

APPENDIX B

Historic Resources

907mm0008

ENTRIES IN THE NATIONAL REGISTER

NEW YORK

STATE

Date Entered NOV 14 1978

Name

Location

Stewart, A. T., Era Buildings

Garden City
Nassau County

Also Notified

Honorable Jacob K. Javits
Honorable Daniel P. Moynihan
Honorable Norman F. Lent

REC'D
NOV 28 1978

COPY OF CONGRESSIONAL NOTIFICATION

Form No. 10-300

(Rev. 10-74)

Form No. 10-300

UNITED STATES DEPARTMENT OF THE INTERIOR

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

OFFICE COPY

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

~~Buildings of the~~ "A.T. Stewart Era" Buildings

AND/OR COMMON

2 LOCATION

STREET & NUMBER

CITY, TOWN

Garden City

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

4th

STATE

New York

CODE

036

COUNTY

Nassau

CODE

059

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☐ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT☒ Thematic
Group

OWNERSHIP

☐ PUBLIC
☐ PRIVATE
☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE
☒ COMMERCIAL
☒ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☒ PRIVATE RESIDENCE
☒ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Multiple Ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Nassau County Office Bldg.

STREET & NUMBER

CITY, TOWN

Mineola

STATE

New York

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Statewide Inventory of Historic Resources

DATE

1976

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Office of Parks and Recreation

CITY, TOWN

Albany

New York

STATE

7 DESCRIPTION**7 DESCRIPTION****CONDITION**

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☐ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The buildings of the "A.T. Stewart Era" comprise a thematic group of 50 residential, commercial, religious and civic structures built as original elements of the planned community of Garden City between 1871 and 1893. These buildings are the only extant components of the planned village which retain sufficient integrity to warrant inclusion in the present nomination. The thematic approach has been selected because later construction on original village lots in Garden City has interrupted the continuity of the historic fabric. Individual elements of the thematic group are delineated by their respective plot boundaries.

Residences:

Each of the forty-four residences in the group is set back seventy-five feet from broad, tree-lined streets on a large plot. Designed according to one of the seven basic structural plans prepared by architect John Kellum, all were built between 1871 and 1878 by contractor James L'Hommedieu. The houses range in scale from modest cottages to large, rambling three-story frame "villas." The seven basic dwelling types include:

Type 1 (1872): An imposing three-story frame structure characterized by a slate-covered Mansard roof, bracketed cornice, and broad porch across the first story, this is the earliest and largest house type built in Garden City. Five examples survive, and two houses retain their original cupolas. The so-called "Apostle" house at 89 Fifth Street, is an outstanding, unaltered example of its type.

moved to 109 Eleventh St. in 1988

Type 2 (1873): A two and one-half story frame cottage with its principal entrance at the gable end, this house was the type most commonly built in the community. Each cottage is a three-bay, gable roofed house with a two-story wing adjoining it at right angles. Original architectural features included a bracketed cornice, paired, round-arched windows beneath the roof gable, decorative window and door moldings, and a porch with modillion cornice. Twelve cottages survive, though several have received unsympathetic exterior alteration during the twentieth century. The cottage at 104 Ninth Street is a well-preserved example of this structural style.

Type 3 (1872): A two and one-half story frame house which varies between three and five bays in length, this structural type is noteworthy for its cross or end gables trimmed with "Carpenter Gothic" moldings and brackets. A center hall flanked by four rooms on both full stories is the floor plan most characteristic of this type. Four "Type 3" houses are included in the thematic group. Forty-three Hilton Avenue best represents the original appearance.

Form No. 10-300a

Form No. 10-300a
(Rev. 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Buildings of the "A.T. Stewart Era"
Nassau County

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

Type 4 (1874): A building with characteristics of both Types 2 and 3 above, this basic house plan is nearly square. A two-story projecting end gable and steep pitched roofs and dormers give vertical emphasis to the simple frame structure. Paired windows with decorative moldings, narrow board sheathing, and raised one-story porches are original features common to the five extant examples of this rather plain type. The dwelling at 113 Ninth Street best illustrates these characteristics.

