NPS Form 10-900
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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

39

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Murray Hill Historic District (Boundary Expansion)
other names/site number N/A

2. Location

street & number East 34th Street, East 35th Street, East 36th Street, East 37th Street, East 38th Street, East 39th Street, Lexington Avenue, Madison Avenue, and Park Avenue [ ] not for publication

city or town Manhattan [ ] vicinity

state New York code NY county New York code 061 zip code 10016

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

Ruth A Pierpont DSHPO 1/3/13
Signature of certifying official/Title Date

New York State Office of Parks, Recreation & Historic Preservation
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] see continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
[ ] entered in the National Register
[ ] see continuation sheet
[ ] determined eligible for the National Register
[ ] see continuation sheet
[ ] determined not eligible for the National Register
[ ] removed from the National Register
[ ] other (explain) _____

Signature of the Keeper date of action

Murray Hill Historic District (Boundary Expansion) — Name of Property

New York County, New York — County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[ ] building(s)
[X] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
150	21	buildings
		sites
1		structures
		objects
151	**21**	**TOTAL**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Historic and Architectural Resources of Murray Hill, New York County, New York

Number of contributing resources previously listed in the National Register

15

6. Function or Use

Historic Functions
(enter categories from instructions)

DOMESTIC/ single dwellings, multiple dwellings
hotels
COMMERCE/ professional
SOCIAL/ clubhouse
RELIGION/ religious facilities

Current Functions
(Enter categories from instructions)

DOMESTIC/ single dwellings
multiple dwellings, hotels
RELIGION/ religious facility
COMMERCE/ professional

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/ Italianate, Second Empire, Renaissance Revival, Queen Anne
LATE 19th & 20th CENTURY REVIVALS/ Beaux Arts, Colonial & Classical Revival, Neo-Georgian, Neo- Classical
MODERN MOVEMENT/ Art Deco, Moderne
OTHER/ Post-WWII Apartment Blocks

Materials
(Enter categories from instructions)

foundation stone,
walls brownstone, limestone, stucco, brick, glass
roof slate, copper
other terra cotta, wrought iron, cast iron

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

MURRAY HILL HISTORIC DISTRICT BOUNDARY EXPANSION

DESCRIPTION

Summary-

The expanded Murray Hill Historic district surrounds the existing district in the heart of Midtown Manhattan with new sections on the east and west. The boundary reflects the larger development of the neighborhood, incorporating additional examples of building types prevalent in the existing district. These range from pre-Civil War Italianate brownstone row houses, to row houses with new Beaux-Arts or neo-classical limestone facades added at the turn of the last century, and also a number of Modern apartment buildings from the 1940s and 1950s, many of which were too young to be considered contributing buildings at the time of the nomination of the original district, but which have now reached or passed the 50-year mark. The expansion adds one hundred and fifty contributing buildings and twenty one non-contributing buildings to the district. Most of the non-contributing buildings are row houses with major façade alterations, but some are buildings that have not yet turned 50 years old. The expansion encompasses the original Murray Hill Historic District, but also the Sniffen Court Historic District (90NR00920), as well as four previously listed individual buildings: the Church of the Incarnation at 205 Madison Avenue (aka 25 East 35th Street) NR-90NR00775, including the adjoining rectory at 209 Madison Avenue; the Pierpont Morgan Library (NR 90NR00909) at 219 Madison Avenue (aka 33 East 36th Street); and the Joseph Raphael De Lamar House, now Consulate General of the Republic of Poland (NR 90NR00812), at 233 Madison Avenue (aka no number, East 37th Street). A set of five malls are counted as one contributing stucture

Note: "The Historic and Architectural Resources of Murray Hill, New York County, New York" Multiple Property Documentation Form discusses the building types and styles represented in Murray Hill in great detail. Much of what follows is a brief summary.

Character of the district-

The expanded area of the district comprises 16 city blocks, in whole or in part, bounded roughly by Madison and Third avenues on the west and east, and East 34th Street and East 40th Street on the south and north. Like the original district, the expanded district is one of the last intact 19th-century residential districts in Midtown Manhattan, and includes some of the city's oldest surviving brownstone-fronted row houses, a building type that characterized later residential development in large areas of the city. Most of the district's blocks take their character from a row of perhaps a dozen such houses, most of them in an Italianate-based style, most of them faced in brownstone. The preponderance of this building type and style gives the district a remarkably strong sense of place. The district's later history is represented by the addition of new facades – in styles including Beaux-Arts and Queen Anne – on older brownstones; by early- 20th century apartment houses and hotels along Park Avenue and some of the side streets, designed in sedate versions of the neo-Classical and neo-Georgian styles; and by mid-20th century apartment houses on the same blocks in early Modern styles.

Building Uses-
The buildings within the boundaries of the expanded historic district are overwhelmingly residential in character. As in the original district, the great majority are individual row or town houses, some still in single-family use, others divided into apartments. The remainder are multiple dwellings, either apartment houses or hotels. The expanded district includes other building types located within the original district, notably hotels, church, stables and private clubs.

Integrity-
As in the original district, the row houses in the expanded district survive with varying degrees of integrity. Many maintain almost all their historical features. Some have replacement windows; some have non-historic areaway railings. A few have had their original brownstone covered with stucco or similar material, while others have lost ornamental detail. But most survive sufficiently intact to maintain the district's strong identity as a mid-19th century residential neighborhood. The apartment houses and hotels on or near Park Avenue survive largely intact. The most common alteration is the replacement of the original windows; little or no ornamental detail appears to have been lost.

BUILDING LIST[1]
Note: This list does not include buildings within the existing Murray Hill Historic District, with the exception of two buildings (listed at the end) that were considered non-contributing in the original nomination but, because of the passage of time, are now contributing. Unless otherwise noted, all buildings in the district are contributing.

EAST 34TH STREET
Madison Avenue to Park Avenue
North side:
43 East 34th Street (see 20 East 35th Street aka 189-199 Madison Avenue)

61-65 East 34th Street (see 10 Park Avenue)

Park Avenue to Lexington Avenue
North side:
101-105 East 34th Street (see 7 Park Avenue)

107-113 East 34th Street (see 7 Park Avenue)

[1] Information about dates, architects and clients is based on New York City Buildings Department documentation held at the New York City Archives, conveyance records held at the New York County Register's Office, tax assessment documentation held in the New York City Archives, as well as newspaper accounts primarily from the *New York Times*, as well as books and other publications. Sources are listed for the information on each building. Articles from the *New York Times* are listed as "NYT" followed by date and page number; Building Department documents are identified either as "NB" ("new building") or ALT ("alteration"). Other sources are spelled out as appropriate.

EAST 35TH STREET

Madison Avenue to Park Avenue

South side:

20 East 35th Street (aka 43 East 34th Street aka 189-199 Madison Avenue)

Fourteen-story Art Deco apartment house (William M. Dowling for Nathan Wallenstein, 1937-38). Source: NB 217-1937; NYT 10/8/1937 p. 43, 1/30/1938 p. 173.

22 East 35th Street

Originally one of a row of six four-story-and-basement Anglo-Italianate brownstone row houses (1852-53); new neo-Georgian façade with projecting bay windows and porch (McKim, Mead & White for Thomas B. Clark, 1901). According to NYT 1/19/1931, banker and collector Clark's "collection of early American portraits has been pronounced the finest in the world in private ownership…." Later home to the Collectors Club. Source: ALT-1551-01; NYT 6/30/1901 p. 15, 1/19/1931 p. 16, 3/3/1996.

24 East 35th Street

Four-story-and-basement Anglo-Italianate brownstone (1852-53), originally one of a row of six; stoop railing addition (Louis Comfort Tiffany, 1896). Source: ALT 1173-96; NYT 3/3/1996.

26 East 35th Street

Four-story-and-basement Anglo-Italianate brownstone (1852-53), originally one of a row of six. Cornice removed, window and door detail stripped. Source: NYT 3/3/1996.

28 East 35th Street (aka 28 1/2 East 35th Street) and 30 East 35th Street

Two four-story-and-basement Anglo-Italianate brownstones (1852-53), originally part of a row of six. Some spalling, but largely intact. Source: NYT 3/3/1996.

32 East 35th Street

A four-story-and-basement Italianate brownstone row house (1856-57, for George Codling) which retains its cornice but has lost its stoop and window detail. It was converted to "non-housekeeping apartments" in 1924 (architect Adolph Martin). Source: C of O 9098-25.

34 East 35th Street: Community Church

Modern brick church (Ralph C. Colyer and Maurice R. Salo for the Community Church; designed 1939, cornerstone laid 1940, competed 1948). The original church (the Unitarian Church of the Messiah, founded 1825) stood at East 34th Street and Park Avenue, and remained in use until 1930. No. 10 Park Avenue (see) was planned to include a new home for the congregation, but instead it built this new home. "John Haynes Holmes, the minister, said at the morning service: 'We now have our church at 40 East Thirty-fifth Street, a living example of modernistic architecture. You are going to like it as no other church or else you are going to hate it. There can be no compromise. It's one thing or the other. The new church is in accordance with our times. It is widely known and discussed even before the congregation

has occupied it.....'" NYT 9/27/1948 p.19. Other sources: NB 187-39; NYT 6/30/1940 p. 16, 6/20/1948 p. 62.

North Side:
25 East 35th Street (see 207 Madison Avenue)

35 East 35th Street
Twelve-story-and-penthouse Modern apartment building, red brick with limestone trim, twin of No. 36 East 36th Street (see). Both were designed in 1944 by H.I. Feldman for Joseph Perlbinder; No. 36 was built 1948-49, No. 35 in 1954-55. They are separated by a garden. Source: NB 53-44; NYT 8-2-1944 p.28, 11/21/1954 p. R1.

45 East 35th Street (see 20 Park Avenue)

Lexington Avenue to Third Avenue
South side:
134-140 East 35th Street (see 253 Lexington Avenue)

142 East 35th Street
A four-story English basement brownstone row house (c.1856-58; tax records and deeds are problematic). Retains its cornice, sills and segmental-arched lintels, and rusticated first story with round-arched entrance. A second-story window has been converted to a door, and a metal staircase and porch has been added to provide access.

144-146 East 35th Street
Two four-story brownstone row houses combined, converted to a five-story apartment building, their fronts extended to the property line and given a new Moderne red-brick façade (Samuel Roth, 1947-48, for Leo Safiah). Source: ALT 459-47; NYT 2/25/1947 p. 17.

50 East 35th Street
Nine-story neo-Classical apartment house (Denby & Nute, 1911-12, for John J. Hearn Construction Company). NYT: "The Thirty-fifth Street house has four suites on a floor of one, two, three, and four rooms, respectively, some with a kitchenette and others with a kitchen.... and although the house will not be ready for occupancy until Sept. 1, over half the rooms are taken." Source: NB 611-11, NYT 8/18/1912 p. AHD1.

152-156 East 35th Street
Six-story neo-Federal apartment house (Israels & Harder, 1903, for Henry U. Singhi), brick with stone trim. Double-story bay windows appear refaced. Source: NB 308-1903; NYT 3/20/1903 p. 14.

158 East 35th Street

Four-story neo-Federal house. Originally a two-story stable (1864-65, for Edward Fox), later garage, it was altered to garage on first floor and two apartments on the second floor in 1939. Leon K. Levy, architect of the New York Coliseum and major sports venues, converted it a "one family private dwelling and studio and private garage" (ALT 1148-46). Following Levy's death in 1984, two more stories were added, giving it the appearance of a four-story neo-Federal house. Source: New York Registers Office, Liber Deeds, L. 765 P.472, L.878 P.666; New York tax assessments, Ward 21, 1854 through 1867; ALT 2736-39, ALT 1148-46, C of O 34597-48. Non-contributing.

160 East 35th Street

Five-story former police station house, originally the 21st Precinct (1858). Comparison with a drawing published in 1885 (*Our Police Protectors*) shows that the second through fifth stories survive almost completely intact, missing only the window shutters, and the first story maintains the original entrance, while the three windows on either side of the entrance have been lengthened into doors. "A lot has been purchased in East Thirty-fifth-street, and an appropriate made of $12,000 for the erection of a new house thereon. I would respectfully recommend that an additional lot be procured, if possible, adjoining the one already purchased…as one lot is not large enough on which to erect buildings of sufficient extent to accommodate the Police force of a Precinct. The house they now occupy being leased, and in very bad condition, renders it necessary that a new house be built as soon as possible" (Board of Aldermen, 1858, quoted in NYT 1858). The precinct moved out sometime after 1958. "Of the city's eighty-one police stations, only seven have stood for a whole century, or for close to a century. Of these, six are in Manhattan... Manhattan's oldest is at 160 East Thirty-fifth Street" NYT 1958). In 1967 the building was converted for school use, and in 1973 for use as a church and pastor's apartment. Source: C of O 65262-67, C of O 72868-73; NYT 6/16/1858 p.3, 8/25/1958 p. 18; Augustine E. Costello, *Our police protectors: History of the New York Police from the Earliest Period to the Present Time. Published for the Benefit of the Police Pension Fund,* 1885, p. 337.

North Side:

139-141 East 35th Street (see 257-265 Lexington Avenue)

143 East 35th Street

Originally a four-story and basement row house with stoop; stoop removed, stripped of all ornament and refaced. Once home of James Rich Steers, "the last survivor of the firm that built the famous schooner yacht America…[and] believed to have been the oldest survivor of the Volunteer Fire Department of this city at the time of his death"; Forest and Stream, 4/25/1896 p. 344. In 1898, became club-house for post-graduate alumnae of the Margaret Fahnestock Training School; Nursing World, Volumes 27-28, 1901. Later served as rectory for the Church of the Epiphany; NYT 12/24/1920 p.24. Non-contributing.

145-151 East 35th Street, "The Southfield"

This eight-story neo-Federal apartment house (Lawlor & Haase, 1909-10, for Porterfield Construction Company, Henry W. Hodge, president) replaced four two-story stables. Source: NB 722-09; NYT 6/19/1909 p. 12, 6/23/1909 p. 12, 8/17/1910 p. 13.

155 East 35th Street

Two-story stable built for the City of New York (sometime between 1856 and 1867 – tax records and deeds inconclusive), façade stuccoed, new entrance added, upper windows combined into one large picture window. In 1895, the 21s Police Precinct, at 160 East 35th Street (see), across the street from this stable, was authorized to rent space in it for a "new patrol wagon." In 1908 it was known as the "Dillon stable" (NYT).The studio was converted in 1946 (Alfred H. Eccles for Einson Freeman Co., In.) into a "photographic studio" (C of O), capable of occupancy by 20 people on the second story and 10 on the first; the changes to the façade might date from this alteration. It became the studio of photographer Victor Keppler, "who organized the camera club of the P.A.L. [Police Athletic League] five years ago. The camera 'bugs,' who range in age from 8 to 18, jumped at the chance to 'take over' his quarters at 155 East Thirty-fifth Street" (NYT, 1951). Source: New York Registers Office, Liber Deeds, L.720 P.41; New York tax assessments, Ward 21, 1856 through 1867; ALT 2524-46; C of O 41240-1946; NYT 1-13-1901, p.1, 5/21/1951 p.20; Proceedings of the Commissioners of the Sinking Fund of the City of New York, June 28, 1895, p. 143.

157 East 35th Street, stable, later Malvina Hoffman studio.

Two-story brick stable (John B. Franklin, 1867, for T.E. Broadway & Son). Buildings Department application: "Apartment on second floor for dwelling of coachman and family." Converted in 1915 (architect George Butler) into a studio, "by removing partitions and portions of the roof and installation of skylights" (Building Department application) for Malvina Hoffman, "one of the foremost sculptors of America… Her father, the late Richard Hoffman, was one of the best-known pianists of his day in New York" (NYT). Hoffman, a pupil of Rodin, was elected to the National Academy of Design in 1925. With her husband, Samuel B. Grimson, she held parties in her studio noted in the press: "The rooms of the downstairs suite, filled with specimens of sculpture made by the hostess, were elaborately decorated with greens, flowers and clusters of balloons…. The many guests, all costumed in bizarre fashion, were entertained at about midnight by a program of divertissements…. Others who contributed to the program were George Gershwin, the composer, and Bill [Bojangles] Robinson from 'Blackbirds of 1928.'" Source: NB 1067-67; ALT 1787-15; ALT 1587-32; NYT 6/7/1924 p. 13, 4/10/1925 p. 10, 2/23/1929 p. 15.

159 East 35th Street

Two-story Romanesque Revival brick stable (D. & J. Jardine for W.R.H. Martin, 1891), converted from a former "ball-court" that had been in use at least since 1886. It served as a garage until 1937, when it was altered for use as a studio and residence. First floor altered – stable entrance replaced with neo-Federal residential entrance. Source: ALT 765-91; ALT 341-38; NYT 3/10/1886 p.8, 9-16-1902 p. 14, 12/23/1937 p.38.

161 East 35th Street

Originally a stable (1861-63, for Robert W. Milbank); "Robert W. Milbank, a well-known retired real estate agent, died yesterday... [In] 1857 when he returned to New-York and went into the real estate business, buying and owning much property on the present Park-ave." (*New-York Tribune*, 1892). Extended in the rear (Thomas Thomas, 1867, for James Russell), later converted for use as a shop, office, and one-family apartment (Maurice Courland, 1941-42, for Jack Ryback). By 1988 it was in use as a "photo studio and office" (C of O 1988). Source: New York Registers Office, Liber Deeds, L.911 P.58; New York tax assessments, Ward 21, 1859 through 1864; ALT 12-67 (1867), ALT 1558-41; C of O 30030-43; C of O 92457-88; *New-York Tribune* 10-31-1892 p.l7; NYT 2/1/1940 p. 43. Non-contributing.

EAST 36TH STREET

Madison Avenue to Park Avenue

South side:

22-26 East 36th Street (see 213 Madison Avenue)

36 East 36th Street

Twelve-story-and-penthouse Modern apartment building, red brick with limestone trim, twin of No. 35 East 35th Street (see). Both were designed in 1944 by H.I. Feldman for Joseph Perlbinder; No. 36 was built 1847-48, No. 35 in 1954-55. They are separated by a garden. Source: NB 53-44; NYT 8-2-1944 p.28, 11/21/1954 p. R1.

38-50 East 36th Street (see 30 Park Avenue)

North Side:

33 East 36th Street (see 219 Madison Avenue)

37-39 East 36th Street (see 40 Park Avenue)

Park Avenue to Lexington Avenue

South side:

100-102 East 36th Street (see 35 Park Avenue)

104A East 36th Street

Four-story-and-basement Italianate brownstone row house (John Mildrum, builder, 1857). Until 1884, the residence of "Brevet Major-Gen. Henry W. Benham, formerly of the Corps of Engineers, United States Army" (NYT). The building was altered to bachelor apartments in 1920, at which time the stoop and stairs were removed and an entrance created in the former basement (Samuel Levingson, 1920, for Samuel Bookman). Cornice and window detail survive largely intact. Source: New York Registers Office, Liber Deeds, L.727 P.13, L.739 P.336; New York tax assessments, Ward 21, 1857 through 1863; ALT 2423-20; NYT - 6/2/1884 p. 5.

