MURRAY HILL HISTORIC DISTRICT EXTENSIONS
Designation Report

New York City Landmarks Preservation Commission
March 30, 2004

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On the front cover: 114 East 36th Street (Photo: *Carl Forster, 2004*)

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Murray Hill Historic District Extensions

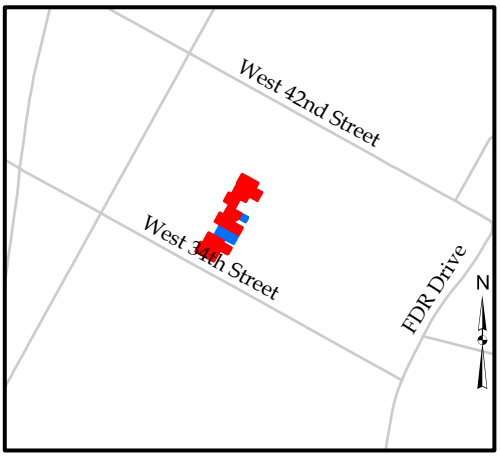
Park Avenue
East 38th Street
Lexington Avenue
East 37th Street
East 36th Street
East 35th Street
Area 1
Area 2
103
106
125
314
136
312
103
115
108
122
124
130
107
114
282
135
134
105
102
262
137
254
130
N

Murray Hill Historic District Extension
Designated March 30, 2004
Landmarks Preservation Commission

Murray Hill Historic District

Historic District Extensions

THE CITY OF NEW YORK
LANDMARKS PRESERVATION COMMISSION



Murray Hill Historic District Extensions, Manhattan

Boundary Description

Area 1: The Murray Hill Historic District Extension consists of the properties bounded by a line beginning at the intersection of the western curbline of Lexington Avenue and the northern curbline of East 36th Street, then extending southerly across East 36th Street and the western curbline of Lexington Avenue to a point formed by the intersection of the western curbline of Lexington Avenue and a line extending easterly from the southern property line of 134 East 36th Street (aka 266-268 Lexington Avenue), westerly along the southern property lines of 134 to124 East 36th Street, southerly along the eastern property line of 120 East 36th Street (aka 116-122 East 36th Street), westerly along the southern property lines of 120 to114 East 36th Street, northerly along the western property line of 114 East 36th Street to the northern curbline of East 36th Street, then easterly along said curbline to the point of the beginning.

Area 2: The Murray Hill Historic District Extension consists of the properties bounded by a line beginning at a point at the intersection of the southern curbline of East 37th Street and the western curbline of Lexington Avenue, then extending southerly along the western curbline of Lexington Avenue to a point formed by the intersection of the western curbline of Lexington Avenue and a line extending easterly from the southern property line of 130 East 37th Street (aka 290-292 Lexington Avenue), westerly along the southern property lines of 130 to 124 East 37th Street, northerly along the western property line of 124 East 37th Street to the southern curbline of East 37th Street, then easterly along said curbline to the point of the beginning.

TESTIMONY AT THE PUBLIC HEARING

On March 2, 2004, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Murray Hill Historic District Extension (Item No. 1). The public hearing was continued on March 30, 2004 (Item No. 2). The hearing was duly advertised in accordance with the provisions of the law. Fifty three people spoke in favor of the designation, including representatives of State Assemblyman Richard N. Gottfried, City Council members Christine Quinn and Eva Moscowitz, Congresswoman Carolyn Maloney, State Senator Liz Kruger, State Senator Thomas Duane, Manhattan Community Board No. 6, the Metropolitan Chapter of the Victorian Society of America, the Murray Hill Neighborhood Association, the New York Landmarks Conservancy, and the Historic Districts Council. The owner and his representative spoke in opposition to the proposed designation. The Commission also received several letters and e-mails in support of designation, including from Manhattan Borough President C. Virginia Fields, City Council member Marguerita Lopez, and the Municipal Arts Society. One e-mail in opposition was also received.

Murray Hill Historic District Extensions Summary

The Murray Hill Historic District extensions consist of two areas with a total of 12 buildings that were built between 1863 and 1955. These groups connect the two segments of the existing Murray Hill Historic District and contribute to Murray Hill's history as one of the city's premier residential districts. Primarily constructed between 1863 and the 1920s, the houses in these extensions reflect the history of New York City rowhouse design and, through their residents, portray important aspects of New York City's social and cultural history during the second half of the nineteenth century and the first half of the twentieth century.

The Murray Hill neighborhood takes its name from the eighteenth-century country estate of merchant Robert Murray and his wife Mary Murray. In 1847, descendants of the Murray drew up the Murray Hill Restrictive Agreement, which limited development to brick or stone dwellings, churches, and private stables. Development in the neighborhood was spurred in the 1850s when the New York & Harlem Railroad tracks, which ran along Fourth (now Park) Avenue, were covered with a tunnel and plans were announced to create a four-foot-wide mall planted with shrubs and flowers at the center of the avenue between East 34th and East 38th Street.

The majority of the buildings in the historic district extensions were built in the 1860s when the remaining undeveloped lots in Murray Hill were built up with houses. These include two groups of three mansarded Second Empire houses both developed by local builder George J. Hamilton and prolific Irish immigrant builder Thomas Kilpatrick. The earliest group, 124-128 East 36th Street, was built c. 1863. 124 East 36th Street includes its historic stoop, round-arched rusticated main entrance and molded window lintels and sills. 126 East 36th Street has a rusticated first floor, stoop with wrought and cast-iron railings, round-arched entry, and second story bow window. The second group, 130-134 East 36th Street was built in 1863-64. 134 East 36th Street has molded window surrounds with hoods and footed sills and a mansard roof with dormers.

Murray Hill became increasingly fashionable during the 1860s attracting residents such as Civil War hero Rear Admiral David G. Farragut, who bought a house in the existing historic district. The row at 124-130 East 37th Street was built c. 1868-69 by prolific architect John G. Prague by carpenter/developer John Coar. These Second Empire Style buildings retain their mansard roofs. 126 East 37th Street features a rusticated basement, projecting sills and its roof retains its dormers and iron cresting. Professionals were also attracted to the district, including tea merchant Archibald Henderson, who resided at 126 East 37th Street in 1870 and stockbroker Oswin O'Brien, who resided at 128 East 37th Street also in 1870.

During the 1890s and 1900s the extension gained a number of notable occupants including businessman M. Clifford Lefferts, who lived at 130 East 36th Street and president of the Eleventh Bank, Henry D. Steers, who lived at 134 East 36th Street. The period between 1900 and 1910 saw the construction of several imposing new houses designed for wealthy owners by prominent architectural firms that replaced older rowhouses within the district. No.114 East 36th

Street was originally built around 1856 but assumed its current appearance in 1900 when it was remodeled in the neo-Georgian style by architect S. E. Gage for Elizabeth B. F. and William R.H. Martin, a successful Manhattan clothier. The brick and stone trim building has wrought-iron balconies, elaborate window surrounds with projecting windows supported on brackets and a mansard roof with oval dormer windows.

Beginning in the 1920s and continuing in the 1930s and post-war years, many former single-family residences were converted to multiple-dwellings, reflecting the trend toward apartment living among New York City residents. As part of these renovation many facades were altered and refaced, in some cases producing architecturally distinctive designs, 130 East 37th Street was originally built in 1868 but assumed its current form in the 1922-24 when architect F. Albert Hunt and Kline removed the stoop and added a rooftop studio with its distinctive fourth floor studio window and projecting bay windows. In the 1920s residents included Seth Moseley at 126 East 36th Street, the reporter who covered the Lindberg kidnapping case, Hamilton Fish Armstrong at 128 East 36th Street, a foreign affairs expert and editor of the magazine *Foreign Affairs* as well as executive director of the Council on Foreign Relations and doctor Russell A. Hibbs at 130 East 36th Street, who was chief of orthopaedic surgery at the New York Orthopaedic Hospital and who pioneered spinal fusion surgery.

By the 1930s a number of businesses had begun to move into the district. In addition to the many doctors who owned houses in the district and had offices there, noted designer Norman Bel Geddes had his office at 128 East 37th Street in the early 1930s.

These extensions to the current historic district are linked by their scale, materials, and details, as well as a rich social and cultural history. The Murray Hill Historic District Extensions, together with the existing historic district survive as a cohesive enclave creating a distinct sense of place.

HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE MURRAY HILL HISTORIC DISTRICT EXTENSIONS[1]

The Murray Hill Neighborhood

The Manhattan neighborhood known as Murray Hill takes its name from the eighteenth-century country estate of merchant Robert Murray.[2] The Murray farm was located on a wedge-shaped parcel that extended from near present-day East 33rd Street to just north of present-day East 38th Street and was bounded on the east by the old Eastern Post Road to Boston -- which was located near present-day Lexington Avenue -- and on the west by the old Middle Road, near present-day Madison Avenue. At its wider, northern end the farm extended from Lexington Avenue to just east of Fifth Avenue. The farm was located on a gentle rise that was known as Inclenberg during the eighteenth century, probably derived from by the Dutch *Engelenberg,* a prominence located near Zutphen. Prior to 1762, Murray erected a mansion on the crest of the hill at what is now the intersection of Park Avenue and East 37th Street. Surrounded by wide lawns and extensive gardens and approached by a tree-lined avenue, the spacious house had broad verandas extending along three facades with its primary front facing southeast commanding a magnificent view of Kips Bay and the East River. The Murrays were renowned as lavish hosts and they "entertained at various times almost every foreigner of distinction who came to American shores."[3] During the Revolutionary War both General George Washington and the British commander General Sir William Howe made Murray's house his headquarters for a day. While Washington's visit has been largely forgotten, General Howe's visit following the Battle of Long Island has been the subject of two Broadway shows.[4] Accounts of the incident,

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[1]Adapted from Gale Harris's essay in the Landmarks Preservation Commission, *Murray Hill Historic District Designation Report* (New York, 2002), 7-34.

[2] This discussion of the early history of Murray Hill is compiled from the following sources: Charles Monaghan, *The Murrays of Murray Hill* (Brooklyn, NY: Urban History Press, 1998; "Mrs. Murray Had A Farm..." *Herald Bicentennial Supplement* (July 2, 1976), 12; Charles Lockwood, *Manhattan Moves Uptown* (Boston: Houghton Mifflin Co., 1976), 223-231; Frederick S. Lightfoot, ed., *Nineteenth-Century New York in Rare Photographic Views* (New York: Dover Publ., Inc., 1981), 100-110; M. Christine Boyer, *Manhattan Manners* (New York: Rizzoli, 1985), 134-135; Anita Pins, *An Historic District in Murray Hill* (New York: The Murray Hill Committee, Inc., 1977); James Trager, *Park Avenue: Street of Dreams* (New York: Atheneum, 1990), 14-20; I.N. Phelps Stokes, *The Iconography of Manhattan, 1498-1909* 6 vols. (New York: Robert H. Dodd, 1918-28).

[3] Sarah Murray, *In Olden Time: A Short History of the Descendants of John Murray the Good* (New York , 1894) quoted in Monaghan, 22.