Type 5 (1873-1874): A small square house with a projecting two-story wing at the rear, this building type exhibits Italianate stylistic influence in its low-pitched roofs, bracketed roof and porch cornices, and window moldings. The house located at 106 Ninth Street is the best preserved example among the three which survive in Garden City.

Type 6 (1874): Another vernacular adaptation of the Italianate style is the two-story, three-bay frame house in which two rooms flank the center hall and staircase on each floor. The two-story projection at the center of the principal elevation culminates in a low-pitched gable with brackets and cornice returns. The cornice surrounding the low-pitched roof continues this bracketed motif. The original balustraded porches have been removed from three of the six extant houses of this type. The dwelling at 114 Sixth Street is a fine, unaltered example of its type.

Type 7 (1875): A modest, square, three-story house culminating in a slate-covered Mansard roof, this house is the only type in Garden City which was built in both brick and wood frame versions. The four brick structures are characterized by tall, round-arched windows capped by decorative brick moldings. The Mansard roof of the two frame dwellings is taller than that of the brick version, and porches extend across the fronts of these two houses. Erected in 1875, these six residences were the last houses built in Garden City during the lifetime of its founder, A.T. Stewart.

Other Buildings of the A.T. Stewart Era:

53-55 Hilton Avenue (1875): A two-story brick commercial block built to accommodate two stores with offices above, this is the only one of two extant commercial buildings which retains sufficient structural integrity to warrant nomination. Though its cornice has been altered, the decorative door and window moldings remain on the storefront and second story levels.

Garden City Water Works (1876): This brick structure is the only public building which remains from Stewart's original planned village. Built to house a 200-horsepower Holley compound steam engine and four force pumps, the water works supplied residences and hydrants through eight miles of

Form No. 10-300a

Form No. 10-300a
(Rev. 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMBuildings of the A.T. Stewart Era
Nassau County

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

7

PAGE

3

pipes. Crenelation, corbels, towers flanking the main entrance, and tall, paired, Gothic arched windows on the principal elevation give the Water Works the appearance of a small fortress. The building remains in use as a pumping station, though its original machinery has been replaced. The water works complex originally included a three-story brick engineer's residence and an adjoining covered brick well and cistern fifty feet in diameter. Demolished at an undetermined date, these structures appear in period photographs and their sites are known.

Cathedral of the Incarnation Complex (1885): Built as a memorial to A.T. Stewart according to the designs of architect Henry G. Harrison, the complex includes the Cathedral, the Bishop's See House, and an adjoining carriage house, all situated in a park-like setting of broad lawns, ornamental plantings, and paths. The structures were erected by Stewart's contractor, James L'Hommedieu.

The Cathedral of the Incarnation, built upon the cruciform plan, measures 175 feet by 96 feet. The tower and spire rise to a height of 210 feet. The exterior sandstone walls are divided by a series of engaged buttresses. Gothic windows with tracery contribute to the vertical emphasis of the building, as does the series of flying buttresses between the outer walls and the clerestory of the nave. Carved corbeling, finials, crockets, and window moldings decorate the exterior surfaces of the cathedral. The interior structural system utilizes iron columns to support the vaulting of the ceilings.

The nearby four-story brick See House and its brick Carriage House were completed in 1883 as additional elements of the religious complex. The exterior of the mansion house is little altered from its original appearance, retaining its elaborate front portico, carved stone surface details, tall chimneys and Mansard roof. Interior features such as moldings, paneling, and marble mantels remain in the house despite its conversion to offices for the diocese during the twentieth century. The adjoining carriage house is used for storage of maintenance equipment.

St. Paul's School (1883): The Episcopal school dedicated to the memory of A.T. Stewart was also designed by Henry Harrison and built by James L'Hommedieu. The long, monumental brick structure rises three stories above a raised basement. Tall Mansard roofs add a fourth story to the projecting wings at the center and ends of the school. The overall length of the building is 260 feet; each wing extends 170 feet perpendicular to the central mass. Tall symmetrically spaced Gothic arched windows and engaged buttresses counterbalance the horizontal rhythm of the corbeled cornice and

Form No. 10-300a
(Rev. 10-74)
Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Buildings of the A.T. Stewart Era
Nassau County

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

the belt courses which define each story.

