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STAGE I CULTURAL RESOURCE SURVEY  
FOR THE PROPOSED BARUCH COLLEGE CAMPUS DEVELOPMENT,  
NEW YORK, NEW YORK

IN

7/16/91

By Rev.

8/7/91

DNP

by

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## ***EXECUTIVE SUMMARY***

This survey evaluated the project area for the presence of significant archeological or architectural cultural resources.

### ***A. Archeological Component***

There is low potential for prehistoric archeological remains to be found in the study area. A limited archeological testing program was conducted to determine if significant cultural resources are present in the project area. No significant resources were identified.

### ***B. Architectural Component***

Four structures: 139-141, 143-145, 147-151, and 153-161 East 24th Street, were once occupied by the Fiss, Doerr, and Carroll Horse Company, a major New York City horse brokerage during the late nineteenth and early twentieth centuries. Two buildings, (139-141 and 147-151 East 24th Street) had been determined by the State of New York to be eligible for the National and State Registers. Designation by New York City's Landmark Preservation Commission was tabled due to lack of interest by its board members.

The 139-141 East 24th Street building is eligible for listing on the National and State Registers under *Criterion A<sup>1</sup>* and *Criterion C<sup>2</sup>*. Its historical significance stems from its association with the Fiss, Doerr, and Carroll Horse Company and its later use as an equestrian outfitting store.

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<sup>1</sup>(i.e. buildings that are associated with events that have made a significant contribution to the broad patterns of our history)

<sup>2</sup>(i.e. buildings that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction)

The building at 143-145 East 24th Street has significance because of its association with the Fiss, Doerr, and Carroll Horse Company. It is eligible for listing on both Registers of Historic Places under Criterion A.

The structure located at 147-151 East 24th Street is significant historically and architecturally and is eligible for listing on both Registers under Criterion A and Criterion C. Its historical significance lies in its association with the Fiss, Doerr, and Carroll Horse Company, which built this structure in 1906 to serve as a horse auction mart. Most of this structure's interior workings as a horse auction mart no longer exist, thereby diminishing its cultural significance. The facade retains its architectural composition and its quality materials, in addition to its clear functional organization that reflects the original interior. In addition, this building is architecturally significant because it is representative of the work of an important local firm, Horgan and Slattery.

Also historically significant because of its association with Fiss, Doerr, and Carroll is the building at 153-161 East 24th Street. It is eligible for listing on both Registers under Criterion A. The interior workings of this structure as a horse stable were the bases of its significance; however, these interworkings no longer exist architecturally, thereby diminishing its significance.

Although three structures were only used for commercial equine purposes for 30 years or less and the interiors of three have undergone significant architectural changes during the past 60 years, the four buildings of the Fiss, Doerr, and Carroll Horse Company are considered eligible for listing on the National Register of Historic Places as well as the New York State Register of Historic Places. The proposed plan for Baruch College's campus development would have an adverse impact on these buildings since it calls for their demolition.

An in-depth discussion of HCI's research, infield investigations, and conclusions and recommendations is presented in the final report of the cultural resource survey, which follows.

## I. INTRODUCTION

The following report contains the results of a Stage I cultural resource survey for the proposed Baruch College campus development area, New York, New York. The project was conducted from the fall of 1988 through the spring of 1989 by Historic Conservation and Interpretation, Inc. (hereafter also "HCI") of Newton, New Jersey for Edwards & Kelcey Engineers, Inc. (hereafter also "E&K") of New York City. The project area consists of the entire block in New York City's Borough of Manhattan between 24th and 25th streets and between Lexington and Third avenues (see Figure 1). In addition, HCI was asked to examine a larger peripheral neighborhood area surrounding the project area block in order to identify all designated National and New York State Register sites and districts and New York City Landmarks (see Figure 12). The Baruch College Master Plan proposes the demolition of all of the existing structures on the study area block, with the exception of those buildings fronting on Third Avenue, and the erection of modern campus facilities. The purpose of HCI's work was to evaluate the project area for the presence of significant or potentially significant archeological or architectural cultural resources. "Significance" is evaluated

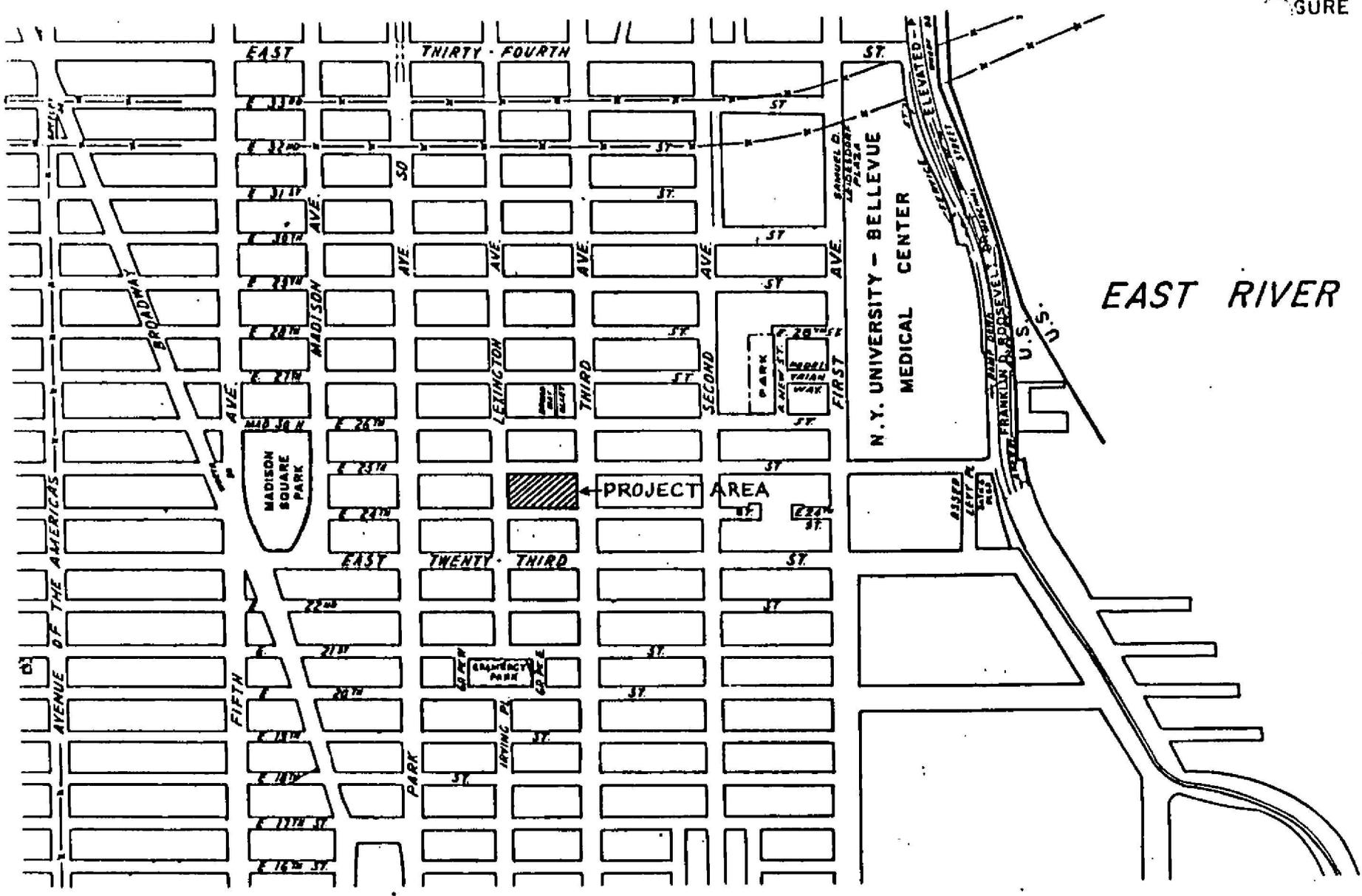


FIGURE 1. Location map showing the project area block in lower Midtown Manhattan. (Map provided by Edwards & Kelcey Engineers, Inc.)

EAST RIVER

**ENVIRONMENTAL IMPACT STATEMENT  
BERNARD M. BARUCH COLLEGE**

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK  
EDWARDS AND KELCEY ENGINEERS,**

by compliance with any or all of the Criteria of Significance for inclusion on the National Register of Historic Places. In addition, requirements for such evaluation promulgated by the New York State Historic Preservation Office and by the New York City Landmarks Preservation Commission were also met.

The tasks performed as part of the cultural resource survey included documentary research, infield investigation, data analysis, and preparation of a final report. The documentary research entailed the investigation of the files, collections, and records of appropriate local data repositories for background information concerning the project site and its use during both the prehistoric and historic periods. Specifically, this research was conducted at the New York Public Library, the New-York Historical Society, and the New York City Landmarks Preservation Commission. In addition, concerned individuals and organizations were contacted for their knowledge and assistance.

The infield investigation was twofold: the archeological survey included on-site reconnaissance for archeological remains; the architectural survey consisted of a description and photographic recording of all extant structures in the study area. All cultural resources identified in the course of this research were evaluated for their potential significance. In addition, the impacts from the project's proposed construction on those sites which HCI has determined to be significant cultural resources are described in this report along with recommendations for appropriate mitigative

procedures. Finally, all data collected during the course of this survey were analyzed and summarized for presentation in this final report.

## II. DOCUMENTARY RESEARCH

### A. Prehistoric Era

An understanding of the original topography of Manhattan Island is essential in order to begin to predict the locations of prehistoric occupation. Therefore, a short description of the island's physiography is presented before continuing with a discussion of the prehistory.

The proposed Baruch College campus development study area lies on Manhattan Island, which is at the southern end of a narrow peninsula (the Manhattan Prong) of the New England Upland Physiographic Province. The landscape of this province is characterized by very old, worn mountains and glacial debris (Hunt 1974: 253-303). Manhattan's higher elevations are formed by a very old, hard underlying bedrock known as Manhattan schist. This schist contains a coarse mica and, in some locations, is exposed on the surface; in other portions of the island it is thickly covered by glacially deposited debris and topsoil. The most distinctive ridge or spine of this bedrock on Manhattan runs north-south along the western side of the island. Between Midtown and Lower Manhattan, this ridge lies well beneath the surface of the ground and the terrain is relatively flat. The ridge rises above the surface

further downtown, although its elevation is much lower than where it is exposed uptown (Schuberth 1968).

The deep bedrock found in part of Midtown Manhattan has had a profound effect on the city's growth since, until recent times, skyscrapers were expensive or impossible to build here because their foundations had to be anchored to the bedrock. As a result, most large buildings were found north and south of this locale. More recently, modern foundation designs have overcome many of the problems associated with the deep bedrock and it is now feasible to construct larger buildings, similar to the complex proposed for the present study area lot (Cross 1985: 127-40).

The topography of the Baruch College study area gently slopes southward and eastward; on-site bedrock, which is between 19 and 40 feet below surface, is covered by glacial soils such as sand, gravel, and clay and originally was surmounted by a layer of humus-rich topsoil (Rock Data Vol. 2, sheet 4). The study area formerly drained toward a small stream, located a block or two to the south, which then emptied into swampy ground along the East River.

Relatively little is known about the exact locations, settlement patterns, and site remains of prehistoric cultures in Lower Manhattan because the area's intense urban development has so thoroughly altered the region's original landscape. Inferences can be made, though, regarding probable prehistoric settlement from other prehistoric sites which have been researched in less developed parts of the region (Smith

1950; Ritchie 1969; Jacobsen 1980). Another important source of information is the documentary record left by the city's earliest European explorers and inhabitants. Such a summary of existing records was compiled by Alanson Skinner in 1919. He found several references to large prehistoric sites which were characterized by deep piles of shells, created by aboriginal food collecting. These sites clustered around a swampy meadow that almost bisected Manhattan Island in the area of Canal Street. This meadow drained both to the east and west from a fresh water pond known as the Collect Pond. The meadow's major drainage was to the west; however, a man-made ditch to further drain the area was subsequently excavated and resulted in the name of present-day Canal Street. The prehistoric site nearest the Baruch College study area, noted by Skinner, was located more than a mile to the south, east of the Collect Pond and west of the East River (Skinner 1919: 51).

Skinner also analyzed locations with a terrain similar to what had once been on the present study area and concluded that "... all along the shore [of Manhattan Island], wherever one of the many springs or small brooks, shown on old maps, emptied into the Hudson or East River, there were small, temporary Indian camps...." (Skinner 1919: 12). Skinner further hypothesized that aborigines must have moved to a few well-protected parts of the island to camp during the winter months (Skinner 1919: 12). Since a small stream is known to have originated a few blocks south of the Baruch study area,

it is possible that a prehistoric camp might once have been situated along its banks.

In conclusion, analysis by culture historians indicates that the Baruch study area does not have great potential for containing aboriginal remains. For a more detailed review of aboriginal site potential in Manhattan, the reader should consult the New York City Landmarks Preservation Commission's Toward an Archaeological Predictive Model for Manhattan: A Pilot Study (Baugher et al. 1982: 10-12).

#### B. Historic Era

Prior to the Revolutionary War, the Baruch College study area was part of Rose Hill Farm, which encompassed approximately 25 blocks in New York City's present-day Eighteenth Ward. This farm was established by John Watts who had purchased the property from his brother-in-law in 1747. The farm's mansion house stood near the present corner of 22nd Street and Second Avenue, a few blocks to the southeast of the project area. Rose Hill Farm became the property of General Horatio Gates in 1790 when he bought the farm from a man named Nicholas Cruger. Gates died at the farmstead in 1806 (Booth 1859: 616; Lossing 1884: 51; Mack 1949: 71-72).

Two early main roads were located adjacent to the farm during the eighteenth century. The Old Boston Post Road extended along the perimeter of Rose Hill Farm and then by a circuitous route led to Harlem and points north. The second road, or Middle Road, branched off from the Old Boston Post

Road near the entrance to the farm at 22nd Street and Third Avenue, and provided a more direct route to Harlem (Booth 1859: 616; Lossing 1884: 51).

At the beginning of the nineteenth century, Manhattan was merely a village, a bare shadow of the metropolis it was to become; however, it was considered an important center in America at that time. Settlement on Manhattan was concentrated at the very southern tip of the island. The area to the north was farmland or remained undeveloped.

In 1801, the New York State Legislature appointed Simeon Dewitt, Gouverneur Morris, John Rutherford, and S. Guel as commissioners to survey and lay out a street grid on Manhattan Island. Their plan, which was adopted in 1811, controlled future growth of the city which was then beginning to develop at an accelerated rate. The Commissioners' newly formulated parallel street grid system remains evident today and contrasts sharply with the narrow and irregular streets of the initial downtown settlement (Booth 1859: 691-92).

The vicinity of the Baruch College project area remained fairly undeveloped during the first quarter of the nineteenth century. It "...consisted of open fields, with here and there a country villa or farm house" (Harper's Weekly Feb. 13, 1869: 109). During this same time period, the city's stockyards were forced to locate in and around the study area.

Every city required a stockyard where live animals could be contained and cared for before being sold. Slaughterhouses and associated trades--such as the hide tanners, fat

renderers, and glue makers, etc.--which processed the valuable but inedible portions of the animal carcass were commonly found surrounding such a market. In addition to providing a source of meat, the stockyard market also made draft animals (mainly horses) available for purchase by the city's population. The live market and its subsidiary processing units were dirty, smelly, rough, and noisy, and were therefore generally forced to locate beyond the developed areas of town.

During the first decade of the eighteenth century, New York City's live market was situated just north of the built-up town, outside of the city wall (currently Wall Street), in the vicinity of today's Pearl and Pine streets. It was known by several names, among which was the "Bull's Head Market." As New York City continued to grow and spread northward, the Bull's Head Market was also repeatedly forced to move northward to less developed areas. By 1800, the market had been relocated to the site of Alanson Skinner's reported Indian village and shell midden on the east side of the Collect Pond, which was located in the area of current Foley Square (Skinner 1919: 51). The market's operation caused the Collect Pond, once located in the vicinity of the present Foley Square, to become a notoriously polluted sink; in the early nineteenth century (c. 1825) it was forced to relocate northward to the still undeveloped neighborhood of the Baruch College project area block. This newly relocated Bull's Head Market later became the center of Manhattan's horse trade (Baugher et al. 1982: 103).

The Bull's Head Hotel, an important local landmark that took its name from the surrounding market, was built c. 1827 on the northwestern corner of the intersection of 24th Street and Third Avenue (on the project area block but not on the actual project site). Originally, it was managed by a man named Dan Drew. This hotel was the only survivor of the area's initial development to remain throughout the nineteenth century. The area between Second and Fourth avenues and between 23rd and 27th streets became known as Bull's Head Village and for a time was the site of the city's main cattle markets and slaughterhouses (Mack 1949: 73; Harper's Weekly Feb. 13, 1869: 109).

During the 1830's and 1840's, the Baruch project area block and surrounding area were developed more intensely; by 1850, the entire study area block had been completely filled (see Figure 2). A row of brick dwellings had been built along Lexington Avenue; on Third Avenue a row of frame commercial structures had been erected next to the frame Bull's Head Hotel to the north. In 1850 the hotel was owned by Samuel and John J. Wise, who had purchased it in 1848 from John W. Bucklin and William B. White. The hotel again changed hands in 1854 when Thomas R. Sargent bought it from Samuel and John J. Wise.