[4] *Dearest Enemy* (1925), a Rodgers and Hart musical, and *A Small War in Murray Hill* (1957), a comedy by Robert Sherwood.

which have been embellished in the recounting but seem to have some basis in fact, tell of how Mrs. Murray and her daughters induced the British officers to linger at their house for two hours or more over wine and cakes while the American troops they were supposed to be pursuing escaped to the north.

Robert Murray died in 1786. He left his farm at Inclenberg to his daughter Susannah, wife of Capt. Gilbert Colden Willett. A physician who fought with the Loyalists during the Revolutionary War, Capt. Willett was involved in a business called Willett & Murray, with his wife's uncle, John Murray. When the business failed in 1800, the Willetts sold the Inclenberg farm to John Murray. After John Murray's death in 1808, his children occupied the house. It was destroyed by fire in 1835.

To the north of the Murray farm, lay the farm of Dr. Thomas Bridgen Atwood.[5] His property extended from just north of present-day East 38th Street to present-day East 41st Street along the western side of the Eastern Post Road. To the east was the colonial-era farm of Jacobus Kip, which extended from the East River to the Eastern Post Road between East 28th Street and East 39th Street.

In 1807, the state legislature of New York appointed a commission made of Gouvenour Morris, State surveyor Simeon De Witt, and merchant John Rutherford to produce a plan for the future growth of New York City. Determining that "a city is composed principally of the habitations of men and that strait-sided, and right-angled houses are the most cheap to build and the most convenient to live in," the Commissioners resolved to adopt a grid plan with twelve wide avenues running north and south and 155 cross streets extending across the island from river to river. Previously laid-out streets that had not been accepted by the Common Council, including the Bloomingdale Road, an extension of Broadway, and the Eastern Post Road (aka the Boston Post Road), an extension of the Bowery, were to be suppressed in the parts of the city that had not been built up. While the commissioners failed to change the course of Broadway and Bloomingdale Road, most of the old roads were eventually closed following the opening of new streets. Third Avenue, which eventually replaced the Eastern Post Road, was opened between 1815 and 1821. In April 1844 the Common Council ordered that the Old Eastern Post Road between East 23rd Street and East 31st Street be closed and title to the land be conveyed by quit claim to the owners of the land on each side of it. In June 1848 the Council closed the portion of the road between East 31st Street and East 42nd Street and the land was subsequently conveyed to the adjoining property owners.

Lexington Avenue, at the eastern edge of the historic district, was not originally included on the Commissioner's Map but was created in 1832 at the request of real estate developer

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[5]He was sometimes referred to as Dr. Thomas B. Bridgen in early documents. See New York County, Office of the Register, "Re-indexed Index of Conveyances," "General Statement of Early Title," Block 894; *Minutes of the Common Council [MCC], 1784-1831* (New York: City of New York, 1917).

Samuel Ruggles to provide access to his holdings in the vicinity of Union Square and Gramercy Park.[6] The opening of Fourth Avenue (now Park Avenue South) between East 17th and 28th in 1833 was also tied to Ruggles' real estate speculations and to the establishment of the New York & Harlem Railroad, which secured permission from the Common Council to run its track along the center of the street in 1831. Construction began in February 1832.[7] In the autumn of 1833, the tracks reached East 32nd Street and work began on a tunnel that would extend to East 42nd Street through the solid schist of Murray Hill. This difficult work was not completed until 1837. In the meantime, the state legislature passed an act widening Fourth Avenue to 140 feet north of 34th Street to accommodate the railroad. Tracks were laid north to Harlem and a depot complex that included offices, a produce terminal, and stables for the horses, was constructed at Fourth Avenue and East 27th Street.[8] There, the horses were exchanged for a small steam locomotive that was not allowed to operate in Lower Manhattan because of concerns about sparks and possible explosions. Fourth Avenue was opened from 28th to 38th Streets in 1848.[9] That year the New York & Harlem River Railroad entered into an agreement with the New York and New Haven Railroad granting it the right to operate its trains on the Harlem Railroad's lines in Manhattan; this had the practical effect of merging the two railroads into a single operation. In 1851, the railroads began an ambitious project to improve their facilities, which included converting the open cut at Fourth Avenue into a tunnel in Murray Hill. In October 1851 the Common Council ordered that "a space forty feet in width, and extending through the middle of the Fourth Avenue from Thirty-fourth to Thirty-eighth street, be appropriated for the purpose of a public park or pleasure ground."[10] Plans were made to enhance the plots with shrubs and flowers, leading real estate developers who had purchased lots nearby to dub this section of Fourth Avenue, Park Avenue, a name that would later be applied to the entire street. With access to public transportation assured and the promise of such an amenity, the Murray Hill area was poised for development in the early 1850s.

The nature of that development had been determined as early as 1835 when the Murray

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[6]For Ruggles' development of Gramercy Park and the naming of Irving Place and Lexington Avenue, see D.G. Brinton Thompson, *Ruggles of New York* (New York: Columbia University Press, 1946), 56-59; Stephen Garmey, *Gramercy Park: An Illustrated History* (New York: Rutledge Books/Balsam Press, 1984), 31-39; Stokes, v. 5, 1711, 1719.

[7] In November service was inaugurated between Prince Street and Union Square with a horse drawn tramcar providing accommodations for thirty passengers. Later, service was extended southward to City Hall.

[8]In 1845, the depot burned and was replaced by a two-building complex.

[9] It was extended to 130th Street in 1853.

[10]*MCC*, quoted in Stokes, v. 5, 1836.

heirs imposed a series of restrictive covenants on the land on the north side of East 38th Street they sold to the Ministers, Elders, and Deacons of the Reformed Protestant Dutch Church of the City of New York. The church had previously purchased the northern half of the block and needed the Murrays' land in order to divide the block into standard 25'x100' building lots.[11] The encumbrances placed on the property by the Murrays restricted its development to ensure high-class development of "brick or stone dwelling houses of at least three stories."[12] These types of covenants were also included in conveyances between family members over the next decade. In 1847, as development pushed northward and Lexington Avenue and Fourth Avenue were about to be opened, the Murray heirs entered into a final partition agreement. It contained most of the provisions of the previous agreements, but permitted "dwellings at least two stories in height with the ordinary yard appurtenances to dwelling houses." The agreement also prohibited a number of uses which might constitute nuisances by presenting fire hazards or producing noxious odors and pollution. Museums, theaters, circuses, and places for the exhibition of wild animals, which might attract crowds of strangers to the neighborhood, were also banned.

Soon after the Murray heirs adopted the partition agreement, investors began to purchase portions of the old farm. Many of the first sales took place along the eastern boundary of the historic district where ownership of land adjoining the Old Eastern Post Road entitled the property holders to purchase the adjacent street bed from the city for a nominal sum. Several members of the Murray family took advantage of this offer trading parcels with other family members to obtain the Post Road lots that they soon sold to investors. Most of the purchasers of the Murray Hill farm lots were lawyers and businessman who could afford to hold the property for a few years, until the residential district expanded northward into Murray Hill. Development began in 1851-53 at the western edge of the former Murray Hill farm when three members of the Phelps family erected mansions on the east blockfront of Madison Avenue between East 36th and East 37th Streets. Thirty-three feet wide and seventy-three feet deep, the houses were "furnished in elegant and luxurious style," and had elaborate gardens and private stables on the property.[13] These houses set the pattern for the mansions that were erected on Fifth Avenue, Park Avenue, Madison Avenue, and East 34th Street in Murray Hill. The other side streets were largely developed with speculatively built brownstones and were occupied by affluent members of the middle class during the 1850s and early 1860s.

Building within the Murray Hill Historic District Extensions, 1856-1869

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[11] The property extended from East 38th Street to East 39th Street and had previously been part of the farm of Dr. Thomas Bridgen Atwood, who had lost the property to foreclosure in the early 1800s. Conveyances Index, "General Statement of Early Title," Block 894.

[12]Conveyance Liber 337, 428.

[13] Only the northernmost of the houses, which later became the J.P. Morgan, Jr. House (a designated NYC Landmark) survives. For the Phelps houses see Stokes, v. 3, 654; Charles Lockwood, *Manhattan Moves Uptown* (Boston: Houghton Mifflin Co., 1976), 227.

The oldest building within the historic district extensions is the townhouse at 114 East 36th Street, which was built c.1856 by the developer George J. Hamilton as one on a row of five houses from 114 to 122 East 36th Street. The four houses from 116 to 122 East 36th Street were replaced c.1955 by an apartment house, and No 114 was raised one story and given a new facade c.1900. A financial panic in the summer of 1857 halted most construction in the city until the following spring. Few buildings were completed in the city in 1858 because so few had been started the previous fall.[14]

By the time builders began constructing houses in Murray Hill again in late 1858, the surrounding neighborhood had already undergone considerable development. Millionaires Samuel P. Townsend and William B. Astor had erected mansions on the west side of Fifth Avenue at 34th Street, (Townsend in 1853-55; Astor in 1856) that would be joined by the John Jacob Astor mansion in 1859. (All three houses have been demolished.) The New Jerusalem was built on East 35th Street between Park and Lexington Avenues, within the Murray Hill Historic District.

The Civil War brought profound changes to the New York region.[15] At the beginning of the war, the loss of trade with the South and disruptions caused by military activity and Southern privateering forced a number of banks and mercantile houses into bankruptcy. Most New York banks were forced to suspend payments and the building trades shut down operations. However, by late 1862, the need to finance the war and to supply the army with uniforms and materiel brought unparalleled business opportunities to the region. With the Mississippi River closed to steamboats and Confederate ports blockaded, western-grown wheat, corn, and cattle streamed into the city via Great Lakes and the Erie Canal for trans-shipment to Europe. Freight tonnage and passenger usage also increased dramatically on the Erie, New York Central, and Hudson River railroad lines. Shipbuilders in Brooklyn and New York built new gunboats and refitted old steamers and merchant ships for the navy and "produced vessels to handle the exploding coastal, lake, and river trade."[16] New York's foundries were overwhelmed with orders for iron-cladding for the ships, gun carriages, and mortars as well as tools and parts for heavy machinery. Businessmen and workers flocked to the city, filling the hotels and boarding houses, and creating a brisk demand for rental houses. Housing construction resumed in both the city and its suburbs.

The scarcity of available housing during the war years sharply increased real estate values in the Murray Hill area, which was developing into one the city's most desirable residential neighborhoods. Two new rows of houses were built on previously undeveloped parcels on the

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[14]Lockwood , *Manhattan Moves Uptown*, 235.

[15]For the growth of commerce during the Civil War period, see Lockwood, *Manhattan Moves Uptown*, 254-261.