The school building retains its original interior configuration and fabric to a considerable degree. Among its noteworthy features are the elaborate first floor reception rooms, the ornate cast-iron central staircase, and the student dormitory rooms on the second floor. Original oak wainscoting and moldings remain in corridors and rooms throughout the building. A modern library wing was added to the east end of the school in 1968. St. Paul's continues to function in its original role as a private boys' school.

Cathedral School of St. Mary (1893): The last "Stewart era" building constructed in Garden City, St. Mary's School is a four-story brick structure situated opposite the See House on Cathedral Avenue. Originally rectangular in plan, the building was altered in 1902, and again in 1968, when classroom wings were added to the east side of the school. Built by L'Hommedieu, St. Mary's School is more modest in its design than is its counterpart, St. Paul's, reflecting the decline of Stewart family fortunes by the time of its construction.

A crenelated tower is its most notable architectural feature. The interior of St. Mary's has been considerably altered during the twentieth century. The building continues in use as a private girls' school.

Presumably, archeological evidence associated with construction and historical use of all the above properties may exist on each plot: However, no systematic identification of archeological resources has been undertaken.

Moved Buildings: Seven buildings in the thematic group have been moved from their original locations. The houses presently located at 32 Cathedral Avenue and 89 Fifth Street were moved from the present site of St. Mary's School in 1892. The house at 109 Fifth Street and 106, 108, 110, 112 Ninth Street were moved in 1910 from their original sites along Eighth Street in anticipation of street widening which never occurred. These relocations did not affect structural integrity and they were undertaken as part of the historical development of Garden City as a planned village; hence, the moved structures have been included in the thematic group.

8 SIGNIFICANCE**SIGNIFICANCE**

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☒ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☒ SOCIAL/HUMANITARIAN
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES 1871-1893

BUILDER/ARCHITECT Henry G. Harrison
John Kellum, James L'Hommedieu

STATEMENT OF SIGNIFICANCE

The buildings of the "A.T. Stewart Era" thematic group consists of fifty structures built between 1871 and 1893 as components of Garden City, Long Island's first planned suburban community. Vaguely envisioned by A.T. Stewart as a model country seat for his New York department store workers, Garden City never fulfilled his expectations; yet its planned environment and the standardized domestic architecture of its fine extant residences continue to reflect the strong paternalistic influence of its founder.

The buildings associated with Stewart family development of Garden City include significant, well-preserved examples of residential, civic and commercial architecture of the late nineteenth century. The Cathedral of the Incarnation complex and its dependent Cathedral schools are monumental structures built in memory of A.T. Stewart which also contribute to the sense of the overall village plan.

Alexander Turney Stewart (1801-1876), wealthy New York department store magnate, embarked upon his vague philanthropic venture in community planning in 1869. In that year, Stewart purchased a vast tract on Long Island's Hempstead Plains, where he proposed to establish a model city free from the corruptions of contemporary urban life. Accordingly, Stewart commissioned engineer Delameter S. Denton to lay out broad parallel streets and uniform building lots on a 500-acre site near the western edge of the Plains. Thousands of mature shade trees were planted lining the streets, and fifteen miles of uniform picket fence was constructed during the summer of 1870.¹

Actual construction of Garden City began in 1871 and continued until the untimely death of A.T. Stewart in 1876. Houses were erected by contractor James L'Hommedieu according to one of seven standard designs prepared by architect John Kellum. By 1874, Garden City boasted 35 residences, a hotel, stores and a depot serving Stewart's private commuter rail line to Brooklyn²--yet Garden City was never to become a country seat for Stewart's workers. All buildings and civic improvements remained part of the family's estate, much in the manorial tradition of Europe. Houses were not sold outright, but rather rented to carefully screened,

¹Vincent F. Seyfried, The Founding of Garden City, (Uniondale, NY, 1969), pp. 10-11.