106 East 36th Street
One story brick entrance to the parking garage for 35 Park Avenue. Non-contributing.

110 East 36th Street
Non-descript brick apartment house (H.I. Feldman, 1957-58, for Herbert M. Kalisch). Source: NB 29-57; NYT 9/19/1956 p. 59, 12/29/1957 p. 146, 5/4/1958 p. R13. Non-contributing.

112 East 36th Street
Originally a four-story residence, owned in 1870 by Gerard de Peyster; later used by the Brick Presbyterian Church, sold in 1940; completely refaced. "The Brick Presbyterian Church is the buyer of the four-story dwelling 112 East Thirty-sixth Street, sold last week by the de Peyster estate. The property will be occupied by the Rev. Dr. William P. Merrill, pastor-elect who is coming here from Chicago in October" (NYT). "The property originally was purchased by the seller in 1911 to be used as a manse, the church at that time being located at Fifth Avenue and Thirty-seventh Street. In October, 1937, the Brick Church merged with the Park Avenue Presbyterian Church and sold the Fifth Avenue edifice" (NYT). Source: NYT 6-9-1870 p.2, 8-6-1911 p. XXI, 12/24/1940 p. 31.

North Side:
101-105 East 36th Street (see 41 Park Avenue)

Lexington Avenue to Third Avenue
South side:
136 East 36th Street (aka 267-271 Lexington Avenue)
Eleven-story neo-Georgian apartment building (George F. Pelham, 1923-25, for the 136 East Thirty-Sixth Street Corporation, William H. Peckham, President). Tapestry brick, white stone trim. Source: NB 587-23; NYT 8/3/1926 p. 35.

138 -142 and 144-148 East 36th Street
Two twin nine-story brick apartment houses (George and Edward Blum, 1915-16), with decoratively patterned brick and stone banding. Source: NB 303-15; NYT 9/17/1916 p. XX1.

150 East 36th Street (aka 1-1 Sniffen Court). See 1-10 Sniffen Court.

156-158 East 36th Street (aka 2 Sniffen Court). See 1-10 Sniffen Court.

1-10 Sniffen Court
Ten round-arched stables (1863-64) on a small court off East 36th Street. Listed on the National Register as the Sniffen Court Historic District 90NR00920.

160 East 36th Street

Modest four-story brick tenement (Buckley & Bannister, 1887-88, for Edward H. Coster). Cornice removed, first story altered for storefronts. Source: NB 1701-87.

North Side:
137 East 36th Street (see 273-279 Lexington Avenue)

139 East 36th Street, Montague Hospital for Intestinal Ailments
Seven-story neo-Federal private hospital (Shreve, Lamb & Harmon, 1929-30). *Pennsylvania Medical Journal*: "Through the beneficence of a group of public spirited gentlemen there has been established in New York City an institution which is unique in that it is to be particularly devoted to the diagnosis and treatment of intestinal diseases. At present there exists no such institution in the entire United States. The building has just been completed and was officially opened with the new year. It is a fine modern building and is to be known as the Montague Hospital for Intestinal Ailments.... The equipment is thoroughly modern in every respect...." Source: NB 518-1929; C of O 16827-1930; NYT 8/15/1929 p. 47; Pennsylvania Medical Journal: Volume 34, 1930, p. 462. Top floor altered.

141, 143, 145 and 147 East 36th Street
Four Italianate brownstone-fronted row houses (Charles Buck, owner, architect and builder, 1882). All have lost their stoops, otherwise largely intact. In the 1950s, No. 141 housed the Poindexter Gallery. Source: NB 376-82; NYT 9-25-1955 p. 96.

149 East 36th Street
Three-story-and-basement brownstone row house (builder undetermined, 1873-74). "149 East Thirty sixth street. TO LET-TO A PRIVATE FAMILY, AN ELEGANT four story high stoop House; 25x72x100: in complete order and frescoed throughout; all modern Improvements" (New York Herald, 1874). Cornice intact, but façade stripped of detail, stoop removed, first floor and basement rebuilt, most likely when it was "remodeled into eight apartments" (NYT 1942). Source: New York Registers Office, Liber Deeds, L.1225 P. 538 and P.544; New York tax assessments, Ward 21, 1859 through 1874; New York Herald 5/8/1874 p.2, NYT 6-27-1923 p. 33, 6-14-1942 p. RE2.

151-159 East 36th Street, Roberts House
A five-story neo-Georgian residence for unmarried girls (Ewing & Allen, 1921, for the Ladies' Christian Union); red-brick façade with white stone trim. It replaced (NYT) "five old three-story dwellings." *Friends'* Review: "In 1857, the Ladies' Christian Union, of New York, was formed with aims similar to those of the associations since established. This was the pioneer society, and for nine years it was the only one in our land, holding its ground single-handed upon the frontiers of a well nigh boundless territory of opportunity...." Source: NB 424-21; NYT 4/17/1920 p. 27, 11/9/1920 p. 32; *Friends' Review; a Religious, Literary and Miscellaneous Journal*, 9/30/1876, p. 109.

161-163 East 36th Street, front and rear buildings

Two four-story-and-basement brick and stone houses, originally with mansard roofs, had been converted in the mid-1880s to housing for nursing students at the Margaret Fahnestock Training School. The two buildings were altered in 1919 (extension of first floor to the property line, mansard roof removed and "wall built up straight") and 1920 (architect Walter Haefeli) for conversion to "non-housekeeping apartments and furnished rooms." A two-story brick stable behind No. 161, built in 1867, was later converted to a separate residence. A two-story studio was built behind No. 163 in 1920 (architect Walter Haefeli). Alfred Lunt and Lynn Fontanne, the acting team, once lived at No. 163. The rear buildings are not visible from the street; the front buildings have been stripped of all architectural detail and altered beyond recognition. Source: ALT 212-1919, 2179-19, 2783-20; NB 336-1920; *The Quarterly Bulletin of the Clinical Society of the New York Post-Graduate Medical School and Hospital* October 1886, p. 97; *Nursing* World, 1901, pp. 101-102; Jared Brown, *The Fabulous Lunt* (2005), p. 202; NYT 12/8/1938 p.51. Non-contributing, three buildings total

165 East 36th Street

Four-story row house (John G. Prague, 1870-71, for A. Kennedy & Son), with mansard roof. Part of same project as 154 East 37th Street (see). The owner of the block, Dr. T. Dwight Porter, "sold nearly half the block…to the Messrs. Kennedy, who covered the land with buildings" (*New-York Tribune*). Façade appears refaced.. Source: NB 707-70; New-York Tribune, 5/6/1881 p.2.

EAST 37TH STREET

Madison Avenue to Park Avenue

South side:

24 East 37th Street (see 231 Madison Avenue)

30 East 37th Street

12-story and penthouse, non-descript brick-faced apartment building (Richard Roth, of Emery Roth & Sons, 1948-50). Source: NB 190-49; NYT 8/6/1950 p. R1, 2/25/1951 p. 230. Ground floor appears refaced; new marquee. Non-contributing.

34-38 East 37th Street (see 38 Park Avenue)

North Side:

19 East 37th Street

Five-story neo-Georgian town house (C.P.H. Gilbert, 1905, for Charles Healy Ditson), stone-faced first story and entrance porch, brick upper stories with bay windows at the second and third story. It replaced a four-story brownstone formerly the residence of Parke Godwin, "well-known writer and editor" (NYT) and son-in-law of poet and *Evening* Post editor William Cullen Bryant. Ditson was a music publisher, and president of the Oliver Ditson Company of Boston and the Charles H. Ditson Company of New York. Source: NB 176-05; NYT 1/8/1904 p. 8, 10/29/1904 p.14; *Men and Women of America: A Biographical Dictionary of Contemporaries*, p. 501.

21, 23 and 25 East 37th Street

Three four-story-and-basement Italianate brownstone row houses (builder David Robins; No. 25 in 1860, Nos. 12 and 23 in 1862); only No. 21 retains its stoop. In the conveyance, Robins agreed not to build stables, manufacturing buildings, or a church on the property. All three have long since been converted to multiple dwellings. No. 21 was owned for many years by John B. Trevor, No. 25 was home from the 1890s to the 1930s to U.S. Senator Hamilton F. Kean and his wife, daughter of "art collector and philanthropist" (NYT) Grenville L. Winthrop, and brother of Beekman Winthrop, one-time governor of Puerto Rico. Robert Winthrop Kean, in his memoirs, recalled his family history: "Mr. Trevor, I believe, had been a partner of J.P. Morgan & Co. On March 10, 1893 - six months before I was born - Uncle Gren had a daughter, Emily. He was living at that time at 10 East 37th Street. Aunt Mary's mother, Mrs. Trevor, had a house at 21 East 37th Street.... ...she provided a home for the young Keans at 87 Park Avenue. Here they lived in the winter until about 1897, when my grandmother did over a larger house for them, at 25 East 37th Street... My mother used to tell a story about one of the grandfather clocks which was in the hall at 25 East 37th Street, and which I now have in Washington." Source: New York Registers Office, Liber Deeds, L. 845 P. 318, L 834 P. 54; New York tax assessments, Ward 21, 1859 through 1863; *Robert Winthrop Kean, Fourscore Years, My First Twenty-Four*, 1974, pp. 51, 94, 125; NYT 5/15/1896 p.12, 1/14/1938 p.26, 11/11/1940 p.19.

27 East 37th Street

Four-story-and-basement Italianate brownstone row house (1863 for Richard Berry). In the conveyance, Berry agreed not to build anything "except of brick or stone with roofs of slate or metal" and no slaughter house, smith, or forge, only a "first class private dwelling of four stories and basement with a front of brick or stone to cover the whole front of said lot and to correspond to the line of the dwelling house on 37th and Madison belonging to" Berry. It belonged to banker James Stuart from at least 1865 until his death in 1879; later owned by Mrs. Robert Winthrop. (*Washington Post*). "The Winthrops are among the oldest, proudest and wealthiest families who have made Lenox famous as a summer resort. The homes of the family occupy about half a block front in the exclusive Murray Hill district in New York. Mr. Winthrop was formerly head of the firm of Robert Winthrop & Co., bankers, at 40 Wall street. His mother, Mrs. Robert Winthrop...lives at 38 East Thirty-seventh street. His brother, Beekman Winthrop, who served as governor of Porto Rico [sic] and Assistant Secretary of the Treasury under Roosevelt and as Assistant Secretary of the Navy under Taft, lives at 36 East Thirty-seventh Street." Converted to multiple dwelling in 1947. Stoop and cornice intact, some detail stripped. Source: New York County Registers Office, Liber Deeds, L. 834 P. 14; New York tax assessments, Ward 21, 1859 to 1863; Alt 430-1947; *Washington Post*, 9/7/1924 p. 1.

29 East 37th Street

Four-story-and-basement Italianate row house (1861 for Charles Sandford, then sold to Richard Berry). New Beaux-Arts limestone façade (F.H. Bosworth, 1905-06, for Cornelius N. Bliss). Converted to multiple dwelling by 1936. In the 1890s, home to John M. Cornell, of the J.B. & J.M. Cornell Iron Works. Cornelius Bliss was Secretary of the Interior for President McKinley. (*Wall Street Journal*:) "Long eminent as a business man, at the head of one of the largest houses in the print goods trade, Mr.

Bliss was a staunch Republican and held the office of treasurer of the Republican national committee through four successive national campaigns. He was president of the Union League club from 1901 to 1907." Source: New York County Registers Office, Liber Deeds, L 694 P. 449, L. 815 p. 108; New York Tax Assessments, Ward 21, 1860 to 1863; ALT 2884-05, 1161-35; *Baltimore Sun*, 12/31/1889 p.3; *Wall Street Journal*, 10/11/1911 p.7; *Financial Red Book of America*, 1905, entry on Cornell, John M.

31 East 37th Street (see 50 Park Avenue)

Park Avenue to Lexington Avenue
North Side:
117 East 37th Street

Modern non-descript ten-story red-brick apartment house (Greenberg & Ames, 1954, for the 117 East 37th Street Corp., Alfred Wohl, president). It replaced the home of builder Marc Eidlitz. Source: NB 23-54; NYT 2/10/1954 p.52, 11/28/1954 p. R1, 12/26/54 p. R1.

121 East 37th Street

Four-story-and-basement Italianate brownstone row house (Frederick S. Barus, 1874). Stripped of window surrounds, stoop removed, refaced; cornice survives. "A reception was held yesterday by Mr. and Mrs. John Treat Irving, at their residence, 121 East Thirty-seventh-street, in celebration of the fiftieth anniversary of their marriage. ... Mr. Irving is a nephew of Washington Irving and a son of Judge John T. Irving, the first Judge of the Court of Common Pleas in this city. The many guests were received in the front parlors, which were banked on both sides with huge baskets of white and pink roses. At the further end of the large drawing room stood a table laden with wedding cake in gilt-edged boxes tied with old gold ribbons..... Among the many guests were Mr. and Mrs. William Astor... Mr. and Mrs. Chauncey M. Depew...the Rev. Dr. Huntington of Grace Church... Mr. and Mrs. Newbold Morris, and Mr. and Mrs. Augustus Van Cortlandt" (NYT). Later residence of architect Francis De Lancey Robinson (d.1938), long-time staff in the office of C.P.H. Gilbert, and "aided in the restoration of St. Paul's Church, New York" (NYT). Source: NB 12-74; NYT 6/6/1888 p. 8, 11/13/1938 p. 45.

123 East 37th Street (aka 296-300 Lexington Avenue), Lindley House

Fourteen-story neo-Georgian apartment building (H.I. Feldman, 1938-1940, for 37th St. & Lexington Av. Corp., Thomas E. Monti, President). A red brick, modernistic version of the neo-Georgian, with stylized stone fanlights and geometrically patterned brick. Source: NB 58-38; NYT 1/21/1940 p. 135, 3/27/1940 p. 42.

Lexington Avenue to Third Avenue
South side:
132-136 East 37th Street (aka 285-287 Lexington Avenue; see 273-279 Lexington Avenue)

138, 140, 142, 144 and 146 East 37th Street

Five four-story-and-basement Italianate brownstone row houses (Carlos Buck, 1881-82, for John Graham & Son). All but No. 140 retain their cornices; Nos. 140 and 146 retain their stoops. Ornament survives to varying degrees. No. 138 converted to apartments in 1941, No. 142 in 1940. Source: NB 1086-81; NYT 8/23/1941 p. 23, 2/8/1940 p. 42.

150 East 37th Street
Twelve-story Modern apartment building (H.I. Feldman, 1961, for Compeer Construction Corp., Julius Perlbinder, president). Blue brick horizontal bands, white brick spandrels. Replaced 152 East 37th, home of Gilbert H. Montague, lawyer and manuscript collector; "Various branches of the Standard Oil interest were among Mr. Montague's better known clients" (NYT). Source: NB 191-61; NYT 2/6/1961 p. 23.

154 East 37th Street
Three-story-and-basement brownstone row house with mansard roof (John G. Prague, 1870-71, for builder A. Kennedy & Son). Stoop removed, some detail stripped, picture window in mansard roof.

156-160 East 37th Street
Nine-story stone-faced neo-Classical apartment building (George Fred Pelham, 1923-24, for Murahill Realty Corp., William L. O'Connell, President). "Departing somewhat from the plans adopted by the builders of the larger and more costly houses in lower Park Avenue, the builders and owners of 156 East Thirty-seventh Street have produced a building containing only three and four room apartments, with large foyers, fully equipped kitchens and capacious closets. The aim has been to supply the demand for small, 'easy housekeeping' apartments, centrally located and accessible to the midtown business district" (NYT). Source: NB 579-23; NYT 8/31/1924 p. RE2, 12/17/1925 p. 41.

162 East 37th Street
Three-story-and-basement brownstone row house with mansard roof (John G. Prague, 1870, for builder A. Kennedy & Son). Stoop intact, but projecting store front added. For much of the first half of the 20th century, office of architect James W. O'Connor of O'Connor, Delany & Schulz, credited with "planning and creating some of the most beautiful residential work on the East Coast" (NYT). Source: NB 17-1870; NYT 7/10/1927 p. B6, 11-18-1952 p. 31.

North Side:
131-139 East 37th Street (see 297-303 Lexington Avenue)

141, 143, 145, 147 East 37th Street
Four four-story-and-basement Italianate brownstone row houses (Carlos Buck for John Graham & Son, 1881-82). Stoops survive at 141, 143 and 145. Ornamental detail survives at 147. Source: NB 162-81

149, 151, 153, 155, 157 East 37th Street
Five four-story-and-basement Italianate brownstone row houses (John G. Prague, 1870-71, for builder David F. Kennedy). Stoops survive at 153 and 155; window surrounds survive at 151, other facades

stripped of much detail. All cornices survive. 157 has projecting storefront at basement and first story, and fifth story added. Source: NB 925-72. All contributing except No. 157.

EAST 38TH STREET
Madison Avenue to Park Avenue
South side:
22 East 38th Street (see 241-245 Madison Avenue)

24 East 38th Street

Four-story-and-basement brick front row house (Ware & Van Brunt, 1875-76, for Dr. F.J. Bumstead). In 1885, home to Dr. Fordyce Barker, "attending physician to General Grant" (Los Angeles Times); in 1902, home to George R. Sheldon, Republican nominee that year for New York State lieutenant governor; "The Republican leaders of the State met yesterday afternoon at the residence of George R. Sheldon, 24 East Thirty-eighth Street, for the purpose of getting the best thought of the party on the wisest course of action to be pursued by the Republican State Convention..." (NYT). On April 24, 1908, Mrs. Sheldon hosted a meeting at which the New York Symphony Orchestra was founded, to be conducted by Gustav Mahler, starting with a series of four concerts at Carnegie Hall in the 1909-10 season. The idea "met with such enthusiastic approval, that it has been arranged with Mr. Mahler to give these concerts.... Mr. Mahler is to have the selection of the musicians for these concerts and he has the assurance from the Committee of their support in obtaining the very best material possible" (Zoltan Roman, *Gustav Mahler's American Years*). Converted in 1916 to bachelor apartments, with top two stories "brought out to building line" (ALT), (Dietrich Wortmann and Harry Braun for Edwards Leasehold Co. Inc.). "The house...is within the restricted Murray Hill zone, and its abandonment as an individual residence indicates the changed conditions there" (NYT). Major alterations for conversion for use by the Dartmouth Club, from 1926 to 1938: "Remove section of front wall and rebuild same" (ALT), (Frank A. Moore, 1926, for Harriour Corp). Source: NB 354-75; ALT 280-16, 795-26; Los Angeles Times, March 6, 1885, p. 1; NYT 9/14/1902 p. 1, 2/2/1916 p. 18, NYT 9/19/1926 p. E2,8/19/1938 p. 30; Zoltan Roman, *Gustav Mahler's American Years: 1907-1911*, Pendragon Press, 1989, p. 135. Though much altered, much detail survives.

26 East 38th Street

Four-story-and-basement row house (David Robins, builder, 1863-64). Converted to multiple residence in 1942 (one apartment per floor), and again in 1955 (two apartments per floor). Stoop removed, basement and first stories refaced, top story altered. Source: New York County Registers Office, Liber Deeds, L.867 P.5, L.949 P.114; New York Tax Assessments, Ward 21, 1860 to 1865; ALT 329-55; C of O 30585-1944, C of O 45391-1956.