Also located on the project area block by 1850 was a coal yard which covered the width of the block between 24th and 25th streets and extended behind the lots fronting on Third Avenue. Within the interior of the block were several

LEXINGTON AVENUE

0 60'  
SCALE: 1" = 60'

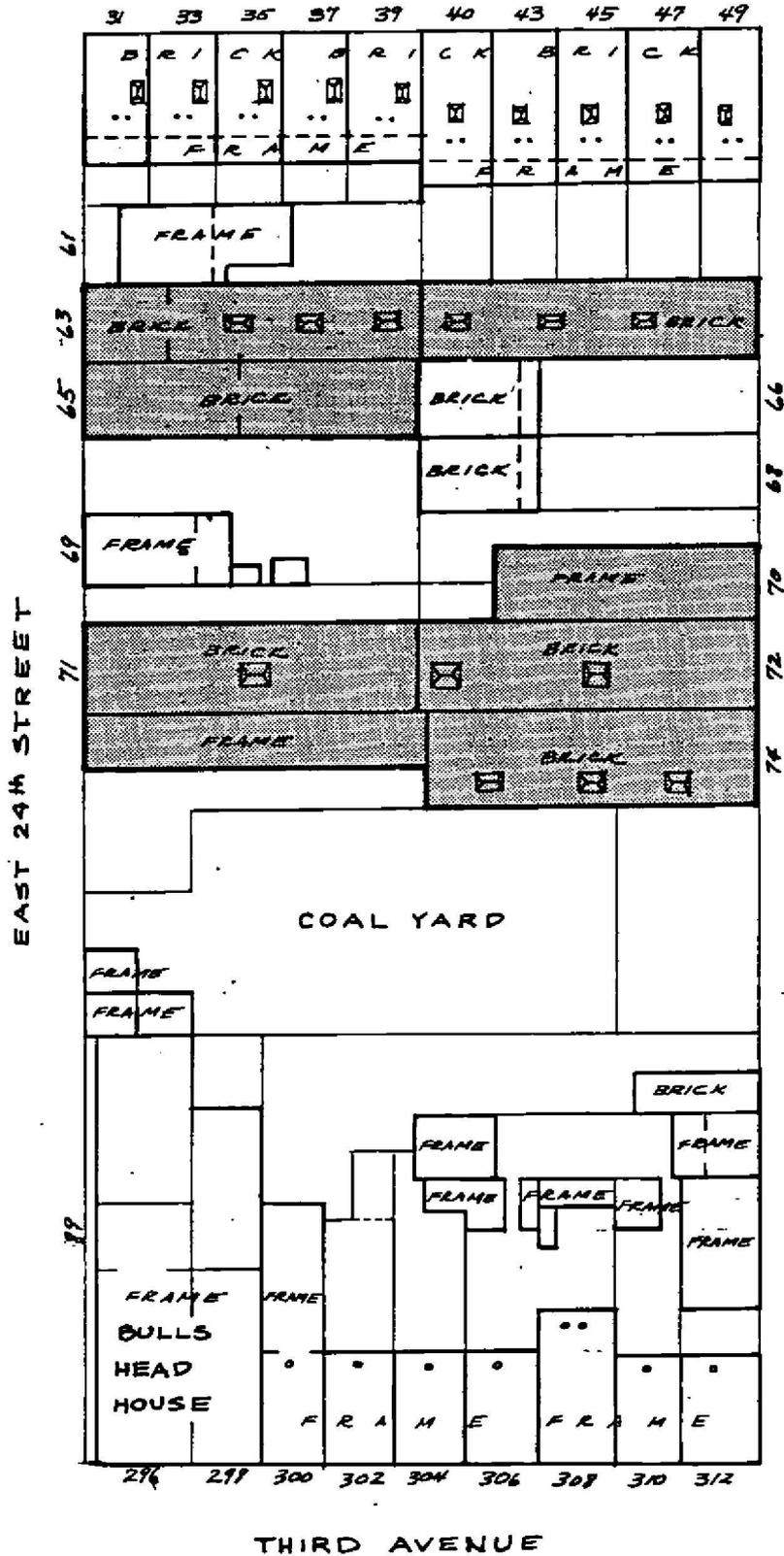


FIGURE 2. HCI tracing of Perris' 1854 map of the City of New York showing the project area block (Perris 1854).

frame and brick stable buildings, as well as a few frame and brick dwellings.

In addition to the Bull's Head Hotel and stables, the commercial interests located on the study area block in the middle of the nineteenth century included a grocery, a boot and shoe store, an eating house, a variety store, and a barber shop. The occupations of the block's residents at that time were quite varied and included, among others, a lawyer, a pianomaker, a stonecutter, a milliner, a steamboat inspector, an importer, a carpenter, a blacksmith, a driver, a coachman, a drover, a stable hand, and a horse dealer. It is evident that the neighborhood consisted of merchants and skilled tradesmen in addition to those businesses associated with the Bull's Head Market and the horse trade (Perris 1854; Doggett 1845-49, 1851; Rode 1852-54; Trow 1855).

New York's stockyards, for which the Bull's Head Market had been named, had moved to the New York Central Railroad freight yards on the West Side by the mid-nineteenth century, and by then the neighborhood of the study area was monopolized by horse dealers and stables (Harper's Weekly Feb 13, 1869: 109). The horse-related Bull's Head Market was comprised of livery stables and horse auctions, as well as other associated businesses such as carriage and wagon manufacturers, harness makers, etc. In 1854, livery stables were found throughout the neighborhood of the Bull's Head Market. Outnumbering the stables were the establishments of horse dealers which were concentrated along East 24th Street, mainly east of the study

area. Among these East 24th Street horse dealers were the firms of Brown and Smith, Northrop and Post, Peters and Lamkin, Smith and Williams, and Valentine and Coles.

In 1854, both a livery stable and a horse dealer were located on the study area block (see Figure 2). The former business was owned by Adams and Jackson and was at 65 East 24th Street (now 139-141 East 24th Street). This same firm also owned another stable on Fourth Avenue. Previous to Adams and Jackson's tenure, Charles Conklin and Co. had a livery stable and sales establishment at 65 East 24th Street, a site which they had occupied since 1850. Amos S. Chamberlin was the horse dealer on the study area block in 1854 and was situated at 71 East 24th Street (now 147-151 East 24th Street) since 1848. Previous to that date, the stables of Simonson and Buckley occupied the site (Doggett 1847, 1848, 1849, 1851; Rode 1852, 1853, 1854; Trow 1854).

After the Civil War, the stock of horses in America was greatly reduced. The demand for fine park and other driving horses led to the alteration of many stallions into geldings, which left a scarcity of good breeders. Despite the reduced stock of horses, the Bull's Head Market was still the thriving center of Manhattan's horse trade. Figure 3 depicts this historic market's appearance in the study area in 1869.

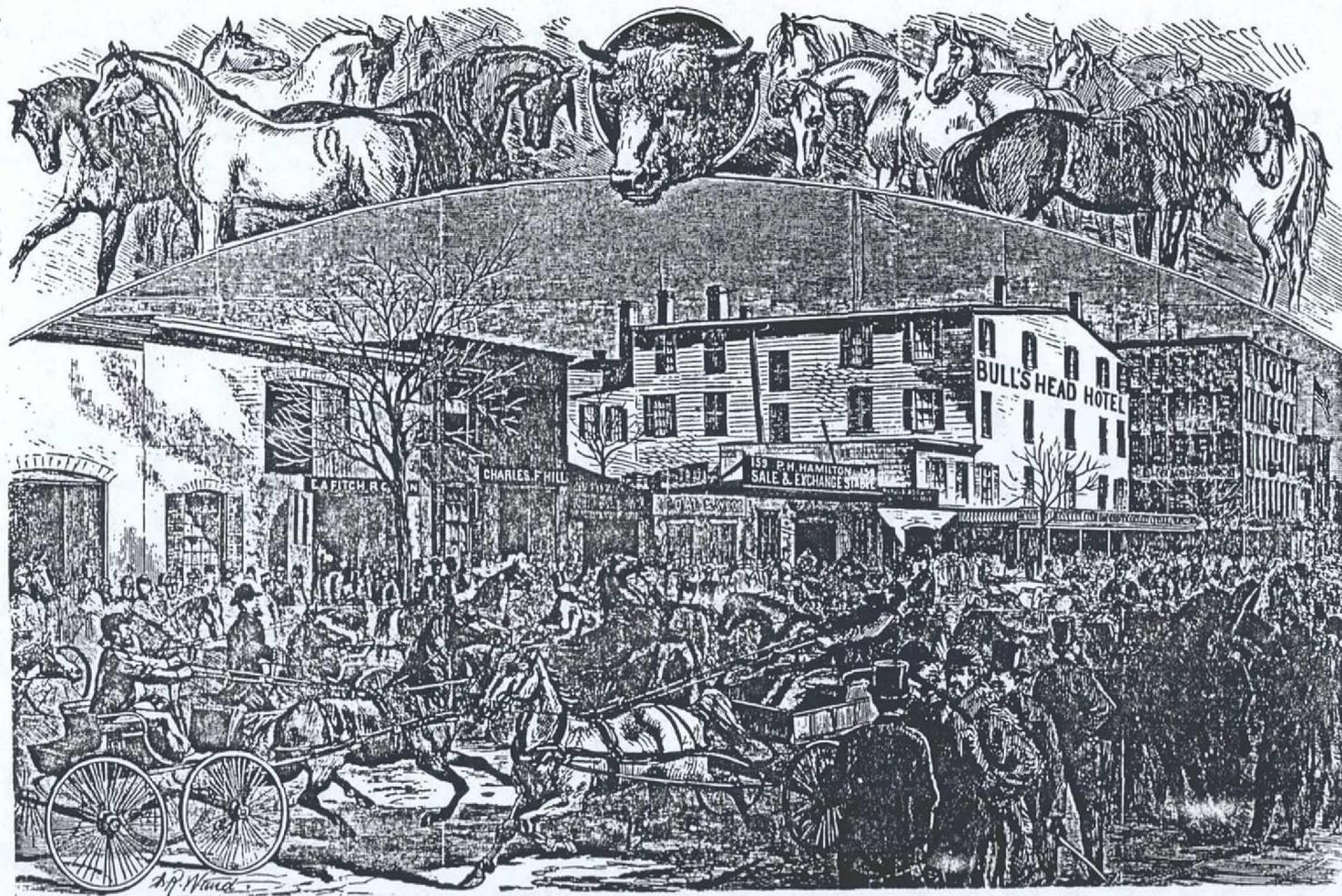


FIGURE 3. Engraving from Harper's Weekly depicting the historic Bull's Head Market in 1869 (Grafton 1977: 206). Note: The location of the Bull's Head Market is incorrectly stated in the original 1869 Harper's Weekly article and also in the caption for the 1977 reproduction of the above engraving in Grafton's New York in the Nineteenth Century.

An article in Harper's Weekly of February 1869 provides a picture of the status of the horse trade at that time:

The chief call just now is for railroad horses [for pulling trolley cars], which bring from \$150 to \$200 each, and for work horses at from \$250 to \$400. The weather has been favorable for opening streets, grading parks, etc., and there is a fine demand for strong serviceable horses adapted to this sort of labor." (Harper's Weekly Feb. 13, 1869: 110)

As the population and development of New York City continued to increase throughout the second half of the nineteenth century, the Bull's Head Market expanded to accommodate the city's growing demand for horses and horse-related services. As a result, by 1880 the project area block had been even more intensely developed than it had been in the 1850's. The frame commercial/residential buildings on Third Avenue, which were south of and adjacent to the Bull's Head Hotel, had been replaced with brick structures. In addition, the coal yard was no longer in existence and, with the exception of one lot, the entire length of East 24th Street on the project area block was lined with brick stables. Brick stables had also been constructed along the majority of the East 25th Street frontage of the project area block; however, these structures were not as large as the stables on East 24th Street, each of which completely filled their respective lots (Pidgeon 1880).

In 1880 the firm of Fiss and Doerr, which was later to become one of Manhattan's largest horse dealers, was established and located at 159 East 24th Street on the project area block. The company was founded by John B. Doerr and

William Fiss, both of whom were from Philadelphia (Khan 1987: 2; Trow 1880, 1881). An 1880 city directory for Manhattan indicates that Fiss was still a resident of Pennsylvania; Doerr was residing at 320 Third Avenue (south of and adjacent to the project area; Trow 1880). Between 1880 and 1886, the city directories list the firm of Fiss and Doerr at the following addresses on East 24th and 25th streets (all within the project area block; Trow 1880-86):

1880-1881	159 East 24th Street
1882-1883	155 East 24th Street
1884	157 East 24th Street
1885	157 East 24th Street and 154 East 25th Street
1886	155 East 24th Street, 154 East 25th Street, and 149 East 24th Street

The above information indicates the apparent early success of Fiss and Doerr, which quickly expanded its land holdings to include several lots in the Bull's Head Market. The newly acquired property was all within the eastern half of the project area block.

In addition to the appearance of Fiss and Doerr, numerous other changes occurred on the project area block between 1880 and 1890. The Bull's Head Hotel added a brick front to its main frame structure and, by 1885, the small brick stables that lined most of East 25th Street had been rebuilt or enlarged to totally occupy their respective lots. It appears that by 1890 all of the stables on the project area block had once again undergone reconstruction or major alteration (see Figure 4). In 1890, Fiss and Doerr is listed at 149 and 151

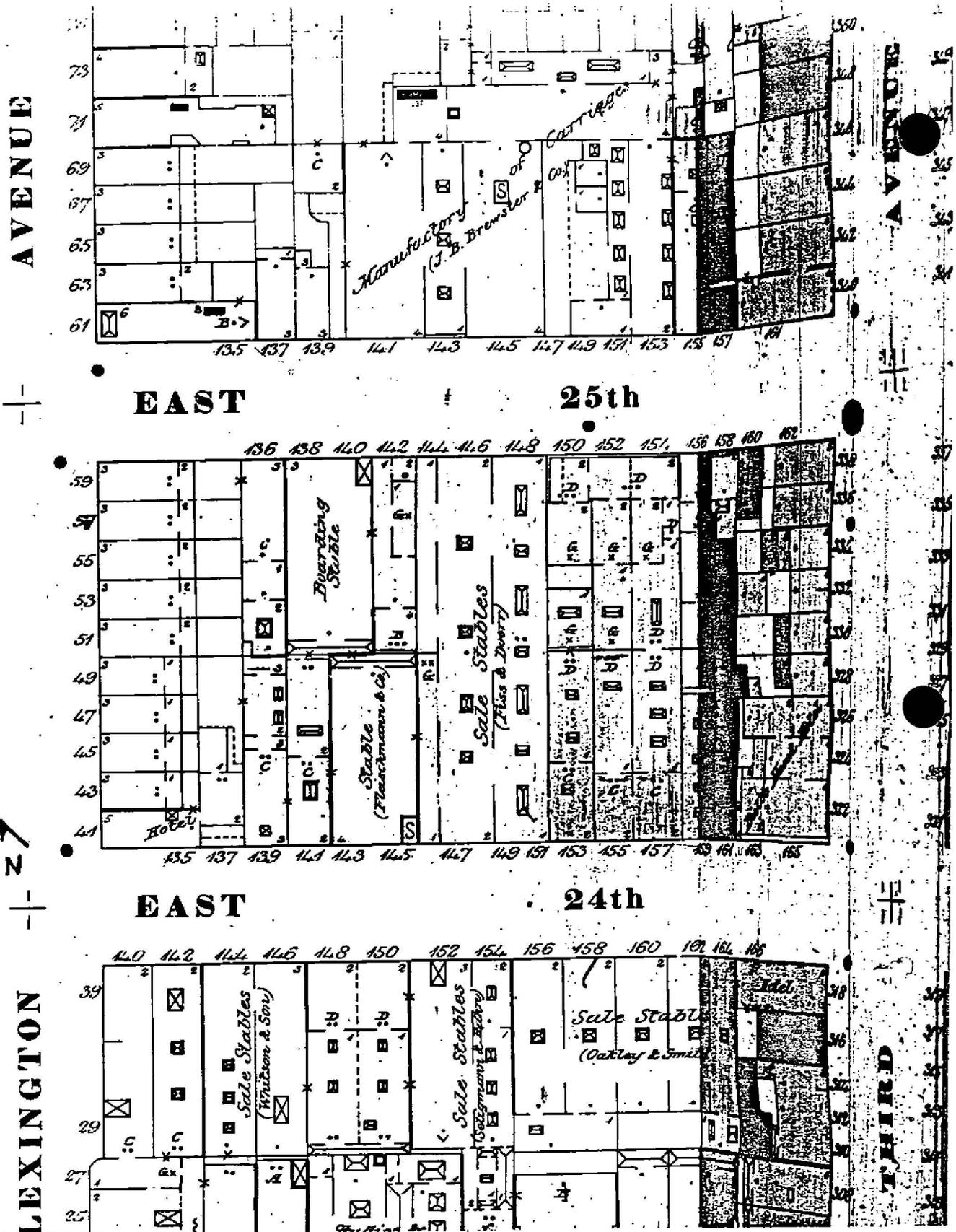


FIGURE 4. Map showing the project area in 1890, illustrating the development which had occurred since 1854 (Sanborn 1890).

East 24th Street and 144 and 154 East 25th Street in the city directory. Figure 4 shows Fiss and Doerr's large "sale stable" which occupies the total width of the block. Obviously Fiss and Doerr had erected this structure c. 1886-1890 since they had acquired this portion of the block in 1886 and the completed building appears on an 1890 map (Robinson 1885; Sanborn 1890; Trow 1890).

On the western half of the project area block, a private boarding stable had been added c. 1885-1890 at 138 and 140 East 25th Street and replaced two brick dwellings. One brick and one frame stable, located at 143 and 145 East 24th Street, respectively, were also replaced c. 1885-1890 by a single, 4-story brick stable that was operated by Fleischmann and Company in 1890. This stable building, which remains standing today and functions as a parking garage, later became part of the holdings of Fiss and Doerr.

The last apparent changes which occurred by 1890 on the project area block were the replacement of a 3-story brick dwelling, situated on the corner of Lexington Avenue and East 24th Street, with a 5-story brick hotel and the hotel's acquisition of the adjacent frame dwelling at 137 East 24th Street which was incorporated into the main portion of the hotel (Robinson 1885; Sanborn 1890).

During the last decade of the nineteenth century, the project area block did not experience any new construction; however, the continued success and growth of the firm of Fiss and Doerr had a great impact on the block, as well as on the

surrounding Bull's Head Market (Sanborn 1890, Bromley 1891, 1897, 1899). In 1891, Fiss and Doerr was still operating the large sale stables located at 147-151 East 24th Street, but they no longer occupied the stables at 150-154 East 25th Street which they had controlled in the previous year (see Figure 4). However, their enterprise had been expanded to a new location across East 24th Street (160 East 24th Street) where it occupied the sales stables formerly operated by the firm of Oakley and Smith in 1890 (Sanborn 1890; Trow 1891). Attesting to its prosperity, Fiss and Doerr boasted in an advertisement in 1895 that it was the largest dealer in horses in the world and its business locations included Manhattan and branches in Albany and Buffalo, N.Y; Jersey City, N.J.; and Lancaster, Pa. (Gray 1987: 14).