Form No. 10-300a

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Buildings of the A.T. Stewart Era
Nassau County

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

"better" upper middle-class families at high, fixed rents. This system, together with the economic results of the Panic of 1873, effectively excluded the urban working class from Stewart's model community from the very beginning.

After Stewart's death, no structures were added according to the original village plan: Hence, those structures nominated in the thematic group include all extant buildings from this period which possess their original integrity of design and fabric.

The period from 1876 to 1893 was characterized by the addition of several monumental buildings commissioned by Cornelia Stewart in memory of her husband. Architect Henry G. Harrison was retained by Mrs. Stewart to design the Cathedral of the Incarnation, an elaborate Gothic Revival style structure completed in 1885. The Protestant Episcopal Diocese of Long Island transferred its seat from Brooklyn to Garden City's cathedral church that same year. Stewart family largesse was further responsible for construction of a diocesan complex which included the See House (1883), St. Paul's School (1883), and the Cathedral School of St. Mary (1893), all designed by Henry Harrison and dedicated to the memory of A.T. Stewart.

Years of disagreement among Stewart's heirs concerning management of Garden City ended in 1893, when the estate was liquidated and the "Garden City Company" was created. From this date, houses and lots of the former planned village were offered for public sale, subject to continued zoning and building codes administered by the company.

Garden City has remained a planned community to the present time, and the 50 buildings of the "A.T. Stewart Era" remain important visual and historical elements in the present suburban village.

Form No. 10-300a
(Rev. 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Buildings of the A.T. Stewart Era
Nassau County

CONTINUATION SHEET

ITEM NUMBER 10

PAGE 1

Street and Number	Acreage	(All in zone 18) Easting-Northing	
<u>Rockaway Avenue</u>			
15	1	614530	4507760
24	1	614460	4507930
<u>Fifth Street</u> ✓			
86	less than 1	614870	4508440
89	less than 1	614860	4508480 de-listed
94	less than 1	614960	4508460
107	less than 1	615140	4508560
109	less than 1	615180	4508570
111	less than 1	615220	4508580
115	less than 1	615280	4508600
<u>Sixth Street</u> ✓			
82	less than 1	614730	4508530
84	less than 1	614780	4508540
86	less than 1	614840	4508560
94	less than 1	614930	4508580
104	less than 1	615090	4508630
106	less than 1	615130	4508650
110	less than 1	615210	4508670
114	1	615260	4508680
<u>Ninth Street</u> ✓			
93	less than 1	614780	4509120
95	less than 1	614810	4509130
104	less than 1	614940	4509120
105	less than 1	614930	4509170
106	less than 1	614970	4509140
108	less than 1	615010	4509150
109	less than 1	615010	4509190
110	less than 1	615050	4509160
112	less than 1	615070	4509170
113	less than 1	615060	4509200
<u>Cathedral Avenue</u>			
32	1	614760	4508210
37-St. Mary's School	5	614820	4508380

Form No. 10-300a
(Rev. 10-74)Form No. 10-300a
(Rev. 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMBuildings in the A.T. Stewart Era
Nassau County

CONTINUATION SHEET

ITEM NUMBER 10

PAGE 2

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

<u>Street and Number</u>	<u>Acreage</u>	<u>(All in zone 18)</u> <u>Easting-Northing</u>	
<u>Hilton Avenue</u> ✓			
40	1	615040	4508470
41	less than 1	615080	4508530
42	less than 1	615030	4508530
43	less than 1	615070	4508560
44	less than 1	615010	4508570
45	less than 1	615070	4508590
47	less than 1	615060	4508620
48	less than 1	615000	4508600
49	less than 1	615040	4508660
53-55	less than 1	615010	4508760
105	less than 1	614900	4509080
111	less than 1	614870	4509150
112	less than 1	614840	4509140
113	less than 1	614870	4509170
<u>Eleventh Street</u> ✓			
103 (Water Works)	3	614800	4509560
<u>Stewart Avenue</u> ✓			
295 (St. Paul's School)	5	614190	4508930
Cathedral Complex ✓	17	A. 614690	4508540
(Cathedral, See House		B. 614780	4508240
Carriage House &		C. 614600	4508200
Grounds)		D. 614480	4508340
		E. 614490	4508520