[16]Burroughs and Wallace, 874.

south side of East 36th Street in the Murray Hill Historic District Extension between 1863 and 1864. The three houses at 124 to 128 East 36th Street were built c.1863 by developers George J. Hamilton and Thomas Kilpatrick as a speculative investment.[17] Their row houses in the Murray Hill Historic District Extensions were designed in a transitional style employing Italianate and Second Empire elements, notably, the sloping mansard roofs pierced by arched dormers, molded roof cornices, fully enframed windows, rusticated first-story facades featuring arched entryways, and windows with foliated keystones. The facades of these houses were only 16-feet-wide and are articulated into two bays. Hamilton and Kilpatrick may have opted to erect somewhat smaller houses than those built during the late 1850s in response to uncertainty about business conditions at the beginning of the recovery period. These two men erected a second row of three buildings between 1863 and 1864 directly to the east at 130 to 134 East 36th Street. These houses were similar in size and design to the earlier row, but had simpler first-story facades consisting of smooth, brownstone facing and rectangular openings with molded surrounds.

The initial purchasers of Hamilton's and Kilpatrick's East 36th Street houses included Helen M. Lawton (No. 124), wife of a South Street flour merchant, Abner B. Lawton; Isaac Hicks (No. 126), executive at the Grand Trunk Railway and the Royal Mail Line Steamship Co.; importer Nathan Riker (No. 128), whose warehouse was at 81 Duane Street; downtown Manhattan real estate agent D. Olyphant Vail (No. 130); Sarah H. Lewis, widow of the Rev. John N. Lewis, at No. 132; and merchant Robert Milbank at No. 134. Of these owners, Lawton, Hicks, and Lewis were long-term owners, while the others appeared to have purchased the buildings as shorter-term speculative investments.

After the Civil War, successful businessmen and professionals were attracted to the Murray Hill area, as were military officers, both active and retired. Many houses changed hands between 1861 and 1865, including 128 East 36th Street, which was purchased by retired Civil War army colonel, John Erving in 1865. By then only a few sites remained undeveloped. One of these was a parcel located at the southwest corner of East 37th Street and Lexington Avenue that was owned by the Murray Hill Baptist Church. In 1868, the land was purchased by John and Mary Coar, who developed it with a row of four, 3 ½-story, brownstone row houses, designed by architect John G. Prague. Coar was a carpenter residing on West 29th Street. Prague, an architect

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[17]Hamilton was a local builder residing at 297 Lexington Avenue (now demolished), directly across from the Murray Hill Historic District and Extensions. Hamilton also built several houses in the previously-designated Murray Hill Historic District as part of the development team of Hamilton & Ryer. Thomas Kilpatrick (1822-1902) belonged to a successful and prolific family of Irish-immigrant builders. In 1853, he completed what many regard as the city's first multi-family apartment house, located on 30th Street near Lexington Avenue. Kilpatrick also built many houses in the previously-designated Murray Hill Historic District. Thomas Kilpatrick, obit., *New York Times* (Nov. 24, 1902), 5; *Real Estate Record & Guide*, Nov. 29, 1902, 808-09.

and builder,[18] maintained offices in Manhattan from the late 1860s through the 1890s. His practice was mainly residential, although he also designed a number of commercial buildings. He worked in diverse styles including the Italianate, neo-Grec, Queen Anne, and Romanesque Revival. Many of this buildings were produced in collaboration with real estate developers. In 1894, Prague suffered severe financial difficulties, owing considerable amounts of money to buildings materials dealers. Nevertheless, he was considered one of the most popular and prolific architects and builders in the city. His work is also found in the NoHo, Tribeca, Upper West Side, and Upper East Side historic districts.

Coar's East 37th Street houses have 18-foot, three-bay-wide facades, rectangular windows with bracketed sills and molded hoods, bracketed roof cornices, and mansard roofs with segmental dormers. Coar sold three of the four houses upon their completion. The initial purchasers included Pearl Street merchant Robert Willetts, Jr. (No. 124) of Willetts & Co., who owned and occupied the house until 1884; stockbroker Oswin O'Brien (No. 128), who occupied it through 1873; and coal merchant John W. Andreas (No. 130), who owned it until 1882. Coar leased 126 East 37th Street to Vesey Street tea merchant Arch Henderson. Two of the East 36th Street houses changed hands in the late 1860s. Glass dealer Isaac L. Devoe acquired No.134 in 1867 and merchant William Foster bought No. 130 in 1868.

The 1870s and 80s

Outside the boundaries of the historic district and its extensions, the Murray Hill neighborhood had also undergone a number of changes in the post-Civil War period.[19] The war had made many new millionaires and had enriched many already successful businessmen. The city's most successful dry goods merchant, Alexander Turney Stewart, became its wealthiest citizen through supplying blankets and uniforms to the army and navy. In 1864 he purchased the Townsend mansion at Fifth Avenue and West 34th Street, replacing the house, which was barely a ten years old, with a grandiose white marble-clad Second Empire mansion (John Kellum, 1864-69, demolished) that "set the standard for rich men's houses in the Gilded Age."[20] Stewart also used part of his enormous wealth to build a huge Second Empire style Working Women's Hotel on Fourth Avenue between East 33rd and 34th Streets at the foot of Murray Hill (John Kellum, 1869-78, demolished). Completed two years after his death, the building was soon converted to

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[18] LPC, "Architects' Appendix," *NoHo Historic District Designation Report* (New York, 1999)

[19]This section on changes to the Murray Hill section during the late 1860s and 1870s and the construction of the A.T. Stewart's house and the women's hotel and the building of Grand Central is based on Boyer, 135-36; Robert A.M. Stern, Thomas Mellins, and David Fishman, *New York 1880* (New York: Monacelli, 1999), 64-69, 524-525, 572- 578; Wallace and Burroughs 943-945, 992; Trager, 7-15, 39-42 .

[20]Stern, *New York 1880*, 576.

a standard hotel, known as the Park Avenue Hotel. Cornelius Vanderbilt also greatly increased his fortune by leasing his ships as supply boats for the Union navy and through the increased traffic on his Hudson River steamboats. In 1862 Vanderbilt began investing in railroads, gaining control of the Harlem Railroad in1863, the Hudson River Railroad in1866, and the New York Central in 1867. In 1869 he began building a huge depot and train yard at Fourth Avenue and East 42nd Street to service the three lines. Completed in 1871, Grand Central Depot was the southern terminus for steam rail lines in the city. The Park Avenue tunnel was thus freed for the horse railroad that connected to the depot. With "the upper surface of the avenue guaranteed against such intrusion," the "inclosed parks above the tunnel seemed to furnish the necessary magnet for drawing the wealth and fashion of New York to this quarter."[21] During the late 1860s and early 1870s, the rapid growth of the shopping and entertainment known as *Ladies Mile* forced the wealthy families who had been "dilatory in vacating their down town residences"[22] to look northward for new sites. With most of the choice sites in Murray Hill already taken, Park Avenue began to be developed with "massive and elegant mansions."[23] By 1877 the street was almost solidly built up between East 34th Streets and East 40th Street with "a succession of imposing private dwellings and number[ed] among its residents exponents of the greatest wealth and most *elite* respectability."[24]

With the development of Park Avenue as an elite residential street the area of the district and its extensions continued to thrive during the 1870s. Many of the houses were only a few years old so there were few alterations during this period. The largest was the construction of the three-story rear addition at 128 East 36th Street in 1875. Three of the houses in the Murray Hill Historic District Extensions changed hands in the 1870s. In 1873, Wall Street attorney William A.W. Stewart bought 128 East 37th Street as an rental investment and the builder John Coar sold his house at 126 East 37th Street to Alice Ann Dunning. Isaac Devoe lost his house at 134 East 36th Street through foreclosure in 1878, when it was acquired by Fanny B. Kellogg, wife of the physician, Edwin Kellogg. The Kelloggs occupied the house into the mid 1880s, and retained ownership until 1903.

As the Ladies Mile commercial district continued to develop in the 1880s, there was increasing demand for housing in the centrally-located Murray Hill neighborhood. The neighborhood had become even more accessible to lower Manhattan due to the opening of the New York Elevated line on Third Avenue, which extended from South Ferry north to East 129th Street. While some fashionable New Yorkers chose to move northward, following the

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[21]"Fourth Avenue," *Real Estate Record and Guide* [hereafter *RER&G*], Dec. 15, 1877, 965.

[22]Ibid.

[23]Ibid.

[24]Ibid. Several of these mansions are discussed in Stern, *New York 1880*, 611.

Vanderbilts to the East 50s, Murray Hill retained considerable appeal, as witnessed by J.P. Morgan's decision to purchase the 1853 John J. Phelps mansion at East 36th Street and Madison Avenue when it came on the market in 1882. Among the prominent and noteworthy individuals living within the boundaries of the district extensions were James C. Fargo, president of the American Express Company, who purchased 124 East 37th Street in 1884. He lived there until 1891, moving to a new house located a couple of doors away at 120 East 37th Street that he competed in 1892. William R. H. Martin, head of Rogers, Peet Co., men's clothiers, moved to 128 East 36th Street by 1875, and remained at tenant at that address until he purchased 114 East 36th Street in 1886. A number of physicians also bought houses, including Dr. Whitfield Ward at 128 East 36th Street and Dr. and Mrs. Edwin Kellogg at 132 East 36th Street, both in 1886. Ward owned and occupied his house through 1901, while the Kelloggs, who had also owned the adjacent house at 134 East 36th Street since 1878, retained No. 132 as an investment. Wall Street attorney, John A. Stewart, Jr., acquired 130 East 37th Street for a rental investment in 1888, retaining it until 1903. Notable lessees living in the historic district extensions during early 1880s include stockbroker Robert Waller, Jr., at 128 East 37th Street; flour merchant Frederick W. Maulin at 132 East 36th Street; and actor William H. Lingard at 126 East 37th Street.

Architecturally, the buildings underwent few changes in the 1880s save for a number of rear additions at 124 East 36th Street and all four of the East 37th Street houses. The number of rear additions may be a reflection of the increasing fashion for having the dining room on the same floor as the parlor during the 1880s.[25] An oriel was installed at the first story of 124 East 36th Street in 1884. It was designed by architect H.H. Wilson. In 1886, Dr. Kellogg filed plans to replace his house at 134 East 36th Street with a new town house designed by C.P.H. Gilbert, but they were not carried out.[26]

The 1890s

By the early 1890s, McKim, Mead White's great entertainment complex, Madison Square Garden, (1897-91, demolished) had been constructed at Madison Avenue and East 26th Street.[27]

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[25]For rowhouse plans during this period see Stern, *New York 1880*, 568-570.

[26]New York City Department of Buildings, Borough of Manhattan, New Buildings Docket 728-1886.

[27]This section on Murray Hill in the 1890s is adapted from the LPC, (Former) James Hampden and Cornelia Van Rensselaer Robb House Designation Report (LP-2026), prepared by Gale Harris (New York: City of New York, 1998), 2, 8-9; "Great Investments of the Past Year," *Real Estate Record & Guide*, Mar. 31, 1888, 392; Murray Hill Committee, "Historic Building Research," prepared by the Office of Metropolitan History, 1991, in the Landmarks Preservation Commission, "Murray Hill Research file."