Also in 1895, a significant event occurred which contributed to the growth of Fiss and Doerr--its merger with another East 24th Street horse dealer, Carroll and Connolly. Located at 150 East 24th Street (across the street from the project area block), Carroll and Connolly had built up a trade in the horse business second only to that of Fiss and Doerr. The newly combined company became known as the Fiss, Doerr, and Carroll Horse Company. The officers of the resulting firm were John B. Doerr, president; William Fiss, vice-president; and Joseph D. Carroll, treasurer. Expansion of the new company's facilities commenced immediately, and eventually East 24th Street between Lexington and Third avenues became known as "Blue Front Row," presumably due to the blue facades

of the company's stable and auction buildings. Fiss, Doerr, and Carroll not only bought and sold horses, but dealt in carriages and other horse-related goods as well. Public auctions, held on Mondays and Thursdays, sold hundreds of horses. In addition, separate departments for coach, road, draft, and trotting horses were established for private sales at any agreeable time in order to supplement the regular public auctions (Khan 1987: 1-2; Trow 1895, 1896, and 1899).

By the turn of this century, the Fiss, Doerr, and Carroll Horse Company occupied most of the two-block area bounded by 23rd and 25th streets and Lexington and Third avenues and had become Manhattan's leading supplier of coach, livery, and work horses. It was also the United States government's chief source of cavalry horses for the Spanish-American War. Breeders in the midwestern states supplied Fiss, Doerr, and Carroll with horses which were bought by the company's 14 to 20 buyers who reported to a division headquarters in Chicago. Before being brought to Manhattan for sale, coach horses were shipped to the company's Forest View Stock Farm near Katonah, Westchester County, New York where they were trained so they would be accustomed to the city environment.

Fiss, Doerr, and Carroll extended their business abroad in 1900. To facilitate this significant expansion, they opened a 500-stall "Export Barn" across town to the west at 615 West 36th Street on the Hudson River which was also connected to the company's western suppliers by a rail link to the New York Central Railroad. From this location, company

horses--as well as competitors' horses--were transported to Europe (Khan 1987: 1-3; Trow 1901).

The Fiss, Doerr, and Carroll Horse Company, at the height of its prosperity at the turn of this century, continued to expand and improve its facilities, thus changing the physical appearance of the project area block. As part of the revamping of the company property, the goal was to construct a new stable building that would combine all the best and most up-to-date ideas regarding the health and condition of horses. The New York City architectural firm of Horgan and Slattery, hired to accomplish this task, came up with a design that "abandon[ed] all former conventions" and also exhibited "the most complete application of the rules of structure to business utility" ("Revolutionary Ideas In Stable Architecture ..." 1906: 115).

Arthur J. Horgan and Vincent J. Slattery were well-known New York City architects during the late nineteenth and early twentieth centuries who are credited with several projects for New York City agencies, including many police and fire stations, the interior of the Tombs Prison, and the completion of New York City's Hall of Records (Khan 1987: 9). The final product of their work for Fiss, Doerr, and Carroll was completed in 1906 and consisted of two buildings that remain standing today at 153-161 and 147-151 East 24th Street on the project area block (see Figure 5). Each of these buildings has entrances on both East 24th and East 25th streets. The former structure functioned as a stable and general place of

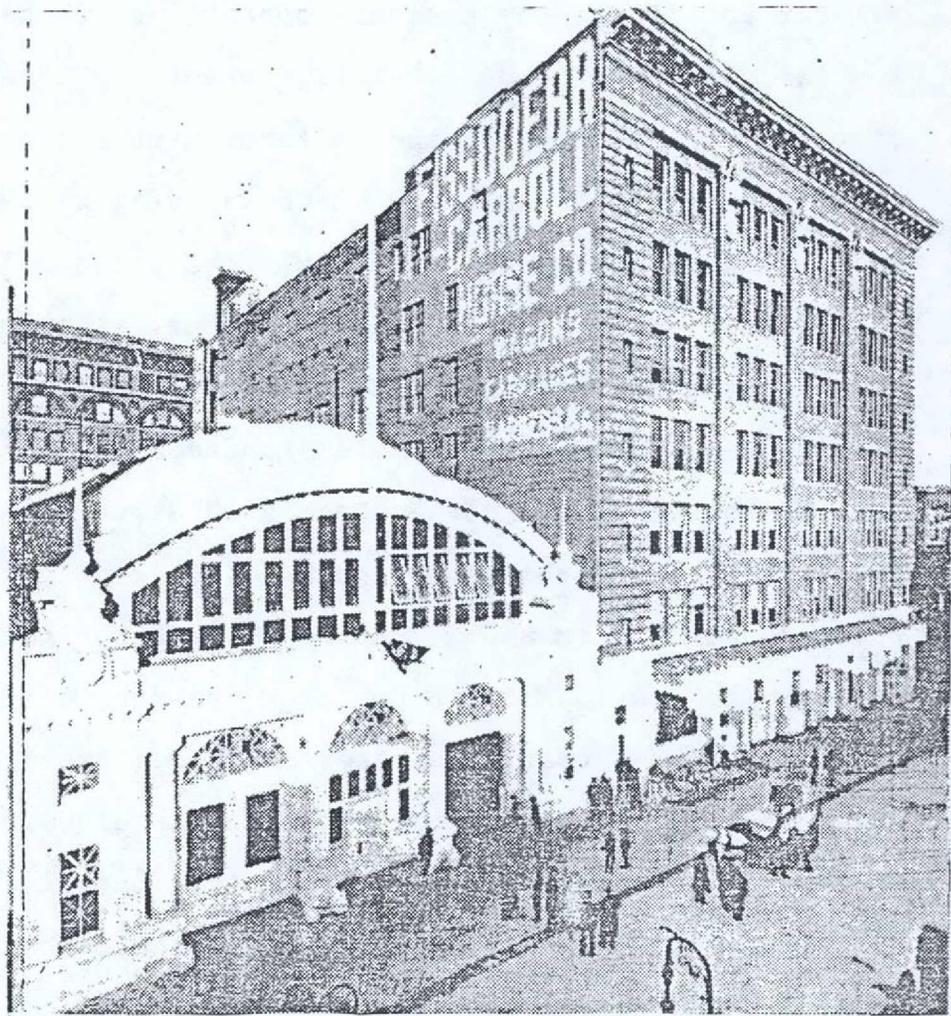
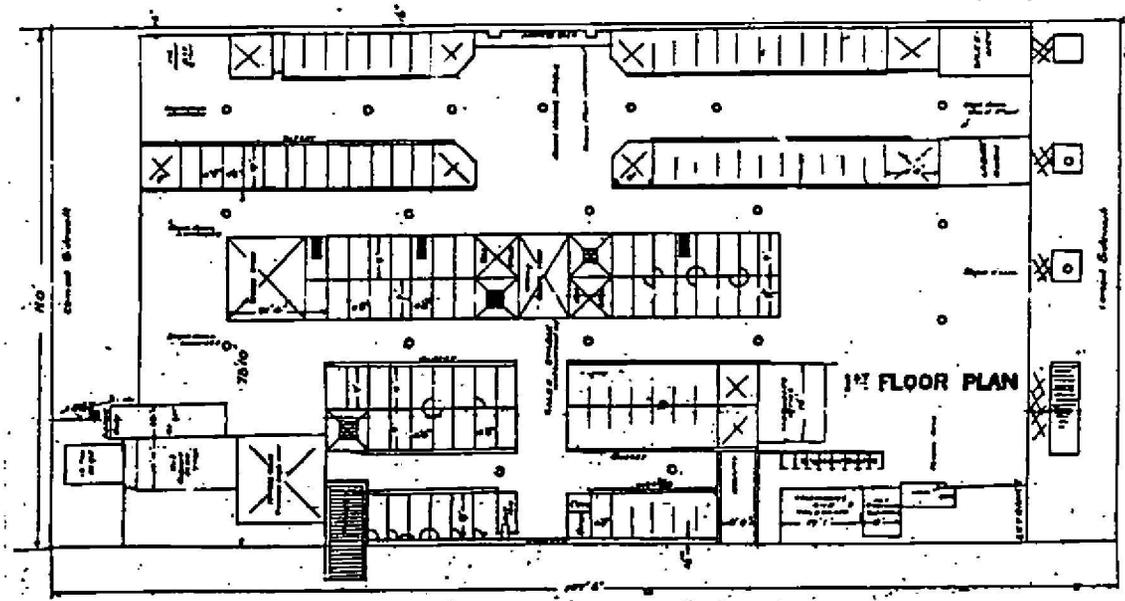


FIGURE 5. View of newly completed Fiss, Doerr, and Carroll Horse Company stable (right) at 153-161 East 24th Street and horse auction mart (left) at 147-151 East 24th Street (Gray 1987: 14).

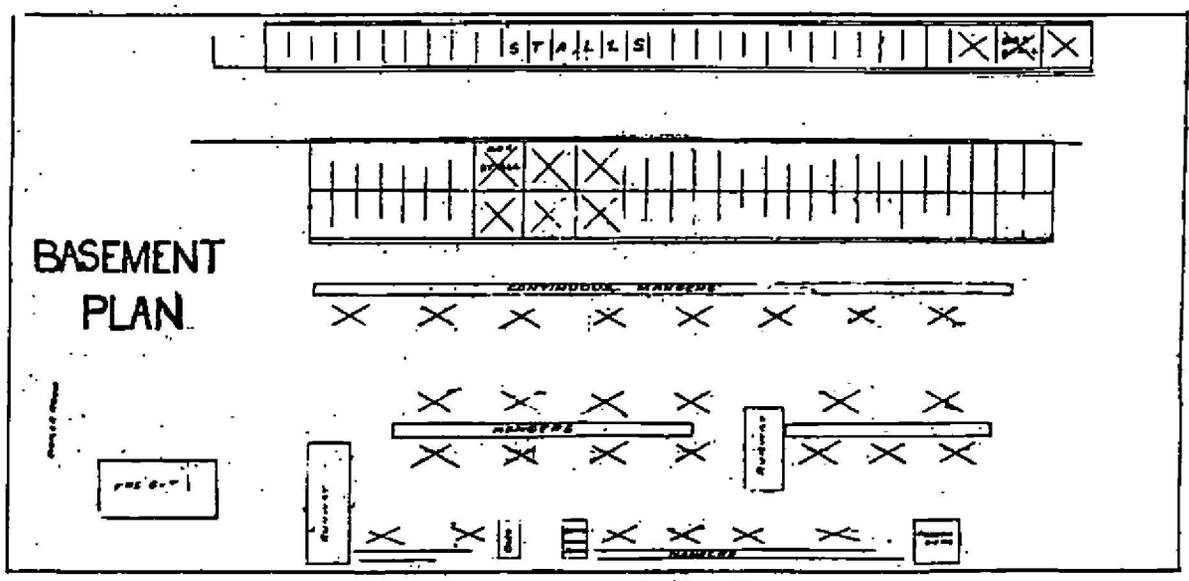
business; the latter served as a horse auction mart. These buildings, however, were substantially altered during the twentieth century.

The largest of the two buildings, 153-161 East 24th Street, is presently occupied by Baruch College and was the site of the day-to-day business operations of the Fiss, Doerr, and Carroll Horse Company. This seven-story steel skeleton structure has a basement and is faced with brick, with the exception of the first story which was originally finished in white Indiana limestone. Presently the ground floor on East 24th Street is faced with granite veneer. The foundations rest on bedrock which was uncovered 16 feet below street level ("Revolutionary Ideas In Stable Architecture ..." 1906: 115).

The basement of 153-161 East 24th Street, used entirely for stabling purposes (see Figure 6), originally consisted of numerous box stalls and a continuous manger. Access into the stables was provided by three large runways, one of which led from East 25th Street; the other two ramps extended from the arena of the adjoining auction mart. The basement also contained the tank room, an ejector for conveying refuse to the city sewers, the boiler rooms, and the mechanism of two large freight elevators. One elevator had a load capacity of 10,000 lbs. and ran to the seventh floor; the second had a load capacity of 14,000 lbs. and was able to ascend to the roof. These stable-features are not present in the basement today ("Revolutionary Ideas In Stable Architecture ..." 1906: 115-16).



FIRST FLOOR PLAN.



BASEMENT FLOOR PLAN.

FIGURE 6. Original construction plans illustrating the basement and first floor of the 1906 Fiss, Doerr, and Carroll Horse Company stable at 153-161 East 24th Street ("Revolutionary Ideas in Stable Architecture ..." 1906: 116).

The first floor of 153-161 East 24th Street was divided into the stables of the sales and coach horse departments (see Figure 6). It also contained the company's general offices, the banking room, the telephone and telegraph rooms, the ladies' and salesmen's rooms, as well as the offices of the company president and treasurer. The interior walls of the first floor were wainscoted with vitrified, glazed brown brick and then finished with white enameled brick to the ceiling. The general offices were decorated with Paonazzo marble and bronze fittings; the cabinetry was mahogany and circassian walnut. These original features were removed later in the twentieth century ("Revolutionary Ideas In Stable Architecture ..." 1906: 116, 120).

The carriage and harness departments were located on the second floor of 153-161 East 24th Street. The third, fourth, and fifth floors were used entirely for the storage of carriages. The carriage and harness repair shops were housed on the sixth floor, which was also the location of the rooms for storing oats, hay, and fodder ("Revolutionary Ideas In Stable Architecture ..." 1906: 116).

The seventh floor of 153-161 East 24th Street was utilized exclusively as a horse hospital. The hospital floor contained large box stalls, rooms for the storage of pharmaceuticals and ice, an operating table, and a soaking tank. From the seventh floor, a steel runway led to the roof where there were facilities for shower baths and an exercise ring. The surface of the roof was paved with bricks laid on

edge. However, these features no longer exist ("Revolutionary Ideas In Stable Architecture ..." 1906: 116, 119).

Perhaps the most remarkable features of all the innovations and improvements introduced into this building [153-161 East 24th Street] is the so-called F.D.C. [presumably standing for Fiss, Doerr, and Carroll] watertight drain and gutter.

In brief, the watertight drain [see Figure 7] consists of the ordinary bell-shaped stall drain cesspool; cast solid with a flat cast iron plate, 30 inches in diameter.

The shank of the drain extends 18 inches below the ceiling, making the end easy of access, and affording a certainty of obtaining an absolutely tight joint. The drain is laid in hot asphalt, and the same waterproofing material is poured over the plate between joints, so as to completely surround it. By this means the almost inevitable joint-leak down drain-pipes is entirely obviated.

Flushing of the drains is accomplished throughout the stable by converging jets, which thoroughly spray the whole under-floor. The latter is arranged, in each stall, so as to slope down to the drain on four sides, thus rendering the assistance of gravity to the washing force of the jets. Washed-down refuse is conveyed by gutters to the ejector, which forces such matter into the city sewers. ("Revolutionary Ideas In Stable Architecture ..." 1906: 119)

The F.D.C. watertight drain and gutter, which apparently no longer remains, was just one of the features employed in the Horgan and Slattery building designed for the Fiss, Doerr, and Carroll Horse Company which minimized maintenance and improved sanitary conditions. This feature was not positively identified during the inspection of the building's interior, although according to a Baruch College official, Marilyn Mikulsky, it no longer exists. The stable floors, another such feature, were constructed of wood laid in hot asphalt. The asphalt waterproofing allowed the floors to be easily

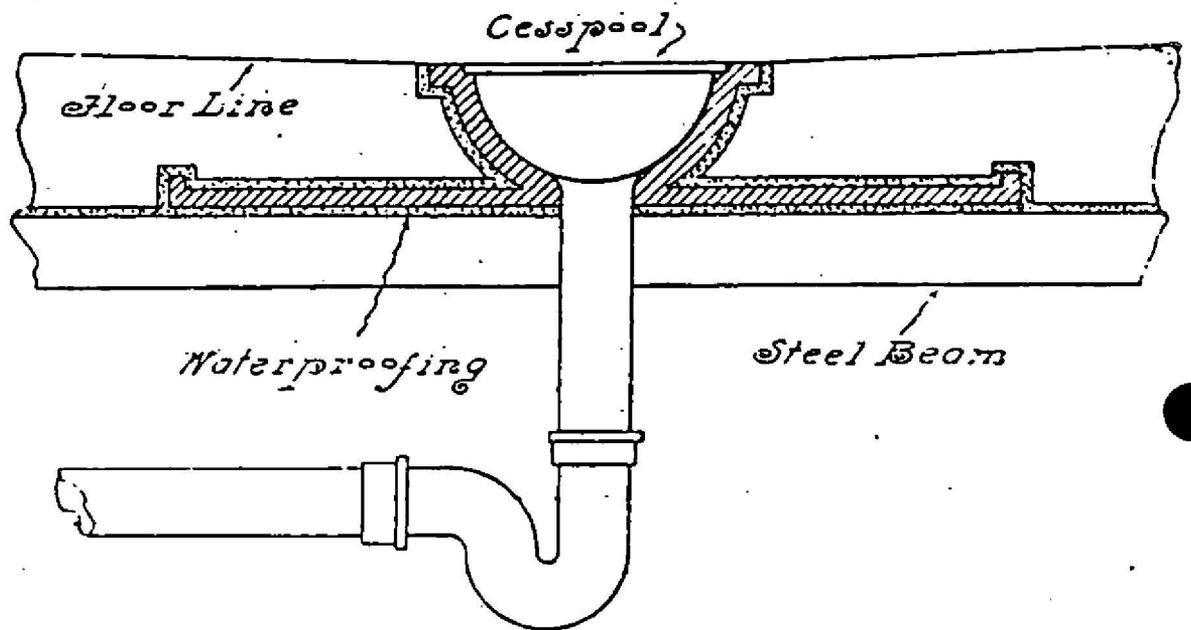
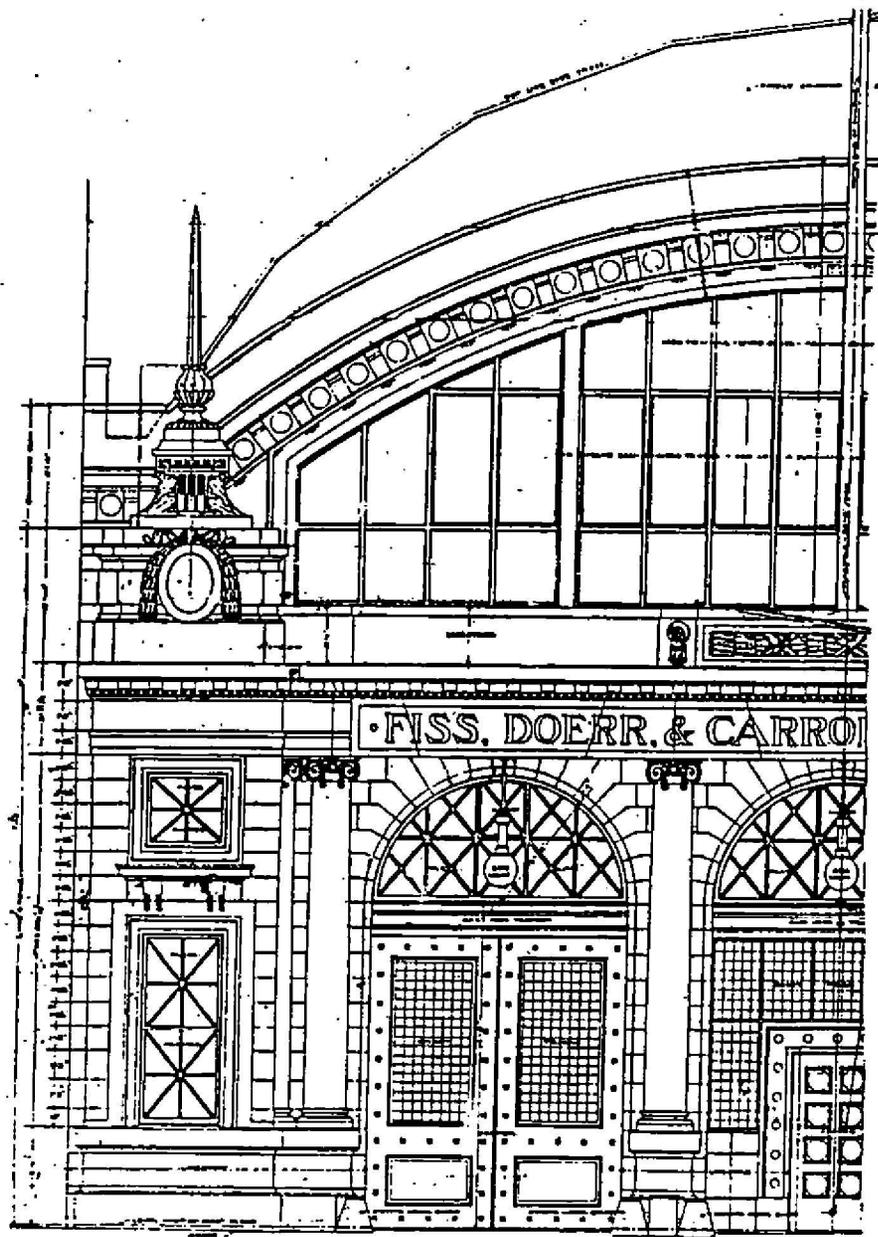


FIGURE 7. Section view of the F.D.C. watertight drain which was designed by Horgan and Slattery for the Fiss, Doerr, and Carroll Horse Company 1906 stable at 153-161 East 24th Street. This feature apparently no longer remains in the present building ("Modern Plumbing XXIII -- Stable Plumbing" 1907:181).