OMB No. 1024-0018, NPS Form

OMB No. 1024-0018, NPS Form

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

A.T. Stewart Era Bldgs. Thematic Group
Garden City, New York

Section number 10 Page 3

Geographical Data - Corrections

The Garden City Water Works, located at 103 Eleventh Street, Garden City, Nassau County, New York, was nominated to the National Register of Historic Places as a component of the A. T. Stewart Era Buildings Thematic Group. The building was incorrectly plotted on both the U.S.G.S. map and sketch map. Corrected maps are attached.

Acreage - less than one acre

Zone 18

Easting 614723 Northing 4509552

Verbal Boundary Description

The nomination boundary is a trapezoidal shaped parcel that is a portion of a larger parcel owned by the Village of Garden City. This parcel is outlined with a heavy line on the attached tax map. It is less than one acre in size.

Boundary Justification

The nomination boundary was drawn to encompass the Water Works building and what remains of its historic setting. Although the Water Works property is much larger, it contains several buildings that are not associated with the Water Works as originally built, including an early twentieth century maintenance building, an Apostle House that was moved to the property in 1988, and a modern Senior Citizens Center. Therefore, the boundary was chosen to encompass only the original Water Works Building and its immediate setting.

9 MAJOR BIBLIOGRAPHICAL REFERENCES**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Seyfried, Vincent F. The Founding of Garden City. Uniondale, NY, 1969.

Smith, M.H. History of Garden City. Manhasset, NY, 1963.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 53

UTM REFERENCES

See Continuation Sheet

A	ZONE	EASTING	NORTHING	B	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING	D	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

The individual properties of the thematic group are bounded on all sides by their prospective property lines as indicated on the enclosed sketch map.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Raymond W. Smith, Historic Preservation Program Analyst,

ORGANIZATION

NYS Office of Parks and Rec., Div. for Historic Preservation DATE May, 1978

STREET & NUMBER

Agency Bldg. #1, Empire State Plaza

(518) 474-0479

CITY OR TOWN

Albany

New York

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL xxx

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Dep. Commissioner for Historic Preservation