Several private clubs had moved to the Murray Hill area, including the Union League, which constructed a clubhouse on Fifth Avenue at 39th Street in 1879-81, the New York Club which took over the Caswell Mansion at Fifth Avenue and 35th Street in 1887, the Manhattan Club, which purchased the former A.T. Stewart mansion at 34th Street and Fifth Avenue in 1891, and the Grolier Club, which built a new building at 29 East 32nd Street in 1889 (Charles W. Romeyn, a designated New York City Landmark). The Murray Hill Hotel (Stephen D. Hatch, 1884), was a "quiet and attractive hostelry," located near Grand Central, "but quite secluded from its noise and uproar."[28] It became a well-known meeting place for New Yorkers and famous visitors such as President Grover Cleveland and Mark Twain. The old Park Avenue Hotel (demolished), originally A.T. Stewart's hotel for working women, was renovated in 1890-91 to the designs of McKim, Mead & White. The sumptuous Waldorf Hotel, constructed in 1891-93 and enlarged as the Waldorf-Astoria in 1897 to the designs of Henry Hardenbergh (demolished) on the site of the former John Jacob Astor and William Backhouse Astor mansions on Fifth Avenue between 33rd and 34th Streets, rapidly became the cultural and social center of the city.

Many of the houses within the Murray Hill Historic District and its Extensions changed hands in the 1890s. The new owners often commissioned leading architects to alter the houses to meet contemporary tastes and needs. In the extensions, most of the alterations occurred in the interiors, but a curved, Beaux-Arts style oriel was installed at the second story facade of 126 East 36th Street in 1896. It was designed by architects Parish & Schroeder for then-owner W. Charles and Ella Sophie Bergh, who purchased the house that year. Other new owners included Mary C. Mackay in 1890 at 130 East 36th Street, Frank B. Martin in 1891 at 124 East 37th Street, architect Milton See in 1892 at 126 East 37th Street, and Gertrude Partridge in 1893 at 124 East 37th Street. All of these new owners maintained their Murray Hill properties as rental investments. Among the renters were successful businessmen, such as Charles Jesup, a Wall Street banker, who occupied 124 East 36th Street from 1890 to 1905; John Draper, an auctioneer, at 126 East 36th Street in the early 1890s; M. Clifford Lefferts, president of the Celluloid Co., manufacturers of celluloid goods, at 130 East 36th Street in the early 1890s; Henry D. Steers, lumber merchant and president of the Eleventh Bank, at 134 East 36th Street in 1892; and stockbroker Walter Brooks at 130 East 37th Street in 1890. At least one house, 132 East 36th Street, was used as a boardinghouse in 1890 according to the census, occupied by several widows and single women. Such arrangements were common in this period when there were relatively few apartment houses. They permitted both the proprietors and tenants to live in neighborhoods they might not otherwise be able to afford, freed tenants from the responsibilities of housekeeping, and provided one of the few "respectable"occupations for widows and unmarried women.[29]

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[28]*King's Handbook of New York City* (Boston: Moses King, 1893), 230. On the hotel see also, Stern, *New York 1880*, 528.

[29]For boardinghouse living during this period see Elizabeth C. Cromley, *Alone Together: A History of New York's Early Apartments* (Ithaca: Cornell Univ. Press, 1990, 15-27.

Early Twentieth Century Developments

In the early 1900s the retail stores, theaters, and professional offices that had been located in the area of Ladies Mile moved northward to Midtown to be closer to the homes of their fashionable clientele and to take advantage of the developing rail and subway service on West 34th Street.[30] In 1904, R. H. Macy & Co. moved to Herald Square followed in 1909 by Gimbel Brothers at Broadway and West 33rd Street. In 1906 three major stores catering to the carriage trade built handsome new quarters on Fifth Avenue in Murray Hill: B. Altman & Co. at East 34th Street, Gorham & Company at East 36th Street, and Tiffany & Company at East 37th Street (Trowbridge & Livingston designed Altman's; McKim, Mead & White was responsible for the Gorham and Tiffany Buildings; all three are designated New York City Landmarks). By 1907 the *Real Estate Record & Guide* was reporting that " all the blocks between Fifth and Sixth Avenues on Murray Hill are being invaded by retail houses, such as silversmiths, tailors, dressmakers, milliners, etc."[31] By 1910, sites on Madison Avenue that were not covered by the Murray Hill restrictive covenants were also being redeveloped, notably by an office building at the northeast corner of Madison Avenue and 34th Street and by an addition to the B. Altman department store (the land was purchased and the addition planned in 1910 but not completed until 1914).[32] The construction of Grand Central Station between 1903 and 1913 also set off a building boom in area around the station. Fearing further incursions, J.P. Morgan organized a syndicate to buy all property offered for sale in the neighborhood. In addition, he and a number of other wealthy residents financed court challenges to potential developers. In spite of these incursions, Murray Hill remained desirable for residential use. It was centrally located, yet shut off on the north by the Grand Central Station, and on the south by the steep grade of Murray Hill, which discouraged heavy trucking to Grand Central.[33] It was easily accessible from any part of town, served by the Third Avenue Elevated, as well as the Interborough Rapid Transit subway and Metropolitan Street Railway, which both ran through the Park Avenue tunnels in Murray Hill, and by crosstown trolley lines on 34th and 42nd Streets. And, of course, it was within walking distance of Grand Central and the Fifth Avenue shopping district.

With business hemming in the neighborhood on all sides, the land protected by the

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[30]These developments included the construction of Pennsylvania Station in 1902-11; the opening of the Interborough Rapid Transit subway from City Hall to Times Square in 1904, with the rest of the line completed by 1908; and the opening of the Hudson River Tube lines (now the Path) in 1908.

[31]"Park Avenue and Murray Hill," *RER&G*, Nov. 30, 1907, 887.

[32]For this period see "How Altman's Purchase of Madison Av. Property Affects Restrictions," *RER&G*, Oct. 8, 1910, 578; "The Murray Hill Restrictions," *RER&G*, Oct. 30, 1909, 765; "Our Diminished Private House Districts," *RER&G*, Feb. 5, 1911, 161.

[33]"Park Avenue and Murray Hill," 24-25

Murray Hill restrictions became increasingly valuable and consequently more and more of an upper class enclave during the early 1900s. The period between 1900 and 1910 saw the construction of several imposing new townhouses in the Murray Hill Historic District. They were designed for wealthy individuals by prominent architectural firms. In the district extensions, William R. H. Martin, head of Rogers, Peet Co., men's clothiers, who had been living in Murray Hill since the 1870s, engaged architect Samuel Edson Gage to design a new facade for and perform other alterations to the row house at 114 East 36th Street, which Martin had owned and occupied since 1886. Its four-story brick facade is distinguished by its limestone embellishments, iron balconies, and sloping roof with round dormer windows.

The district gained a number of notable new owners and occupants in the early twentieth century, including several physicians, attorneys, bankers, and capitalists. Charles L. Tiffany, son of the founder of Tiffany & Co. and treasurer of the company, purchased 128 East 36th Street in 1905. Tiffany's main residence was on Long Island, but he evidently retained this house, steps away from the company's new Fifth Avenue store, as a secondary residence.[34] Lewis Cass Ledyard (1851-1932), who lived at 137 East 35th Street in the Murray Hill Historic District from 1878 through the late 1880s, owned 132 East 36th Street as an investment in 1903-04. In 1880, Ledyard founded the firm of Carter, Ledyard & Millburn, which is still in practice. Considered one of the great American lawyers of his time, he was the counsel of J. P. Morgan and represented many major corporations, including the American Tobacco Company, for which he oversaw the complete restructuring of the company following a Supreme Court decision ordering the company's dissolution. He also served as counsel to the United States Steel Company and to the New York Stock Exchange. Additionally he served as president of the New York Public Library, held directorships at several banks, and was a trustee of the Metropolitan Museum of Art, the Pierpont Morgan Library, and the Frick Collection.[35] Other owners/occupants during this period included Arthur H. Van Brunt, a Wall Street attorney, at 134 East 36th Street (1903-24); Dr. & Mrs. Churchill and Alice Kidd Carmalt at 130 East 36th Street (1903-22); Victor I. Cumnock, an attorney and president of the Arizona Smelting Co., at 130 East 37th Street (1904-15); Dr. William E. Studdiford at 124 East 36th Street (1906-46), who renovated the building for use as his home and office; and Dr. James M. Hitzrot at 126 East 37th Street (1907-45). People who purchased properties as short- or long-term investments, sometimes renovating and reselling them within a short period of time included the architects William A. Boring and Edward L. Tilton at 128 East 36th Street (1901); and banker J. Borden Harriman at 128 East 36th Street (1901-05). The architects Alexander Walker and Leon Gillette bought 128 East 37th Street in 1911, and maintained their offices there until selling the building in 1923.

In the early twentieth century, the row houses in the Murray Hill Historic District Extensions approached and exceeded a half century in age, and many of them were modernized

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[34]He is listed as the owner in residence in an alteration application in 1913.

[35]Lewis Cass Ledyard, *Who's Who in New York*, 1907, 817; Obit., *The New York Times* (Jan. 28, 1932), 21.

and expanded. Most alterations at time consisted of interior overhauls and the construction of or enlargement of rear-yard additions. Often, some of the buildings, such as 128 and 130 East 36th Street and 130 East 37th Street, had their stoops removed and main entrances relocated in conjunction with this work, therefore creating more living space on the first floor. In addition, eight of the twelve buildings in the extensions had major interior renovations and/or rear expansions between 1900 and 1915.

The 1920s to World War II

At the beginning of the1920s, the character of the historic district and extensions remained similar to what it was at the beginning of the century. A glance at the census reveals that almost all of the houses remained single-family residences, and that most of the occupants were very well-to-do, able to afford at least two live-in servants and, in some cases, a staff of six or more. By the mid-1920s, however, the Morgan family having failed in its legal efforts to enforce the Murray Hill restrictions, a number of row houses began to be converted to rooming houses, apartments, or offices. In 1924, the first apartment building was constructed in the Murray Hill Historic District, a nine-story structure at 103-105 East 38th Street. Apartment and office conversions accelerated during the Depression of the 1930s, when a number of the buildings were taken over by banks seeking to turn a profit from the foreclosed properties. This period also ushered in the trend toward corporate ownership of these houses as the banks gradually sold them to investors.

During this period, three of the houses in the Murray Hill Historic District Extensions had significant work done on their facades. The corner building at 130 East 37th Street received a major redesign in 1922-24 during its conversion to an apartment building, consisting of the build-out of the attic story, the construction of a rooftop addition, removal of the stoop, relocation of the main entryway, and alteration of the fenestration. Architects F. Albert Hunt & Kline's renovations added Arts & Crafts-style elements to the building's two facades. Long-time Murray Hill resident Dr. James M. Hitzrot altered his home at 126 East 37th Street in 1934, including removal of the stoop and simplification of the facade. In 1940, the North River Savings Bank converted the house its recently took possession of through foreclosure at 128 East 37th Street into apartments, removing the stoop in the process.

