one & two family townhouses, conserving the interiors and exteriors. Since he had all seven houses to reference, he was able to find examples of any missing features.

There was a least one example of every fireplace mantle (marble & wood), sliding etched glass doors separating the front parlor from the rear dining room, original bathroom fixtures, plaster cove moldings, plaster ceiling medallions, flooring, hardware, etc. A rare existing feature was the existence of the original tea porches on the back of the house which can be seen as a dotted line on the 1859 Perris Map on page 3.

249 East 32nd Street
Property Ownership History

Grantor	Grantee	Date
Samuel Jones Nicholas Stuyvesant (trustees)	Henry Kip	9/10/1806
John M. MacDonald (Master in Chancery) James B. Mower, et al (defendants)	Samuel Jones	11/17/1827
James B. & Mary Mower	Samuel Jones	11/25/1828
John T. & Catherine Van Tuyl	David M. Prall	3/11/1831
David M. Prall	Samuel Jones	8/28/1833
Anson G. Phelps (exrs of) Olivia Phelps	James Walsh James Kemple	12/3/1857
Lawrence Goodale (referee) James Walsh, et al (defendants)	Jacob Miller Isaac Shaurman	5/11/1859
Jacob & Jane Miller Isaac & Susan Shaurman	Mary E. Schuyler	5/11/1859
Mary E. & Garrat Schuyler	John D. Welch	5/1/1865
John D. & Caroline Welch	Sarah McNulty	4/27/1866
Sarah & Isaac McNulty	Mary Ann Maginn	8/21/1866
John White Maginn Mary Alice & James Pringle (heirs of Mary Ann Maginn)	John Maginn	6/30/1881
Mary Alice Pringle, widow of Alexander Pringle	Wilmurt Realty	8/2/1905
Wilmurt Realty	Hester Booth	5/29/1918
Hester Booth	210 W. 56th Co	2/14/1920
210 W. 56th Co.	Merit Realty	2/14/1920
Merit Realty	Charles Weill	8/24/1920
Charles Weill	Henry & Anna Roth	8/16/1921
Henry & Anna Roth	Anna Roth	7/17/1923
Anna Roth	Henry & Anna Roth	9/10/1924
Henry Roth (widower of Anna)	Henry & Carrie Roth	8/6/1943
Henry & Carrie Roth	John & Theresa Kalten	6/3/1955
John & Theresa Kalten	Karen Duffield	6/15/1967
Karen Duffield	Edward Rice	6/15/1967
Edward Rice	239 E. 31st St. Corp.	11 /21 /1968
239 E. 31st St. Corp.	Joseph Pell Lombardi Richard Wichert	11/21/1968
Joseph Pell Lombardi Richard Wichert	239 E. 31st St. Corp	4/9/1969

THIRD AVENUE



SECOND AVENUE

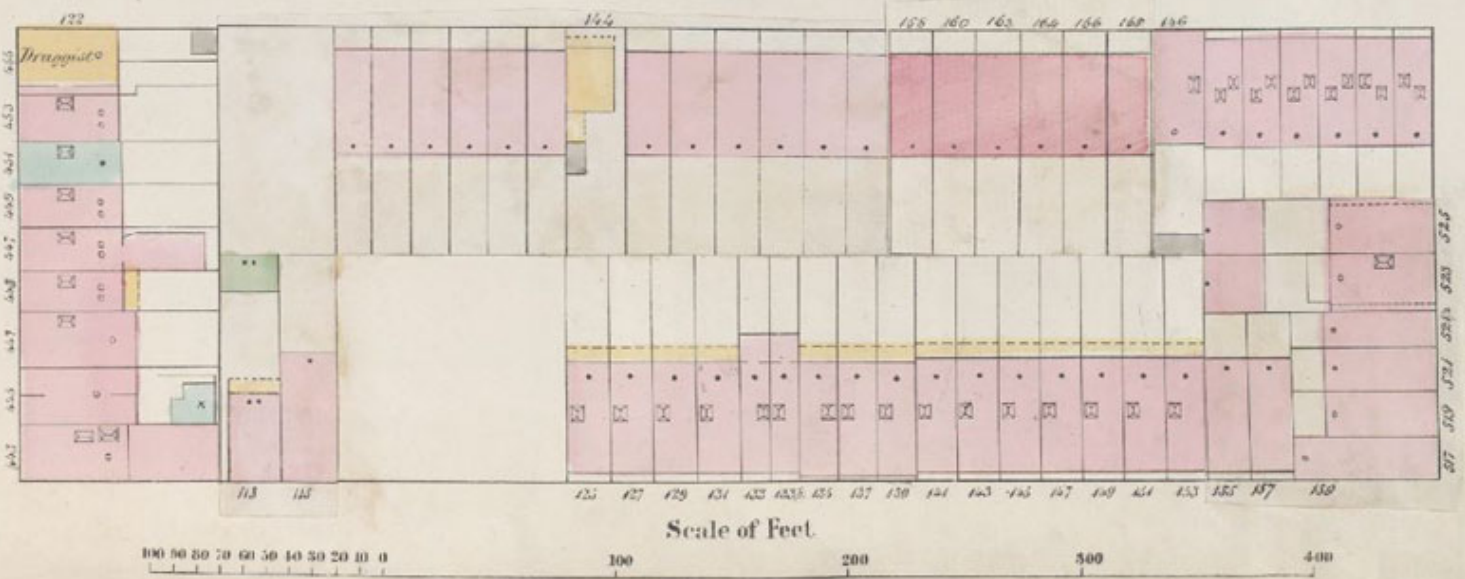
EAST 33rd STREET



EAST 32nd STREET

Lith by Korff Brothers N.30 Cedar St.

1854 Perris Map



1859 Perris Map



237-241 East 32nd Street
1940



241-243 East 32nd Street
1940



249 East 32nd Street
1940