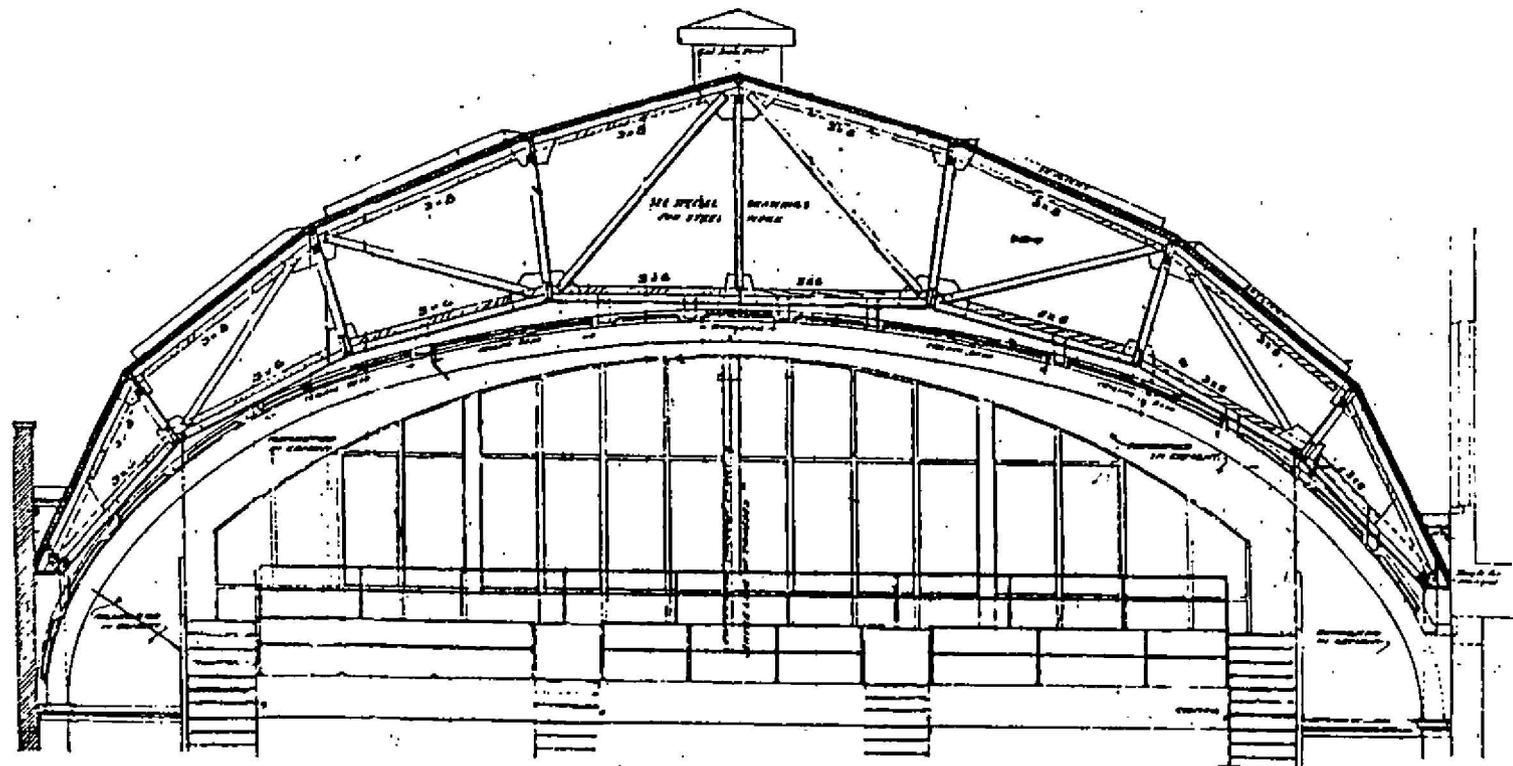
washed and prevented build-up and seepage of the horses' waste. It was a necessity to provide city stables with the best sanitary conveniences because of their location in business and residential districts. If the horses' waste was not properly taken care of, a most unhealthy and undesirable environment would have been produced ("Revolutionary Ideas In Stable Architecture ..." 1906: 115, 119; "Modern Plumbing XXIII - Stable Plumbing" 1907; 179, 183).

Next door to the former stable building at 153-161 East 24th Street is the 2-story building which once housed a horse auction mart (147-151 East 24th Street) known as the Fiss, Doerr, and Carroll Horse Company "New Arena." This structure has been described as being perhaps "the most unusual horse-related building ever built in Manhattan" and "the most unusual to survive" (Gray 1987: 14). The distinguished facade of the auction mart, which is faced with Indiana limestone and contains considerable sculptured architectural ornamentation, exemplifies the Beaux-Arts style of architecture (see Figure 8). Some of the sculptured ornamentation, however, no longer exists today. The structure is topped with a steel-frame trussed arched roof of caisson design (see Figure 9). Originally the auction mart was connected to the adjoining stable building (153-161 East 24th Street) by ramps and doorways which led to the mart from different portions of the stables. These ramps and doorways are no longer present ("Revolutionary Ideas In Stable Architecture ..." 1906: 120).



ELEVATION.

FIGURE 8. Original 1906 elevation view of the facade of the new Fiss, Doerr, and Carroll horse auction mart at 147-151 East 24th Street ("Revolutionary Ideas in Stable Architecture..." 1906: 122; see Fig. 16 for a contemporary view of the auction mart's facade).

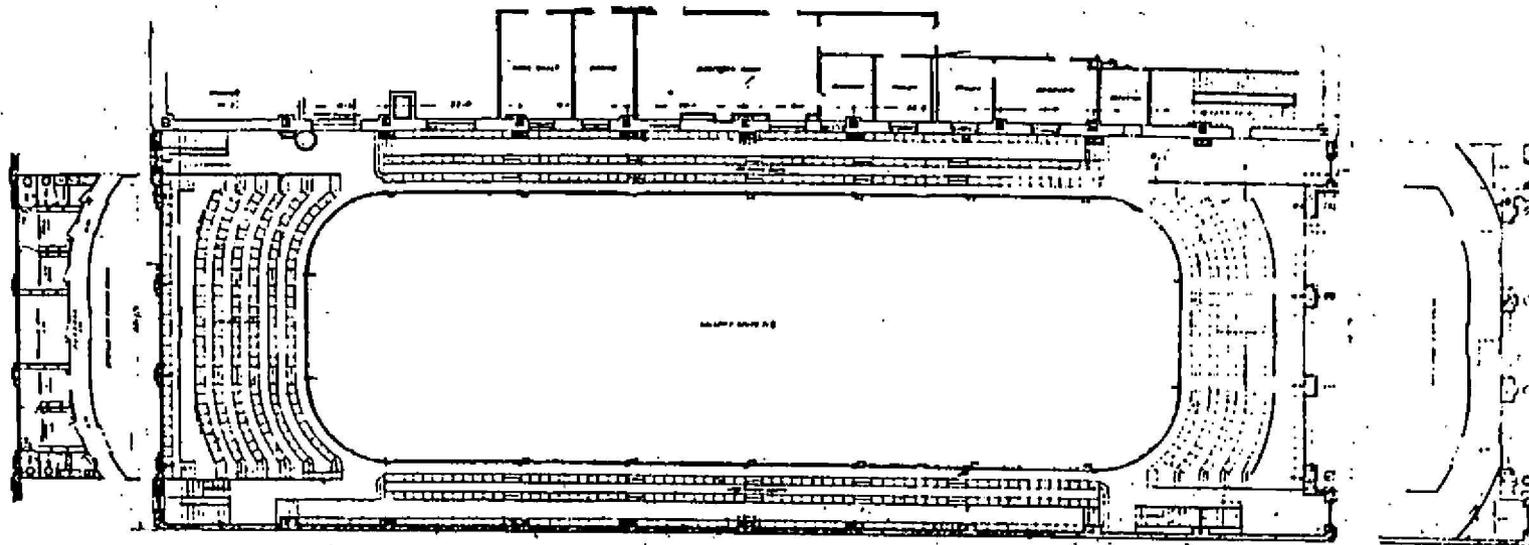


THE CAISSON ARCH OF THE ARENA.

FIGURE 9. Original 1906 section view of the steel-arched roof of the new Fiss, Doerr, and Carroll horse auction mart at 147-151 East 24th Street ("Revolutionary Ideas in Stable Architecture ..." 1906: 124).

The interior walls of the former auction mart at 147-151 East 24th Street were finished in white enameled brick to a height of 14 feet; buff-colored brick extended to the ceiling. To enable proper exhibition and viewing, the first floor arena was unobstructed by any structural supports and was lit by two rows of continuous skylights, both of which are presently blocked. The second floor gallery, which has since been removed, was suspended and overlooked the arena on all sides. It had a seating capacity of 1,000 and was equipped with folding opera chairs (see Figure 10). Also located on the second floor of the auction mart were dressing and retiring rooms. An ornate coffered ceiling was originally installed; however, it was removed later in the twentieth century ("Revolutionary Ideas In Stable Architecture ..." 1906: 124; Khan 1987: 4; Gray 1987: 14).

A few years after the completion of buildings at 153-161 East 24th Street and 147-151 East 24th Street, Fiss, Doerr, and Carroll had yet another horse auction mart constructed. Architect Mitchell Bernstein designed this 2-story building, completed in 1913, which still stands today at 139-141 East 24th Street on the project area block. Horses were led from their various stables into the soft gravel arena through a large entrance in the center of the facade of the 2-story building; prospective buyers could then view the horses from the gallery on the second floor. The design of the Horgan and Slattery auction mart (147-151 East 24th Street) was carried over into this new structure, which was smaller and less



SECOND STORY PLAN OF SALES STABLE.

FIGURE 10. Original second-story plan for 1906 Fiss, Doerr, and Carroll Horse Company's new auction mart at 147-151 East 24th Street ("Revolutionary Ideas in Stable Architecture ..." 1906: 123).

elaborate than its older counterpart. The building's function was denoted by a pair of projecting horse heads which still ornament the facade. However, the structure's most notable feature is the steel-frame arched roof which covers the former hayloft above the second floor. This roof type mimics that used by Horgan and Slattery on 147-151 East 24th Street; however, it only encloses the front former hayloft portion of the building. The main roof is flat.

It is ironic to note that the Fiss, Doerr, and Carroll Horse Company had expanded their facilities at a time when electric and gasoline engines were being developed and used for transportation purposes, thus marking the beginning of the decline of the importance of horses in everyday life. Horse trolleys were replaced by cable cars, electric trolleys, and the new electric subways which by 1904 were operating as far north as 145th Street. In addition, the beginning of mass production of automobiles resulted in a reduced demand for fine coach and driving horses (Gray 1987: 14). Fiss, Doerr, and Carroll, however, did not feel threatened by these new innovations, and proceeded with construction of the three architecturally stylistic and innovative equine buildings (153-161, 139-141, and 147-151 East 24th Street) which subsequently contributed to the company's image as a highly successful and advanced enterprise. In a very optimistic company advertising brochure produced in 1901-02, they claimed that "Instead of driving out the horse, electrical and other inventions have helped to create a brisker demand for horses

of all types." Furthermore, Fiss, Doerr, and Carroll stated that, "Horses will be bred for specific purposes ... and Europe will look to this country for many years for an ever-increasing supply ..." (Khan 1987: 8-9). Their predictions regarding the new trends in the horse business were not to be fulfilled. As a result, the company's buildings, or portions of them, were used for various purposes not related to the horse trade only a short time after they were constructed.

While Fiss, Doerr, and Carroll were constructing their auction mart and stable building in 1905-1906, other major changes were taking place on the project area block as well. The Bull's Head Hotel was demolished along with three adjacent 4-story commercial/residential structures located at 328, 330, and 332 Third Avenue. The razed structures were replaced with three larger 5-story brick commercial/residential buildings; recently these three structures were torn down and replaced by a 20-story apartment building.

The streetscape of Lexington Avenue also changed drastically during the 1905-06 period. Four brick buildings located at 51, 53, 55, and 57 Lexington Avenue were demolished, in addition to the hotel situated on the corner of Lexington and East 25th Street. A larger 8-story hotel was erected and remains standing today at 57-59 Lexington Avenue. The last two changes which occurred on the project area block during this 1905-06 period were the demolition of a stable building at 136 East 25th Street and the replacement of the 2-story frame rear portion of the brick hotel located on the

corner of Lexington and East 24th Street. This frame annex was substituted by a larger, 5-story brick structure that remains extant at 137 East 24th Street (Bromley 1905; Hyde 1906).

As the twentieth century advanced and the impact which the automobile was to have on society became more apparent, Fiss, Doerr, and Carroll realized the fallacy of their belief that the horse industry would remain an important component of everyday life. The emergence of the automobile caused the decline of not only the highly successful Fiss, Doerr, and Carroll Horse Company, but also of the overall Bull's Head Market. The company no longer emphasized the sale of horses for everyday use, but focused their operations on horses for recreational purposes (Khan 1987: 9). By 1916, Fiss, Doerr, and Carroll were not occupying the seven-story stable building at 153-161 East 24th Street which had been constructed just ten years before; the structure was leased to retailers Lord & Taylor who probably utilized it as a warehouse and also may have made some alterations to the building's interior (see Figure 11). However, Figure 11 does indicate that Fiss, Doerr, and Carroll retained extensive real estate holdings on both sides of East 24th Street. The Fiss, Doerr, and Carroll Horse Company finally went out of business sometime between 1926 and 1929 (Bromley 1916, 1929; Sanborn 1929).

In 1922, the Fiss, Doerr, and Carroll auction mart at 139-141 East 24th Street was sold to H. Kauffman and Sons Saddlery Company, which has occupied the building ever since.



Except for a brief time in 1935-36, the saddlery company owned the building until 1977 when it was sold to the L.B. Oil Company. The Kauffmans have been tenants since that time (C. Kauffman 1988: personal communication; Ohliger 1989).

H. Kauffman and Sons Saddlery Company is presently Manhattan's oldest saddlery. The company was started in 1875 and was originally located on Division Street in Manhattan's Lower East Side. They relocated to 139-141 East 24th Street in 1922. At that time they began their outfitting business which supplied customers with any equestrian needs. Also at that time, H. Kauffman and Sons made some alterations to both the interior and exterior of the building to accommodate their new store. The gravel floor was replaced with a poured concrete slab, the horse ramp and entrance was replaced with a plate-glass display window, a small office space was inserted between the first floor and the mezzanine at the rear of the gallery, and a pressed-tin ceiling was installed as well as wood and glass display cases (Colwell 1985: 12; McCarten and Taylor 1943; Spindler 1988: 10).

The H. Kauffman and Sons Saddlery Company is operated today by the third and fourth generations of Kauffmans. The company has outfitted numerous prominent people and celebrities during its long history and continues to do so. Out of the four Fiss, Doerr, and Carroll buildings which are still standing, the store's interior is the least changed since it was used as an auction mart by Fiss, Doerr, and Carroll and is filled with memorabilia and artifacts collected

by the four generations of the Kauffmans. H. Kauffman and Sons Saddlery Company is the only such establishment in the city which is housed in a building that was originally built for, and continues to serve, the horse trade (B. and C. Kauffman 1988: personal communication).

There have been numerous and substantial changes on the project area block from the late 1920's to the present day. By 1929, the Fiss, Doerr, and Carroll Horse Company's auction mart at 147-151 East 24th Street and adjacent stable building at 143-145 East 24th Street (both on the project area block) were occupied by the Gramercy Studios of the Radio Corporation of America Photo Phone (now RCA). In 1928, the auction mart was bought by the R&T Garage Company and became a full-service automobile garage; in 1932 it was extensively remodeled to function as a parking garage. Two floors and the necessary ramps were installed, and the gallery, ornate ceiling, runways, and passageways were removed to facilitate the building's new function. In 1957 the stable building at 143-145 East 24th Street was a motor freight station. Both of these structures are presently being used as parking garages (Bromley 1926; Sanborn 1929, 1957; Gray 1987: 14).