30 East 38th Street

Two five-story row houses combined and converted to apartment use, with new front façade (George G. Miller, 1951-52, for builder Jacob Feder). Brick-faced modern five-story apartment building, with simplified Georgian detail at the entry. The original No. 30 belonged to William Schaus, "well-known

importer of and dealer in works of art" (NYT). Source: ALT 851-42, ALT 1321-51; NYT 12/30/1892 p. 2.

32 East 38th Street

Five-story American basement row house (David Robins, builder, 1863-64); ground floor refaced, mansard roof and window detail largely intact. In 1915 it housed the Murray Hill Evening Trade School, for Men and Boys. Altered to two family house in 1945 and to furnished rooms in 1952. Source: New York County Registers Office, Liber Deeds, L.867 P.5, L.905 P.29; New York Tax Assessments, Ward 21, 1860 to 1865; C OF O 31229-45, C OF O 39323-52; NYT 6/24/1914 p. 19; School and Society, Volume 2, August 21, 1915, p. 281.

34 East 38th Street

Four-story-and-basement Italianate brownstone row house (1861-62, for Charles Fox). Charles Fox described as a "merchant" in a deed (L.802 P.13). Stoop removed, basement front rebuilt with new stone (Clinton & Russell, 1905, for G. T. Rafferty). In 1895, home to John Jacquelin, broker. In 1924, became home to the Art in Trades Club. "The Art in Trades Club started its new clubhouse at 34 East Thirty-eighth Street last night with open house for members and their friends. The club, which has about 500 members, is made up of artists and members of business firms" (NYT). "The Art-in-Trades Club, which William Sloane Coffin founded twenty-six years ago, gave a dinner last night in its clubhouse, 34 East Thirty-eighth Street, in celebration of his recent election to the presidency of the Metropolitan Museum of Art.... The speakers traced the development of the club, which has as one of its objects the bringing into association of men engaged in or interested in the arts and art trades for mutual advancement and study" (NYT). The club left the building after 1934. In 1945 it was converted to apartments. Source: New York County Registers Office, Liber Deeds, L.874 P.240, L.859 P.453, L.802 P.13; New York Tax Assessments, Ward 21, 1860 to 1866; ALT 2063-05, ALT 1930-45; NYT 6-8-1895 p.5, 1-11-1924 p.19, 4-6-1932 p.20.

36 East 38th Street

A four-story-and-basement Italianate brownstone row house, which belonged to "Richard Poillion, the well-known ship and yacht builder" (NYT) until his death in 1891, was later extended in the rear and given a new front (Hoppin & Koen, 1902-03, for Middleton S. Burrill), "ashlar facing of basement and 1st story, Philadelphia pressed brick [above] and mansard" (ALT 450-02). In 1938 it became a multiple dwelling, but the façade remains intact. Source: ALT 450-02, CO 23560-38; NYT 7/6/1891 p.7.

38 East 38th Street

Another older row house given an updated façade (Charles Brigham, 1902, for H.H. Rogers, Jr.), entirely of limestone, with classical details leaning to the Baroque, notably the large volutes at the foot of the columns framing the main entrance, and the broken pediments above the first story windows. By 1936 it had become a multiple dwelling.

40 East 38th Street

A third older row house with an updated façade (Parrish & Schroeder, 1901-02, for Arthur B. Emmons). The Beaux-Arts façade, clad entirely in limestone, includes a two-story bay window and a mansard roof. By 1946, the building had become a multiple dwelling. Before its refacing in 1901-02, the house had been the residence of Mrs. Mary Scott Dimmick, niece of the deceased wife of former United States President Harrison, who lived there "with her sister, Mrs. Parker… She declines to see caller…." Lieutenant J.H. Parker had formerly been "private secretary to President Harrison during his Administration" (NYT). Much social gossip surrounded the visits of President Harrison to his late wife's niece at No. 40; they eventually married, in 1896. Later the house served as residence to Mrs. Juliet Pierpont Morgan, sister of J.P. Morgan Jr. In 1950, the house passed out of residential use: "The five-story building at 40 East Thirty-eighth Street has been purchased as the future home of the United States Golf Association offices as well as its golf museum and library. The building will be known as 'Golf House' for which contributions have been solicited by the organization since the beginning of the year" (NYT). The club moved out in 1972. In 1991, it was acquired by the owners of the adjoining Kitano Hotel at 42 East 38th Street (aka 64 park Avenue, see). Source: ALT 2011-01, C of O 31478-46; Chicago Daily Tribune 12/11/1895 p. 2; NYT 4/7/1896 p. 1, 12/29/1923 p.5, 6/29/1950 p. 52, 1/27/1991 p. R1.

42 East 38th Street (see 64 Park Avenue)

North Side:

25 East 38th Street

Four-story-and-basement row house (1860-61, for Edmund F. Rogers); refaced, cornice and stoop removed. Converted to a ten-family multiple dwelling in 1939, enlarged rear extension. Source: New York Registers Office, Liber Deeds, L.819 P.513, L.841 P.544; New York tax assessments, Ward 21, 1859 through 1864; ALT 962-39. Non-contributing.

27 East 38th Street

Two narrow five-story English-basement row houses, at 27 and 29, converted to furnished rooms in 1937, and then combined and converted to apartments in 1954 (Alexander Zamshnick, architect, for H. Silverman). Non-descript brick façade. Source: ALT 3971-37, ALT 1569-54; NYT 9/15/1954 p. 57, 10-29-1954 p. 41. Non-contributing.

31 East 38th Street

Ohio-stone front, mansard-roofed town house (William P. Easterbrook, 1869, for Charles E. Butler). At 28 feet wide, substantially larger than the typical 18- to 20-foot wide Murray Hill brownstone of the period. Intact stoop, areaway, aedicular windows, mansard roof including cresting. By 1880, city residence of William R. Grace, founder of "William R. Grace & Co., shipping merchants (Grace also had a home in Great Neck). This establishment now has branches in this City, San Francisco, and London..." (NYT). Grace was "probably the most prominent Roman Catholic in this City…. He has a pew in St. Patrick's Cathedral, and also one in St. Francis Xavier's Church. Mr. and Mrs. Grace have had 11 children, and four of them have died…. He is of fair complexion, with brown hair, mixed with gray, a

brown mustache, and is round and pleasant in appearance" (NYT). Source: NB 208-1869; NYT 10/19/1880 p.2.

33 East 38th Street

Originally a four-story-and-basement brownstone row house (Stephen D. Hatch, 1869, for Bryan McKenny), it underwent a "complete modernization" from furnished rooms to actual apartments (ALT) in 1946, presumably at this time it received the new late-Moderne red brick façade. Source: NB 840-1869; ALT 830-46.

35 East 38th Street, the Elysabeth

Twelve-story modern apartment building (Sylvan Bien, 1959, for Sarah Korein and Eli Rabin). Source: NB 80-59; NYT 3/5/1961 p. R1, 1/4/1962 p. 68. Non-contributing.

43 East 38th Street (see 70 Park Avenue)

Lexington Avenue to Third Avenue

South side:

138 East 38th Street (aka 309-311 Lexington Avenue), Allerton House, now Tatham House

Twelve-story neo-Georgian hotel (Paul Hunter, 1914-15, for the Allerton 38th St., Co., James S. Cushman, President); simple stone-faced first and second stories with round-arched windows and entry; brick above. One of a series of "Allerton Houses" built for single professional men. "Many of these men come from the smaller cities and larger towns, and some from the country, and among surroundings like these become merged into a social whole for a community remarkable for its homogeneity and a certain *esprit de corps*.... The present Allerton House [the third one, on East 39th Street] is the third of a group of similar name that progressively have marked the development of this housing scheme in New York. The first Allerton House was located in the Greenwich Village section and was a modest structure of fifty rooms. The name of Allerton was selected because the building was located on the spot where once stood the farmstead of one Isaac Allerton, who journeyed to this country in the Mayflower and located in Greenwich Village. The Allertons were a thrifty family and their farm became one of the best developed on Manhattan Island.... When the second Allerton House was built, at Thirty-eighth Street and Lexington Avenue, the site was yet within the region that is most intimately connected with Manhattan Island's early history. It was within an easy stone's throw of the Old Bouwerie, or Bowery, the one-time important thoroughfare that led by a winding road and shaded lanes to the undeveloped country that composed Manhattan Island to the north" (*American Architect*). Source: NB 120-1914; NYT 6/28/1914 p.XX1; American Architect, Vol. CXV No. 2267, June 4, 1919; pp. 773 ff.

140, 142, 144, 146 East 38th Street

A group of three-story-and-basement Italianate brownstone row houses (Joseph Whitehead and Benjamin Wise, Jr., builders, 1860-61). Intact cornices and window surrounds; all but No. 146 have lost their stoops. Neo-classical porch added to No. 142. Mr. and Mrs. John French lived at No. 142 during the early 20th century. "John French, New York lawyer ... had been a member of the firm of Appleton,

Rice & Perrin and Whitridge, Butler and Rice" (NYT). "The marriage of Miss Elizabeth French, daughter of Mrs. John French of 142 East Thirty-eighth Street... Miss French has chosen her sister, Mrs. Laurence S. Rockefeller, for her matron of honor" (NYT). "Mrs. John French, former president of the national board of the Young Women's Christian Association…had been a member of the national board of the Y.W.C.A. since its organization in 1906, when she was elected as its head in 1938.... She was the daughter of Frederick Billings, one-time president of the Northern Pacific Railroad. Billings, Mont., was named for him" (NYT). No. 140 had become a rooming house by 1933. No. 146 was once home to "Thomas Curtis Clarke …one of the most widely known civil engineers in America" (NYT). Source: New York County Registers Office, Liber Deeds, L. 837 P. 100, L. 833 P. 584; New York tax assessments, Ward 21, 1859 to 1863. NYT 11-28-1933 p.3, 9/5/1935 p.26, 6/17/1901 p.7.

148 East 38th Street

Originally part of the group including 140 through 146. Façade altered in 1936 for developer Russell A. Pettingill, as part of the renovation of Nos. 150 and 152 (see below). "The five-story private dwelling at 148 East Thirty-eighth Street, one of three residences comprising one of the most interesting groups in the old Murray Hill district of Manhattan, has been sold by Russell A. Pettingill to Julius S. Lowenthal ....The home was acquired by Mr. Pettingill to protect the other two which he had leased, one in the rear and the other at 150 East Thirty-eighth Street. Mr. Pettingill rebuilt and improved them 'to meet the exacting needs of modern city life.' He completed exterior alterations on the house at 148, but left the interior unfinished with plans prepared for changes which might be altered to suit the wishes of the buyer. Mr. Lowenthal will carry out this plan by providing for five three-room apartments in the style of an English country house, using paneling of a rare type. In style the three houses are an adaptation of English Regency. They are grouped about a formal garden such as is found in Charleston residences. Wrought-iron balconies and bay windows are features on the south side of the two front houses overlooking the garden….The houses were insulated and fitted out with special glass to provide for air-conditioning" (NYT). Source: New York County Registers Office, Liber Deeds, L. 837 P. 100; New York tax assessments, Ward 21, 1859 to 1863; NYT 6/14/1937 p. 35.

150 and 152 East 38th Street

According to the New York Landmarks Commission, No. 150, built in 1858, was redesigned by Robertson Ward, 1934-35: "This house [No. 152] is an example of the extensive redesign that many of New York's older houses underwent in the 1920s and 1930s. Set far back from the lot line, the house appears originally to have been an outbuilding on an estate belonging to a member of President Martin Van Buren's family. In 1934 the developer Russell A. Pettengill commissioned Robertson Ward to convert the building [No. 152] and its neighbor [No. 150 – originally part of the group including 140 to 148] into a residence and office for his own use. The old facade was stuccoed, and a low wall with thin colonnettes and other Regency-inspired detail was constructed near the front of the lot. In 1944 the house was sold to the publisher Cass Canfield." A contemporary account describes the effect: "The four-story dwelling at 150, entered by a courtway on the east side, presents an inviting appearance with its wrought-iron staircase, woodwork which was removed from an old Connecticut house, and handblocked wallpaper, printed in Alsace, depicting the American Revolution. The house is filled with interesting

paneling, taken from old New England houses" (NYT). Source: New York Landmarks Commission; NYT 6/14/1937 p. 35.

154 and 156 East 38th Street

Two three-story row houses built 1859-60. In 1891, No. 156 became home to Charles C. Burlingham. Stripped of cornice and all detail. "By profession Burlingham was an admiralty (maritime) lawyer.... He had no power, no elective office or constituency at the polls, but he had influence with many who did, presidents and chief justices of the United States, governors of the state, and mayors of the city, most notably Franklin D. Roosevelt and Fiorello La Guardia. Gradually the newspapers discovered his influence at work and, approving his goals, began to celebrate him as 'New York's First Citizen,' and in the last quarter of his long life he was well known in legal, government, and journalistic circles and also to newspaper readers generally...." (*CCB: The Life and Century of Charles C. Burlingham,* p.3). In 1918, No. 154 served as home to the League of Catholic Women. "More than 200 meals are served on Sundays to uniformed men by the League of Catholic Women at the League Building, 154 East Thirty-eighth Street.... There is an attractive open-air dining room at the rear of the house, with everything green and white" (NYT). The *Print Connoisseur* was headquartered at No. 154 in the 1920s. "The Print Connoisseur, 154 East 38th Street, New York, N. Y., has just appeared for the first time. It is the only periodical in English devoted exclusively to etchings, engravings, lithographs and drawings. Each number will contain four or more ..." (*The Editor)*. Source: New York County Registers Office, Liber Deeds, L 764 P 673, L. 808 P. 162, L.808 P. 164; New York tax assessments, Ward 21, 1859 to 1863; NYT 6/30/1918 p.17; *The Editor*, Volume 53, 1920, p. 91; George Martin, *CCB: The Life and Century of Charles C. Burlingham, New York's First Citizen.*

North Side:

127-129 East 38th Street (see 315-323 Lexington Avenue)

131, 133 and 135 East 38th Street

Three three-story-and-basement brownstone row houses (Joseph Whitehead and Benjamin Wise, Jr., builders, 1859-60). No. 131 retains its cornice and stoop, but has lost window detail. No. 133 survives largely intact. No. 135 has lost its stoop and much detail; a project bay window has been added at what is now the second floor, and the first floor has been refaced. Dr. Anna Forest Rowe lived at No. 133 until her death in 1920; she "established and carried on for twelve years the work of the Lucretia Mott Dispensary, the first complete hospital and dispensary for women in Brooklyn... Her home was at 133 East Thirty-eighth Street.... When she, in later years, established her own hospital in Brooklyn, she was associated with some of the most eminent doctors of the day..." (New-York Tribune). In 1931, writer Dashiel Hammett moved to No. 133: "After the publication of The Maltese Falcon, he [Hammett] moved to New York and rented an apartment at 133 East Thirty- Eighth Street. One evening he was visited by Black Mask writer Fred Nebel. After a few drinks Nebel offered to make Hammett a bet...." (Sleuths, Inc.). While there, he began writing the novel *The Thin Man* (Shadow Man). Source: New York County Registers Office, Liber Deeds, L. 738 P. 417, L. 733 P. 250, L.764 P. 514, L. 805 P. 644, L. 731 P. 640; New York tax assessments, Ward 21, 1859 to 1863; New-York Tribune 10-2-1920 p.11;

Richard Layman, *Shadow man: The Life of Dashiel Hammett*, 1981, p. xv, 130; Hugh Eames, *Sleuths, Inc.: Studies of Problem Solvers*, 1978, p. 132.

137-147 East 38th Street

Twelve-story red-brick Modern apartment building with simple two-story white stone entranceway (Jacob M. Felson, 1936, for the 137 E. 38th St. Corp., Edward Ellinger, president). "This block between Lexington and Third Avenues is occupied largely with fine old private dwellings and small remodeled apartment buildings, reminiscent of days when multi-family edifices were the exception rather than the rule in this borough. The house will have a façade showing the Georgian influence, designed to harmonize with its setting. There will be 108 suites of from one to four rooms and five small penthouses. There will be dropped living rooms and large galleries. A sun deck on the roof will be landscaped" (NYT). Source: NB 1-36; NYT 4/12/1936 p. RE 1.

149 East 38th Street, Bowdoin stable

Unusually elaborate Flemish-inspired two-story private stable (Ralph Townsend, 1902, for William R.H. Martin), acquired by George S. Bowdoin in 1907; converted to garage use in 1918 and later to single-family residence. Designated New York City landmark. Source: NB 518-1902; New York City Landmarks Preservation Commission.

151 East 38th Street

Altered three-story stable. Owned from at least 1913 till his death in 1921 by Henry R.C. Watson, who lived at the nearby Union League Club. In 1918, it was altered from a "public stable" to a "public garage." (ALT 1691-18). In 1920 it was converted to offices, with "club rooms" on the third floor (C of O 1921). In 1927, it was bought by its tenants, Frank L. Adams and Robert Williamson, who ran their metal contracting business in the building. In 1939 it was converted to "Studio, offices & dwelling" (ALT 248-39). Source: ALT 4259-13, ALT 712-17, ALT 1691-18, ALT 800-20, ALT 248-39, C of O 3550 – 1921; NYT 4/28/1921 p. 10, 7/26/1927 p. 38; Architecture and building: Volume 63, 1931, p. 45. Non-contributing.

EAST 39TH STREET
Madison Avenue to Park Avenue
South side:
36-50 East 39th Street (see 80 Park Avenue)

24 East 39th Street, Williams Club (former)

Two old row houses, No. 24 and No. 26, were joined together and rebuilt (C.P.H. Gilbert, 1904-05, for George and Fanny Haven). George Griswold Haven was a "banker and President of the Metropolitan Opera and Real Estate Company, who has been more prominently identified with the Metropolitan Opera House than probably any other man for many years... and at his banking offices, 26 Liberty Street.... He has probably done more for grand opera in New York than any other one man" (NYT) The double house was later converted for use as a private club (Shreve & Lamb, 1924, for the Williams

Club). The building's appearance still suggests its origin as two houses, one wider than the other. The building retains its cornice, brick upper stories, elaborate window surrounds, brownstone-faced first story and basement story, and stoop. "Williams College is proud to have the oldest existing alumni society of any academic institution in the United States. Founded in 1821 when then College President Zephaniah Swift Moore led a group of students over the mountains into the Connecticut Valley to start Amherst College, the Alumni Society was established at a time when many felt the college abandoned. During this crisis, graduates of Williams College came together to form the Alumni Society and protect the future of Williams College. Continuing the tradition of preserving alumni ties with Williams College, a group of Williams alumni in New York City founded The Williams Club in 1913. Originally located on Madison Avenue between 39th and 40th Streets, The Club served as a place for Williams alumni to convene and socialize. In 1924, The Club relocated to a twin brownstone residence on 39th Street" (Williams Club web site). The club has since left the building, relocating to the Princeton Club's building in 2010. Source: ALT 862-04, ALT 1503-24; NYT 3/19/1908 p.1; Williams Club web site.