During the 1920s, many prominent people continued to make their homes in the district. Elliott C. Warren, treasurer of the Aero Club of America, owned and occupied 114 East 36th Street from 1919 to 1924. The noted reporter, Seth Moseley, a newspaper reporter at the *New York Evening Journal*, who covered the Lindbergh kidnapping, lived at 126 East 36th Street. Hamilton Fish Armstrong, a noted foreign policy expert who served as the executive director of the Council on Foreign Relations, owned and occupied 128 East 36th Street from 1920 to 1930. Banker and capitalist, Marshall H. Clyde, lived at 124 East 37th Street from 1920-28. Henry Lewis Stimson (1867-1950), who served as United States Secretary of State from 1929 to

1933, lived at 120 East 36th Street[36] from 1921 to 1927. Other important positions held by Stimson include Secretary of War (1911-13 and 1940-45) and Governor General of the Philippines (1927-29). A number of physicians, other than Dr. Hitzrot, also made their homes in the Murray Hill Historic Districts Extensions, including Dr. Van Horne Norrie after 1924 at 114 East 36th Street, Dr. Russell A. Hibbs at 130 East 36th Street, Dr. Stephen H. Matthews after 1927 at 130 East 36th Street, Dr. Albert E. Sellenings at 132 East 36th Street, and Dr. St. Clair Smith also at 134 East 36th Street.

By the 1930s a number of businesses had begun to move into the district, in addition to the many doctors who owned houses and had offices there. The famed industrial and stage designers Norman Bel Geddes and architect George Howe maintained their offices at 128 East 37th Street in the early to mid 1930s. During the same period, the Editorial Service Bureau was located at 124 East 37th Street. The John J. McGrath Co., construction contractors, moved into 130 East 37th Street by 1935. Other notable residents during the 1930s included Allen E. Aird, manager of the Forbes Publishing Co., at 126 East 36th Street; vocalist Wilma Miller at 134 East 36th Street; Allen Marple, advertising manager at Harper & Bros., at 124 East 37th Street; and the noted attorney Hiram Gans, who later served as counsel for the governments of the Republic of China and the Republic of Poland, at 124 East 37th Street.

Post-World War II through the Present

The post-war period was marked by additional conversions of single-family residences to multiple dwellings and offices. Often during these renovations, the floor plans were changed making the rooms smaller, additional plumbing was installed, and interior stairways rerouted. In 1955, the four mid-nineteenth-century row houses at 116 to 122 East 36th Street were replaced by a brick, twelve-story apartment house designed by the architectural firm Greenberg & Ames. In the late 1990s, the building at 132 East 36th Street was drastically altered, including the enlargement of the attic, construction of an additional story, and the installation of a new facade. The period was also marked by the arrival as tenants of many arts-related businesses, as well as non-profit organizations and small publishers.

Today, the historic district and extensions survive as a cohesive enclave creating a distinct sense of place. Its buildings, including classically-styled New York City rowhouses from the 1850s through the 1910s, are linked by their scale, materials, and details, as well as a rich social and cultural history.

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[36]Demolished in 1955 for the present apartment house at 116-122 East 36th Street.

BUILDING ENTRIES

EAST 36TH STREET (South Side between Park Avenue and Lexington Avenue)

114 East 36th Street
Borough of Manhattan Tax Map Block 891, Lot 81

Date of Construction: c.1900 (ALT 1171-1900)
Architect: Samuel Edson Gage
Owner: Elizabeth B.F. Martin
Type: Town House
Style: neo-Georgian
Stories: Five and attic
Materials: American bond brick with limestone base and trim

History
Beginning in the 1890s and continuing into the new century, wealthy New Yorkers began moving into Murray Hill, where they usually either converted the area's mid-century buildings into elegant townhouses or replaced them with new mansions. Very often, they engaged the leading architects of the day to design the alterations and new buildings. Originally a four-story row house constructed c.1856 by local builder George J. Hamilton, this dwelling was converted into a neo-Georgian townhouse c.1900 by then-owners William R.H. Martin, a successful Manhattan clothier, and his wife, Elizabeth B.F. Martin, who bought the house in 1886 and owned it until 1919. The alterations at this house included construction of an additional story and the installation of a new facade, designed by architect Samuel Edson Gage (d. 1943), who designed several new houses and facade alterations in the Upper East Side Historic District. The Martins occupied it through the early 1910s. The house was owned and occupied from 1919 to 1924 by Elliott C. Warren, treasurer of the Aero Club of America. Dr. Van Horne Norrie owned and occupied from 1924 to 1935, after which Lanfear B. Norrie, a mining engineer owned and occupied it. He remained there through the mid-1970s. The building, which is distinguished by its limestone embellishments, iron balconies, and sloping roof with round dormer windows, remains intact to the c.1900 alteration.

Description
Three bays; main entryway situated one step below grade, elaborate wrought-iron railings, molded limestone surround and hood, historic paneled wood doors, and non-historic lamp; first-story window covered with elaborate, wrought-iron grill and topped by cartouche; secondary entryway with historic paneled, wood door and surmounting cartouche; second-story has wide limestone bands, shallow balcony supported by scrolled brackets and enclosed by elaborate wrought-iron railing; bracketed window hoods at the second and third stories; limestone quoins and molded window sills at the third and fourth stories; through-the-wall air conditioning unit at the third story; bracketed and denticulated cornice located above the fourth story with

surmounting wrought-iron railing; fifth-story fenestration has Gibb's surrounds and surmounting open pediments; historic, one-over-one wood sash with segmental heads at the second through the fourth stories; non-historic, aluminum-framed single-pane sash at the fifth story; convex mansard roof, covered with asphalt shingles, at the attic story with heavily molded round dormer windows; non-historic wrought-iron railing at the roofline.

Significant Alterations
None

References
LPC, *Upper East Side Historic District Designation Report* (LP-1051), architects' appendix (New York, 1981).
New York City Department of Buildings, Borough of Manhattan, Alterations Application
Real Estate Record & Guide (May 26, 1900), 942.

116-122 East 36th Street
Borough of Manhattan Tax Map Block 891, Lot 77

Date of Construction: c.1955
Architect: Greenberg & Ames
Builder/Developer: Stimson Apts. Inc.
Type: Apartment House
Style: None
Stories: Twelve
Structure/Materials: Steel frame/brick facing

History
This twelve-story apartment house was designed by architects Greenberg & Ames, of whom nothing is known, and built c.1955 by builder/developer Stimson Apts. Inc. at a time when many of Murray Hill's mid-nineteenth-century row houses were being replaced by large apartment houses, reflecting the trend toward apartment living among New York City's citizens. This building replaced four row houses built c.1858 by George J. Hamilton. The building remains intact.

Description
Eight bays; grouped fenestration; setbacks at the upper stories with original wrought-iron railings; marble frontispiece at the first story containing the main, glass-and-aluminum, double entryway with canvas marquee and decorative aluminum grilles; secondary entryway (west side of facade) at the first story with aluminum-and-glass door and wrought-iron railings; original secondary entryway (east side of facade) converted to HVAC grille (original concrete step and wrought-iron railing survive); most windows contain non-original, one-over-one, aluminum sash, but some original, two-over-two, wood sash with horizontal lights remain; through-the-wall HVAC units on all floors.

Significant Alterations
None

References
Real Estate Record & Guide (Nov. 26, 1955), 23.

124 East 36th Street
Borough of Manhattan Tax Map Block 891, Lot 76

Date of Construction: c.1863
Architect: Not determined
Builders/Developers: George J. Hamilton & Thomas Kilpatrick
Initial Purchaser: Helen M. Lawton
Type: Row House
Style: Second Empire
Stories: Three plus basement and attic
Materials: Brownstone covered with pigmented cement stucco

History
This Second Empire style row house was speculatively-developed c.1863 by developers George J. Hamilton and Thomas Kilpatrick as one in a row of three similar buildings from 124 to128 East 36th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was transforming into a center of ship building and industrial production for the Civil War effort. Many of the houses, such as these, featured French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, the house was purchased by Helen M. Lawton, whose husband was Abner B. Lawton, a flour merchant; it remained in the Lawton family until 1906. The Lawtons had the first-story oriel installed in 1884. In the 1890s and early 1900s, the house was rented to Charles Jesup, a Wall Street banker. In 1906, it was acquired by Dr. William E. Studdiford (1867-1925), who converted the building into his home and office in 1907. Mrs. Studdiford continued to own and occupy the house until 1946. After that, it was converted to apartments. Except for the setback, rooftop addition constructed in the 1980s, the building's brownstone facade remains remarkably intact.

Description
Two bays; aluminum-and-glass sliding doorway covered with wrought-iron grille at the basement level; historic brownstone stoop and wrought-iron railings and newel posts; historic wrought-iron fence and gate at the areaway; non-historic wrought-iron gate under the stoop; historic wooden, angular oriel at the first story, stained a natural wood color; round-arch main entryway at the first story with historic double wood paneled and glass doors, unpainted and varnished, and surmounting scrolled bracket; non-historic wall lamp; first-story topped by molded crown; upper stories have molded window sills and hooded lintels; molded wood cornice, painted brown,

above the third story; slate tile-covered mansard roof with gabled dormers; upper stories and attic have non-historic, one-over-one metal sash; one-story, brick-faced rooftop addition with aluminum and glass sliders; non-historic wrought-iron railing at the roofline.

Significant Alterations
- 1881 (ALT 1052-1881): A one-story rear extension was built. Owner: Estate of Helen M. Lawton. Architect: H.W. Wilson.
- 1884 (ALT 391-1884): Unspecified interior and exterior alterations, possibly including the installation of the oriel at the first-story facade. Owner: Estate of Lawton. Architect: Charles J. Perry.
-1907 (ALT 305-1907): Interior alterations in conjunction with its conversion to a doctor's office and residence; enlargement of the rear addition to full height; installation of the oriel at the first-story facade.
-1980s: A brick rooftop addition, set back from the facade, was constructed and basement window enlarged into a secondary entryway.

References
New York City Department of Buildings, Borough of Manhattan, Alterations applications dockets.
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 871, p. 161 (Jan. 17, 1863); Liber 884, p. 264, 266, 268, 275 (Jul. 8, 1863).
Real Estate Record & Guide (Feb. 16, 1907), 388.

126 East 36th Street
Borough of Manhattan Tax Map Block 891, Lot 75

Date of Construction: c.1863
Architect: Not determined
Builders/Developers: George J. Hamilton & Thomas Kilpatrick
Initial Purchaser: Isaac Hicks
Type: Row House
Style: Second Empire
Stories: Three plus basement and attic
Materials: Brownstone facing

History
This Second Empire style row house was speculatively-developed c.1863 by developers George J. Hamilton and Thomas Kilpatrick as one in a row of three similar buildings from 124 to128 East 36th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was transforming into a center of ship building and industrial production for the Civil War effort. Many of the houses, such as these, featured

French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, the house was purchased by Isaac Hicks, an executive at the Grand Trunk Railway and the Royal Main Line Steamer Co. The Hickses, who owned the building until 1896, lived there through the 1870s. Later, they rented it to John H. Draper, an auctioneer. A second-story oriel, designed by architects Parish & Schroeder, was installed in 1896 by then-owner Ella Sophie Bergh. In 1915, it was acquired by Marion T. Lyman, who later married Seth H. Moseley, a newspaper reporter with the *New York Evening Journal*, who covered the Lindberg kidnapping case. The Moseleys occupied the house through the early 1930s, and the family retained ownership until 1959. In the 1930s, the Moseleys rented the house to Allan E. Aird, manager of the Forbes Publishing Co.