In 1929, the seven-story stable building at 153-161 East 24th Street was still being used as a warehouse by Lord & Taylor. James McCreary and Company, upholsterers, shared part of the building, and utilized the space as a furniture warehouse. By 1957, the first floor of this structure was occupied by RCA Recording Studios. RCA might possibly have

moved there in 1928 when the adjacent structure, which they occupied, was remodeled into a garage. In 1955, they made extensive renovations to each of the floors which they occupied. Original features of the stable building--including the stalls, offices, wainscoting, and ornamental fittings and cabinetry--were removed at that time. Baruch College took over the seven-story Fiss, Doerr, and Carroll stable building in 1966 and has made additional renovations to the building's interior (Sanborn 1929, 1957; Gray 1987: 14).

It is interesting to note that several structures on the project area block and in its immediate vicinity, which were originally built to service the horse trade of the Bull's Head Market, were replaced with garages for automobiles. In addition to the previously mentioned Fiss, Doerr, and Carroll auction and stable buildings, the company's stables that were located on East 24th Street, opposite the project area block, were replaced by 1929 with two large automobile garages. Also, a stable structure, which was located on the project area block at 138-140 East 25th Street, was replaced by 1957 with a parking garage. This garage was recently demolished. Another parking garage was built on the project area block in 1926 at 51-55 Lexington Avenue on lots which had remained vacant since 1906. An automobile sales and service establishment was constructed in 1941 at 47-49 Lexington Avenue adjacent to this still functioning garage on the project area block. This building is extant, although it no

longer functions as an automobile-related structure (Sanborn  
1929, 1957).

### III. Infield Investigation

#### A. Archeological Component

The archeological infield investigations performed as part of this cultural resource survey for Baruch College's proposed campus development area commenced with the gathering and analysis of pertinent data in order to evaluate the project area's potential for containing significant archeological cultural remains. After the documentary work had been completed, an on-site reconnaissance of the project block was conducted. Since the project area is presently comprised of standing structures, with the exception of a vacant lot located at 138-142 East 25th Street, the evaluation of its archeological potential was predominantly based on the documentary record. The initial data examined pertained to the geology and soil stratigraphy present in the vicinity of the project area. From this type of information, it often is feasible to determine whether the soils present are natural or cultural. Based on this determination it can be possible for the archeologist to formulate an hypothesis regarding the potential for a project area's soils to contain significant cultural resources.

In this case it was not possible to determine from the Baruch College campus development project area soil boring logs whether intact natural soils are present on the project area. The borings did not reveal a humus layer which would be indicative of intact natural soils. The different loam and sand strata which were found in the borings could either be fill or natural soils. Therefore, the currently available soil data are inconclusive.

To evaluate the prehistoric archeological potential of the project area, the results of previous archeological research dealing with the prehistory of Manhattan were examined. These data yielded information about known aboriginal sites in Manhattan and the types of environments in which they were located. Based on this information, it is possible to predict the project area's potential for containing prehistoric remains.

The gathered documentation relating to prehistoric sites in Manhattan indicates that the project area block would not be a prime location for finding an undisturbed prehistoric site. Prehistoric sites are usually found in proximity to water sources such as streams, rivers, or lakes. Since the water source closest to the project area was a stream located a few blocks to the south, it is not likely that the study area block would have had a dense prehistoric occupation. In addition, the archeological research material which was examined did not indicate any prehistoric sites located on or near the project area. The closest known site was located far

south of the project area in downtown Manhattan, near the site of the Collect Pond. However, an abundance of prehistoric cultural material has been found in archeological excavations in Manhattan, although it has been in disturbed contexts.

Historic maps and other documentary evidence relative to the project area were analyzed in order to assess the block's potential for containing significant historic archeological cultural resources associated with all stages of the project area's development. The results of the documentary research indicate that potentially significant historic cultural resources could be located in the project area. The block could contain historic resources that are associated with the initial development of the locale surrounding early New York City. However, the archeological potential is low for uncovering any remains in the project area that relate to its earliest period of historic occupation--Rose Hill Farm. The main farmstead, or center of the farm's activity, was located a few blocks to the southeast of the project area near the present corner of 22nd Street and Second Avenue. As a result, there is little likelihood of remains from the farm being present on the study area block.

It is possible that archeological evidence associated with the Bull's Head Market, prior to the period when it was the center of Manhattan's horse industry, may survive on the project area block. Potentially significant resources which could be present include remains of the stockyards, tanneries, bone mills, slaughter houses, glue works, etc., as well as

deposits from commercial and domestic sites that may have been located on the block when it was occupied by the live cattle market. In addition, potentially significant remains of the later nineteenth-century Bull's Head Market, when it had become the center of Manhattan's horse trade, could also be contained within the project area. In particular, physical evidence of early stables or auction marts may survive.

HCI's recommendations regarding the archeological component of the infield investigations of this survey are presented in Section IV, Conclusions and Recommendations.

#### B. Architectural Component

The architectural infield investigations performed as part of the Baruch College cultural resource survey included an inventory of the existing structures located on the project area block, which is bounded by East 24th and 25th streets and Lexington and Third avenues (see Figure 1). Each building was described architecturally, photographed, and evaluated for its potential significance. ("Significance" is evaluated by compliance with any or all of the Criteria of Significance for inclusion on the National Register of Historic Places.) Requirements for such evaluation mandated by the New York State Office of Parks, Recreation, and Historic Preservation and the New York City Landmarks Preservation Commission were met and the appropriate inventory forms were filled out for each surveyed structure (see Appendix B). In conjunction with the above task, the files of the New York City Landmarks

Preservation Commission were examined to determine whether there are any structures located on the project area block which have already been recognized by the city and/or state as being culturally significant.

In addition to surveying the project area block, HCI was asked by E&K to survey a peripheral neighborhood area, surrounding the project area block, to locate any designated National Register, New York State Register, or New York City landmark buildings and/or districts (see Figure 12). This extra step was necessary in order to assess the impact the proposed Baruch campus development would have on neighboring historic structures or districts. The surveyed peripheral neighborhood area is bounded on the south by East 21st Street, on the north by East 30th Street, on the west by Park Avenue South, and on the east by Second Avenue.

The review of the New York City Landmarks Preservation Commission's listing of National and New York State Registers and city landmark buildings in and adjacent to the peripheral neighborhood area has produced the following recognized individual buildings and historic districts (see Figure 12):

A. Gramercy Park Historic District

This New York City historic district is located adjacent to the peripheral neighborhood area. Its northern boundary, which is also the southern boundary of the peripheral neighborhood area, runs along the middle of East 21st Street,

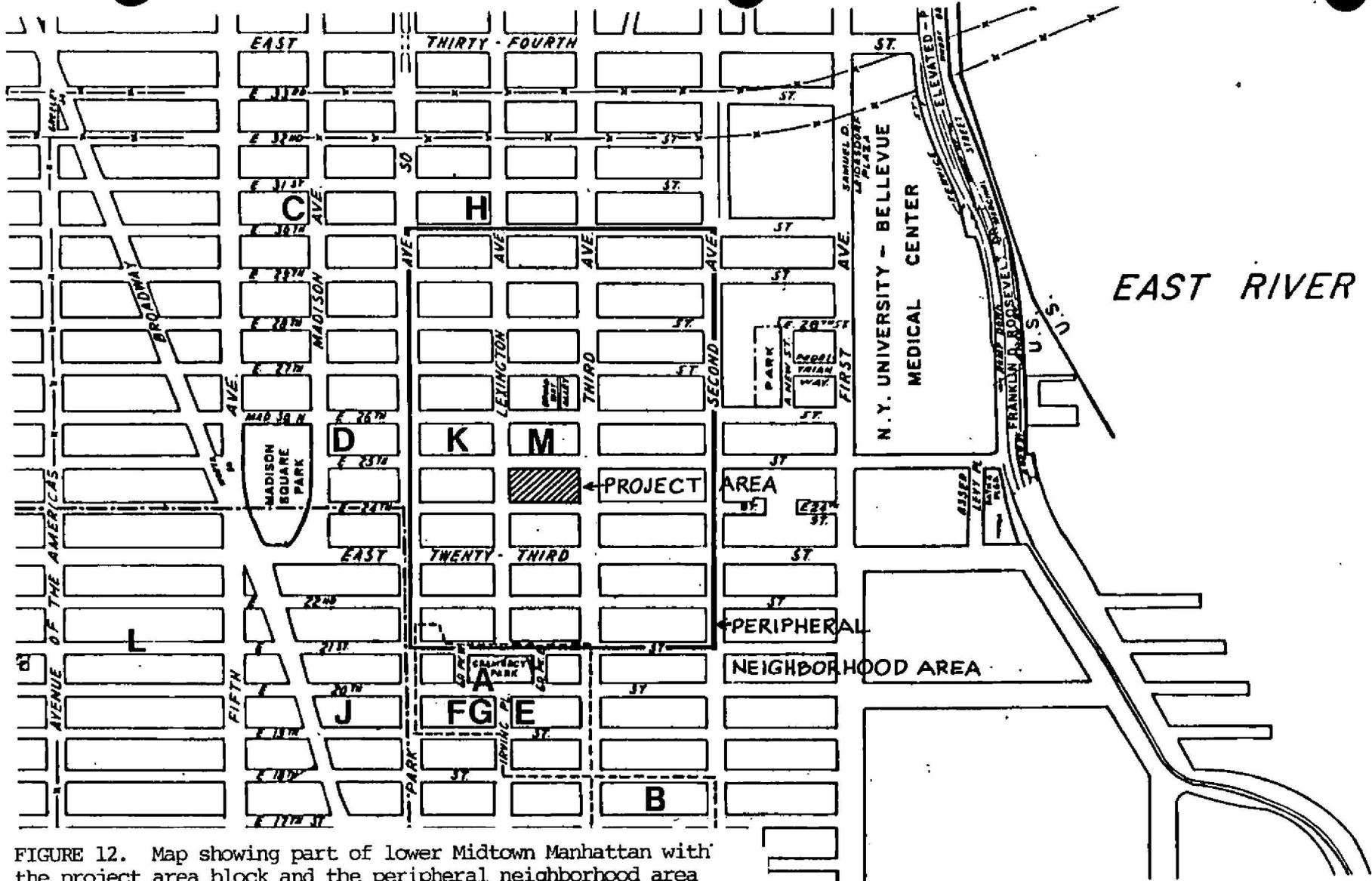


FIGURE 12. Map showing part of lower Midtown Manhattan with the project area block and the peripheral neighborhood area labeled (map provided by Edwards and Kelcey Engineers, Inc.). In addition, the following designated National and New York State Registers or New York City landmark buildings and/or districts have been marked: A. Gramercy Park Historic District; B. Stuyvesant Square Historic District; C. American Academy of Dramatic Arts; D. Appellate Division, New York State Supreme Court; E. Brotherhood Synagogue; F. National Arts Club; G. The Players; H. Pratt-New York Phoenix School of Design; I. Public Baths; J. Theodore Roosevelt House Museum; K. 69th Regiment Armory; L. Ladies Mile Historic District; M. Lexington Building.

**ENVIRONMENTAL IMPACT STATEMENT  
BERNARD M. BARUCH COLLEGE**

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK  
EDWARDS AND KELCEY ENGINEERS, INC.**

roughly between Third Avenue and Park Avenue South. It is also listed on the National and New York State Registers.

B. Stuyvesant Square Historic District

Three blocks south of the peripheral neighborhood area, this New York City Landmarks Preservation Commission historic district's northern boundary is the middle of East 18th Street, roughly between Second and Third avenues. It is also listed on the National and New York State Registers.

C. American Academy of Dramatic Arts

This New York City landmark is located at 120 Madison Avenue, between East 30th Street and 31st streets.

D. Appellate Division, New York State Supreme Court

This New York City landmark is on Madison Avenue at East 25th Street. It is also listed on the National and New York State Registers.

E. Brotherhood Synagogue

This New York City landmark is located at 144 East 20th Street, Gramercy Park. It is also listed on the National and New York State Registers.

F. National Arts Club

Located at 15 Gramercy Park South (East 20th Street), Gramercy Park, this New York City landmark is also on the National and New York State Registers of Historic Places.

G. The Players

Located at 16 Gramercy Park South (East 20th Street), Gramercy Park, this New York City landmark is

also on the National and New York State Registers of Historic Places.

H. Pratt-New York Phoenix School of Design

This New York City landmark is located at 160 Lexington Avenue at 30th Street.

I. Public Baths

This New York City landmark is located at East 23rd Street and Asser Levy Place. It is also listed on the National and New York State Registers.

J. Theodore Roosevelt House Museum

Located at 28 East 20th Street, this New York City landmark is also on the National and New York State Registers of Historic Places.

K. 69th Regiment Armory

Located at 68 Lexington Avenue, between East 25th and East 26th streets, this New York City landmark is in the immediate vicinity of the Baruch College project area.

L. Ladies Mile Historic District

This New York City historic district is immediately west of the peripheral neighborhood area and is bounded roughly by Park Avenue South, Seventh Avenue, East 24th Street and East 15th Street.

M. Lexington Building

Located at 141-155 East 25th Street, this building has been determined eligible by the New York State Office of Parks, Recreation, and Historic Preservation for listing on the New York State Register and National Register of Historic

Places. Recently acquired for Baruch College, this significant structure will be renovated within state historic preservation guidelines to facilitate the college's educational needs.

The Baruch College project area is located on New York City Block 880 and is occupied by thirteen buildings, of various heights, massing, functions, and building materials. Except for the former stable buildings at 139-141 and 147-151 East 24th Street, and the East 25th Street facades of 150-158 and 144-148, the block lacks design continuity. Building heights vary from the two-story stable buildings to the twenty-story multi-family residential building at 330 Third Avenue, the southeastern corner of the block. The southwestern and northeastern corners of the block are anchored by five-story single-room occupancy (SRO) hotels; the northwest corner has an eight-story SRO hotel.

A review of the New York City Landmarks Preservation Commission's listing reveals that there are no presently designated National or New York State Register or New York City landmark buildings on Block 880. However, two buildings, 139-141 and 147-151 East 24th Street, have been determined eligible for inclusion on the National Register of Historic Places by the New York State Office of Parks, Recreation, and Historic Preservation. In addition, the New York City Landmarks Preservation Commission recently held a public hearing for the following three properties: Fiss,

Doerr and Carroll Horse Company Buildings, 139-141, 143-145, and 147-151 East 24th Street, (Manhattan Block 880, Lots: 30, 32, and 34).

The following is an inventory of those buildings located on the project area Block 880 which HCI has evaluated as being potentially significant as a result of the architectural infield investigations. HCI has determined that the four buildings associated with the Fiss, Doerr, and Carroll Horse Company, located at 139-141, 143-145, 147-151, and 153-161 East 24th Street, are potentially significant cultural resources, although three structures were only used for commercial equine purposes for 20 years or less and three interiors have undergone significant architectural changes. An in-depth discussion regarding this conclusion is included in Section IV, (see Figure 13 for location of each structure; see Appendices A and B for remainder of the building inventory and architectural survey forms for each described structures):

1. 139-141 East 24th Street was originally built in 1913 as the last of the Fiss, Doerr, and Carroll Horse Company auction marts, although the horse company itself never owned the property (see Figure 14). The building has been occupied since 1922 by H. Kauffman and Sons Saddlery Company. With the exception of a few months in 1935-36, the Kauffmans owned the property until 1977 when they sold it to the L.B. Oil Co. Inc. The Kauffmans have been tenants since that time (Ohliger 1989).

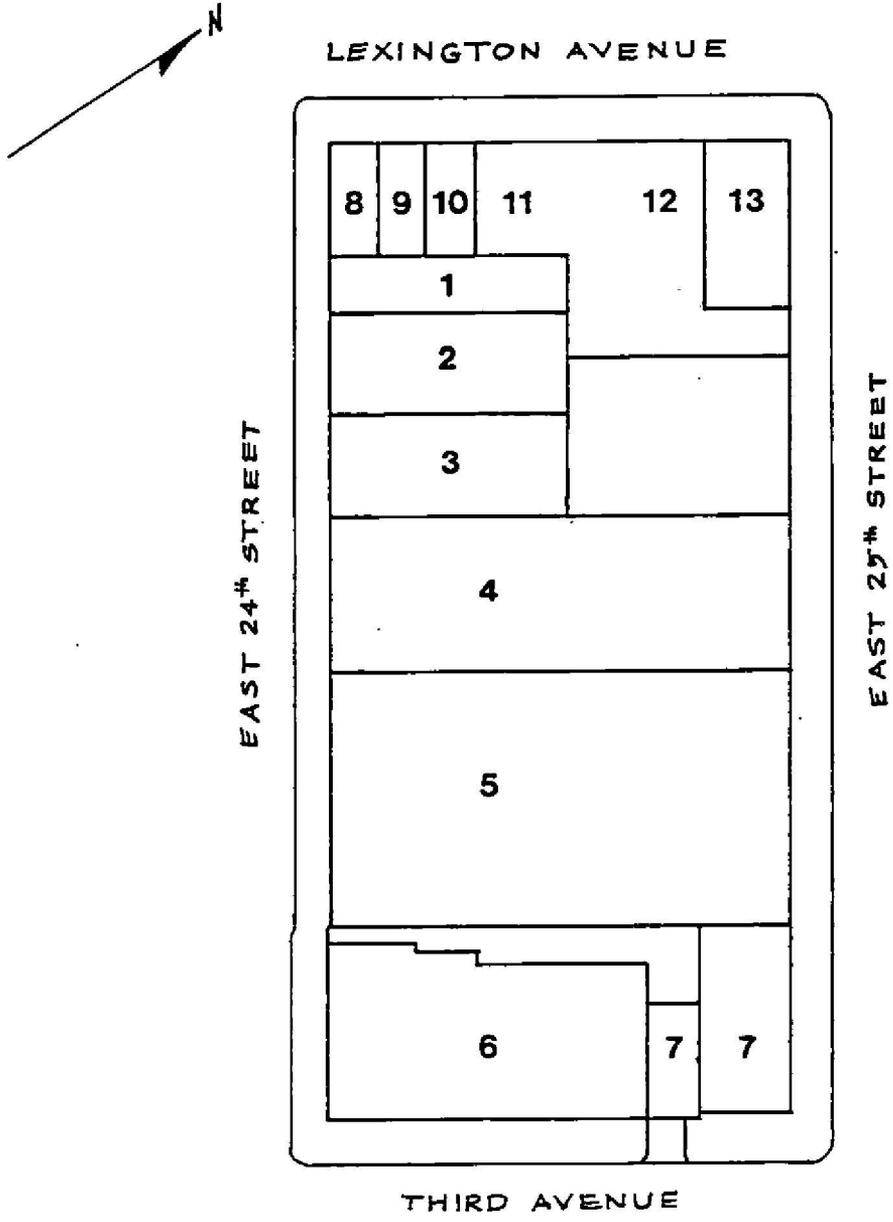


FIGURE 13. Plan of project area block showing the location of the following buildings which were included in the architectural survey: 1. 137 East 24th Street, 2. 139-141 East 24th Street, 3. 143-145 East 24th Street, 4. 147-151 East 24th Street, 5. 153-161 East 24th Street, 6. 330 Third Avenue, 7. 336-338 Third Avenue and 160-162 East 25th Street, 8. 41 Lexington Avenue, 9. 43 Lexington Avenue, 10. 45 Lexington Avenue, 11. 47-49 Lexington Avenue, 12. 51-55 Lexington Avenue and 136 East 25th Street, and 13. 57-59 Lexington Avenue.