28 East 39th Street

Four-story-and-basement Italianate brownstone row house (John H. Sherwood, builder, 1865-66), which retains its stoop but has lost its cornice and all other detail. "Mr. Sherwood, who dabbles in many departments of business, being at once a banker, a builder, a draughtsman, an artist, and a collector of pictures and curiosities…" (NYT 1879). During the 1920s, the building housed the New York chapter of the Psi Upsilon fraternity. "The Psi Upsilon fraternity was founded in November, 1833...Associations of alumni have been formed in a number of large cities. A successful club is maintained at 28 East Thirty-ninth Street, New York.... The most noted past and present members of the fraternity are Presidents Taft and Arthur, Chauncey Depew... John G. Holland and Cornelius Vanderbilt are members" (NYT). In 1928, a new club house opened in the building: "The Seventy-seventh Division, first unit of the national army to reach France and the battle front, opened its new association clubhouse last night with a rally. The large room on the main floor was crowded... The opening of the clubhouse marked the tenth anniversary of the division's occupation of Baccarat. The association has undertaken to purchase the premises at 28 East Thirty-ninth Street, to provide a permanent home which will be available not only for the members of the division association but for the various regimental legion posts and associations within the larger unit" (NYT). More recently it has housed the C.G. Jun Institute of New York. Source: Source: New York Registers Office, Liber Deeds, L.737 P. 248, L.890 P.599; New York tax assessments, Ward 21, 1859 through 1866; NYT 5/2/1879 p.8, 2/8/1925 p. XX19, 6/22/1928 p. 25.

30 East 39th Street

A six-story row house, originally a four-story-and-basement row house (John H. Sherwood, builder, 1865-66) with a much altered façade, now neo-Federal in style (architect and date undetermined). The entrance was moved to the basement from the first floor (John F. Jackson, 1930, for Septimo Realty Co., Inc.). It was converted to multiple dwelling in 1952 and to offices in 1962. One commercial tenant was WBAI, a listener-supported radio station. Source: Source: New York Registers Office, Liber Deeds, L.737 P. 248, L.910, P.261; New York tax assessments, Ward 21, 1859 through 1866; ALT 52-30, ALT

1221-52, CO 77441-62; NYT 9/29/61 p.69, 11/16/1997 p. CY9. First and second stories have been refaced. Non-contributing.

32 East 39th Street

A four-story-and-basement row house (originally John H. Sherwood, 1865-66) whose façade was rebuilt (Hoppin, Koen & Huntington, 1906, for Philip Rhinelander); limestone basement, brick upper stories with limestone trim. An extra story was added in 1914 (J.J. Campbell, 1914, for W.R. Proctor) "for servant rooms" (ALT). The house was converted to multiple dwelling 1945, and to offices in 1965. Source: Source: New York Registers Office, Liber Deeds, L.737 P. 248; New York tax assessments, Ward 21, 1859 through 1866; ALT 158-05; CO 31771-1946, CO 71501-72; NYT 11/9/1945 p.34. Except for the additional story, intact.

34 East 39th Street

Four-story-and-basement Italianate brownstone row house (John H. Sherwood, 1865-66), retains its cornice but has lost its stoop and ornamental detail. From at least 1874 till his death in 1897, it was home to Dr. Lewis Hallock, at the time "the oldest practicing physician in this city, and probably in America. He was born in this city June 30, 1803...a lineal descendant of Peter Hallock...one of the Pilgrim Fathers, who came to America in 1640" (NYT). Gherardi Davis, a New York State Assembly member, lived there after 1897 until his death in 1941. "At 1 o'clock Gov. Roosevelt had luncheon at the home of Assemblyman Gherardi Davis, 34 Eat Thirty-ninth Street" (NYT 1900). Following Davis's death, the building was converted from single-family residence to multiple dwelling, at which time the stoop was removed (Sam Lichtenstine, 1942, for The Colony Residence, Inc.). In 1961 the apartments were converted to offices. Source: Source: New York Registers Office, Liber Deeds, L.737 P. 248, L.914 P.222; New York tax assessments, Ward 21, 1859 through 1866; ALT 2776-01, ALT 379-42, ALT 2055-61; NYT 3/4/1897 p.7, 7/8/1897 p.8, 7/25/1900 p. 3, 3/9/1942 p.29; Documents of the Assembly of the State of New York, Volume 13, 1874, p. 578.

Park Avenue to Lexington Avenue

South side:

114 East 39th Street

Four-story-and-basement Italianate brownstone row house (1865-66, for Hanson Corning), cornice, stoop and aedicular window and door surrounds largely intact. "Hanson K. Coring, an old and much respected merchant…was for many years at Para, Brazil, and sent rubber from that port to New-York" (New-York Tribune, obituary). In 1911, it became home to the "Aviators' Good Landing Club…by the aviation committee of the National Special Aid Society" (NYT). "Under the auspices of the Treasure and Trinket Fund 'The Aviators' Good Landing Club' was opened on May 4th, at 114 E.39th Street, New York City, with an informal tea. On this occasion Mrs. William Allewn Bartlett, Chairman of the Aviation Committee, National Special Aid Society, Inc., presented the keys of the Club to the aviators, thus turning the place over to them.... The Club is the outcome of many requests from different aviators to Mrs. Bartlett for a place where they might go and feel at home, and as many have remarked, 'This is the only aviators' Club one feels perfectly at home in' the main idea has been accomplished. The Club

itself was furnished with this in mind. Rich neutral tones were chosen for the general color scheme and soft amber lights tend to give one a feeling of rest and quiet. Comfy and substantial mission furniture; a fire-side seat; an aeronautic library; current magazines; writing desks and accessories; cool awnings; shading flower boxes; all of these - and a grand piano - add much to the home atmosphere of the place. Any pilot or observer of the U.S. or Allied Forces is eligible for membership" (Flying, 1919). Source: New York Registers Office, Liber Deeds, L.866 P.577, L.1031 P.283; New York tax assessments, Ward 21, 1859 through 1866; NYT 4/9/1919 p. 11; *New-York Tribune* April 23, 1878 p.2; *Flying*, Volume 8, by Aero Club of America, June 1919, p. 463.

120 East 39th Street, The Tuscany

Fifteen-story brick neo-Romanesque apartment hotel (Farrar & Watmough, 1927, for One Park Avenue Corp., Henry Mandel, vice-president). "The fifteen-story apartment hotel project announced by Henry Mandel and associates for the Murray Hill section adds weight to the belief that this vicinity will hold its residential character. With the exception of Madison Avenue, commercial structures have not been erected in the Murray Hill district between Thirty-fourth and Fortieth Streets. Building activity has been for residential use, not only on Park and Lexington Avenues, but also on the side streets.... The first floor will contain two dining and other rooms in addition to four one-room apartments. A unique feature will be an open-air dining court on the south side of the building, with decorative brick walls. The second to tenth floor will each contain ten single-room suites with bath and service facilities for handling meals form the hotel kitchen. Above the tenth floor are one and two room suites" (NYT). Modern marquee and entrance. Mandel had earlier erected "The Lombardy" at 111 East 56th Street. Source: NB 332-27; NYT 12/4/1927 p. RE1, 5/12/1928 p. 30.

124 East 39th Street

Four-story-and-basement Italianate brownstone row house (1859-60 for developer David B. Keeler); cornice survives, stoop and ornamental detail removed. "Courtlandt Dixon Moss, a dry goods commission dealer, of the firm of Moss, Taylor & Co., died on Monday [1901] at his home, 124 East Thirty-ninth Street.... Mr. Moss came of a distinguished Rhode Island family. He was a nephew of former United States Senator Courtlandt Dixon of that State... He was a Director of the Central National and the Citizen's Savings Banks..." (NYT). Later home to Justice Edward Patterson, Presiding Justice of the Appellate Division of the Supreme Court. Source: New York Registers Office, Liber Deeds, L.796 P.236, L.822 P. 573; New York tax assessments, Ward 21, 1859 through 1863; ; NYT 11/27/1901 p.9, 1/20/1910 p.2, 9/7/1915 p. 13 (Keeler obit).

126 East 39th Street

Four-story-and-basement Italianate brownstone row house (1859-60 for developer David B. Keeler); cornice survives, stoop and ornamental detail removed. An early resident was Isaac Walton. "Isaac Walton, one of the oldest builders in this city, died yesterday at his home, No. 126 East Thirty-ninth street... He was a direct descendant of William Walton, one of four brothers who came from England in 1682 with William Penn.... A number of well-known buildings, among them those of the Union Club and the Seamen's Savings Bank, were erected by him" (NYT 1884). Architect J. Cleveland Cady lived

here in the 1890s. "Dr. Edward W. Lambert, one of the oldest and most prominent physicians in New York, died...at his home, 126 East Thirty-ninth Street... Dr. Lambert became associated with Henry B. Hyde in 1850, who in that year founded the Equitable Life Assurance Society, and was made the society's first medical director" (NYT 1904). Source: New York Registers Office, Liber Deeds, L.796 P.236, L.807 P. 134, L.264 P.148; New York tax assessments, Ward 21, 1859 through 1863; NYT 4/16/1884 P.4, 7/19/1904 p. 7, 9/7/1915 p. 13 (Keeler obit).

130 East 39th Street (aka 322-332 Lexington Avenue)

Fifteen-story brick neo-Federal hotel (Rosario Candela, 1926-27, for Peter Cooper Lexington Corp.). "The Peter Cooper, corner 39th Street, is an apartment hotel designed to furnish a maximum of comfort at a minimum of expense. Apartments may be had unfurnished or furnished from $900" (NYT). Altered store fronts. Source: NB 213-26; NYT 4/28/1926 p. 42, 6/11/1927 p. 35, 7/23/1932 p. RE3.

North Side:

109 East 39th Street

Five-story Queen Anne town house, brick and stone front (Henry F. Kilburn, 1886-87, for Helena Flint). In 1921 bought by Princess Vilma Lwoff-Parlaghy, described later (Christopher Gray, NYT) as "a Hungarian painter with a stormy career. Princess Lwoff-Parlaghy had done portraits of heads of state and other prominent people - including the Kaiser Wilhelm II and Otto von Bismarck. She arrived in the United States in 1907 with a large retinue of servants and a private menagerie including an ibis, an alligator, a bear and two falcons. She went on to do portraits of Thomas A. Edison, Admiral George Dewey, Andrew Carnegie and others, but she was ultimately evicted from the Plaza Hotel after a $12,000 dispute. A diamond merchant lent her $218,000 to buy the Flint house." Stoop removed 1927, renovated for apartments. Later became the Kittredge Club for Girls. Source: NB 1187-86; NYT 5/21/1995 p. RNJ7.

111 and 113 East 39th Street

Two four-story-and-basement brownstone row houses (William E. Waring, 1868, for Edward H. Coburn). According to Coburn's obituary: "He was one of the pioneer builders of New-York City, having begun building in 1856. A year or two ago he retired, the business being continued by Alfred Post Coburn, his son" (NY Tribune). From 1928 to 1929, No. 111 served as the first home of the Rudolph Steiner School. "With the possibility of a school in mind, Irene Brown purchased a New York 'brownstone'...at 111 East 39th Street in the Murray Hill section of Manhattan.... With Irene Foltz on board, the school could begin. And, so it did, in the autumn of 1928. Twelve students of assorted ages were on hand.... Five teachers were there to greet them..... To get things going, Virginia Birdsall gave up her position as head of the elementary division of Miss Baird's school, left her comfortable apartment in Orange, and moved into an upper room in the 39th Street house. Every school-day morning, she folded her cot and stowed it in the closet of her room, so that her bedroom became one of the "school's" two classrooms..." (Barnes, *Into the Heart's Land*). By 1945 No. 111 was in use as a rooming house. No. 113 replaced a stable belonging to Joseph Shelton's estate. No. 113 was home to a Wall Street bank partner, Samuel H. Pendexter in 1880; by 1936 it had been converted to apartments. Both houses have lost their

stoop and cornice, as well as window surrounds, and have new entrance facades. Source: NB 116-68; ALT 3288-35; NYT 5/16/1880 p. 12, 1/12/1945 p. 32; New York Tribune 8/8/1900 p. 9; Henry Barnes, *Into the Heart's Land: A Century Of Rudolf Steiner's Work In North America.*

115 and 117 East 39th Street

Two four-story-and-basement Italianate brownstone row houses (1859-1860, for Joseph Shelton). Both retain their cornices but have lost their stoops, No. 115 retains its curving lintels and footed sills, which are gone from No. 117. In 1929, No. 115 was leased by the American Red Cross to be used as "a clubhouse for disabled veterans" (NYT). In 1931 the Red Cross bought the building outright, but moved the following year to 321 Lexington Avenue (see). "...John S. Ellsworth, who headed the chapter's executive committee when the club was established, recalled that it was founded by volunteers of the World War I emergency canteen and was quartered at first in a brownstone house at 115 East Thirty-ninth Street" (NYT). Source: New York Registers Office, Liber Deeds, L. 782 P. 104, L. 803 P. 271; New York tax assessments, Ward 21, 1857 through 1863; NYT 6/28/1913 p. 14, 11/9/1948 p.24.

119 and 121 East 39th Street

Two four-story-and-basement Italianate brownstone row houses (Anthony Mowbray, builder, 1859-1860). They retain their cornices but have lost window detail. No. 119 was once the home of John Harper of the Harper Brothers publishing house. In 1944, "The Catholic Foreign Mission Society of America, which owns and occupies the building at 121 East Thirty-ninth Street, has purchased the adjoining five-story apartment house on a lot 20 by 100 feet at 119 East Thirty-ninth Street…which will be used by the mission group in an expansion of its quarters at the expiration of leases" (NYT). The buildings were joined and altered in that year. Their stoops were removed, and the basement and first floor levels of their facades were refaced. By 1948, No. 121 housed "the Christophers, a Roman Catholic organization with headquarters at 121 East Thirty-ninth Street" (NYT). "The objectives of the Christophers include the introduction of Christian principles into government, education, labor-management relations, newspaper, magazines, books, the stage, radio and movies" (NYT). No. 121 became known as "the Maryknoll House." In 1965, the "Maryknoll Fathers Foreign Mission Society…bought the five-story building at 123 East 39th Street, adjacent to its offices at 119 and 121 East 39th Street, near Lexington Avenue...to use the converted brownstone as a hospitality center for foreign visitors referred by its mission centers" (NYT).Source: New York Registers Office, Liber Deeds, L. 782 P. 104, L. 804 P.577, L. 796 P.636; New York tax assessments, Ward 21, 1857 through 1863; NYT10/11/1878 p.2, 3/6/1944 p.28, 1/15/1949 p. 18, 9/2/1949 p. 12.

123 and 125 East 39th Street

Two four-story-and-basement Italianate brownstone row houses (John W. Mowbray, builder, 1859-1860). Both retain their cornices, but have had their detail stripped, and their stoops removed. No. 125 has a projecting basement and first story bay window and commercial entrance. In 1965, the "Maryknoll Fathers Foreign Mission Society…bought the five-story building at 123 East 39th Street, adjacent to its offices at 119 and 121 East 39th Street, near Lexington Avenue...to use the converted brownstone as a hospitality center for foreign visitors referred by its mission centers" (NYT). Source: New York

Registers Office, Liber Deeds, L.782 P.100, L.821 P.42, L.811 P.398; New York tax assessments, Ward 21, 1857 through 1863; NYT 1/13/1965 p.46.

Lexington Avenue to Third Avenue
South side:
132 East 39th Street (see 331 Lexington Avenue)

MADISON AVENUE
East 34th Street to East 35th Street
East Side
189-199 Madison Avenue (see 20 East 35th Street, aka 43 East 34th Street)

East 35th Street to East 36th Street
East side
205 Madison Avenue (aka 25 East 35th Street) Church of the Incarnation NR-90NR00775)

A Gothic Revival brownstone church built in 1864 (architect Emlen T. Littell), and restored and enlarged after an 1882 fire (architects D. & J. Jardine). Its interior includes what the New York Landmarks Commission describes as "some of the finest ecclesiastical artwork in America, including stained-glass windows designed by William Morris, Edward Burne-Jones, Louis Comfort Tiffany, and John La Farge; sculpture by the American masters Daniel Chester French and Augustus Saint-Gaudens; and a monument designed by Henry Hobson Richardson."

209 Madison Avenue (NR-90NR00775)

Built as the rectory of the adjoining Church of the Incarnation in 1868-69, it was rebuilt with a new neo-Jacobean façade in red brick with limestone trim in 1905-06. In 1936 it was "remodeled and furnished as a community house for the young people of the neighborhood" (NYT, 11/2/1936 p.23).

211 Madison Avenue, Morgan Court

A 32-story apartment building (Liebman & Liebman, 1983-84, for Mark Perlbinder), on the site of J.P. Morgan's two-story stable (see below, 213 Madison Avenue). Called a "sliver" building, "...with only 33 feet of frontage on Madison Avenue. It rises a narrow and angular 32 stories, or about 20 floors above most of its neighbors. It will contain only 40 apartments - no more than two on any floor.... Mr. Perlbinder says he has made "subtle" efforts to make the new building blend with the church and rectory on the corner of 35th Street as well as with the neighborhood as a whole. Norman bricks, for instance, which are 12 inches long rather than the standard 8 inches, were used to de- emphasize the height of the building. The bricks also have a slight burgundy color to match more closely the color of the church. In the entryway, where a wrought- iron gate will be used to evoke the neighborhood's earlier days, the stucco has been left intentionally imperfect to create a rustic impression. ... According to Mr. Perlbinder, the building's foundation was completed in March 1983, one day before a city law went into effect halting most sliver projects." Source: NB 83-83; NYT 9/7/1984 p. B5. Non-contributing.

213 Madison Avenue (aka 22-26 East 36th Street)

A ten-story brick apartment house (Louis E. Jallade, 1926-27, for the Rhoades-Kennedy Sec. Corp. Theo. E. Rhoades, President). It was built on land opposite the Morgan Library, on land owned by "the Flintlock Realty Corporation, J.P. Morgan, President.... The lease has various restrictions, such as limiting the height of the structure to ten stories, providing that the design of the fronts on both Madison Avenue and Thirty-sixth Street shall be acceptable to Cross & Cross, Mr. Morgan's architects, and that the materials and workmanship shall be of the best quality. In return Mr. Morgan has agreed to restrict the height of his private stable, which adjoins 22 East Thirty-sixth Street on the south, to its present two stories for the full term of the lease, which is sixty-three years. This low building, with the church on the corner of Thirty-fifth Street and Madison Avenue, assures the apartment house of permanently protected southern exposure...." (NYT). Source: NB 526-26; NYT 3/27/1927 p. RE1.

East 36th Street to East 37th Street

East side

219 Madison Avenue (aka 33 East 36th Street), Pierpont Morgan Library (NR 90NR00909)

J. Pierpont Morgan's Library (McKim, Mead & White, Charles F. McKim, partner in charge, 1902-07) and annex (Benjamin Wistar Morris, 1927-28), described by the New York Landmarks Commission as an "architectural masterpiece" modeled on "the attic story of the Nymphaeum of 1555, built in Rome for Pope Julius III." It has an annex designed by Renzo Piano, connecting also to No. 229 (see below).

229 Madison Avenue (aka 24 East 37th Street), Phelps-Stokes-J.P. Morgan house, later United Lutheran Church in America, now part of the Morgan Library.

Built 1852-53; enlarged by R.H. Robertson, 1888. According to the New York Landmarks Commission: "This freestanding mansion was one of three brownstone Italianate houses built for the Phelps family on the east side of Madison Avenue between 36th and 37th Streets. J. Pierpont Morgan acquired the greatly expanded structure in 1904, and it served as the home of his son J.P. Morgan, Jr., until 1944, when it was converted to the headquarters of the Lutheran Church in America. The building was acquired by the Pierpont Morgan Library in 1988."