Mrs. Moseley moved back to the house in the 1950s, after dividing it into apartments. By the mid-1970s, the house was partially occupied by offices. The building's brownstone facade remains remarkably intact.

Description
Two bays at the basement, first, third, and attic stories; historic, full-width curved oriel, made of copper, at the second story with leaded-glass casements, paneled spandrels, and elaborate crown; non-historic, brick areaway paving; brownstone stoop with historic, elaborate wrought-iron railings; non-historic, wrought-iron gate under the stoop; historic wrought-iron fence and gate at the areaway; basement window covered with wrought-iron grill; round-arch main entryway at the first story with double wood paneled and glass doors, unpainted and varnished, with transom light, surmounting scrolled bracket, and non-historic wall-lamps; segmentally-arched first story window with curved transom lights, leaded-glass casements, and wide mullions; first story topped by molded crown; third-story fenestration has molded sills, non-historic aluminum sash, and hooded lintels; molded cornice above the third story, painted brown; slate tile-covered mansard roof with gabled dormers with non-historic, aluminum-framed sliders.

Significant Alterations
- 1896 (ALT 1440-1896): The curved oriel at the second-story facade was installed. Owner: Mrs. W. Charles Bergh. Architects: Parish & Schroeder.

References
New York City Department of Buildings, Borough of Manhattan, Alterations applications dockets
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 871, p. 161 (Jan. 17, 1863); Liber 884, p. 264, 266, 268, (Jul. 8, 1863); Liber 884, p. 460 (Sep. 24, 1863).

128 East 36th Street
Borough of Manhattan Tax Map Block 891, Lot 74

Date of Construction: c.1863
Architect: Not determined
Builders/Developers: George J. Hamilton & Thomas Kilpatrick
Initial Purchaser: Nathan W. Riker
Type: Row House
Style: Second Empire
Stories: Three plus basement and attic
Materials: Brownstone covered with pigmented cement stucco

History
This Second Empire style row house was speculatively-developed c.1863 by developers George J. Hamilton and Thomas Kilpatrick as one in a row of three similar buildings from 124 to128 East 36th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was transforming into a center of ship building and industrial production for the Civil War effort. Many of the houses, such as these, featured French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, the house was purchased by importer Nathan W. Riker. After the Civil War, successful businessmen and professionals were attracted to the Murray Hill area, as were military officers, both active and retired. Many houses changed hands between 1861 and 1865, including 128 East 36th Street, which was purchased by retired Civil War army colonel, John Erving in 1865. In the early 1870s, it was rented by William R.H. Martin, a successful Manhattan clothier, who later purchased and moved to 114 East 36th Street. From 1886 to 1901, it was owned and occupied by Dr. Whitfield Ward. In 1901, the building's stoop was removed during a speculative interior alteration that was designed by the architects William A. Boring and Edward L. Tilton, who also owned the property. At that time, the first-story oriel may have been added. Charles L. Tiffany, son of the founder of Tiffany & Co. and treasurer of the company, purchased 128 East 36th Street in 1905. Tiffany's main residence was on Long Island, but he evidently retained this house, steps away from the company's new Fifth Avenue store, as a secondary residence. It was purchased by Mr. & Mrs. Hamilton Fish Armstrong in 1920. Mr. Armstrong was a noted foreign policy expert who served as the executive director of the Council on Foreign Relations. In 1930, the Armstrongs sold the building to the noted architect William A. Delano, who maintained it as an investment. The Delanos retained ownership until 1962. Much of the brownstone detailing on the upper stories has been simplified, but the mansard roof and first-story rustication remain intact.

Description
Two bays; historic brick paving and wrought-iron fence at the areaway; stoop removed and main entryway relocated to ground level with elaborate surround and non-historic wood-and-glass doors, unpainted and varnished; non-historic wall lamp; ground-level window with wrought-iron grill; original first-story, round-arch entryway converted to window containing historic, multi-pane wood sash; historic wooden, angular oriel at the first story, painted black; first-story topped

by molded crown; projecting window sills and lintels; molded cornice above the third story, painted black; slate tile-covered mansard roof with gabled dormers; upper stories and attic have historic, one-over-one wood sash, painted brown.

Significant Alterations
- 1875 (ALT 1136-1874): The building was extended three stories at the rear. Owner: Emily Erving. Architect: none listed.
- 1901 (ALT 553-1901): The stoop was removed and the front door relocated to the basement story; interior alterations. Owners and architects: William A. Boring and Edward L. Tilton.
-1913 (ALT 3096-1913): The rear extension was enlarged. Owner: Charles L. and Katrina Tiffany. Architect: Gurden S. Parker.
-1930 (ALT 1321-1930): The rear extension was further enlarged. Owner: William A. Delano. Architect: Abraham Fisher.

References
New York City Department of Buildings, Borough of Manhattan, Alterations applications docket.
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 871, p. 161 (Jan. 17, 1863); Liber 884, p. 264, 266, 268, 273 (Jul. 8, 1863).
Real Estate Record & Guide (Mar. 30, 1901), 566; (Sep. 20, 1913), 560.

130 East 36th Street
Borough of Manhattan Tax Map Block 891, Lot 73

Date of Construction: c.1863-64
Architect: Not determined
Builders/Developers: George J. Hamilton & Thomas Kilpatrick
Initial Purchaser: D. Olyphant Vail
Type: Row House
Style: altered Second Empire
Stories: Three plus basement and attic
Materials: Brownstone covered with pigmented cement stucco

History
This altered Second Empire style row house was speculatively-developed c.1863-64 by developers George J. Hamilton and Thomas Kilpatrick as one in a row of three similar buildings from 130 to 134 East 36th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was transforming into a center of ship building and industrial production for the Civil War effort. Many of the houses, such as these, featured French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, the house was purchased by downtown Manhattan real estate agent D. Olyphant Vail, who retained the property for rental income. He sold it to merchant William Foster in 1868; the Foster family owned it until 1890. M. Clifford Lefferts, President of the Celluloid Co., which manufactured celluloid goods, rented the house from then-owner Mary C. Mackay in the 1890s. In 1903, it was acquired by Dr. Churchill Carmalt, who had the stoop removed that year. Carmalt died soon thereafter but his widow remained in residence. From 1922 to 1927, the house was owned by Dr. Russell A. Hibbs, who was the chief of orthopedic surgery at the New York Orthopedic Hospital and pioneer in spinal fusion surgery. Hibbs sold the building to another physician, Stephen H. Mathews, who remained there through 1940. The facade ornament was simplified between c.1940 and c.1985. The mansard roof and dormer remain intact.

Description
Two bays; rusticated basement facade; stoop removed; most of the original brownstone ornament stripped; main entryway at basement level with non-historic, wood-and-glass door, unpainted and varnished; non-historic wall lamps; basement window covered with wrought-iron grill; non-historic, wrought-iron fence at the areaway; bracketed, first-story window sills; non-historic, one-over-one aluminum sash; molded wood roof cornice, painted brown; non-historic aluminum leader; slate tile-covered mansard roof with segmental dormer.

Significant Alterations
- 1903 (ALT 671-1903): The stoop was removed and the a new basement front was installed. Owner: Alice Kidd Carmalt. Architect: S.B. Ogden.
-1929 (ALT 1461-1929): The basement was extended at the rear and the interior was altered. Owner: Stephen Mathews. Architect: Geo. & Edw. Blum.

References
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 871, p. 161 (Jan. 17, 1863); Liber 884, p. 264, 266, 268 (Jul. 8, 1863); Liber 895, p. 202 (Mar. 1, 1864).
Real Estate Record & Guide (May 2, 1903, 888; (Jul. 20, 1929), 39.

132 East 36th Street
Borough of Manhattan Tax Map Block 891, Lot 72

Date of Construction: c.1863-64 with major alterations in the late-twentieth century.
Architect: Not determined
Original Builders/Developers: George J. Hamilton & Thomas Kilpatrick
Initial Purchaser: Sarah H. Lewis
Type: Row House
Style: None
Stories: Five plus basement
Materials: Pigmented cement stucco

History
This altered row house was speculatively-developed c.1863-64 by developers George J. Hamilton and Thomas Kilpatrick as one in a row of three similar buildings from130 to 134 East 36th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was transforming into a center of ship building and industrial production for the Civil War effort. Many of the houses, such as these, originally featured French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, the house was purchased by Sarah H. Lewis, widow of the Rev. John N. Lewis, who retained ownership until 1886. In the early 1880s, it was rented by Frederick W. Maulin, a flour merchant. By 1890, according to census information, the building was being used as a boardinghouse, housing several widows and single women. Such arrangements were common in this period when there were relatively few apartment houses. At the time, the house was owned by Dr. and Mrs. Edwin Kellogg, who owned and occupied the adjacent house at 134 East 36th Street. Lewis Cass Ledyard (1851-1932), who lived at 137 East 35th Street in the Murray Hill Historic District from 1878 through the late 1880s, owned 132 East 36th Street as an investment in 1903-04. In 1880, Ledyard founded the firm of Carter, Ledyard & Millburn, which is still in practice. Considered one of the great American lawyers of his time, he was the counsel of J. P. Morgan and represented many major corporations, including the American Tobacco Company, for which he oversaw the complete restructuring of the company following a Supreme Court decision ordering the company's dissolution. He also served as counsel to the United States Steel Company and to the New York Stock Exchange. Additionally he served as president of the New York Public Library, held directorships at several banks, and was a trustee of the Metropolitan Museum of Art, the Pierpont Morgan Library, and the Frick Collection. In 1904, the house was acquired by banker F. Norton Goddard, who maintained it as an investment. It remained in the Goddard family until 1954. The Goddards converted the building to apartments in the late 1940s. In the late 1990s, the building's facade was drastically altered, including the enlargement of the attic and the construction of an additional story.

Description
Two bays; non-historic brick areaway paving; non-historic stoop; non-historic wrought-iron railings and areaway fence; non-historic wood-and-glass main entryway with sidelights and transom light; non-historic lamp; fixed, single-pane sash; round-arch, fifth-story fenestration with molded architrave; curved roof parapet. East Elevation: Pigmented cement stucco. Rear Elevation: One bay; pigmented cement stucco.

References
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 871, p. 161 (Jan. 17, 1863); Liber 884, p. 264, 266, 268 (Jul. 8, 1863); Liber 888, p. 189 (Nov. 12, 1863).