FIGURE 14. Facade of 139-141 East 24th Street, which was originally built in 1913 for the Fiss, Doerr, and Carroll Horse Company (Ulana Zakalak, photographer, 1988).

Designed by architect Mitchell Bernstein, the two-story, steel-frame, 3-bay, stuccoed structure is surmounted by a parabolic-arched, pressed metal-clad and glazed hayloft which extends 20 feet from the facade; the remaining portion of the roof is flat. This simple classicized building is articulated by a colossal order of Ionic columns framing the center recessed bay which once served as the main horse entrance. As the function of the building changed from an auction mart to a saddlery shop, the entrance was replaced with a large plate-glass shop window, above which is found a semi-circular window. The trademark projecting horseheads flanking the center bay are painted yellow and appropriately yoked. The end bays contain doors located under small windows with bracketed sills. A simply moulded architrave, a plain frieze, and a block supported cornice make up the entablature above the second floor. Other mouldings include a simple water table and surrounds for the windows and doors. Above the cornice, the brick parapet contains bases at the two corners for formed metal minarets which once ornamented the roofline.

The hayloft above the second floor is set back slightly from the parapet and has a formed metal facade with wireglass windows. Of the twelve vertical panes of glass, six were once operative and provided access to the hayloft from the street below. A scrolled bracket-supported cornice, embellished with disks between the brackets and guttae below the brackets runs along the perimeter of the arch, interrupted only by a massive

wooden flagpole which originates at the brick parapet and pierces the formed metal cornice of the hayloft.

The interior of the building has retained its original layout of a first floor viewing room with an encircling gallery/mezzanine above. When H. Kauffman and Sons Saddlery Company took over the building in 1922, they made some alterations to both the interior and the exterior of the building to accommodate their new store. The gravel floor was replaced with a poured concrete slab, the horse ramp and entrance was replaced with a plate glass display window, a small office space was inserted between the first floor and the mezzanine at the rear of the gallery, and a pressed tin ceiling was installed as well as wood and glass display cases. The second floor mezzanine houses an office space finished with modern materials in the front of the building and a saddle, boot, leather, etc. workshop in the rear of the building, with storage racks on either side of the mezzanine. The main entrance to the store is through a small vestibule in the easternmost bay.

The structure is both historically and architecturally significant and eligible for listing on both the National and New York State Registers of Historic Places under Criterion A and Criterion C. The building's historical significance stems from its association with the Fiss, Doerr, and Carroll Horse Company and its later use as an equestrian outfitting store operated by H. Kauffman and Sons Saddlery Company. The structure is architecturally significant because it retains

its interior spatial arrangements that reflect its original function as a horse auction mart. In addition, the particular decor and interior appointments that represent Kauffman's tenure contribute to its architectural significance.

2. 143-145 East 24th Street is a 4-story, 4-bay, painted brick, rectangular plan structure, built between 1885 and 1890 as a stable building, possibly for Fleischmann and Company, the occupant in 1890 (see Figure 15). Prior to the turn of this century, the Fiss, Doerr, and Carroll Horse Company occupied this building and utilized it as a stable. Fiss, Doerr, and Carroll eventually purchased the property in 1913 from Julia Mehrbach. Six years later in 1919, the horse company forfeited ownership of 143-145 East 24th Street back to Julia Mehrbach in a mortgage foreclosure. After Mehrbach died in 1921, title to the property was transferred by her executors to the Korawil Realty Corporation (Ohliger 1989).

Fiss, Doerr, and Carroll, however, were occupants until the late 1920's. Sometime between 1926 and 1929, the Gramercy Studios of the Radio Corporation of America Picture Phone (now RCA) became the occupants of the stable building (Sanborn 1926, 1929). The building was then purchased in 1942 by Paramount Filling Stations, Inc., and in 1957 it was listed as a motor freight station on a Sanborn Insurance Map. Presently owned by the L. B. Oil Company, the structure serves as an automobile garage (Ohliger 1989).

Presently, the stucco-scored (to imitate masonry) ground floor of the former stable building, which is separated from

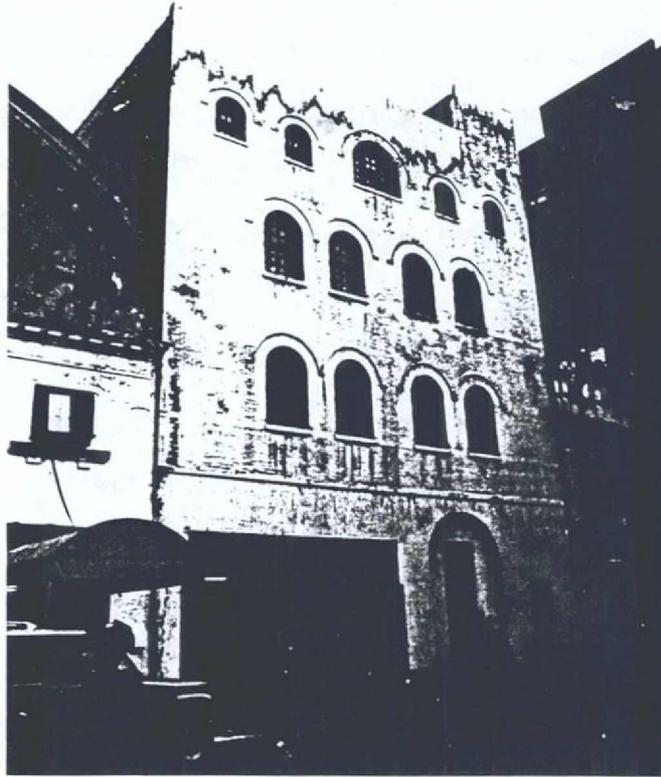


FIGURE 15. Facade of 143-145 East 24th Street, which was utilized as a stable by the Fiss, Doerr, and Carroll Horse Company (Ulana Zakalak, photographer, 1988).

the upper floors by a protruding belt course serving as a first floor cornice, consists of a double-width garage entrance, a single-man door within a blind arch and a 6/6 double-hung wood window. Two pairs of round arched windows with belt course connected stone lintels and protruding paired brick sills ornament the second and third stories. The fourth floor has a central tri-partite round arched window flanked by two round arched single windows. A stair bulkhead occupies the southeast corner of the flat roof. The original cornice has been removed. Although not found to be architecturally significant, HCI has determined that the former stable building at 143-145 East 24th Street is a potentially significant cultural resource because of its historic association with the Fiss, Doerr, and Carroll Horse Company and is eligible for listing on both the National and New York State Registers of Historic Places under Criterion A.

3. 147-151 East 24th Street (also known as 144-148 East 25th Street) is a 2-story, 5-bay, steel-framed, arched-roofed structure, built by the Fiss, Doerr, and Carroll Horse Company in 1906 as an auction mart (see Figure 16). The property, however, was never owned by the horse company but by a series of trustees. This elaborate Beaux Arts building was designed by architects Horgan and Slattery, who worked extensively for New York City designing police and fire stations. Faced with Indiana limestone on the East 24th Street entrance, the building is articulated by a stylized Ionic order. Columns on pedestals flank the three central round arched entrance bays.



FIGURE 16. Facade of 147-151 East 24th Street which is the Fiss, Doerr, and Carroll Horse Company auction mart, designed by Horgan and Slattery (Ulana Zakalak, photographer, 1988).

The end bays, framed by pilasters, contain doors located under small horizontal windows. Above these lateral bays, at the ends of the roof arch, are ornamental blocks with oval foliate medallions which once served as pedestals for minarets. The entablature, composed of a plain architrave, and mutule and egg and dart supported cornice, once carried the company's name in the frieze. Unlike 139-141 East 24th Street, the arched roof area spans the entire length of the building. However, the ornamental pressed metal cornice of bracket, disk and guttae was the model for and is identical to the later stable.

The East 25th Street facade mirrors the massing and articulation of the East 24th Street building. Instead of being faced in limestone, the facade is faced in the same yellow brick as that of 153-161 East 24th Street, the seven-story stable now occupied by Baruch College. Instead of columns, there are limestone-capped and limestone-based brick pilasters. The metal cornice is surmounted by a brick parapet which forms a small gable over the lateral bays. Within the apex of each gable is a stone nailhead trim motif draped in a bellflower garland. This ornament matches that of the seven-story stable building next door, to which it was once internally connected.

The building was sold to R. T. Garage, Inc. in 1928 and converted into an automobile service garage. In 1932, the function of the structure changed to an automobile parking garage. At this time, the interior of the building was

significantly altered with the addition of two intermediate floors and ramps, the removal of the balcony and ornate coffered ceiling, and infilling of the skylights. The structure was sold to its present owner, the L. B. Oil Company, Inc., in 1946 and it still serves as a parking garage (Ohliger 1989). The building is significant both historically and architecturally and is eligible for listing on both the National and New York State Registers of Historic Places under Criterion A and Criterion C. Its historical significance lies in its association with the Fiss, Doerr, and Carroll Horse Company, which built this structure in 1906 to serve as a horse auction mart. Although the interior of the building has been extensively modified to function as an automobile parking garage, the facade retains its handsome Beaux-Arts architectural composition, and its quality materials, in addition to its clear functional organization that reflects the original interior.

4. 153-161 East 24th Street (also known as 150-158 East 25th Street) is a 7-story, 6-bay, steel-framed, rectangular plan, yellow brick-clad stable building, built for Fiss, Doerr and Carroll Horse Company in 1906. This building was also designed by Horgan and Slattery in conjunction with the auction mart next door (see Figure 17). The classicizing structure is characterized by tri-partite horizontal division of spaces into base, body and attic. The ground floor, which is separated from the remainder of the building by a protruding belt course, forms the base of the building.

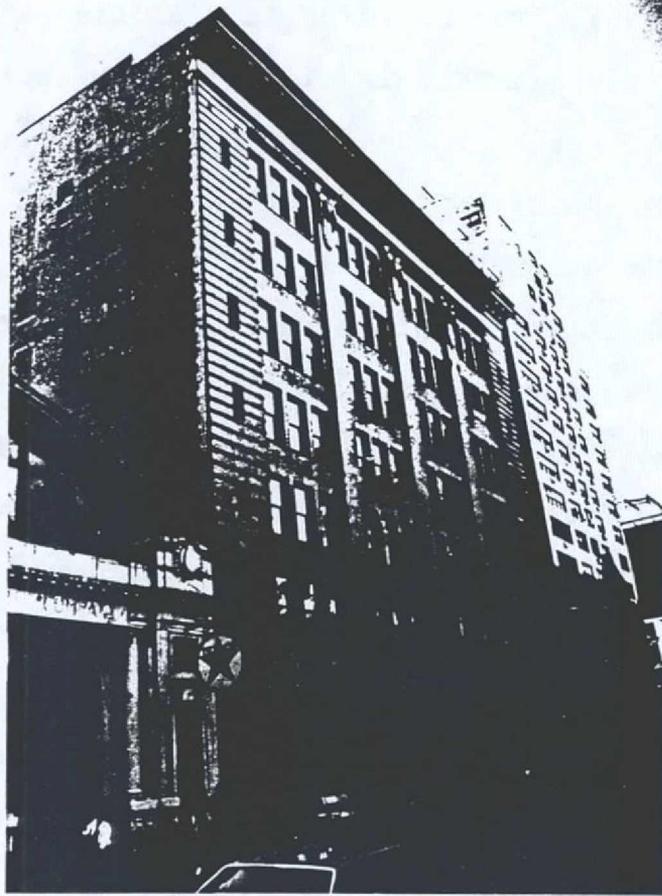


FIGURE 17. Facade of 153-161 East 24th Street  
which is the 1906 Fiss, Doerr, and Carroll  
Horse Company stable (Ulana Zakalak, photographer,  
1988).

Originally articulated by columns, the ground floor has been substantially altered and faced with a marble veneer. The end bays, consisting of replacement exit doors, are framed in Gibbs surrounds; the second bay from the west is the current Baruch College lobby entrance.

The body of the building consists of its six upper stories, framed by rusticated end bays containing single 1/1 obscure glass windows at each level. The interior four bays, separated by brick piers spanning the height of the body, are composed of a triple grouping of windows connected by a common sill. The piers end below the entablature with a terra cotta medallion consisting of a large nailhead motif flanked by broken capital corners from which are suspended bellflower garlands. These piers support a simple stone entablature forming the attic of the structure. A simple stone course serves as the architrave; the frieze is blank and the mutule-supported cornice appears to be pressed metal. Vestiges of a painted sign can still be seen on the west facade of the building, "Fiss, Doerr, Carroll Horse Co. Wagons, Carriages, Harness & Etc."

The East 25th Street facade is identical to the original East 24th Street facade except for the ground floor and the infilling of various windows with brick or metal louvers. The ground floor of the East 25th Street facade is articulated by Doric columns, between which most of the entrances have been infilled. The current entrance on this facade is the second bay from the east.

It is interesting to note that Fiss, Doerr, and Carroll sold the lot at 153-161 East 24th Street in 1904 to Centaur Realty Company just prior to construction of the extant structure. Ten years after the structure was built, it was no longer being used by the horse company but was leased to Lord and Taylor (Bromley 1916). The realty company held title to the property until 1968 when they sold it to the United Cerebral Palsy Association of New York City who, in turn, sold it to the Dormitory Authority of the State of New York in 1969 (Ohliger 1989). The building is presently occupied by Baruch College which significantly renovated the interior during the 1970's, as did the tenants who occupied the building after Fiss, Doerr, and Carroll. Although not found to be architecturally significant, HCI has determined this structure to be historically significant because of its association with the Fiss, Doerr, and Carroll Horse Company and is eligible for listing on both the National and New York State Registers of Historic Places under Criterion A.

#### IV. CONCLUSIONS AND RECOMMENDATIONS

##### A. Archeological Component

The results of the documentary research and the infield archeological investigations suggest that potentially significant archeological cultural resources could be present on the proposed Baruch College campus development project area. Although there is low potential for prehistoric archeological remains to be found in the study area, there is greater likelihood that historic period cultural resources could survive. These latter remains could include the following: elements of Rose Hill Farm; remains of stockyards, tanneries, bone mills, slaughter houses, glue works, as well as deposits from commercial and domestic sites associated with the Bull's Head Market's early live cattle market period; and evidence of early stables and horse marts from the period when the Bull's Head Market was the center of Manhattan's horse trade.

HCI has divided the project area into three zones of potential archeological sensitivity (see Figure 18):

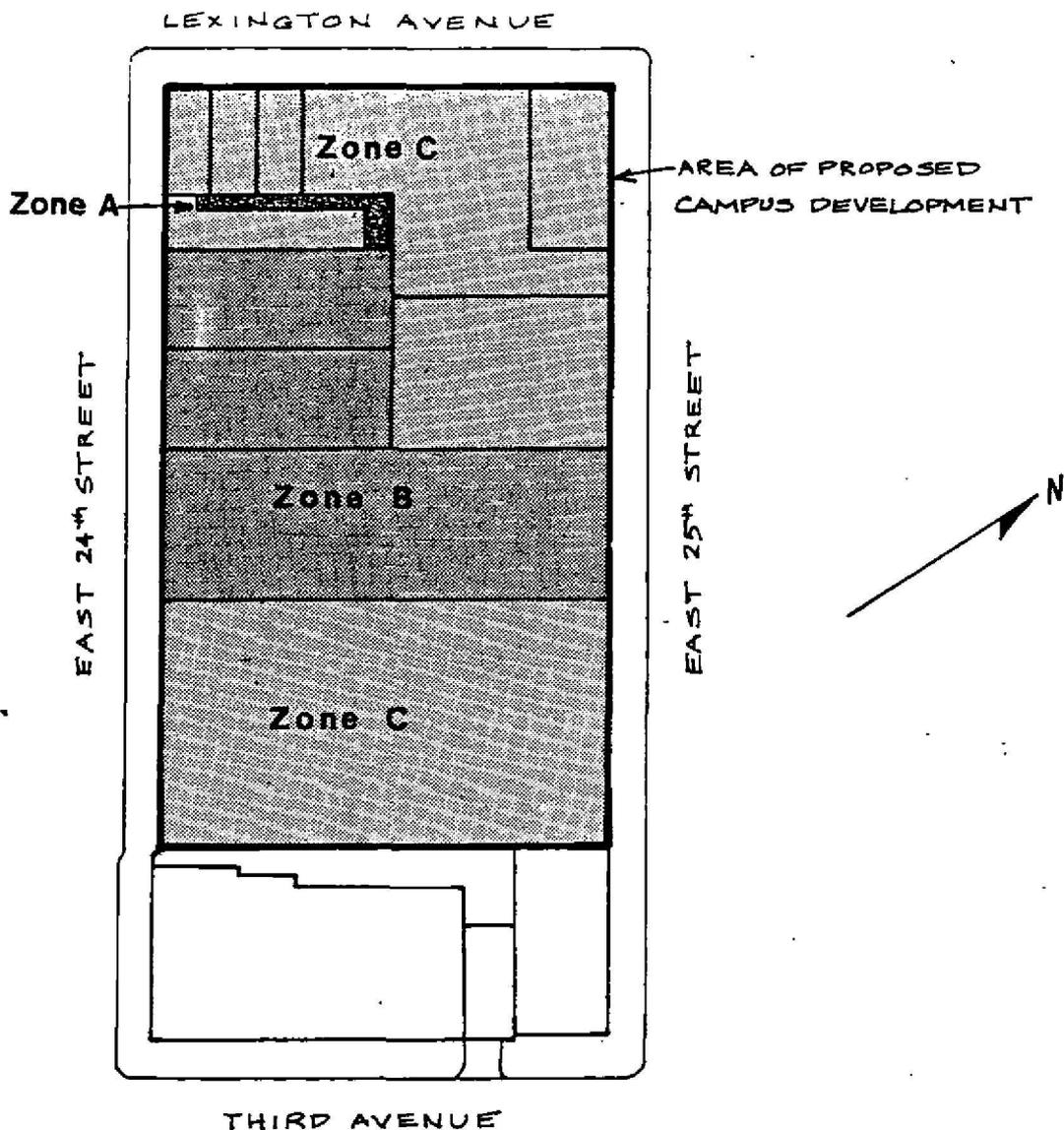


FIGURE 18. Map showing zones of archeological sensitivity on project area block including: Zone A - area with highest potential for containing archeological resources, Zone B - area with lower potential for containing archeological resources, and Zone C - area with least potential for containing archeological resources.