East 37th Street to East 38th Street

East side

233 Madison Avenue (aka no number, East 37th Street), Joseph Raphael De Lamar House, now Consulate General of the Republic of Poland (NR 90NR00812)

Designed by C.P.H. Gilbert and built 1902-05. According to the New York Landmarks Commission: "This Beaux-Arts mansion, the largest in Murray Hill and one of the grandest in all of New York, was designed for a Dutch-born entrepreneur who made his fortune in the California Gold Rush. The subtly asymmetrical house, with an entrance that is flanked by marble columns and crowned by a pair of putti, is surmounted by an exceptionally imposing mansard."

237 Madison Avenue, The Duane

Fifteen-story neo-Romanesque apartment hotel (Andrew J. Thomas, 1925-26, for the Truro Realty Corp. Triple arcade entrance in the stone-faced first story, brick above with long, narrow arches rising to the roofline. "A suite of rooms at the Duane, 237 Madison Avenue, has been leased...to Miss Claire Luce, actress" (NYT). Source: NB 787-25; NYT 7/31/1925 p. 28, July 4, 1926 p. RE2, 6/18/1927 p. 31.

241-245 Madison Avenue (aka 22 East 38th Street), Fraternity Club Building

Sixteen-story neo-Romanesque residential club (Murgatroyd & Ogden, 1922-23, for the Allerton 38th St. Co., Inc.). "The Fraternity Club Building is the latest addition to the Allerton houses. It is in the restricted Murray Hill centre, occupying the site of the well known South Dutch Church at Madison Avenue and Thirty-first Street. With its attractive architecture and the tower effect obtained by the set-backs above the twelfth story the structure presents a striking and very effective appearance, a refreshing contrast to the commercial buildings in the immediate locality. The novel feature of the building is the fact that it will be the club home of seventeen Greek letter fraternities. Each club will have its own block of sleeping quarters, with private baths or showers, while the entire building will be operated under a plan of service similar to that installed in other Allerton houses. Each participating club has its individual clubroom and lounge space. In addition, and shared by all of the clubs, are writing rooms, three squash courts, two dining rooms, sun parlor, roof garden and billiard room. This arrangement provides facilities usually enjoyed only by members of the larger and wealthier clubs, and relieves each of the burden of providing and maintaining such luxurious facilities" (NYT). Source: NB 346-22; NYT 10/21/1923 p. RE 1.

PARK AVENUE

East 34th Street to East 35th Street

East Side

5 Park Avenue (aka 101-105 East 34th Street) now part of 7 Park Avenue, see below.

7 Park Avenue (now joined to 5 Park Avenue)

Two tall apartment houses, 7 Park Avenue aka 113 East 34th Street (Emery Roth, 1930), 18 stories tall and neo-Romanesque in style, and 5 Park Avenue aka 107 East 34th Street (David Moed, 1953-54), 17 stories tall and modern in style. They are now connected to each other. No. 5 replaced the Bacon Residence, originally numbered "One Park Avenue." (When the avenue was renumbered in 1924, One Park Avenue became Five Park Avenue, and Three Park Avenue became Seven Park Avenue, while the original Three and Five Park Avenue became Nine and Eleven.) No. 7, as designed by Emery Roth, originally wrapped around the Bacon Residence, which stood at the corner of Park and East 34th Street. When the Bacon Residence was replaced by No. 5, in 1953, the two buildings – No. 5 and No. 7 - became interconnected. They each have wider facades along East 34th Street. "For several years Mrs. [Martha W.] Bacon, who is the widow of a former Ambassador to France, had fought in the courts to retain 1 Park Avenue as the designation of the house. About a year ago the Court of Appeals upheld a 1924 resolution by the Board of Alderman changing Fourth Avenue between Thirty-second and Thirty-fourth Streets into Park Avenue, with a consequent change of building numbers" (NYT).
Source: NB 52-30; NYT 2/10/1925 p. 22, 2/19/1929 p. 58, 3/20/1930 p. 54, 11/22/1953 p. R1.

9-11 Park Avenue (originally 5 and 7 Park Avenue)

Two four-story-and-basement brownstone houses altered in 1941. "...reconstruction work just completed at 9 and 11 Park Avenue... These two four-story and basement, connected private dwellings, owned by Mrs. Rosita T. Noyes, were occupied three months ago as her town house. Following recommendations by Mr. Casale, the brownstone fronts and high stoops were removed and replaced by an attractive new imitation limestone facade. The interior of...No.11, which Mrs. Noyes will continue to occupy, was remodeled.... The interior of the south house has been converted...into six three-room housekeeping apartments...." (NYT). Source: NYT 11/30/1941 p.RE3. Non-contributing.

West Side

10 Park Avenue (aka 61-65 East 34th Street)

Twenty-seven-story Art Deco apartment hotel (Corbett, Harrison & MacMurray and Robert T. Lyons, Inc., 1929-31). Built on the former site of the Community Church, and designed originally to include a new home for the congregation at the north end of the Park Avenue front; instead, the Community Church built its present home on East 35th Street (see 34 East 35th Street). The two-story stone-faced base of the hotel expands to six stories at the north end of the Park Avenue façade, where the modernistic style takes on a Gothic flavor, indicating what was to be the location of the church. "The provision requiring the lessee to construct a portion of the building to be used for church purposes and to make payment to the church of $95,000 during 1931 and to furnish bonds for the completion of the building for church purposes are now canceled" (NYT). Source: NB 224-29; NYT 5/31/1931 p. RE1, 3/4/1932 p. 43.

16 Park Avenue (aka 42-46 East 35th Street)

Sixteen-story neo-Romanesque apartment building (Fred F. French Co., 1924, for the 16 Park Av. Corp.) Two-story stone-faced base, brick above. "At 15 or 16 Park Avenue - Permanency on Murray Hill - A lease in a 'French' apartment works for your permanent comfort. 'French' apartments have always been financed, built and managed by the French Companies as permanent investments. They are not speculative. They are not likely to change hands; thus tenants are assured of a continuation of French Service. At 15 or 16 Park Avenue, (35th Street,) 3 and 4 rooms, $2,200 to $4,000. Wood-burning fireplaces and dining sections. Valet and maid service available. A few apartments are furnished. Agent on Premises - French & French Incorporated" (NYT ad). Source: NB 13-24; NYT 4/19/1924 p. 23, 9/29/1924 p. 15.

East 35th Street to East 36th Street

East side

35 Park Avenue (aka 100-102 East 36th Street)

Eighteen-story Modern apartment house (Sylvan Bien, 1954-55, for 35 Park Ave, Inc., John J. Campagna, vice-president). "Sylvan Bien, architect, has filed plans for an eighteen-story apartment building to replace nine dwellings at 25 to 37 Park Avenue and 102-06 East Thirty-sixth street, the southeast corner. The proposed building will contain 156 suites and garage for forty cars, and will cost

$2,500,000" (NYT). "A father-and-son combination is improving one of the last Park Avenue corners on Murray Hill available for building. The team, which is erecting 35 Park Avenue, an eighteen-story apartment house...consists of Anthony Campagna and his sons, Joseph and John. Assisting in a related field are Douglas L. Elliman and his son, Edward, who are the agents for the venture" (NYT). Source: NB 47-54; NYT 3/29/1954 p. 34, 2/6/1955 p. R1.

West side

20 Park Avenue (aka 45 East 35th Street)

Twenty-three-story eclectic apartment building (Emery Roth & Sons, 1938-39, for 28 Park Avenue Corp., Saul Lautenberg, president). Simplified details on a mostly Modern building, which replaced the Women's City Club. "Modern facilities in the twenty-three-story apartment house under construction at 20 Park Avenue...include individual television outlets in every suite. Arrangements are being made between the owners and the Radio Corporation of America... Other up-to-date facilities will include air-conditioning, built-in scales in the bathrooms and a power plant for generating electricity" (NYT). Source: NB 130-38; NYT 1/22/1939 p. 139, 5/17/1939 p. 47.

30 Park Avenue (aka 38-50 East 36th Street)

Nineteen-story Modern apartment building (Emery Roth & Sons, 1954-55, for Flagler Park Estates, Inc., Samuel Rudin President). It replaced, among other buildings, the home of Florida developer Harry Flagler. "The historic Murray Hill section of Manhattan is losing another group of old private homes closely linked to the city's earlier and more colorful days. The row of nondescript private houses at the southwest corner of Park Avenue and Thirty-sixth Street - relics of the era of quiet residential charm in that neighborhood - are coming down. The buildings, including one which long was the home of the late Harry Harkness Flagler, have stood vacant for many years. Time has passed them by, and now they are being demolished to provide the site for a multi-family project in keeping with today's housing needs. Samuel Rudin…said the building was designed primarily to meet the growing demand on the part of business executives in the Grand Central zone for walk-to-work living quarters of the luxury type. The house will be a fit companion for the nineteen-story edifice [40 Park Avenue] which the same builder put up in 1949 at the northwest corner of the same intersection" (NYT). "The lobby design and decoration are the work of Mrs. Austrian of Intramural, Inc." (NYT). Source: NB 13-54; NYT 11/29/1953 p. R1, 3/6/1955 p. R7.

East 36th Street to East 37th Street

East side

41 Park Avenue (aka 101-105 East 36th Street)

Eighteen-story Modern apartment building (George Fred Pelham, Jr., 1946-1950, for 43 Park Ave. Corporation, Louis Cowan, president). Though the project was filed at the Buildings Department in 1946, construction did not begin until 1949. ""Wreckers were busy last week...to prepare...for another 'town and country' apartment development in the Murray Hill section.... The now familiar pattern of modern suites with corner living room windows... One of the houses coming down was the home of Herbert L. Satterlee, who was a son-in-law of the late J.P. Morgan, the elder, while another was owned

by Frederick Delano, an uncle of the last President Franklin Delano Roosevelt" (NYT). Source: NB 140-46; NYT 6/26/1949, P. R1, 11/27/1949 p. R1, 5/14/1950 p. 253.

West side

40 Park Avenue (aka 37-39 East 36th Street)

Eighteen-story Modern apartment building (Emery Roth Sons, 1948-50, for Pierpont Estates, Inc., Samuel Rudin, President). Brick building notable for its cantilevered balconies. Source: NB 262-45; NYT 6/18/1950 p. 49.

46 Park Avenue

Four-story-and-basement town house (Francis G. Stewart, 1909-10, for Edward Wright Sheldon), based in limestone and granite, with unusual neo-Gothic label lintels. Sheldon became President of the United States Trust Company in 1906; he became Chairman of the Board in 1927. "Although his financial interests were wide – he had been a director of thirteen insurance companies, a railroad and a real estate corporation besides his banking interests – Mr. Sheldon found time to participate in the management of several major philanthropic, educational and health institutions" (NYT). Source: NB 849-09; NYT 12/24/1909, p. 13, 2/16/1934 p.19.

48 Park Avenue (aka 34-38 East 37th Street), Union League Club

A neo-Classical clubhouse (Benjamin Wistar Morris, 1929-31). According to the New York Landmarks Commission, the club "is a fine example of a neo-Classical style clubhouse, combining elements that recall the architecture of 18th-century England and the American colonies. This style was especially popular with public institutions in the late 1920s and may suggest the influence of such architects as Edward Lutyens and John Russell Pope.... The Union League was founded in 1863. Members promised absolute and unqualified loyalty to the United States and the Republican Party. During the Civil War, the club organized the first black regiment in New York State and later played a significant role in establishing the Metropolitan Museum of Art." Source: New York Landmarks Commission, Union League Club designation report (LP-2389).

East 37th Street to East 38th Street

West side

50 Park Avenue (aka 31 East 37th Street)

Eighteen-story streamlined neo-Georgian apartment building (George F. Pelham, Jr., 1939-40, for 50 Park Avenue, Inc., Louis Cowan, president). Red brick with white stone trim and simplified classical detail, designed to harmonize with the Union League Club across Park Avenue. "Perhaps the most interesting house marked for destruction by this building plan is the Charles Coster residence at 50 Park Avenue. This red brick mansion has retained the air of the old 'marble-hall era' in the Murray Hill zone, of which it long has been a part. The late Mr. Coster, for a long time an accountant with J.P. Morgan & Co., constructed and furnished the house in lavish style...." (NYT). Source: NB 165-39; NYT 6/15/1939 p.47.

52 Park Avenue

Twenty-story apartment building (David K. Specter, 1982-85, for Edwin A. Glickman). "Next door to the austere, gray East German Mission to the United Nations in the Murray Hill section of Manhattan, a narrow tower 21 stories high is being built that will contain 10 duplex condominium apartments... For Murray Hill residents, the startling new building, with its high prices, is providing a barometer for the rapid increase in property values in a quiet section of the city that has seen little construction in recent years. But the building, under construction since last September at 52 Park Avenue...is also a vivid example of how community groups can use their influence at City Hall to reshape the plans of a developer. The story began two and a half years ago when the developer, the Sybedon Corporation...proposed to build a 27-story tower on the property, which is only 31 feet wide by 80 feet deep and lies between the five-story mission and a 16-story cooperative building. The proposed structure was immediately labeled a 'sliver'...." (NYT). Source: NB 47-82; NYT 6/20/1982 p. R9, 2/22/1985 p. B5. Non-contributing (because of age only).

56 Park Avenue, Scandinavia House.

Ten-story museum (Polshek Partnership, 1999-2000, for Scandinavia House). Non-contributing (because of age only).

64 Park Avenue (aka 40-42 East 38th Street), Kitano Hotel

Sixteen-story hotel (Shhada Sirmbieda & Partners, 1991-95, for the Kitano Hotel). "After an $80 million, four-year renovation, the Kitano Hotel, a 150-room establishment populated with Japanese executives but little known to the city's American visitors, reopened Thursday on Park Avenue at 38th Street. ... Mr. Kitano bought the property, which had been the Murray Hill Hotel, in 1971. He closed the hotel in 1991, tore it to its steel structure and started rebuilding. He also bought three adjacent town houses, two of which were demolished so the hotel could be enlarged. The third is part of the remodeled hotel, which was designed by Shhada Sirmbieda & Partners of Long Beach, Calif" (NYT). Source: NYT 7/16/1995 p. CY4. Non-contributing.

East 38th Street to East 39th Street

West side

70 Park Avenue (aka 43 East 38th Street) (addition 1963), Doral Park Avenue Hotel.

Fifteen-story neo-Renaissance apartment hotel (George Keister, 1926 for Lecardi Realty Co.), rusticated two-story stone base, brick above. Nineteen-story Modern addition (Philip Birnbaum, 1963). "William Fellowes Morgan sold his four-story residence...at 70 Park Avenue to the Lecardi Realty Corporation, which owns the adjoining property at the northwest corner of Park Avenue and Thirty-eighth Street. With this additional parcel the Lecardi Realty Corporation will have a... plot...to erect a sixteen-story modern apartment hotel" (NYT). "A 19-story wing is being added to the 70 Park Avenue Hotel at Park Avenue at 38th Street. The addition, at 72 Park Avenue, will contain 100 rooms. The old structure, which is also 19 stories high and has 100 rooms, is being completely renovated. A side wall will be demolished and the two buildings will be connected to form a single unit. The hotel will be renamed the

Doral Park Avenue" (NYT). Source: NB 128-26; NYT 5/15/1926 p. 39, 6/18/1926 p. 41, 5-26-1963 p. 324.

80 Park Avenue (aka 36-50 East 39th Street)

Nineteen-story Modern apartment building (Kahn & Jacobs and Paul Resnick, 1954-55, for George J. Engler and Saul Eisenberg). It replaced two houses belonging to D. Willis James, "a railroad man and miner" (NYT). "Known as 80 Park Avenue, the proposed building will contain suites of two to five rooms. It also will have a penthouse apartment and five professional apartments on the ground floor.... Kahn & Jacobs and Paul Resnick, architects, are cooperating on the plans, which will meet the high standards of luxury housing already prevalent in the Murray Hill area. Aluminum double-hung windows, a granite and glass entrance, plantings along the building line and projecting beveled bays are some of the features incorporated in the design. Parking for 100 cars will be provided in a two-level garage.... Twenty-three-foot living rooms and seventeen-foot bedrooms are being provided, along with over-sized closets" (NYT). Source: NB 123-54; NYT 3/28/1954 p. R1, NYT 4/3/1955 p. R1.

LEXINGTON AVENUE

East 34th Street to East 35th Street

East Side

251 Lexington Avenue

Originally a four-story and basement row house with stoop (built 1856-57 for Richard Bell); stoop removed in 1924 (for Ashmir Realty Corp, architect DIetrich Wortman) when it was converted for use as apartments and a doctor's office (ALT); stripped of all ornament and refaced; cornice survives intact. Richard Bell lived in this house from its construction until his death in 1892, at which time he was described as "the oldest banker in Wall Street" (NYT). "For a number of years Mr. Bell was agent of the Bank of British North America. Then he became a private banker, and after the war he was agent of the Bank of Montreal. From this post he retired in 1876. Since that time Mr. Bell lived quietly at his home, surrounded by his favorite books and pictures. Mr. Bell was born in Dublin Oct. 1, 1797....1830, when he came to this country.... For many years Mr. Bell was the President of the Friendly Sons of St. Patrick, and his speeches at the annual dinners have been remembered with pleasure by those who heard them..... His impressions of England at the time of the battle of Waterloo and of the second war of this country [the War of 1812] were most interesting." In 1932, this was the address of the Writers' Guild of New York (*Saturday Review*). Source: New York Registers Office, Liber Deeds, L. 485 P.500, L. 701 P. 576; New York tax assessments, Ward 21, 1855 through 1858; ALT 974-1924, ALT 1379-1924; NYT 11/6/1892 p. 9; *Saturday Review*, Vol 9, 1932, p. 347.

253 Lexington Avenue (aka 134-140 East 35th Street), Packard Commercial School

Five-story Beaux-Arts Classic school (Henry Francis Ballantyne, 1910-11, for the Packard Commercial School). Rusticated double-height arcade; brick pilasters above. Ballantyne was a Canadian architect who practiced in New York City from 1901 until returning to Canada in 1915. "Another landmark, long familiar to New Yorkers the Packard Commercial School, is soon to leave the old building at Twenty-third-st. and Fourth-ave., which it has occupied for the last twenty-five years, and take up its quarters at

Lexington-ave. and Thirty-fifth-st., where on a spacious site a new and imposing edifice has been erected which is to serve henceforth as the permanent home of the Packard School. This beautiful, modern and perfectly equipped school building is a fulfillment of the earnest desire of the late Mrs. S.S. Packard as expressed in her will, and is made possible through her financial assistance. Dignified in appearance and monumental in character, its exterior is consistent with the age and dignity of the institution which it houses, while its classical colonnade and architectural enrichments make it a distinct ornament among the stately structures of old Murray Hill" (New York Observer and Chronicle). Source: NB 543-10; New York Observer and Chronicle, Jun 29, 1911, p. 834; Biographical Dictionary of Architects in Canada 1800-1950 (http://dictionaryofarchitectsincanada.org/architects/view/1024).

East 35th Street to East 36th Street

East side

257-265 Lexington Avenue (aka 139-141 East 35th Street), The Bromley

Twelve-story Art Deco white brick apartment building (H.I. Feldman, 1939-40, for Tishman Realty and Construction Company). The *New York Times* published a photo of a living room in the Bromley, noting its "unusual decorative scheme." Source: NB 231-39; NYT 12/21/1939 p. 44, 9/8/1940 p. 143.