134 East 36th Street (aka 266-268 Lexington Avenue)
Borough of Manhattan Tax Map Block 891, Lot 71

Date of Construction: c.1863-64
Architect: Not determined
Builders/Developers: George J. Hamilton & Thomas Kilpatrick
Initial Purchaser: Robert Milbank
Type: Row House
Style: Second Empire
Stories: Three plus basement and attic
Materials: East 36th Street facade: brownstone with cement stucco patching, painted brown. Lexington Avenue facade and rear elevation: brick, painted brown.

History
This Second Empire style row house was speculatively-developed c.1863-64 by developers George J. Hamilton and Thomas Kilpatrick as one in a row of three similar buildings from 130 to 134 East 36th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was transforming into a center of ship building and industrial production for the Civil War effort. Many of the houses, such as these, featured French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, the house was purchased as an investment by merchant Robert Milbank. He sold it in 1867 to glass dealer, Isaac DeVoe, who lost it through a foreclosure in 1878, when it was acquired by Fanny B. Kellogg, wife of Dr. Edwin Kellogg. They occupied the house until the mid 1880s, and rented it to tenants, including Henry D. Steers, president of the Eleventh Bank, until it was sold in 1903. In 1886, Dr. Kellogg filed plans to replace the house with a new town house designed by C.P.H. Gilbert, but they were not carried out. Wall Street attorney Arthur H. Van Brunt purchased the house in 1903 and had a two-story bay window erected at the rear in 1905. He remained in residence until 1924, when he sold the house to the noted architect, William A. Delano. He retained it as a rental property until it was lost through foreclosure in 1941. Delano renovated the house and removed the front stoop and constructed the one-story, rear wing on Lexington Avenue in 1925. Among his tenants were Dr. St. Clair Smith (c.1928-30) and vocalist Wilma Miller (1935). The mansard roof, dormers, and window surrounds remain intact.

Description
East 36th Street Facade: Two bays; stoop removed; non-historic wrought-iron areaway fence; two ground-level entryways (west entryway has historic wood-and-glass paneled door, painted black and non-historic fixed awning; non-historic, metal door, painted black, at the east entryway); upper stories feature molded window surrounds with bracketed sills, architraves, and projecting hoods; historic one-over-one wood sash at the first story; non-historic, one-over one metal sash at the upper stories and attic; roof cornice removed; corrugated metal-covered mansard roof with segmental dormer. Lexington Avenue Facade: Irregular bay arrangement; secondary entryways with historic, paneled wood doors, painted black; paired fenestration at the first story in blind-segmental arch; historic, wrought-iron security grilles; upper story fenestration has molded surrounds with bracketed sills and projecting hoods; corrugated metal-covered mansard roof with

segmental dormer and brick chimney flues; two bay rear extension facing Lexington Avenue, stucco covered and painted brown, with segmental fenestration covered with non-historic wrought-iron grills. Rear Elevation: Angular projecting bay at the first and second stories topped by molded crown; upper story fenestration has projecting sills and lintels; non-historic, one-over-one aluminum sash; molded roof cornice; narrow, one-story addition on the west side of the rear elevation with bracketed crown, painted brown.

Significant Alterations
- 1905 (ALT 723-1905): A two-story bay window was erected at the rear; a bathroom window was installed. Owner: Arthur H. Van Brunt. Architect: Davis, McGrath & Shepard.
-1924 (ALT 2598-1924): The building was converted from a private residence to apartments; the stoop was removed. Owner: William A. Delano. Architect: Samuel Cohen.
-1925 (ALT 709-1925): A one-story rear extension was constructed. Owner: William A. Delano. Lessee: Emil & Elsie Fraad; Architect: Samuel Cohen.

References
New York City Department of Buildings; Borough of Manhattan, New Building and Alterations applications files and dockets.
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 871, p. 161 (Jan. 17, 1863); Liber 884, p. 264, 266, 268 (Jul. 8, 1863); Liber 888, p. 113 (Mar. 1, 1864).

East 37th Street (South Side between Park Avenue and Lexington Avenue)

124 East 37th Street
Borough of Manhattan Tax Map Block 892, Lot 71

Date of Construction: c.1868-69 (NB216-1868)
Architect: John G. Prague
Builder/Developer: John Coar
Initial Purchaser: Robert Willetts, Jr.
Type: Row House
Style: altered Second Empire
Stories: Three plus basement and attic
Materials: Brownstone covered with cement aggregate

History
This altered Second Empire style row house was speculatively-developed c.1868-69 by carpenter/developer John Coar as one in a row of four similar buildings from 124 to130 East 37th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was growing as a center of financial activity and

industrial production following the Civil War. Many of the houses, such as these, featured French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, the house was acquired by Pearl Street merchant Robert Willetts, Jr., who occupied the house until 1884, when it was purchases by James F. Fargo, co-founder of the Wells Fargo Express Co., later the American Express Co. In 1885, Fargo extended the house at the rear. Fargo sold the house in 1891 to Frank B, Martin, who owned a storage warehouse on Water Street. In 1893, the house was purchased by Gertrude Partridge; she and her descendants, who owned the house until 1938, maintained as a rental investment. The had the stoop removed and the brownstone ornament simplified in the early twentieth century. Among their tenants was Marshall H. Clyde, banker and capitalist, in the 1920s. The building was converted to apartments or boarding rooms around the late 1920s. Allen Marple, advertising manager at Harper & Bros., lived there in 1930, as did Charles Linton of the Editorial Service Bureau, who also ran the service from there until 1935. The noted attorney Hiram Gans, who later served as counsel for the governments of the Republic of China and Republic of Poland, lived there in the mid 1930s. By the mid-1960s, the building was occupied mostly by offices. The building's mansard roof and dormers remain intact.

Description
Three bays; stoop removed, facade covered with non-historic cement aggregate; non-historic wrought-iron fence and gate at the areaway; non-historic glass and aluminum entryway with non-historic awning and lamp; non-historic, one-over-one aluminum sash at the basement through the fourth story; non-historic wrought-iron grills at the basement and first-story windows; bracketed, wooden roof cornice, painted brown; slate tile-covered mansard roof with segmental dormers with scrolled keystones and historic, two-over-two wood sash.

Significant Alterations
- 1885 (ALT 1277-1885): A four-story rear addition was built. Owner: James Fargo. Architect: John H. Duncan.

References
New York City Department of Buildings, Borough of Manhattan, New Buildings and Alterations Applications Dockets.
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 1039, p. 618 (Mar.11, 1868); Liber 1194, p. 268 (Dec. 2, 1871)
Who's Who in New York, ed. Winfield Scott Downs (New York: Lewis Historical Publishing Co., 1952), 421.

126 East 37th Street
Borough of Manhattan Tax Map Block 892, Lot 70

Date of Construction: c1868-69 (NB216-1868)

Architect: John G. Prague
Builder/Developer/Owner: John Coar
Type: Row House
Style: Second Empire
Stories: Three plus basement and attic
Materials: Brownstone covered with pigmented cement stucco

History
This Second Empire style row house was speculatively-developed c.1868-69 by carpenter/developer John Coar as one in a row of four similar buildings from 124 to130 East 37th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was growing as a center of financial activity and industrial production following the Civil War. Many of the houses, such as these, featured French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, Coar leased the house to Vesey Street tea merchant, Arch Henderson. He sold it in 1873 to Alice Ann Dunning, who owned it until 1884. Among her tenants was William H. Lingard, an actor. The noted architect, Milton See, owned the building as an investment from 1892 to 1906. The building changed hands several times in 1906-07, before finally being acquired by Dr. James Morley Hitzrot, who owned and occupied the house until 1945. Hitzrot had the stoop removed and the brownstone ornament simplified in 1934. The building's mansard roof and dormers remain intact.

Description
Three bays; stoop removed; non-historic wrought-iron fence and masonry bulkhead at the areaway; rusticated basement facade topped by wide, projecting band; non-historic, paneled glass and aluminum entryway with sidelight and non-historic lamps; non-historic, paneled glass and aluminum secondary entryway at basement level; segmentally-arched basement window covered with wrought-iron grill; brownstone ornament at the upper facade has been stripped; projecting window sills; non-historic, one-over-one aluminum sash throughout; bracketed, wooden roof cornice, painted brown; slate tile-covered mansard roof with segmental dormers with scrolled keystones; wrought-iron crest work at the roofline.

Significant Alterations
- 1884 (ALT 1852-1884): The building was extended at the rear. Owner: J.W. Kilbreth. Builder: A.A. Anderson.
- 1901 (ALT 2697-1901): A one-story rear addition was built. Owner: Milton See. Architects: Cady, Berg & See.
- 1907 (ALT 3161-1907): The rear extension was enlarged. Owner: Dr. J.M. Hitzrot. Architect: Patrick J. Murray.
- 1934 (ALT 1480-1934): The stoop was removed and the facade was renovated. Owner: James M. Hitzrot. Architect: Alfred A. Tearle.

References
New York City Department of Buildings, Borough of Manhattan, New Buildings and Alterations Applications Files and Dockets.
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 1039, p. 618 (Mar.11, 1868); Liber 1261, p. 495 (Nov. 3, 1873)
Real Estate Record & Guide (Dec. 14, 1901), 843; (Dec. 28, 1907), 1047.

128 East 37th Street
Borough of Manhattan Tax Map Block 892, Lot 69

Date of Construction: c1868-69 (NB216-1868) with later alterations
Architect: John G. Prague
Builder/Developer: John Coar
Initial Purchaser: Oswin O'Brien
Type: Row House
Style: Altered
Stories: Four
Materials: Brownstone covered with pigmented cement stucco

History

This Second Empire style row house was speculatively-developed c.1868-69 by carpenter/developer John Coar as one in a row of four similar buildings from 124 to130 East 37th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was growing as a center of financial activity and industrial production following the Civil War. Many of the houses originally featured French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, the house was acquired by stockbroker Oswin O'Brien, who briefly occupied the house until selling it in 1873. In the early 1880s, the house was leased to stockbroker, Robert Waller, Jr. Between 1911 and 1923, the house was owned and occupied by the architectural firm Walker & Gillette. In the 1930s, the house was occupied by the studio of the famed industrial and stage designer, Norman Bel Geddes and his partner, George Howe. The building's stoop appears to have been removed during a major alteration in 1940, during which the building was converted to apartments. The building's facade was restored in 2003.

Description
Three bays; stoop removed; rusticated basement facade topped by wide, projecting band; non-historic, paneled aluminum entryways at the basement level; segmentally-arched basement window with non-historic wrought-iron gate; non-historic wood casements at the first story; non-historic, one-over-one wood sash at the upper stories; bracketed window sills and molded lintels at the upper stories; through-the-wall air conditioning units at the second and third stories;

bracketed, wooden roof cornice, painted black; slate tile-covered mansard roof with segmental dormers with scrolled keystones; wrought-iron crest work at the roofline.