Zone A - areas with highest potential for containing archeological resources;

Zone B - areas with lower potential for containing archeological resources; and

Zone C - areas with least potential for containing archeological resources.

Zone A would have the highest potential for containing prehistoric archeological resources, if they were to exist in the project area at all, since the site has never been built upon. The land area encompassing Zone A is small and has probably been disturbed by the surrounding historic development. It is therefore unlikely that prehistoric remains still survive on this site in undisturbed contexts. However, potentially significant deposits which date from any period of the project area's historic occupation could be found in Zone A.

Since the extant structures in Zone B were built on grade, without basements, there is a good possibility that potentially significant historic cultural resources could be present here. In particular, the historic maps indicate that early stables, associated with the initial evolution of the Bull's Head Market into the center of Manhattan's horse industry, were once located in Zone B. If evidence of these cultural resources was to exist archeologically, information pertaining to operations of early to mid-nineteenth-century stables might be obtained. Such information could include the layout of early stables, means of water supply, methods of sewage disposal, etc. In addition, archeological evidence

associated with the early Bull's Head Market, when it functioned as a live cattle market, might still exist in Zone B.

The excavation of basements as part of building construction has lessened the potential for significant archeological cultural resources to be present in Zone C. However, truncated archeological features, such as wells and privies, have been uncovered elsewhere in New York City beneath the basements of such buildings. These features date from earlier historic periods, prior to the date of construction of the building which now occupies the site. If truncated features were to be found in Zone C, they would most likely be from the period when the Bull's Head Market operated as a live cattle market. Such remains could be associated with either industrial, commercial, or domestic concerns that may have been located in the project area. It is also possible that features relating to the later period, when the Bull's Head Market became the center of Manhattan's horse trade, could be present.

Baruch College's proposed plan for campus development requires demolition of all the structures on the project area block with the exception of those fronting on Third Avenue. HCI recommends that a limited archeological testing program be carried out after demolition in order to determine if potentially significant cultural resources are indeed present in the project area. Excavation in Zones A and B would consist of hand tests which would be assisted by a backhoe

utilized to remove mixed fill, spoil dirt, etc., thus exposing archeological deposits or remains. Zone C will not be tested unless significant remains are revealed by excavation in Zones A and B.

Prior to testing, HCI recommends that more in-depth historic documentation of the project area be compiled, departing from the research which has already been undertaken as part of this survey. Pertinent primary historical sources such as deeds and censuses should be consulted and analyzed. These data could possibly reveal information concerning the early operations of the Bull's Head Market when it functioned as a live cattle market or when it developed into the center of Manhattan's horse trade. A thorough search of the secondary historic resources should also be conducted to gather additional information pertaining to the history of the Bull's Head Market and the significance of the role which horses played throughout history. In addition, other sources of pertinent data such as building plans and soil records should be examined to gain a better understanding of what subsurface remains could be present in the project area. All of the above collected data should then be used to formulate an effective archeological testing program.

#### B. Architectural Component

Baruch College's proposed campus development block contains thirteen buildings. HCI was asked to evaluate the potential significance of these structures and to assess the

impact which the proposed development would have on those buildings which were found to be significant. In addition, HCI was asked to locate all sites, structures, or districts which are included on the National and New York State Registers of Historic Places and/or designated as New York City landmark properties/ districts within a larger peripheral neighborhood area in order to assess the secondary impact that the proposed campus development would have on such properties (see Figures 12 and 13). Only one New York City landmark, the 69th Regiment Armory at 68 Lexington Avenue, was located within this larger peripheral neighborhood area. No National Register properties were located. Since the armory is a distinctive type of structure that is unique to the neighborhood and is not part of an historic district, the proposed campus development should not have an adverse impact on this building.

Of the thirteen buildings which are standing on the project area block, nine were determined not to be significant since, in HCI's opinion, they did not meet any of the Criteria of Significance for inclusion on the National Register of Historic Places. The four remaining structures on the project area block have been found by HCI to be potentially significant. Located at 139-141, 143-145, 147-151, and 153-161 East 24th Street, these four structures were once occupied by the Fiss, Doerr, and Carroll Horse Company, a major Manhattan horse brokerage that also dealt in carriages and other horse-related goods during the late nineteenth and early

twentieth centuries (see Figures 19 and 20). Two of these buildings, the two former horse auction marts located at 139-141 and 147-151 East 24th Street, were previously determined by the State of New York to be eligible for the National Register. Also, landmark designation by New York City's Landmark Preservation Commission is pending for three of the four buildings, the two aforementioned auction marts and the former stable building at 143-145 East 24th Street.

The structure at 139-141 East 24th Street is both historically and architecturally significant and eligible for listing on both the National and New York State Registers of Historic Places under Criterion A and Criterion C. Its historical significance stems from its association with the Fiss, Doerr, and Carroll Horse Company and its later use as an equestrian outfitting store operated by H. Kauffman and Sons Saddlery Company. The structure is architecturally significant because it retains its interior spatial arrangements that reflect its original function as a horse auction mart. In addition, the particular decor and interior appointments that represent Kauffman's tenure contribute to its architectural significance. The exterior facade is something of an imitation of the Fiss, Doerr, and Carroll auction mart located at 147-151 East 24th Street which was built at an earlier date. Its composition and materials are of a lesser quality. The arched roof actually conceals a flat roof behind the facade and therefore does not have the

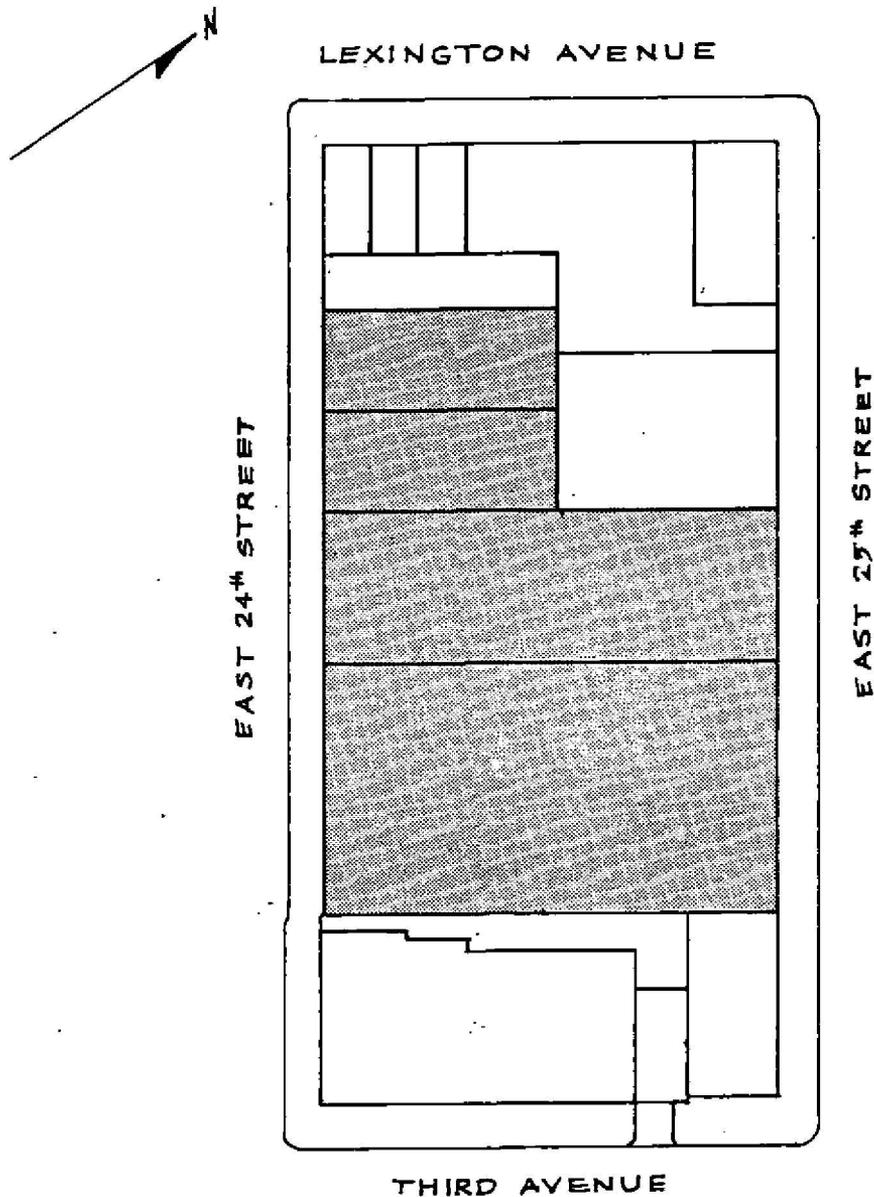


FIGURE 19. Map showing the four Fiss, Doerr, and Carroll Horse Company structures on the project area block which have been determined by HCI to be potentially significant and eligible for listing on the National and New York State Registers of Historic Places. These buildings include: 139-141 East 24th Street, built in 1913; 143-145 East 24th Street, built c. 1885; 147-151 East 24th Street, built in 1906; and 153-161 East 24th Street, built in 1906.



FIGURE 20. Present-day view of the facades of the four surviving Fiss, Doerr, and Carroll Horse Company buildings on the project area block, determined by HCI to be significant. The second building from the left is 139-141 East 24th Street, which is currently occupied by H. Kauffman and Sons Saddlery Company. Proceeding to the right are 143-145 East 24th Street, now a parking garage; 147-151 East 24th Street, also a parking garage; and 153-161 East 24th Street, presently occupied by Baruch College (Patricia Condell, photographer, 1988).

structural consequence of the auction mart constructed seven years earlier.

The building at 143-145 East 24th Street has only historical significance because of its association with Fiss, Doerr, and Carroll Horse Company. It is eligible for listing on both the National and New York State Registers of Historic Places under Criterion A. Its architectural features are simple yet expressive of its former function as a stable and do not represent significant architecture.

Fiss, Doerr, and Carroll were occupants until the late 1920's. Some time between 1926 and 1929, the Gramercy Studios of the Radio Corporation of America Picture Phone (now RCA) became the occupants of the stable building. The building was then purchased in 1942 by Paramount Filling Stations, Inc., and in 1957 it was listed as a motor freight station on a Sanborn Insurance Map. Presently owned by the L. B. Oil Company, the structure serves as an automobile garage.

The structure located at 147-151 East 24th Street is significant both historically and architecturally and is eligible for listing on both the National and New York State Registers of Historic Places under Criterion A and Criterion C. Its historical significance lies in its association with the Fiss, Doerr, and Carroll Horse Company, which built this structure in 1906 to serve as a horse auction mart. In 1928 the building was sold and became a full-service automobile garage. The interior of the building was extensively modified in 1932 with the removal of the mezzanine, stairs, and ornate

ceiling, and the construction of two intermediate floors and connecting ramps. Since that time it has functioned as an automobile parking garage. Most of this structure's interior workings as a horse auction mart no longer exist, therefore diminishing its cultural significance. The facade, however, retains its handsome architectural composition, and its quality materials, in addition to its clear functional organization that reflects the original interior. The trusses of the arched roof create a continuous segmental vault which defines the openness of the former interior space. The facade composition clearly reflects the dynamic of the space beyond. In addition, this building is architecturally significant because it is representative of the work of an important local firm, Horgan and Slattery.

Also historically significant because of its association with Fiss, Doerr, and Carroll is the building at 153-161 East 24th Street. It is eligible for listing on both the National and New York State Registers of Historic Places under Criterion A. This mid-rise horse stable was built in 1906 in conjunction with the auction mart at 147-151 East 24th Street. In the historical sense, the two structures went together hand-in-glove. Currently, they are completely separate. Presently, it is not known what specific alterations were made to the interior of this building by all the subsequent owners, but it is known that the interior was extensively altered during the 1950's by RCA Recording Studios and during the 1970's by Baruch College. Little fabric beyond the structure

and the envelope survives. In essence, the interior workings of this structure as a horse stable were the bases of its significance. However, these interworkings no longer exist architecturally, therefore diminishing its architectural significance. The exterior is not an outstanding architectural work and it also has been modified in its conversion to later uses.

The Fiss, Doerr, and Carroll Horse Company was the most prominent establishment located in the Bull's Head Market, the former center of Manhattan's horse trade. During the late nineteenth and early twentieth centuries, the company was Manhattan's largest supplier of horses, and, according to a company advertisement, was one of the leading horse purveyors in the world. Before the development of electric and gasoline engines, which led to the invention of the electric trolley and subway and automobile, horses were the primary means of transportation.

Although only used for commercial equine purposes for 20 years or less, it is HCI's opinion that the four buildings of the Fiss, Doerr, and Carroll Horse Company comprise a significant ensemble and are eligible for listing on both the National and New York State Registers of Historic Places under Criteria A and C. The proposed plan for Baruch College's campus development would have an adverse impact on these historically and architecturally significant buildings since it calls for their demolition. If an alternative plan cannot

be formulated, appropriate measures should be taken to mitigate this adverse impact.

HCI recommends that appropriate mitigation entail the complete documentation of the four Fiss, Doerr, and Carroll Horse Company buildings, produced according to the standards of the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER). This documentation would be in two parts--historic documentation and the architectural recording of the four structures.

The historic documentation should present the history of the Fiss, Doerr, and Carroll Horse Company and the Bull's Head Market in order to fully document the historical significance of the surviving Fiss, Doerr, and Carroll buildings.

Research, similar to what was described as part of HCI's recommendations for further archeological investigations, should be undertaken departing from the data base gathered as part of this survey. Specific documentation concerning these four significant buildings, i.e., historic photographs, original architectural plans and drawings, alteration plans and drawings, should also be gathered and analyzed as part of this research.

The architectural recording of the four Fiss, Doerr, and Carroll buildings should consist primarily of photographic documentation. The purpose of this documentation is to record the architectural/engineering character and integrity of these structures. The balance of this work should consist of photographic documentation (conducted in compliance with

HABS/HAER standards) of the buildings as they presently exist and during demolition. General contextual views of the four structures should be taken, as well as exterior and interior views of each individual structure. Exterior and interior architectural details should also be recorded photographically.

Lastly, HCI recommends that the historic photographs, original drawings, and plans which were gathered during the historic research phase should be produced as part of the photographic documentation. If necessary, the original drawings and plans can be adapted into survey drawings. Survey drawings of significant architectural details should also be generated either by hand measurement or from photography. The completed survey drawings would supplement the photography to fully document the architectural significance of the buildings of the Fiss, Doerr, and Carroll Horse Company.

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## VI. APPENDICES

### A. APPENDIX A: INVENTORY OF BUILDINGS NOT FOUND TO BE SIGNIFICANT BY HCI

(Note: See Figure 13 and/or Appendix B for location of each structure.)

1. 137 East 24th Street is a 7-story, 3-bay, rectangular plan, brick, single-room occupancy hotel, internally connected to 41 Lexington Avenue, which is commonly known as the Gramercy Hotel. This structure, and the Gramercy, are both labeled on several historic maps as one combined hotel (Hyde 1906; Sanborn 1910, 1929, 1957; Bromley 1911, 1916, 1920, 1926, 1957). The building's most notable feature is its fenestration; the unrelieved contrasting stone lintels are reminiscent of gothicizing drip mouldings, and the upper sash of the flanking windows are cut to fit the unusually shaped lintels. A small 1/1 wood double hung window, flanked by larger 1/1 single windows, occupies the central bay on each level. The ground-floor storefront has been replaced and the cornice has been removed.

2. 330 Third Avenue is a recent, 20-story, 9-bay, (5 bays on East 24th Street) brick-veneered, apartment building. Although the structure occupies a large

footprint, the building is progressively set back from the 12th story. A marble surround emphasizes the ground floor lobby entrance. There is an underground parking garage entrance immediately to the north of the structure. This building will not be directly impacted by the construction of the Baruch College dormitories.

3. 336-338 Third Avenue and 160-162 East 25th Street is a grouping of 5-story, 6-bay, brick Italianate buildings. Although originally three separate buildings, they are treated as a single hotel on the historic maps (Hyde 1906; Sanborn 1910, 1929, 1957; Bromley 1911, 1916, 1920, 1926, 1957). Except for their ground floor storefronts, the three are also architecturally consistent. Internally connected, the structure features storefronts on the ground floor of both street facades, characterized by a variety of modern building materials. Only the 25th Street Bike Shop storefront at 162 East 25th Street has retained some degree of integrity with its fluted cast iron corner pilasters, pressed metal cornice with egg and dart moulding and bracket supported projecting display window. Six bays across on Third Avenue, the painted brick facades are ornamented with stone pedimented lintels, quoins delineating the building corners, bracketed sills, and scroll bracket supported pressed metal cornices. Iron fire escapes and balconies serve to further relieve the facade. This building will not be directly impacted by the construction of the Baruch College dormitories.

4. 41 Lexington Avenue is a 5-story, 3-bay (4-bay on East 24th Street), brick, rectangular plan, single-room occupancy hotel structure with a ground floor storefront. Commonly known as the Gramercy Hotel, the structure is internally connected to 137 E. 24th Street, which appears to be an extension of the hotel. Brick piers articulate the corners, creating recessed facades ending in corbelled brick courses immediately below the bracketed pressed metal cornice. Further relief is provided by the use of contrasting stone lintels and sills, and belt courses on the East 24th Street facade. Ornamental fire escape balconies embellish the central bay of the Lexington Avenue facade. The ground floor storefront is a replacement.

5. 43 Lexington Avenue is a 4-story, single-bay, early twentieth-century, vernacular brick structure. Dominated by large tri-partite and transomed windows on the third and fourth floors, somewhat akin to the Chicago window, the structure has a simple bracketed pressed metal cornice and an altered three bay storefront internally connected to the neighboring structure, 45 Lexington Avenue. The second story is obscured by a large full width awning emblazoned with the name of the restaurant, "K.C. Place."