271 Lexington Avenue (see 136 East 36th Street)

West side

264 Lexington Avenue, The Sherbrook Apartments

Nine-story neo-Federal apartment building (Jardine, Hill & Murdock, 1923-24, for 264 Lexington Ave. Corp., George L. Robinson, President). Stone-faced ground floor, tapestry brick above with stone trim. "The structure will be eleven stories high, with two doctors' offices, servants' room and four-room and bath apartments on each floor. The construction will include such modern improvements as electric dish washer machines, and complete cabinets for refrigeration and dishes and built-in ironing board cabinets, &c" (NYT). Source: NB 177-1923; NYT 10-4-1923 p. 33, 11/25/1923 p. RE1.

East 36th Street to East 37th Street

East side

273-279 Lexington Avenue (aka 137 East 36th Street), The Carlton Regency; connects to 285-287 Lexington Avenue (aka 132-136 East 37th Street), The Carlton Regency North.

Twenty-four story modern apartment building (Lyras & Anaya, 1965-66, for 277 Lexington Avenue, Inc., James J. Conforte, Jr. President). Source: NB 53-65; NYT 10/14/1965 p. 80. Non-contributing.

281-283 Lexington Avenue, Soldiers and Sailors Club of New York

Originally part of a development of brownstone row houses on East 37th Street and Lexington Avenue Charles Buek, builder, 1881-82). "Eleven brownstone dwelling-houses are also building at Lexington-avenue and Thirty-seventh-street, and near by in Thirty-seventh-street. Six of them are for John Graham & Sons, and the other five for Charles Buek, the architect who designed them all" (NYT 4/11/1881 p.8) The two buildings were convered (Frank H. Holden, 1927-28) for use by the Soldiers and Sailors Club of New York) "The new Soldiers and Sailors clubhouse will be located in a building recently remodeled

from two-old-fashioned apartment houses. Built over three floors, it has a frontage of 300 feet on Lexington Avenue, with western exposure. Equipment and alteration costs for the building are estimated at $15,000. Dormitories of two different sizes and small rooms situated on the second and third floors will give the Soldiers and Sailors Club a sleeping accommodation for about eighty men. On the ground floor will be situated a large self-service canteen and billiard rooms for service men. On the first floor will be a recreational lounge running the entire length of the two buildings, a library and a writing and reading room. On this floor will also be meeting rooms for various soldier organizations" (NYT). "... Chubby, the club's mascot, who grew up from a pup at the old club...was installed in his new home, and wore the army and navy colors." Source: ALT 830-27; NYT 3/20/1927 p. RE2, 11/18/1927 p. 23.

285-287 Lexington Avenue (aka 132-136 East 37th Street; see 273-279 Lexington Avenue)

West side

284-288 Lexington Avenue, The Lexington

Twelve-story red-brick Modern apartment house (H.I. Feldman, 1954-55, for Valerian Holding Corp., Philip Goldfine, President). Horizontal red brick bands. "A 'walk-to-work' appeal is being made to business couples and executives in the Murray Hill section by the agents for the twelve-story apartment house under construction… The two-room apartments in the building have 'slumber nooks.' These afford a separate sleeping area with adjoining closet space. All suites will have air conditioning and TV outlets. Plans call for 100 residential units and three professional apartments. Valet and maid service will be available. Arrangements are to be made for garden apartments with landscaped vistas" (NYT). Source: NB 109-54; NYT 10/30/1955 p. R1.

East 37th Street to East 38th Street

East side

297-303 Lexington Avenue (aka 131-139 East 37th Street), Hotel White, now Shelburne Murray Hill

Fifteen-story neo-Georgian apartment hotel (Charles B. Meyers, 1925, for Morris White Holding Co., Morris White, President). White stone-faced three-story base with triple arcade entrance, brick above. "Come to the Hotel White, in quiet, exclusive Murray Hill. You want to avoid the daily grind of crawling through congested traffic on your way to the office. You want to live near everything - and yet in quiet, dignity and comfort. Yet, you do not want to overtax yourself to enjoy such living... Every woman would prefer living within easy walking distance of the city's best shops, theatres and other activities. So we say, come to Murray Hill and the HOTEL WHITE. You need not choose between an apartment and a hotel - we offer you both. You need not forego the fullest measure of the contentment that can be yours from a charming home most accessibly located..." (NYT display ad). "Hotel White is rounding out its second year. It first made luxurious living economical by eliminating waste space within the apartment, doing away with dining rooms and servants' quarters. The tasks of housekeeping and the supervision of servants were assumed by a management then well known and now justly renowned for its ability to satisfy even the unspoken desires of guests…. Executives whose offices are in the Grand Central district find its delightful Adam dining room on Murray Hill, a preferred luncheon rendezvous.

Perched atop the building is a glass-enclosed solarium with garden promenade" (NYT display ad). Source: NB 12-25; NYT 9/3/1925 p. 44, 8/28/1927 p. 22.

305-307 Lexington Avenue

Twelve-story neo-Georgian apartment building (Charles B. Meyers, 1924-25, for 305 Lexington Av Corp., Morris White, president), by the same architect for the same owner as the adjoining Hotel White at 297-303 Lexington Avenue (see). Two-story stone faced base, brick above with stone trim. Source: NB 387-24; NYT 5/27/1923 p. 21.

309-311 Lexington Avenue (see 138 East 38th Street)

West side

296-300 Lexington Avenue (see 123 East 37th Street)

302-310 Lexington Avenue

Sixteen-story non-descript Modern apartment building (Irwin J. Berger, 1956-58, for Lexington 38th St. Corp., Maurice Epstein, Pres.). "Irwin J. Berger, architect, has drawn plans for a building to contain 129 apartments ranging in size from two rooms to four rooms... The building will be air-conditioned and will have a garage for tenants" (NYT). "310 Lexington Avenue is the newest and proudest addition to New York City's traditionally fashionable Murray Hill neighborhood. Located a few blocks from Grand Central Station and East Side Airlines Terminal...minutes away from Manhattan's new majestic "main line" of business and all commercial and social centers in the Metropolitan area, 310 is the answer to gracious living if you demand quiet elegance and an address of unmistakable distinction.... Professional Apartments - Free Gas - Westinghouse Refrigerator - Glass-Enclosed Tub showers - equipped laundry in basement - 24 Hour Doorman Service - Garage on Premises - Master TV Antenna" (NYT ad). Source: NB 186-56; NYT 12/12/1955 p. 47, 6/190/1956 p. 269, 11-7-1958 p. 24.

East 38th Street to East 39th Street

East side

315-323 Lexington Avenue (aka 127-129 East 38th Street), Red Cross Headquarters

Twelve-story eclectic office building (Delano & Aldrich, 1929-31, for the American National Red Cross, N.Y. County Chapter), at the corner of Lexington Avenue and East 38th Street, with a five-story clubhouse addition (a 1931 alteration of an older building) abutting it on Lexington Avenue and a narrow five-story brick "supply depot" (Delano & Aldrich, 1932) abutting it on East 38th Street. "A quarter of a century in the local activities of the American Red Cross will be commemorated this afternoon when the new headquarters of the New York chapter at Thirty-eighth Street and Lexington Avenue is formally dedicated in the presence of many persons prominent in city and national life.... The new headquarters, a twelve-story building, was made possible by a gift from the Conrad Hubert Fund, which was administered by former President Coolidge, former Governor Smith and Julius Rosenwald. The site of the new building was selected in 1928 after word was received by the Red Cross of the Hubert Fund gift. ... Officials of the chapter point out that the new building has greatly increased the

facilities of many departments which deal directly with the indigent of the city" (NYT). "The four-story building, 321 Lexington Avenue, on a lot 20 by 80 feet, was purchased by the American National Red Cross...at public auction yesterday. The structure will be extensively altered and used as a clubhouse for disabled veterans... The Lexington Avenue building adjoins the new twelve-story home of the Red Cross at the northeast corner of Thirty-eighth Street" (NYT) This building replaced the clubhouse's earlier home at 115 East 39th Street (see). In 1948, the club closed. "Dormitory facilities...used to cost thirty cents a night and breakfast was fifteen cents. Luncheon, once offered at twenty cents, rose to forty cents recently, and dinner from thirty-five to sixty cents. Meals once were served to 800 or 900 men daily, but the average lately has been fifty." Source: NB 399-29, NB 79-32; NYT 7/23/1931 p. 37, 11/5/1931 p. 25, 11/9/1948 p.24.

325 Lexington Avenue - empty lot

327 Lexington Avenue – empty lot

329 Lexington Avenue

Four-story-and-basement house with a tall mansard roof (George H. Hamilton, builder, 1858-59); window detail intact, but ground floor refaced. Currently under scaffolding. In 1891, "The annual election of officers of the American Pet Dog Club was held Wednesday at 329 Lexington Ave" (NYT). In 1924, the building was converted to a "studio" on the first floor and "non-housekeeping apartments above" (ALT 2340-24). At that time, the stoop was removed, and a new basement entrance created (Charles Kreymborg & Son, 1924-25, for the 331 Lexington Avenue Corp., James Summers, Pres). Source: : New York Registers Office, Liber Deeds, L.767 P.145, 1058 P.355; New York tax assessments, Ward 21, 1859 through 1863; ALT-2340-24; NYT 11/15/1891 p.3.

331 Lexington Avenue (aka 132 East 39th Street), The Century

A seven-story Renaissance Revival brick apartment building (Harry T. Howell, 1899-1900, for Charles Lane) with cast-stone window surrounds and elaborate entrance flanked by stone columns. It replaced a four-story brownstone row house. Though classed as a "tenement" in the Buildings Department application, it was referred to in a Baltimore newspaper in 1902 as "the fashionable Central apartment house, at 331 Lexington Avenue" (Baltimore *Sun*), and as "The Century, an apartment house at 331 Lexington Avenue." Source: NB 497-99; NYT 2/3/1899 p. 10, 3/15/1902 p.11, 6/23/1903 p. 5; Baltimore *Sun*, April 30, 1902, p. 8.

West side

316, 318 and 320 Lexington Avenue

Three very altered row houses (George B. Hamilton, builder, 1864-65); mansard roofs survive on Nos. 318 and 320; No. 320 is the most intact of the three with roof tiles and window detail surviving. No. 316 is the least intact, with an extra story having replaced its mansard, a large picture window at the second story; all three have storefronts added at the ground floor. No. 320 contributing, Nos. 316 and 318 non-

contributing. Source: New York Registers Office, Liber Deeds, L.886 P. 476, L.926 P.219, L. 944 P.138, L.922 P.551; New York tax assessments, Ward 21, 1859 through 1863.

322-332 (see 130 East 39th Street)

ADDENDUM
Two buildings within the existing National Register historic district, as listed in 2003, were not considered contributing properties at the time because of their age. They have now reached the fifty-year mark, and are considered to be contributing:

102 East 38th Street at Park Avenue – R.C. Church of our Saviour
The increase in population in Murray Hill caused by the proliferation of large apartment houses built in the late 1940s and early to mid-1950s prompted the building of a new church (Paul C. Reilly, 1955, Roman Catholic Archdiocese of New York). Designed in a "simplified Romanesque" style, it is faced in limestone. It has an enormous arched entrance on Park Avenue with triple-arched window and elaborate sculpted surround; round-arched windows with elaborately sculpted surrounds; and a bell tower on 38th Street. It has had no significant alterations. "Cardinal Spellman has announced that preliminary plans have been approved for the Roman Catholic Church of Our Saviour... The church will serve residents of the Murray Hill area and workers in near-by hotels and offices. It is in an area where there has been considerable new construction in recent years and where more offices and apartments are expected to be built in the near future" (NYT). Source: NB 212-55; NYT 10/2/1955 p. R1.

120 East 36th Street
A twelve-story Modern brick-faced apartment building (Greenberg & Ames, 1955-57, for Stimson Apartments, Inc., Joseph Sager president). It was named for Col. Henry L. Stimson, President Herbert Hoover's Secretary of State, whose house once stood at this address. Source: NB 234-55; NYT 8/25/1957 p.5.

Other significant site:
The planted five malls along Park Avenue date back to the 19th century, when they were created to cover the tunnel that runs beneath Park Avenue from 32nd to 40th Street originally used by trains on the New York Central. The plantings and iron fences between 34th and 39th Streets had deteriorated by the early 1980s. In 1982, the Murray Hill Neighborhood Association created a committee – the Patrons of Park Avenue (POPA) – to address the situation. Working with a landscape architectural firm and the New York City Parks Department, POPA developed a plan that ultimately led to the restoration of the malls. For the purposes of the nomination, the five malls act as single unit and are counted as one structure in the total number of resources.

Murray Hill Historic District (Boundary Expansion)
Name of Property

New York County, New York
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[X] **A** Property associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **B** Property is associated with the lives of persons significant in our past.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all boxes that apply.)

[ ] **A** owned by a religious institution or used for religious purposes.

[ ] **B** removed from its original location

[ ] **C** a birthplace or grave

[ ] **D** a cemetery

[ ] **E** a reconstructed building, object, or structure

[ ] **F** a commemorative property

[ ] **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance:
(Enter categories from instructions)

Architecture

Social History

Community Planning & Development

Period of Significance:

1853 - 1961

Significant Dates:

1853, 1859-1896, 1865, 1900-1905

1930, 1945-1961

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

(see Section 8)

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

[ ] preliminary determination of individual listing (36 CFR 67) has been requested.
[ ] previously listed in the National Register
[ ] previously determined eligible by the National Register
[ ] designated a National Historic Landmark
[ ] recorded by historic American Building Survey
_____
[ ] recorded by Historic American Engineering Record
_____

Primary location of additional data:

[ ] State Historic Preservation Office
[ ] Other State agency
[ ] Federal Agency
[ ] Local Government
[ ] University
[ ] Other repository: _____

STATEMENT OF SIGNIFICANCE

Summary-
In 2003, the Murray Hill Historic District in Midtown Manhattan, New York City was listed on the National Register, documenting a period of history from 1853 to 1953. At that time the district boundaries were selected to correspond to those properties that met the fifty year requirement for eligibility and listing, resulting in a smaller boundary within the greater Murray Hill neighborhood. In light of the passage of time and the now eligible stock of buildings from the late 1950s and early 1960s, the Murray Hill Historic District (Boundary Expansion) provides the opportunity to establish a boundary that unifies much of the neighborhood's historic resources from a period of significance from 1853 to 1961. The period of significance consists of the first and last contributing buildings extant within the district. Large projects designed by major architects of the day – including Emery Roth & Sons and Kahn & Jacobs – created an enclave of modern apartment blocks on or near Park Avenue, even as the same architects designed modern office buildings west and north on Park and Madison Avenues.

Like the previously listed Murray Hill Historic District, the expanded district is significant under Criterion A in the area of community development and social history. The period of significance incorporates the complex historical and architectural development of the neighborhood. The district forms a significant reminder of Murray Hill's history as one of the city's premier residential districts. It reflects the same social history of the existing district, as reflected by the many well-to-do merchants, bankers, lawyers, doctors, and professional men and their extended families who made Murray Hill their home.

The boundary expansion also meets Criterion C in the area of architecture for its intact collection of mid-19th century and early-20th-entury residential architecture including the same kind of row houses, town houses and apartment buildings as in the original district, designed by many of the same prominent architectural firms. The rows of well-preserved residences continue the distinct sense of place of the original district. Built in a succession of popular historical styles, the row houses and town houses display remarkable Second Empire, Italianate, Renaissance Revival, Beaux Arts, Colonial Revival, and Classical Revival style details. The apartment buildings in the district include fine examples of the Art Deco, neo-Romanesque and neo-Georgian styles, similar to those in the existing district, and but also adds fine examples of post-World War II modernism, not represented in the original district.

Note: The district is located in the heart of the Murray Hill study area as described in "The Historic Architectural Resources of Murray Hill, New York County, New York" Multiple Property Documentation Form. The context of Murray Hill's history and architecture is explored in depth in the cover document, form the original Murray family through the early development of the new neighborhood in the mid-1850s, and on through the mid-20th century. It is being updated with information about the modern apartment buildings of the post-World War II period not covered in the original document.

Social History-
Historically, the expansion, like the original district, has connections with figures of local and national significance, including businessmen, teachers, lawyers, doctors, realtors and bankers. Among them, in the expanded portion of the district, are: banker Thomas B. Clark, owner of a "collection of early American portraits" which "has been pronounced the finest in the world in private ownership" (NYT 1/19/1931 p.16); United States Senator Hamilton F. Kean,; financier John B. Trevor; banker Robert Winthrop; cast-iron manufacturer J.M. Cornell; Dr. Fordyce Barker, "attending physician to General Grant"; Mrs. Mary Scott Dimmick, niece of former U.S. President Benjamin Harrison's wife, who then became his second wife; financier J.P. Morgan and various members of his family; shipping executive (and first Catholic mayor of New York City) William R. Grace; Charles C. Burlingham, called "New York's First Citizen"; banker George Griswold Haven, major supporter of the Metropolitan Opera; Edward Wright Sheldon, President of the United States Trust Company.

Writers and artists who have lived in the district include sculptor Malvina Hoffman, writer Dashiel Hammett, and Hungarian painter Princess Vilma Lwoff-Parlaghy. music publisher Charles H. Ditson; actors Alfred Lunt and Lynn Fontanne, and architects Leon K. Levy, who designed the New York Coliseum, and Francis DeLancey Robinson of the C.P.H. Gilbert firm.

Clubs in the expansion have included the Collectors Club (22 East 35th Street), Art-in-Trades Club (34 East 38th Street), Williams Club (24 East 39th Street), Psi Upsilon Fraternity (28 East 39th Street), Aviators' Good Landing Club (114 East 39th Street), a Red Cross club for disabled veterans (115 East 39th Street), the Union League Club (48 Park Avenue), Soldiers and Sailors Club of New York (281-283 Lexington Avenue).

Architectural Development of Murray Hill-
The expanded historic district falls within the boundaries of the 18th-century country estate of merchant Robert Murray and his wife Mary Murray, from which the Murray Hill neighborhood takes its name. In 1847 descendants of the Murrays drew up a partition agreement that contained covenants limiting development of the property to brick or stone buildings, churches and private stables.

As in the original district, the expanded district is notable for its preponderance of residential architecture including 1850s English Basement type Italianate row houses; French Second Empire row houses; Italian Renaissance Revival and Beaux-Art town houses and mansions; and early 20th century neo-Georgian town houses and mansions. The row and town houses and mansions are clustered in the mid-blocks of the district, forming largely intact 19th and early 20th century streetscapes.

The earliest buildings within the expanded district are row houses built in 1853, the same year as the earliest houses in the existing district. These are at 24, 26, 28 and 30 East 35th Street, four survivors of a row of six. Building brownstone row houses continued up to the Civil War, as late as 1861, and continued afterwards as late as 1868, on East 37th, 38th and 39th streets; there are approximately 40 such buildings in the expanded district, in various states of integrity. The row houses of the 1860s tended to be larger and more elaborate than earlier houses, reflecting the new wealth and social status of middle-class New York in the years prior to the

Civil War. Ornament was heavier than in the early and mid-1850s, with boldly carved and bracketed pediments over entryways, wide moldings surrounding the windows, and richly-detailed roof cornices. Such building, generally by builders (David Robins, Charles Buck) working without architects, continued into the 1870s and very early 1880s.