Significant Alterations
- 1882 (ALT 827 - 1882): A rear extension was constructed. Owner: John A. Stewart. Architect: James Brown Lord.
- 1903 (ALT 1175 - 1903): The rear extension was enlarged. Owner: Lillie Graham Field. Architect: Foster Graham Field.
- 1920 (ALT 2928 - 1920): The rear extension was again enlarged. Owner and Architects: Walker & Gillette.
- 1940 (ALT 390 - 1940): Extensive interior alterations and changes in egress. The stoop may have been removed at this time. Owner: North River Savings Bank. Architect: Sidney L. Strauss.
- 2003: Renovation of the facade and build-out of the attic. Owner: 128 E37 St. Murray Hill Associates. Architect: Kahn Associates.

References
New York City Department of Buildings, Borough of Manhattan, New Buildings and Alterations Applications Files and Dockets.
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 1039, p. 618 (Mar.11, 1868); Liber 1106, p. 466 (May 1, 1869)
Real Estate Record & Guide (Jul. 18, 1903), 130.

130 East 37th Street (aka 290-292 Lexington Avenue)
Borough of Manhattan Tax Map Block 892, Lot 68

Date of Construction: c1868-69 (NB216-1868) with later alterations
Architect: John G. Prague
Builder/Developer: John Coar
Initial Purchaser: John W. Andreas
Type: Row House
Style: Altered with Arts & Crafts-style elements
Stories: Four plus basement and attic
Materials: Cement stucco, painted light grey, and terra-cotta ornament

History
This altered row house was speculatively-developed c.1868-69 by carpenter/developer John Coar as one in a row of four similar buildings from 124 to130 East 37th Street. At the time, the demand for housing in New York was increasing as workers and businessmen flocked to New York City, which was growing as a center of financial activity and industrial production following the Civil War. Many of the houses originally featured French-Renaissance-inspired mansard roofs and more-stylized Italianate motifs.

After its completion, the house was acquired by John W. Andreas, a coal merchant whose business was located on lower Broadway, who owned it until 1882. Wall Street attorney, John A. Stewart, Jr., acquired 130 East 37th Street for a rental investment in 1888, retaining it until 1903. Among the lessees during that period was Walter Brooks, a stockbroker, who lived there around 1890. In 1903, the building was acquired by the Hatasatah Realty Co., which hired the architectural firm Boring & Tilton to design a major renovation, including removal of the stoop, relocation of the entryway to the Lexington Avenue facade, and the installation of an oriel. Hatasatah sold the house in 1904 to Victor I. Cumnock, an attorney and president of the Arizona Smelting Co., who occupied the house into the late 1910s, after which he kept it as a rental property. In 1922-24, Cumnock hired architects F. Albert Hunt & Kline to design a major alterations, in which the attic story was built out and the building's height was increased to accommodate a rooftop studio. The interior was also extensively altered, and an elevator was installed. Arts & Crafts-style elements were also added to the facades. Businesses began moving into the building in the 1930s. It remains largely intact to the 1922-24 alterations.

Description

East 37th Street Facade: Three bays; non-historic wrought-iron and wood fence at the areaway blocks the view of the basement facade; elaborate first-story oriel featuring grouped fenestration, paneled spandrel, paneled piers, molded crown, through-the-wall air conditioner, and wrought-iron grill; non-historic, one-over-one aluminum sash at the first through third stories; historic, multi-pane steel casement window at the fourth story with an elaborate terra-cotta surround and topped by a cartouche; attic story has ribbon windows and sloped studio window with non-historic aluminum sliders; non-historic aluminum downspout. Lexington Avenue Main Facade: Five bays; corner quoins; below-grade main entryway with recessed, non-historic aluminum and glass door, molded surround, and historic wrought-iron railings; basement windows covered with historic wrought-iron grills; basement facade topped by projecting water table; angular oriel at the first story with paneled spandrels, molded and denticulated crown, and sloping roof; projecting window sills and non-historic, one-over-one aluminum sash; projecting chimney flue; open roof terrace at the attic level with pergola and wrought-iron railings. Rear Extension (facing Lexington Avenue): Two stories; one- bay; elaborate, wrought-iron gate at the basement; first-story, angular oriel with paneled spandrels, leaded-glass sash, and molded crown; historic, multi-pane steel casements at the second story. Rear Elevation: Cement stucco, painted light grey; non-historic, one-over-one aluminum sash; non-historic aluminum downpour.

Significant Alterations

-1882 (ALT 827-1882): A four-story extension was constructed at the rear. Owner: Sarah J. Stewart. Architect: James Brown Lord.

- 1903 (ALT 1766-1903): The stoop was removed, the entryway was relocated, and an oriel was installed on East 36th Street. Extensive interior alterations were also performed. Owner: Hatasatah Building Co. Architects: Boring & Tilton.

-1922 (ALT 1215-1922): Installation of a rooftop studio, expansion of the attic, and extensive interior alterations. Owner: 130 East 37th Street Corp. Architects: F. Albert Hunt & Kline.

References

New York City Department of Buildings, Borough of Manhattan, New Buildings Applications and Alterations Dockets.
New York City Tax Assessment Records
New York County Office of the Register, Deeds Liber 1039, p. 618 (Mar.11, 1868); Liber 1254, p. 457 (May 1, 1873).
Real Estate Record & Guide (Nov. 14, 1903), 903.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this area, Landmarks Preservation Commission finds that the Murray Hill Historic District Extensions contain 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.

The Commission further finds that among its special qualities the Murray Hill Historic District Extensions consist of two areas with a total of 12 buildings that were built between 1863 and 1955; that these groups connect the two segments of the existing Murray Hill Historic District and contribute to Murray Hill's history as one of the city's premier residential districts; that the houses in these extensions reflect the history of New York City rowhouse design and, through their residents, portray important aspects of New York City's social and cultural history during the second half of the nineteenth century and the first half of the twentieth century; that the Murray Hill neighborhood takes its name from the eighteenth-century country estate of merchant Robert Murray and his wife Mary Murray; that in 1847, descendants of the Murray drew up the Murray Hill Restrictive Agreement, which limited development to brick or stone dwellings, churches, and private stables; that development in the neighborhood was spurred in the 1850s when the New York & Harlem Railroad tracks, which ran along Fourth (now Park) Avenue, were covered with a tunnel and plans were announced to create a four-foot-wide mall planted with shrubs and flowers at the center of the avenue between East 34th and East 38th Street; that the majority of the buildings in the historic district extensions were built in the 1860s when the remaining undeveloped lots in Murray Hill were built up with houses; that these include two groups of three mansarded Second Empire houses both developed by local builder George J. Hamilton and prolific Irish immigrant builder Thomas Kilpatrick; that the earliest group, 124-128 East 36th Street, was built c. 1863 and featured brownstone stoops, round-arched rusticated main entrances, molded window lintels and sills, and cast-iron railings; that the second group, 130-134 East 36th Street was built in 1863-64 and featured molded window surrounds with hoods and footed sills and mansard roofs with dormers; that the area became increasingly fashonable after the Civil War; that the row at 124-130 East 37th Street was built c. 1868-69 by prolific architect John G. Prague by carpenter/developer John Coar; that these Second Empire Style buildings retain their mansard roofs and feature rusticated basements, projecting sills, roof dormers, and iron cresting; successful businessmen were attracted to the district, including tea merchant Archibald Henderson, who resided at 126 East 37th Street in 1870 and stockbroker Oswin O'Brien, who resided at 128 East 37th Street also in 1870; that during the 1890s and 1900s the extension gained a number of notable occupants including businessman M. Clifford Lefferts, who lived at 130 East 36th Street and president of the Eleventh Bank, Henry D. Steers, who lived at 134 East 36th Street; that the period between 1900 and 1910 saw the construction of several imposing new houses designed for wealthy owners by prominent architectural firms that replaced older rowhouses within the district; that 114 East 36th Street was originally built around 1856 but assumed its current appearance in 1900 when it was remodeled in the neo-Georgian style by

architect S. E. Gage for Elizabeth B. F. and William R.H. Martin, a successful Manhattan clothier; that beginning in the 1920s and continuing in the 1930s and post-war years, many former single-family residences were converted to multiple-dwellings, reflecting the trend toward apartment living among New York City residents; that as part of these renovation many facades were altered and refaced, in some cases producing architecturally distinctive designs, such as 130 East 37th Street, originally built in 1868, but which assumed its current form in the 1922-24 when architect F. Albert Hunt and Kline removed the stoop and added a rooftop studio with its distinctive fourth floor studio window and projecting bay windows; that in the 1920s residents included Seth Moseley at 126 East 36th Street, the reporter who covered the Lindberg kidnapping case, Hamilton Fish Armstrong at 128 East 36th Street, a foreign affairs expert and editor of the magazine *Foreign Affairs* as well as executive director of the Council on Foreign Relations and doctor Russell A. Hibbs at 130 East 36th Street, who was chief of orthopaedic surgery at the New York Orthopaedic Hospital and who pioneered spinal fusion surgery; that by the 1930s a number of businesses had begun to move into the district, including a number of doctors and the noted designer Norman Bel Geddes, whose office was at 128 East 37th Street in the early 1930s; that these extensions to the current historic district are linked by their scale, materials, and details, as well as a rich social and cultural history; that the extensions, together with the previously-designated historic district survive as a cohesive enclave creating a distinct sense of place; and that the intact streetscapes provide the Murray Hill Historic District Extensions with a special sense of place.

Accordingly, pursuant to Chapter 21 (formerly Chapter 63) of the Charter of the City of New York, and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as an historic district, the Murray Hill Historic District Extensions, Borough of Manhattan, consisting of the following:

Area 1 of the Murray Hill Historic District Extensions consists of the properties bounded by a line beginning at the intersection of the western curbline of Lexington Avenue and the northern curbline of East 36th Street, then extending southerly across East 36th Street and the western curbline of Lexington Avenue to a point formed by the intersection of the western curbline of Lexington Avenue and a line extending easterly from the southern property line of 134 East 36th Street (aka 266-268 Lexington Avenue), westerly along the southern property lines of 134 to124 East 36th Street, southerly along the eastern property line of 120 East 36th Street (aka 116-122 East 36th Street), westerly along the southern property lines of 120 to114 East 36th Street, northerly along the western property line of 114 East 36th Street to the northern curbline of East 36th Street, then easterly along said curbline to the point of the beginning.

Area 2 of the Murray Hill Historic District Extensions consists of the properties bounded by a line beginning at a point at the intersection of the southern curbline of East 37th Street and the western curbline of Lexington Avenue, then extending southerly along the western curbline of Lexington Avenue to a point formed by the intersection of the western curbline of Lexington Avenue and a line extending easterly from the southern property line of 130 East 37th Street (aka 290-292 Lexington Avenue), westerly along the southern property lines of 130 to 124 East 37th

Street, northerly along the western property line of 124 East 37th Street to the southern curbline of East 37th Street, then easterly along said curbline to the point of the beginning.

124 East 36th Street
Photo: *Carl Forster, 2004*

126 East 36th Street
Photo: *Carl Forster, 2004*

128 East 36th Street
Photo: *Carl Forster, 2004*

124 East 37th Street
Photo: *Carl Forster, 2004*

126 East 37th Street
Photo: *Carl Forster, 2004*

130 East 37th Street (aka 290-292 Lexington Avenue
Photo: *Carl Forster, 2004*