6. 45 Lexington Avenue is a 4-story, 3-bay, brick, rectangular plan, vernacular, unornamented row building. The first and second floors of the turn-of-the-century building have been altered to accommodate commercial uses and the roofline cornice has been removed. The third and

fourth floors are fenestrated with plain 1/1 windows with protruding sills.

7. 47-49 Lexington Avenue is a 2-story, 3-bay, masonry building, built for automobile sales and service in 1941. The structure, which is dominated by a stepped parapet with an oval apex ornament inscribed "L.B.," has been severely altered with glass block infill. Originally, the ground floor had automobile access and the upper floor was used for offices. The ground floor now houses a commercial use, Jena Optical. A continuous frieze with mounted letters connects this structure with 51-55 Lexington Avenue, a 6-story parking garage.

8. 51-55 Lexington Avenue and 136 E. 25th Street, commonly known as the L.B. Oil Company, is a 6-story, "L"-shaped parking garage, with 6 bays on Lexington Avenue and 2 bays on East 25th Street, behind the Amsterdam Hotel. The ground floor features two garage entrance bays, a man door and a cargo door. The second through sixth floors feature a brick facade with recessed 20-pane windows except for the center bay, which has 24-pane windows. The floors are articulated by moulded brick rectangular panels. The stepped parapet is ornamented by terra cotta inset diamond panels. The 2-bay East 25th Street facade has a man door and cargo door on the ground floor, separated from the body of the building by a plain cornice.

9. 57-59 Lexington Avenue, commonly known as the Amsterdam Hotel, is an 8-story, 4-bay, rectangular plan,

eclectic brick, turn-of-the-century single-room occupancy hotel with a commercial ground floor. Although most of the original storefront materials have been replaced, original features such as cast-iron columns at the building corners and entrances remain. The second through eighth stories are horizontally divided into a base, body, and attic. The base, comprised of the second and third stories, features brick rustication at the end bays. Here the windows are flanked by carved pilasters and are surmounted by split pediments. The central bays of the Lexington Avenue facade are recessed and contain windows with polychromatic flat arched lintels. The fourth through seventh floors make up the body of the building. The lateral bay windows of the fourth through the sixth floors are framed by ornate terra cotta surrounds, separated by decorative terra cotta relief panels between floors. The central bays feature similar surrounds, however, plain brick panels separate the floors. The seventh floor is characterized by terra cotta surrounds for each individual window.

The eighth floor, the attic story, features round-arched windows (all others are rectangular), an ornate frieze, and a pressed metal cornice with modillions. Additional features include wrought-iron scrollwork balconies that span the second and third bays on floors 2 through 8 on both elevations, and cornices above the first, third, seventh and eighth floors. Remnants of mounted

letters spelling out "Amsterdam Hotel" are visible at the  
East 25th Street elevation.

B. APPENDIX B:

ARCHITECTURAL SURVEY FORMS, INCLUDING  
NEW YORK STATE BUILDING-STRUCTURE INVENTORY FORMS AND  
NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
ARCHITECTURAL SURVEY FORMS

C. SUMMARY REPORT ON SUPPLEMENTAL  
INFIELD RECONNAISSANCE

In June of 1989, E&K presented the possibility of HCI observing subsoil investigations which were to be performed for another aspect of the Baruch project. Many of the proposed excavations were to be located in what HCI had defined as Zone B areas of potential archeological sensitivity (see Section V. A.). HCI felt that the observation of these excavations could aid in evaluating the potential for archeological cultural resources to exist in the project area.

Therefore, on August 26, 1989, HCI observed two excavations, one of which was not pertinent for HCI's evaluation, because it was located in a Zone C area where the documentary research had indicated the existence of an older full basement. The results of this one excavation verified that there was a basement present.

The second excavation was located in the interior of the Fiss, Doerr, and Carroll auction mart located at 147-151 East 24th Street. Documentary research had indicated that this structure was built without a basement, therefore possibly allowing the preservation of any archeological resources associated with time periods prior to the construction of the building.

This excavation, which measured approximately 6 X 6 feet, was located along the inside of the building's west wall, adjacent to the third load-bearing column north of the 24th Street end of the building. The building's foundation continued to a depth of approximately 3.5 feet below the concrete floor. A builder's trench, which extended to the east approximately one foot, was exposed next to the foundation. No artifacts were found in this builder's trench. The remainder of the excavation revealed a stratigraphy which contained several upper layers associated with the construction of the building. Beneath these layers, at a depth of 1 foot below the cement floor, was a thin (0.2-foot) layer of black sand laden with coal, which did contain artifacts. Culturally sterile subsoil was found beneath this black sandy coal layer.

This coal layer may be associated with the mid-nineteenth century coal yard once located on the lot to the east of the building (see Section III. B.). It is not possible for HCI to evaluate the potential archeological sensitivity solely from this one excavation because of the stratigraphy revealed. Therefore, further excavations are warranted in Zone B areas because they may expose undisturbed cultural resources associated with the time periods prior to the construction of the Zone B buildings.

A P P E N D I X 6  
HISTORIC/ARCHAEOLOGICAL ANALYSIS

**DORMITORY AUTHORITY**  
OF THE STATE OF NEW YORK



161 Delaware Avenue  
Delmar, NY 12054-1398  
(518) 475-3000  
Fax: (518) 475-3040

One Penn Plaza  
New York, NY 10119-0118  
(212) 356-0600  
Fax: (212) 239-8255

March 4, 1991

Ms. Julia S. Stokes  
Deputy Commissioner for Historic Preservation  
New York State Office of Parks, Recreation  
and Historic Preservation  
The Governor Nelson A. Rockefeller Empire State Plaza  
Agency Building No. 1, 20th Floor  
Albany, New York 12238

Re: DASNY/Baruch College Site "B"  
139 East 24th Street  
147 East 24th Street  
City University of New York  
New York, New York County  
89PR0746

Dear Deputy Commissioner Stokes:

On May 2, 1990, the Office of Parks, Recreation and Historic Preservation (OPRHP) responded to the Authority's submission of April 3, 1990, made pursuant to State Historic Preservation Law 14.09. That submission summarized the extensive studies undertaken for the Authority and its client, The City University of New York (CUNY). It also conveyed the Authority's determination that there is no feasible and prudent alternative to the proposed demolition of 139-141 and 147-151 East 24th Street located on what is referred to as Site B.

The Authority issued a Positive Declaration for SEQR in 1988 and is in the process of completing a Draft Environmental Impact Statement (Draft EIS) for the Baruch Site B project. The Draft EIS involves examination of historic preservation elements and the development of a mitigation plan for the unavoidable adverse impacts. This letter, therefore, serves the purpose of concluding the consultation process between the Authority and OPRHP in accordance with the State Environmental Quality Review Act 6NYCRR 617.8.

Since receipt of OPRHP's May 2 letter (which focuses on the preservation of 147 East 24th Street), further consultation has taken place regarding the mitigation of adverse impacts on Site B, including your August meeting with John C. Egan, Executive Director of the Dormitory Authority, and Marilyn Mikulsky, Director of Campus Planning and Facilities of Baruch College, in which you had the opportunity to visit the eligible historic buildings. Following are four significant developments which affect our discussion of Site B:

Ms. Julia S. Stokes  
Deputy Commissioner for Historic Preservation  
Baruch College Site "B"  
City University of New York  
89PR0746  
March 4, 1991

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1. In August, at the time of your visit to Baruch, OPRHP's endorsement of partial restoration of 147 East 24th Street was countered by CUNY's proposal of establishing within Site B a permanent exhibit of architectural, historic and cultural artifacts relating to the horse and carriage trade of both 139 East and 147 East 24th Street. Attached is a copy of that proposal.
2. In October the New York City Landmarks Commission held a hearing on and tabled the designation of the buildings due to the lack of sufficient votes to designate.
3. New York State, New York City and The City University of New York are facing their most severe budget crisis since the 1970's. Operating budgets have been cut 25%, capital budgets have been severely curtailed. In this environment it is difficult to contemplate spending an additional \$45.9 million to preserve the eligible historic structure in question. This is particularly true when most of the interior historic fabric of the building was eliminated in 1932 when it was converted to a parking garage.
4. CUNY has informed us that the Division of the Budget (DOB) has recently expressed concern regarding the high cost of the Site B project. CUNY has indicated that the addition of \$45.9 million to the project would jeopardize DOB's willingness to fund this project which would set back, for many years, Baruch's efforts to improve its facilities and satisfy accrediting agencies.

The Authority considered your recommendation of adopting the "Selected Alternate", as noted in your May 2 letter, and cannot agree that saving 10 feet beyond each street facade of 147 East 24th Street is in the best interest of the project. That approach to "less-than-optimum preservation solutions", although representing a savings over the full restoration cost of \$45.9 million, is still 15% over the projected cost of the Master Plan and would still require the expenditure of an additional \$32 million without addressing the basic Site B Master Plan criteria of a single, multi-purpose facility accommodating the College's adjacency needs.

Ms. Julia S. Stokes  
Deputy Commissioner for Historic Preservation  
Baruch College Site "B"  
City University of New York  
89PR0746  
March 4, 1991

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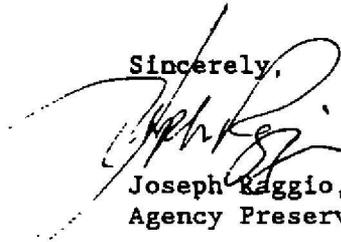
The section of the Authority's Draft EIS which concerns Historic / Archaeological Resources for Site B indicates a rich history and cultural heritage of both 139 East and 147 East 24th Street associated with the "Horse and Carriage" trade. It is the Authority's position that a permanent exhibit in Site B would offer a more comprehensive understanding of the neighborhoods relevant past.

In summary, the Authority has considered all of OPRHP's valued comments and recommendations to date and finds that there is no cost effective alternative to the demolition of the two buildings. We propose to mitigate the adverse impact with the plan of recordation detailed in our April 3, 1990 submission, and the establishment of a permanent architectural, historic and cultural exhibit in Site B relating to its relevant past.

The Authority is sensitive to the growing fiscal crisis of The City of New York and trusts that OPRHP agrees with the Authority's position that in addition to the factors noted last April and restated herein, the proposed demolition and mitigation for this project is the only prudent and feasible course of action.

We have received a letter from Donald Farley, CUNY - Senior Vice Chancellor, in which he summarizes CUNY's position on this issue. A copy of that letter is attached for your information.

Sincerely,



Joseph Raggio, A.I.A.  
Agency Preservation Officer

JR:jh  
Enclosures

cc: J. Egan  
D. Farley  
J. Brown



New York State Office of Parks, Recreation and Historic Preservation  
The Governor Nelson A. Rockefeller Empire State Plaza  
Agency Building 1, Albany, New York 12238-0001

J. RAGGIO 5/7/90  
G. SCARFONE  
R. BROWN  
A. K. JEFFREY  
W. AMESY  
E. AMESY  
M. M. K.

May 2, 1990

Mr. Joseph Raggio  
Agency Preservation Officer  
Dormitory Authority of  
the State of New York  
161 Delaware Avenue  
Delmar, New York 12054

Dear Mr. Raggio:

Re: DASNY  
Baruch College Site B  
139 East 24th Street  
147 East 24th Street  
City College of New York  
New York, New York County  
89PR0746

Thank you for providing the Office of Parks, Recreation and Historic Preservation (OPRHP) with additional project materials prepared by Building Conservation Associates, Inc., Robert Silman Associates, P.C. and Davis Brody and Associates. This information has been reviewed in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law.

The OPRHP cannot agree with all the criteria that were used to evaluate the appropriateness of the alternate schemes explored, particularly those criteria dealing with historic preservation issues. For example, one of the reasons given for the rejection of the "Selected Alternative Incorporating 147 East 24th Street" chosen for further study was the fact that connecting bridges create a questionable setting for a historic structure. While this is not a preferred preservation strategy to be considered in the early stages of a project, it could be reconsidered when it becomes apparent that recommended preservation treatments may not be feasible. The fact that the optimum preservation solution cannot be achieved does not justify demolishing a significant historic structure.

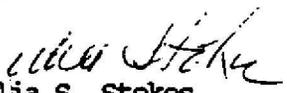
We would also like to call your attention to the fact that both Building Conservation Associates reports indicated that stabilization was feasible, and the structural analysis prepared by Robert Silman Associates concluded "that there were no serious structural problems visible that would complicate plans to restore these structures."

The OPRHP feels that other, less-than-optimum preservation solutions deserve consideration, and recommends that your office explore alternatives with the sponsor. The OPRHP would be able to endorse the "Selected Alternate": we note that the retention of the street facades and 10' of the first bay reduces the additional costs to less than 15%, and the gross area

Mr. Joseph Raggio  
May 2, 1990  
Page 2

of the additional four floors required at the new tower is within the limits of the New York City Zoning Ordinance. We recommend your agency adopt this alternative, and would be pleased to work with you on finalizing details. Please advise us of your plans. Should you have any questions, please telephone Shirley Dunn of the Project Review staff at 518/474-0479.

Sincerely,

  
Julia S. Stokes,  
Deputy Commissioner for  
Historic Preservation

JSS/RML/SD:tr

## MATERIAL FOR AN EXHIBITION ABOUT 139 AND 147 EAST 24th STREET

## A. History of the Horse and Carriage Trade

- Etchings of the Bull's Head Market
- Area Maps
- Historic Photographs
- Memorabilia of horse trade

## B. Development of the Area

- Model of Midtown South in 1895
- Historic streetscape photos
- Plan diagrams of the block illustrating the sequence of development over time
- History of Site A as powerhouse for cable car system

## C. History of the two Auction Halls and Stable as Building Types

- Drawings/photos of related building types and precedents
- Comparison of these buildings with other auction halls or stable buildings in New York City
- Details from original drawings for 155 East 24 documenting special drainage system, "high-rise" horse hospital concept
- Facade photo-murals
- Photo of original interior
- Extracts from historic newspapers and documents
- Salvaged display cases from Kauffman's to display memorabilia
- Salvaged horseheads from Kauffman's facade

## D. Structural and Construction Aspects

- Building Model, cut-away showing interior, how functioned
- Drawings to show original design intent never executed
- Salvaged facade sculpture adjacent to wall section details to show construction
- Salvaged section of a typical truss
- Drawings of details illustrating concealed trusses and hung ceiling
- Extracts from historic magazine articles about construction methods or similar engineering at the time

The City University of New York



Senior Vice Chancellor for  
Facilities Planning, Construction and Management  
535 East 80 Street, New York, N.Y. 10021  
(212) 794-5315



February 8, 1991

Mr. Joseph Raggio, AIA  
Agency Preservation Officer  
Dormitory Authority of the  
State of New York  
161 Delaware Avenue  
Delmar, NY 12054-1398

Re: DASNY/Baruch College Site "B"  
139 East 24th Street  
147 East 24th Street  
City University of New York  
New York, New York County  
89 PRO 746

Dear Mr. Raggio:

In response to your letter of January 7, 1990 regarding the above referenced project, there have been several significant developments since May which affect the Baruch College project on Site B. All of the developments since then either correspond directly to the Office of Parks, Recreation and Historic Preservation's (OPRHP) letter of May 2, 1990 or reaffirm the summary of the Authority's April 3, 1990 submission, i.e., there is no feasible and prudent alternative to the proposed demolition of 139-141 and 147-151 East 24th Street located on what is referred to as Site B.

Since receipt of OPRHP's May 2 letter, further consultation has taken place regarding the mitigation of adverse impacts on Site B, including the August meeting with John Egan, Marilyn Mikulsky and Julia Stokes, at which time they had the opportunity to visit the eligible historic buildings. Following are the developments mentioned above which affect our discussion of Site B:

1. In August, at the time of the visit to Site B, we proposed establishing within Site B a permanent exhibit of architectural, historic and cultural artifacts relating to the horse and carriage trade. Attached is a copy of that proposal.

2. In October the New York City Landmarks Commission held a hearing on and tabled the designation of the buildings due to the lack of sufficient votes to designate.
3. New York State, New York City and The City University of New York are facing their most severe budget crisis since the 1970's. Operating budgets have been cut 25%, capital budgets have been severely curtailed. In this environment, it is difficult to contemplate spending an additional \$45.9 million to preserve the eligible historic structure in question. This is particularly true when, most of the interior historic fabric of the building was eliminated years ago.

The State Division of the Budget (DOB) has recently expressed concern regarding the high cost of the Site B project. The addition of \$45.9 million to the project would almost certainly jeopardize DOB's willingness to fund this project and would undoubtedly set back, for many years, Baruch's efforts to improve its facilities and satisfy accrediting agencies.

As an alternative to the \$45.9 million scheme, the May 2nd letter recommended a revised version, indicating that "retention of the street facades and 10 feet of the first bay reduces the additional cost to less than 15% ..." It should be noted that less than 15% in this case amounts to \$32 million. We could not justify an additional expenditure of this magnitude even if it would enable us to preserve the entire building. However, this enormous expenditure would result in preservation of a very small percentage of the original building - a portion of the facades and trusses - while the majority of the structure would be rebuilt with new materials.

The May 2nd, 1990, OPRHP response to the Authority's April submission stated that "other less-than-optimum preservation solutions deserve consideration" and recommended that DASNY "explore alternatives with the sponsor." Since July, 1988, DASNY and the City University have spent more than \$200,000 hiring consultants and preparing documentation requested by OPRHP in our earlier meetings. For two years we have explored and documented the schemes selected by OPRHP, as well as others we felt were appropriate.

We have carefully reviewed OPRHP's recommendations and the extensive documentation prepared to date. The alternative schemes produce two separate buildings connected through the eligible historic building, with bridges above. They do not meet the basic Master Plan criteria of a single, multi-purpose facility accommodating the College's adjacency needs and providing an essential interior campus. They also create substantial inefficiency and circulation problems. In addition, the complexity of preserving 147-151 East 24th Street and the additional gross area needed to compensate for the inefficiencies created, increase the project cost unacceptably. As such, we continue to believe that there is no prudent and feasible

alternative to demolition of the two buildings. In lieu of the alternative scheme, we propose to mitigate the adverse impact with the plan of recordation detailed in our April 3, 1990 submission, and establishment of a permanent architectural, historical and cultural exhibition in Site B relating to the horse and carriage trade.

Sincerely,



Donal E. Farley  
Senior Vice Chancellor

DEF:sh

cc: J. Egan

J. Brown (BA)