Beginning in the 1890s, and in a few instances even the late 1880s, wealthy New Yorkers continued moving to Murray Hill and begin either to convert mid-century row houses into elegant town houses or replaced them with new mansions, often with the leading architects of the day. Henry F. Kilburn designed the Queen Anne style house at 109 East 39th Street for Charles Lane in 1899; McKim Mead & White designed a new neo-Georgian front at 22 East 35th Street for Thomas Benedict Clarke in 1901; Ralph Townsend designed a remarkable Flemish-inspired stable at 149 East 38th Street in 1902; C.P.H. Gilbert designed the Joseph Raphael DeLamar mansion at 233 Madison Avenue in 1902 as well as a neo-Georgian town house for Charles H. Ditson at 19 East 37th Street in 1905; Hoppin & Koen designed a new front at 36 East 38th Street for M.S. Burrill in 1901, and a new front at 32 East 39th Street for Philip Rhinelander in 1905, while Charles Brigham, of Boston, designed a new front at 38 East 38th Street for H.H. Rogers, Jr., in 1901, and Paris & Schroeder designed a new Beaux-Arts style front next door at 40 East 38th Street for Arthur B. Emmons in 1902.

The expanded district has earlier apartment buildings than the original district. The earliest is The Century, the seven-story multiple dwelling at 331 Lexington Avenue – described at the time as a "fashionable…apartment house" -- with one family per floor – designed by Harry Howell and built 1899-1900. Israels & Harder designed a six-story building of "flats" at 152-156 East 35th Street in 1903. Lawlor & Haase built The Southfield, an eight-story apartment building, at 145-151 East 35th Street in 1909-10. Even as these early apartment buildings went up, one last grand single-family house was erected on Park Avenue, at No. 46, designed by Francis G. Stewart for financier and philanthropist Edward Wright Sheldon and built 1909-10. George and Edward Blum designed side-by-side apartment buildings, 138-142 and 144-148 East 36th Street, built in 1915-16.

In the 1920s, many of the city's prominent apartment building designers worked in the expanded Murray Hill district: Murgatroyd & Ogden, George F. Pelham, Fred F. French & Co., Charles B. Meyers, Andrew J. Thomas, and Rosario Candela, Delano & Aldrich and Emery Roth. Shreve, Lamb & Harmon – better known for the Empire State Building, just a few blocks to the west – designed a seven-story neo-Federal private hospital at 139 East 36th Street built in 1929-30, while Corbett, Harrison & MacMurray, better known for their work at Rockefeller Center, designed an Art Deco hotel at 10 Park Avenue built 1929-31. The 1930s saw apartment buildings by H.I. Feldman and J.M. Felson, better known for their Art Deco apartment buildings in the West Bronx.

In the decade following the end of World War II, the large Modern apartment building came to Murray Hill. Sylvan Bien, George F. Pelham, and Kahn & Jacobs all contributed examples of the type, but Emery Roth & Sons rebuilt the west side of Park Avenue with four enormous apartment blocks at Nos. 20, 30 and 40.
The expanded Murray Hill historic district survives today as a cohesive enclave creating a distinct sense of place through its buildings linked by their scale, material, and details, and through its residents who portray significant

aspects of New York City's social and cultural history. The expanded area of the district mirrors the buildings types, architectural styles, and social history of the original district.

Architects and builders represented in the district:
Allen, Ewing
Ballantyne, H.F.
Barus, Frederick S.
Berger, Irvin J.
Bien, Sylvan and Robert
Blum, George & Edward
Buck, Charles
Buckley & Bannister
Candela, Rosario
Colyer, Ralph C.
Corbett, Harrison & MacMurray
Delano & Aldrich
Denby & Nute
Dowling, William
Easterbrook, William P.
Farrar & Watmough
Feldman, H.I.
Felson, J.M.
Franklin, John B.
Fred F. French & Co.
C.P.H. Gilbert
Greenberg & Ames
Hamilton, George H.
Hatch, Stephen D.
Howell, Harry T.
Hunter, Paul C.
Israels & Harder
Jallade, Louis E.
Jardine, Hill & Murdock
Kahn & Jacobs
Keister, George
Kilburn, Henry F.
Lawlor & Haase
Littell, Emlen
McKim, Mead & White
Meyers, Charles B.
Mildrum, John

Moed, David
Mook, Robert
Morris, Benjamin Wistar
Mowbray, Anthony
Murgatroyd & Ogden
George F. Pelham
Prague, John G.
Robins, David
Roth, Emery (& Sons)
Roth, Samuel
Sherwood, John H.
Shreve, Lamb & Harmon
Stewart, Francis G.
Thomas, Andrew J.
Townsend, Ralph
Ware & Van Brunt
Waring, William E.
Whitehead, Joseph
Ware & Van Brunt

Bibliography:

Boyer, M. Christine, *Manhattan Manners* (New York: Rizzoli, 1985), 134-135.

Lightfood, Frederick S., ed., *Nineteenth-Century new York in Rare Photographic Views* (New York: Dover Publ., Inc., 1981), 100-110.

Lockwood, Charles, *Manhattan Moves Uptown* (Boston: Houghton Mifflin Co., 1976), 223-231.

Monaghan, Charles, *The Murrays of Murray Hill* (Brooklyn, NY: Urban History Press, 1998.

"Mrs. Murray Had A Farm…" *Herald Bicentennial Supplement* (July 2, 1976), 12;

New York City Landmarks Preservation Commission, *Murray Hill Historic District Designation Report* (New York: City of New York, 2002); essay researched and written by Gale Harris; building entries researched and written by Donald G. Presa.

Pins, Anita, *An Historic District in Murray Hill* (New York: The Murray Hill Committee, Inc., 1977).

Robert A.M. Stern, Thomas Mellins, David Fishman, *New York 1960: Architecture and Urbanism Between the Second World War and the Bicentennial*, (New York: Monacelli Press, 1995)

Stokes, I.N. Phelps, *The Iconography of Manhattan, 1498-1909* 6 vols. (New York: Robert H. Dodd, 1918-28).

Trager, James, *Park Avenue: Street of Dreams* (New York: Atheneum, 1990), 14-20.

Verbal Boundary Description

The Murray Hill Historic District (Boundary Expansion) is located in midtown Manhattan on the eastside of the city. East 39th and East 34th Street roughly form the North and South boundary. The buildings on the eastern side of Madison form the West boundary, while boundary on the East runs just inside the parcels fronting Third Avenue.

Boundary Justification

A review of the boundaries of the original district, in light of the newly eligible apartment buildings on the west side of Park Avenue (now more than 50 years old), results in the extension of the western boundary one block further west to Madison Avenue. A review of the blocks east of Lexington Avenue uncovers sufficient numbers of early buildings to justify their inclusion in the expanded district. The northern and southern boundaries are largely unchanged.

Murray Hill Historic District (Boundary Expansion) — Name of Property

New York County, New York — County and State

10. Geographical Data

Acreage of Property 27.39 acres (Original HD Acreage: 7.49 – New Total HD Acreage: 34.88)

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	18	586311	4515100
2	18	583878	4517838
3	18	589192	4513615
4	18	583478	4512528*

*SEE MAPS SECTION FOR ADDITIONAL UTM REFERENCES

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Anthony Robins (contact - Daniel McEneny – NYSHPO)

organization _____ date _____

street & number 50 West 67th Street telephone _____

city or town New York state NY zip code 10023

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with SHPO or FPO for any additional items)

Property Owner (Complete this item at the request of the SHPO or FPO)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

Additional Information

PHOTO LIST – MURRAY HILL

Photos by Anthony W. Robins, October 2012

1. East 35th Street, north side, between Lexington and Third avenues, former stables at Nos. 157 and 159 East 35th Street, looking north.
2. East 35th Street, south side, from Lexington Avenue towards Third Avenue, showing 253 Lexington Avenue, the former Packard Commercial School, looking southeast.
3. East 35th Street, north side, between Madison and Park avenues, No. 35 East 35th Street, looking northeast.
4. East 35th Street, south side, between Madison and Park avenues, Nos. 22 to 32 East 35th Street, looking southeast.
5. East 35th Street, south side, between Madison and Park avenues, Community Church at No. 34 East 35th Street, looking southwest.
6. East 37th Street, north side, between Third and Lexington avenues, part of the row Nos. 155-135 East 37th Street, looking northwest.
7. East 37th Street, north side, between Park and Madison avenues, part of the row Nos. 19-29 East 37th Street, looking north.
8. No. 149 East 38th Street, north side of East 38th between Lexington and Third avenues, the Bowdoin Stable, looking north.
9. East 38th Street, south side, between Lexington and Third Avenues, Nos. 140-146 East 38th Street, looking southwest.
10. East 38th Street, south side, between Park and Madison avenues, Nos. 32-40 East 38th Street, looking southwest.
11. No. 109 East 39th Street, north side of East 39th Street between Park and Lexington avenues, looking north.
12. (Former) Williams Club, No. 24 East 39th Street, south side of East 39th Street between Park and Madison avenues, looking south.
13. Park Avenue, Nos. 70 and 80, looking northwest.
14. Park Avenue mall, east side of Park Avenue, 34th to 35th streets, looking east.
15. Park Avenue, west side, 34th to 35th streets, looking southwest.

Amendment to MPDF: The Historic and Architectural Resources of Murray Hill, New York County, New York
On file NYSHPO & the National Park Service

1) REVISED FINAL SECTION FOR "POST-WORLD-WAR II, LATE 1940S-1950S" – SECTION "E" PAGE 21

Post-World War II, late 1940s-early 1960s: Conversions of single-family residences to multiple dwellings, construction of large new apartment blocks

The post-war period was marked by many conversions of single-family residences to multiple dwellings, reflecting the trend toward apartment living among New York City residents. Often during these renovations, the floor plans were changed making the rooms smaller, stoops were removed in order to create more rentable space on the first floor, additional plumbing was installed, and façade ornament removed. In a number of cases the facades were reclad with stucco and given updated designs. Among the notable alterations was the joining of the 1860s houses at 111 and 113 East 38th Street into a single apartment building with a neo-Colonial façade by architect Stephen C. Lyras in 1944. Another notable example was the 1934 rebuilding of Nos. 150 and 152 East 38th Street, in which developer Russell A. Pettengill commissioned architect Robertson Ward to turn two 1850s houses into a residence and office; Ward stuccoed the façade of No. 150 and added thin colonnettes and Regency-inspired detail.

Notable residents during this period included actors Hume Cronyn and Jessica Tandy, his wife, who lived at 113 East 35th Street in the late 1940s early 1950s, and actors Alfred Lunt and Lynn Fontanne once lived at 163 East 36th Street. Set designer Albert Johnson, who designed sets for over 100 stage shows resided at 109 East 36th Street from about 1948 to sometime in the 1950s. The American Association of University Women moved its offices to 111 East 37th Street in 1950 and architect Marcel Breuer, who was then living in New Canaan, Connecticut, had his offices at 113 East 37th Street from about 1950 to 1955, while architect Leon K. Levy, who designed the New York Coliseum as well as many sports venues, lived and worked in a converted stable at 158 East 35th Street.

In the fifteen years following the end of World War II, some 25 large apartment houses replaced dozens of smaller buildings in Murray Hill, especially along Park Avenue. According to Robert A.M. Stern in *New York 1960*:

> The postwar era brought significant changes to Murray Hill....historically among Manhattan's most architectural cohesive and socially desirable residential neighborhoods... After the [Second World] war many of the best properties were assembled to form sites suitable for large-scale apartment houses particularly along Park Avenue.[2]

As reported in the *New York Times* in 1961:

> Perhaps nowhere in Manhattan does "now" contrast with "then" as sharply as in Murray Hill, once the domain of many of New York's Four Hundred. Twenty-five apartment houses built in the last ten years tower among opulent brownstone town houses built after the Civil War by many of New York's leading

[2] Robert A.M. Stern, Thomas Mellins, David Fishman, *New York 1960: Architecture and Urbanism Between the Second World War and the Bicentennial*, (New York: Monacelli Press, 1995) p. 297.

> families, among them the Morgans, Belmonts, Rhinelanders, Tiffanys and Havemeyers. The new buildings may seem incongruous in an area where the mood is still Victorian. Nevertheless, they have reinforced its residential character..... The Murray Hill community is probably the most stable residential area in the city, according to Charles H. Greenthal, a renting agent. Some of the buildings managed by the company, he says, have never had a vacancy rate of more than 1 per cent, although they are ten or more years old. Since 1949, six buildings, sixteen to nineteen stories high, have been built on Park Avenue between Thirty-fourth and Thirty-ninth Streets. Two were erected on Lexington Avenue, and the rest are on the side streets between Thirty-fourth and Thirty-ninth Street.... Mr. Greenthal says that, for all practical purposes, Murray Hill can be described as a "completed town."[3]

The forces bringing these new buildings to Murray Hill were summed up by Samuel Rudin, developer of Nos. 30 and 40 Park Avenue. As quoted in the *New York Times*, discussing No. 30:

> Samuel Rudin…said the building was designed primarily to meet the growing demand on the part of business executives in the Grand Central zone for walk-to-work living quarters of the luxury type.

An advertisement for 310 Lexington Avenue made a similar case, if with more detail:

> 310 Lexington Avenue is the newest and proudest addition to New York City's traditionally fashionable Murray Hill neighborhood. Located a few blocks from Grand Central Station and East Side Airlines Terminal...minutes away from Manhattan's new majestic "main line" of business and all commercial and social centers in the Metropolitan area, 310 is the answer to gracious living if you demand quiet elegance and an address of unmistakable distinction.... Professional Apartments - Free Gas - Westinghouse Refrigerator - Glass-Enclosed Tub showers - equipped laundry in basement - 24 Hour Doorman Service - Garage on Premises - Master TV Antenna.[4]

The architects who designed these large new buildings included some of the most prominent figures in the field. Sylvan Bien, George F. Pelham, and Kahn & Jacobs all contributed examples of the type, but Emery Roth & Sons had perhaps the greatest impact on the area, rebuilding the west side of Park Avenue with three enormous apartment blocks at Nos. 20, 30 and 40, as well as No. 7 Park Avenue on the east side, and No. 30 East 37th Street.

Emery Roth (1871-1948), a Hungarian-born immigrant who came to America in 1884, became a prominent architect in New York City during the first decades of the 20th century. His sons, Richard and Julian, later joined the firm, which in 1947 became known as Emery Roth & Sons. Following their father's death in 1948, the Roths turned to the design of office buildings.

In the words of Robert A.M. Stern:

> Emery Roth & Sons provided the bread-and-butter vernacular buildings that would … transform whole sections of Manhattan from stone to glass.... Between 1950 and 1970 the Roths completed seventy New York office buildings, collectively containing in excess of thirty million square feet of space, or half of the total amount of office space created during that period. In 1967 Ada Louise Huxtable could rightly state that the Roths were 'as responsible for the face of modern New York as Sixtus V was for baroque Rome.'[5]

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[3] *New York Times*, March 5, 1961, p. R1.
[4] *New York Times*, November 7, 1958 p. 24.
[5] Stern, *op. cit.*, p. 51.

Stern notes that the Roths' work "thoroughly dominated Madison Avenue," in particular the stretch north of East 42nd Street. And just as their commercial buildings transformed Madison Avenue and Park Avenue to the north, their apartment buildings transformed Park Avenue in Murray Hill.

The post-War period also brought two new churches to Murray Hill, one frankly Modern in its aesthetic, the other unabashedly revivalist. The new home for the Community Church (Ralph C. Colyer and Maurice R. Salo, designed 1939, completed 1948) at 34 East 35th Street was described by its pastor at the time as "a living example of modernistic architecture. You are going to like it as no other church or else you are going to hate it. There can be no compromise. It's one thing or the other. The new church is in accordance with our times. It is widely known and discussed even before the congregation has occupied it....."[6] According to Robert A.M. Stern:

> Partially built out to its lot line and partially recessed from the street on an elevated entrance court, the flat-roofed, five-story-high building eschewed a traditional architectural vocabulary in favor of highly reductivist red-brick facades."[7]

By contrast, ten years later, the Roman Catholic Church of Our Saviour at 59 Park Avenue looked back to the neo-Romanesque. Again as described by Stern:

> The architect, Paul W. Reilly, employed an archaeologically accurate Romanesque style to create a compelling image of aspiration that also recalled the neighborhoo'd glory days. [8]

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II) ADDITION TO "RESIDENTIAL ARCHITECTURE: APARTMENT BUILDINGS AND HOTELS" AT END OF STYLES LIST, SECTION "F" PAGE 4

Post-World War II Modernism

Post-War apartment buildings tend to be faced in white brick, or in some cases red brick. Facades are simple brick expanses, with large rectangular windows; massing tends to be blocky. Often the upper stories are enhanced with slight setbacks, some making possible penthouse apartments on more than one floor. Some have edges defined by large cantilevered balconies.

III) REWRITE OF "CHURCHES" SECTION "F" PAGE 5

A. Description

Churches in Murray Hill range from Italian Renaissance Revival and Gothic Revival – both standard, textbook styles – to early Modern and, in one case, to a modern revival of Romanesque.

B. Significance

The surviving churches in Murray Hill, though small in number, are significant to the history of Murray Hill under Criteria C and A. Surviving churches illustrate the development, in the 19th century, of Murray Hill as a fashionable residential neighborhood, created by the pressure of New York's continuing growth northward along Manhattan Island, and the redevelopment, in the mid-20th century, of Murray Hill as a desirable residential

[6] *New York Times*, September 27, 1948, p.19.
[7] Stern, *op. cit.*, p.298.
[8] *Ibid.*

enclave within walking distance of the business center of East Midtown, in the so-called "Grand Central Zone." The earlier buildings illustrate the religious buildings considered necessary for a fashionable Victorian residential neighborhood, illustrating ecclesiastical architectural styles current during the mid-19th century, while the post-World War II examples illustrate the varying reactions to the evolution of 20th century architecture, ranging from frankly Modern to romantic revival of early types.

C. Registration Requirements

[NO CHANGE TO THIS SECTION]

IV) ADDITION TO "MAJOR BIBLIOGRAPHICAL REFERENCES" SECTION "I" PAGE 1

Robert A.M. Stern, Thomas Mellins, David Fishman, *New York 1960: Architecture and Urbanism Between the Second World War and the Bicentennial*, (New York: Monacelli Press, 1995).