DATE

6/2/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

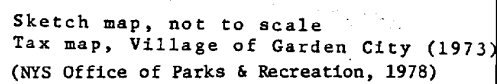
DATE

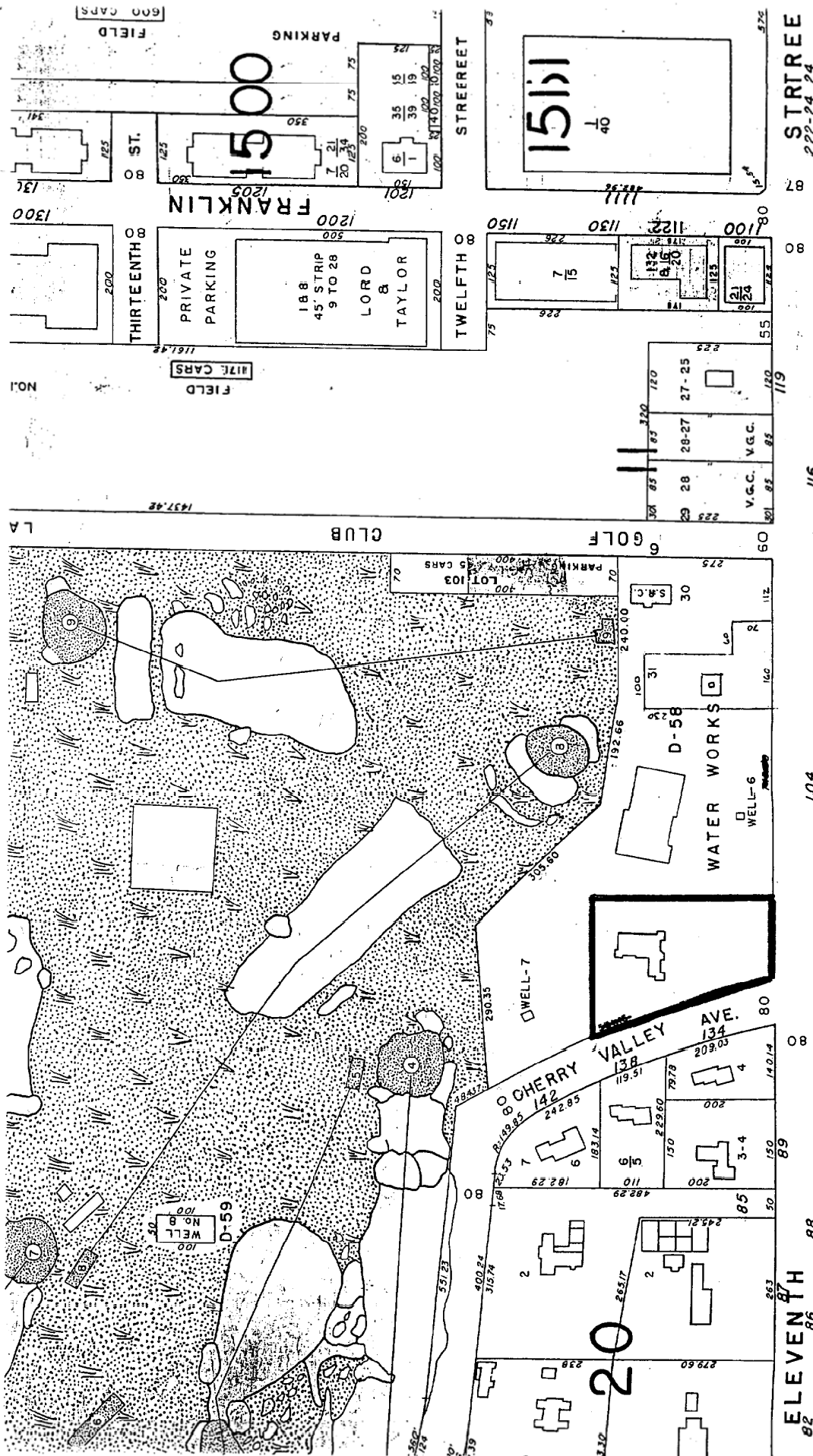
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER





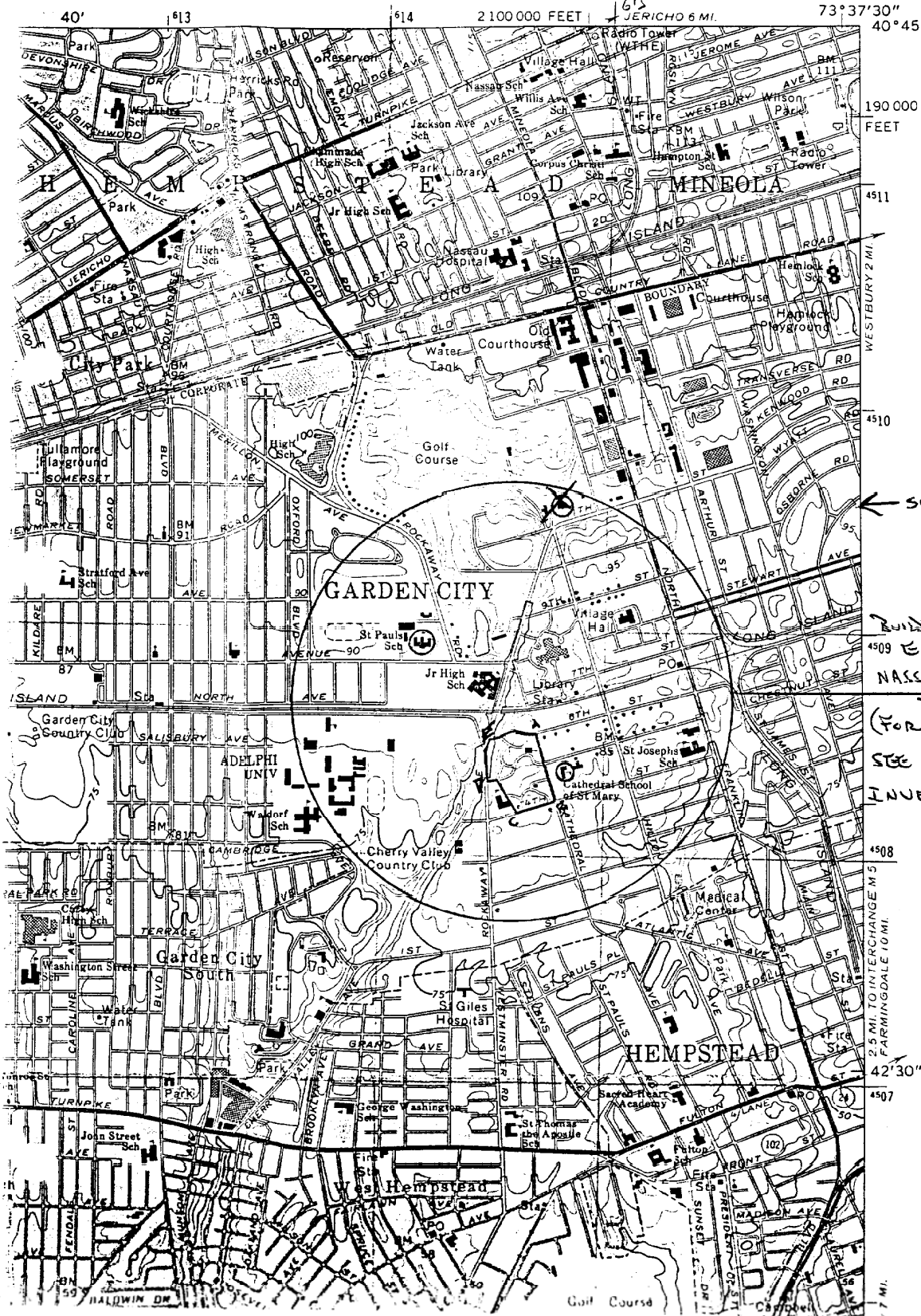
GARDEN CITY WATER WORKS
 (a.k.a. Building at 103 11th St.)
 GARDEN CITY, NASSAU CO., NY
 VILLAGE TAX MAP c.1973 (Updated)
 Scale 1" equals approx. 230'
 Boundary shown in HEAVY LINE



BUILDINGS OF THE 'A.T. STEWART ERA' GARDEN CITY,
 BUILDINGS OF THE 'A.T. STEWART ERA' GARDEN CITY,
 NASSAU COUNTY, NEW YORK
 LYNBROOK QUADRANGLE
 NEW YORK