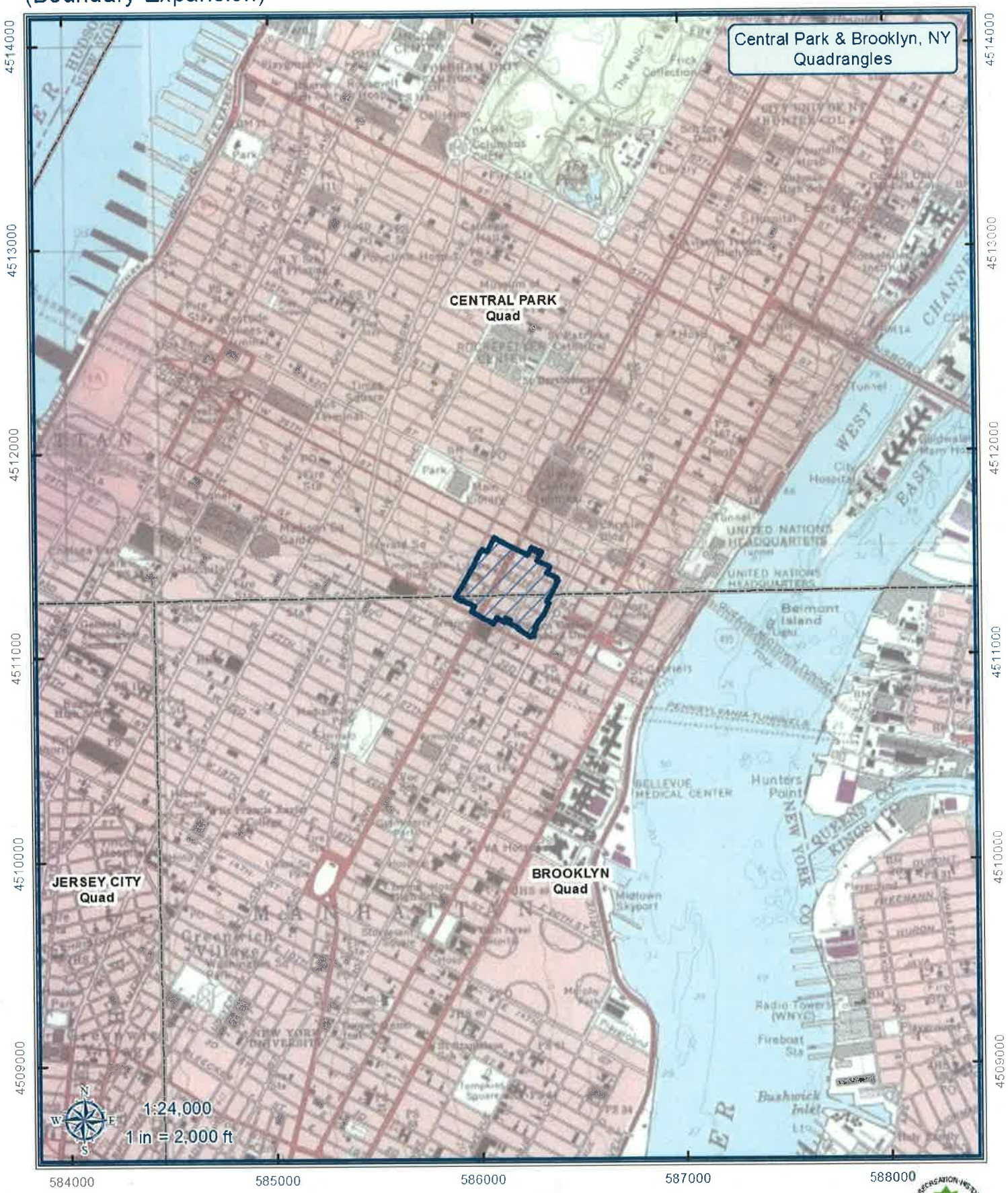
ALSO NOTE:

1) In Section "E" page 1, "Outline of Historic Contexts"
   Point 8 should now read: "Post-World War II, late 1940s-early 1960s: Conversions of single-family residences to multiple dwellings, construction of large new apartment blocks"

2) In Section "F" page 1, "Residential Architecture: Row Houses and Town House -- A. Description" – in the list of styles, add at the end:
   Regency-inspired
   Facades are generally stuccoed, and include thin colonnettes and other Regency-inspired detail. [This is to cover 150 and 152 East 38th Street.]

Murray Hill Historic District (Boundary Expansion)

Manhattan, New York County, New York



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

0 600 1,200 2,400 Feet

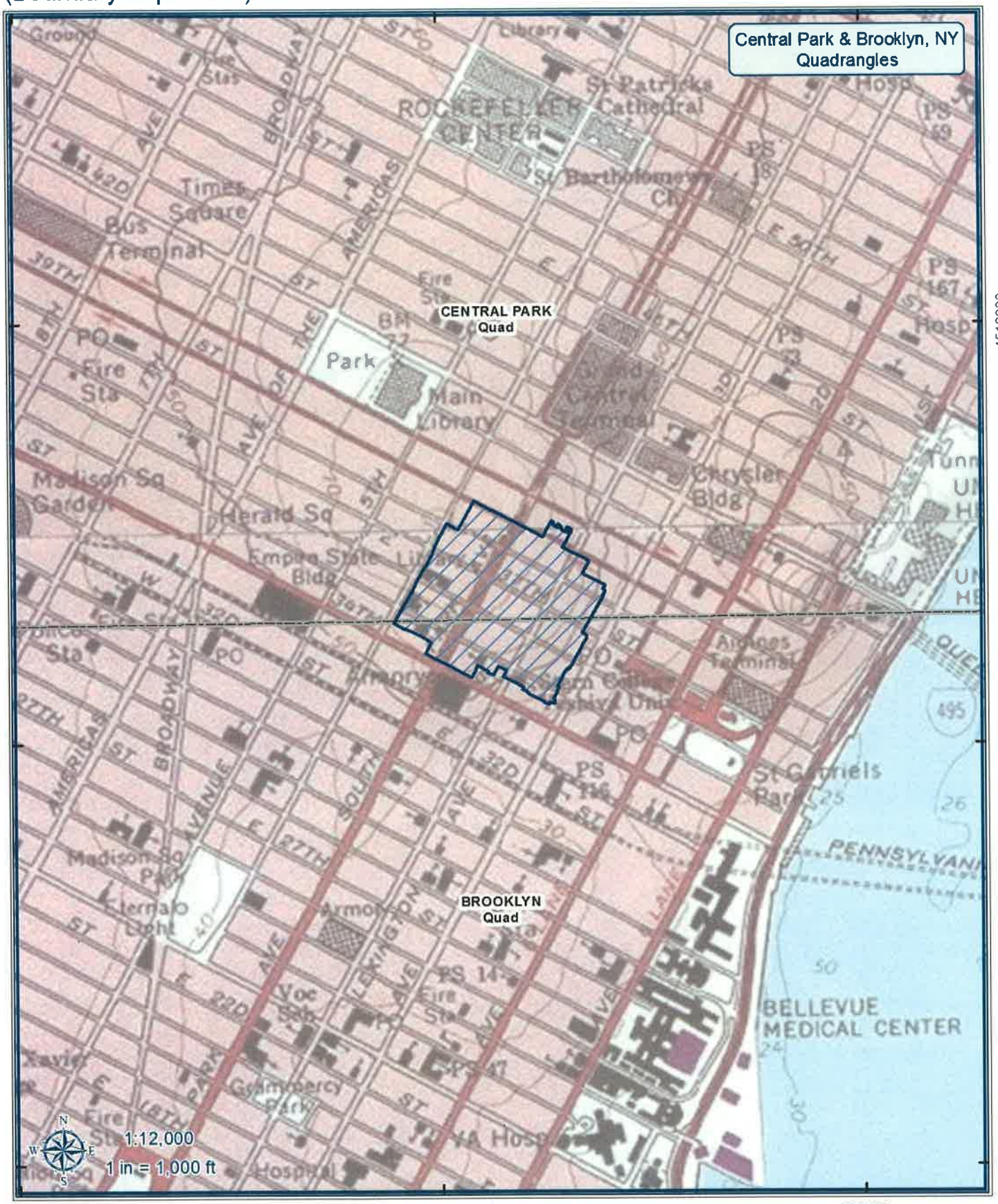
Murray Hill HD

Quad Index

USGS Topo Quadrangle from: Services@arcgisonline.com

Murray Hill Historic District (Boundary Expansion)

Manhattan, New York County, New York



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Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

Feet
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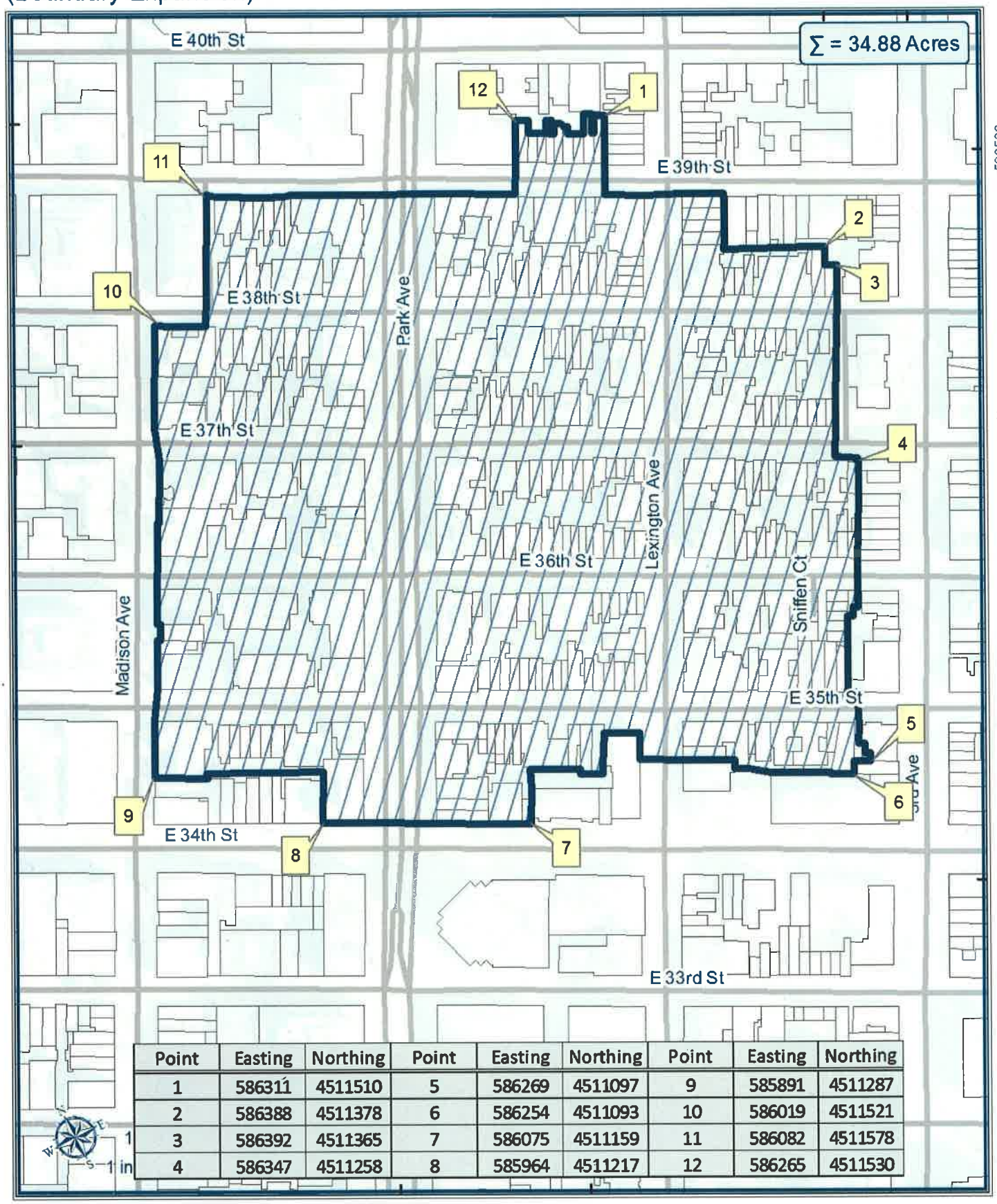
Murray Hill HD

Quad Index

USGS Topo Quadrangle from: Services@arcgisonline.com

Murray Hill Historic District (Boundary Expansion)

Manhattan, New York County, New York



Point	Easting	Northing	Point	Easting	Northing	Point	Easting	Northing
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2	586388	4511378	6	586254	4511093	10	586019	4511521
3	586392	4511365	7	586075	4511159	11	586082	4511578
4	586347	4511258	8	585964	4511217	12	586265	4511530

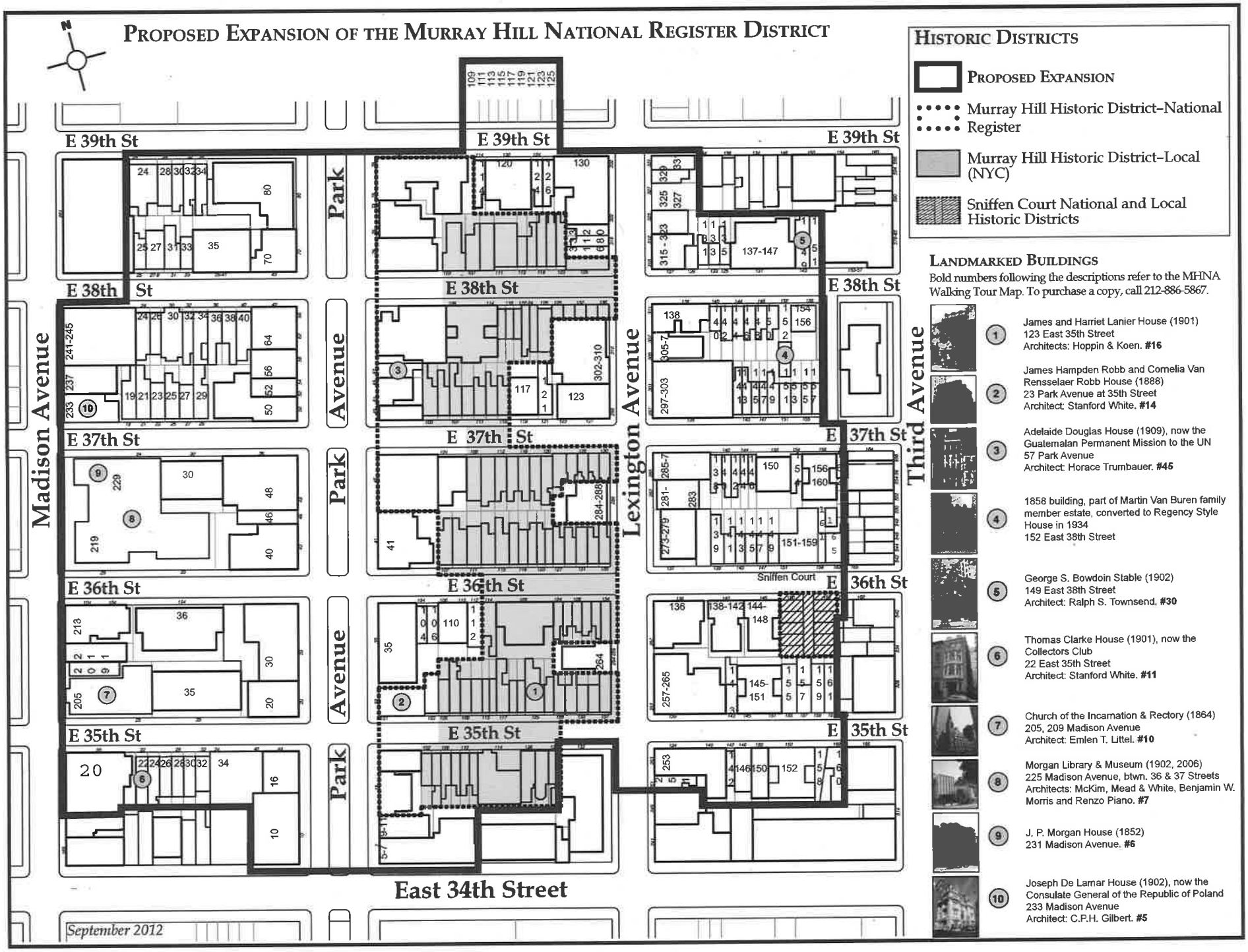
Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

Feet
0 75 150 300

Murray Hill HD

Tax Parcel Data:
NYC RPS
http://gis.nyc.gov/doitt/nycitymap

Proposed Expansion of the Murray Hill National Register District



Historic Districts

- Proposed Expansion
- Murray Hill Historic District–National Register
- Murray Hill Historic District–Local (NYC)
- Sniffen Court National and Local Historic Districts

Landmarked Buildings

Bold numbers following the descriptions refer to the MHNA Walking Tour Map. To purchase a copy, call 212-886-5867.

1. James and Harriet Lanier House (1901)
   123 East 35th Street
   Architects: Hoppin & Koen. **#16**
2. James Hampden Robb and Cornelia Van Rensselaer Robb House (1888)
   23 Park Avenue at 35th Street
   Architect: Stanford White. **#14**
3. Adelaide Douglas House (1909), now the Guatemalan Permanent Mission to the UN
   57 Park Avenue
   Architect: Horace Trumbauer. **#45**
4. 1858 building, part of Martin Van Buren family member estate, converted to Regency Style House in 1934
   152 East 38th Street
5. George S. Bowdoin Stable (1902)
   149 East 38th Street
   Architect: Ralph S. Townsend. **#30**
6. Thomas Clarke House (1901), now the Collectors Club
   22 East 35th Street
   Architect: Stanford White. **#11**
7. Church of the Incarnation & Rectory (1864)
   205, 209 Madison Avenue
   Architect: Emlen T. Littel. **#10**
8. Morgan Library & Museum (1902, 2006)
   225 Madison Avenue, btwn. 36 & 37 Streets
   Architects: McKim, Mead & White, Benjamin W. Morris and Renzo Piano. **#7**
9. J. P. Morgan House (1852)
   231 Madison Avenue. **#6**
10. Joseph De Lamar House (1902), now the Consulate General of the Republic of Poland
    233 Madison Avenue
    Architect: C.P.H. Gilbert. **#5**

PHOTO KEY AND NON-CONTRIBUTING PROPERTIES

NON-CONTRIBUTING PROPERTIES

Proposed Expansion of the Murray Hill National Register District

NO PARKING
157
NO PARKING
IN DRIVEWAY
159

STERN COLLEGE FOR WOMEN · YESHIVA UNIVERSITY
Yeshiva University
ONE WAY
E 35 ST
YESHIVA UNIVERSITY

NO STANDING
EXCEPT
COMMERCIAL VEHICLES
METERED PARKING
2 HR LIMIT
7AM - 7PM
EXCEPT SUNDAY
Pay at
The Morgan Library & Museum
4N85
NYC TAXI

THRU STREET
NO TURNS
UNTIL
PARK AVE
10AM-6PM MON-FRI
NO STANDING
7AM-10AM
EXCEPT SUNDAY
NO STANDING
EXCEPT
COMMERCIAL VEHICLES
METERED PARKING
3HR LIMIT
10AM-7PM
EXCEPT SUNDAY
Pay at
Muni-Meter

BARBADOS

A
1902
D
149

GARDEN CAFE
The Morgan Library & Museum

PARK
109
STANDING
EXCEPT
COMMERCIAL VEHICLES
METERED PARKING
3 HR LIMIT
7AM - 7PM
EXCEPT SUNDAY
Pay at
Muni-Meter

24 E. 39 St.
NO STANDING
CONSUL-C
DIPLOMAT-AAD
D/S DECALS ONLY
D-209 | C-136

PARK AV
SPEED LIMIT
30
MVC TAXI

GREENLEAF
GOURMET DELI

ONE WAY
STOP
HERE ON
RED
SIGNAL
Alt Route
Park Ave
to 33 St
PARK
ONE WAY
PASSENGER
CARS ONLY