7.5 MINUTE SERIES (TOPOGRAPHIC)

62651 SE
 (HICKSVILLE)

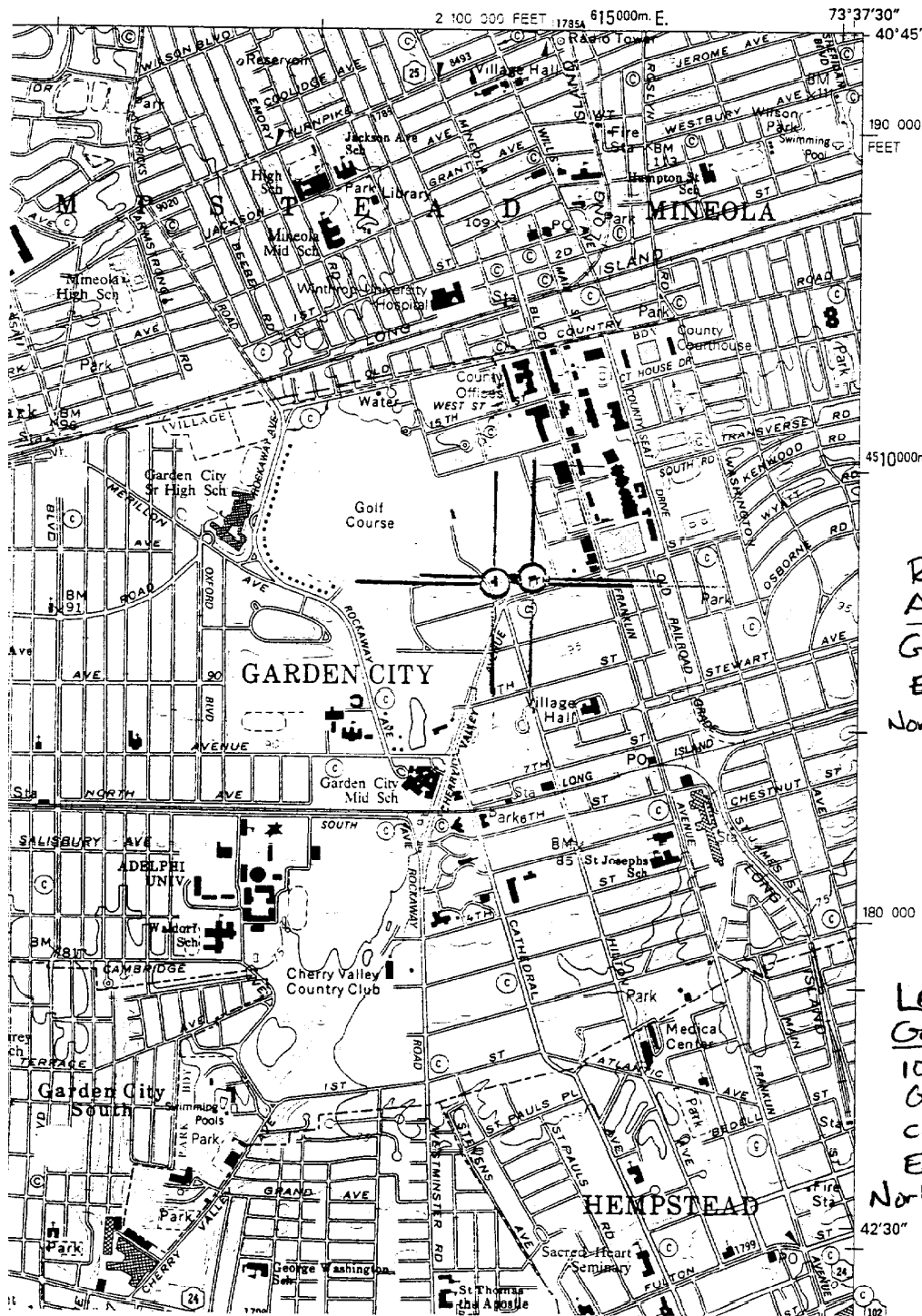


← see corrected map

BUILDINGS OF THE 'A.T. STEWART ERA', GARDEN CITY,
 NASSAU COUNTY, NEW YORK

(FOR INDIVIDUAL LOCATION
 SEE SKETCH MAP AND
 INVENTORY FORMS)

LYNBROOK QUADRANGLE
NEW YORK
7.5 MINUTE SERIES



A.T. STEWART
ERA BUILDINGS
THEMATIC GROUP

LYNBROOK QUAD
2W E 18
SCALE 1: 24, 000

Right:
Apostle House at 109 114th St.
Garden City, Nassau Co., NY
Easting 614854
Northing 4509562

Left:
Garden City Water Works
103 Eleventh St.
Garden City, Nassau Co., NY
corrected coordinates
Easting 614723
Northing 4509552

REVISED

ARCHITECTURAL MITIGATION PLAN

for

ST. PAUL'S SCHOOL

VILLAGE of GARDEN CITY, TOWN of HEMPSTEAD

NASSAU COUNTY, NEW YORK

Prepared by:

David J. Bernstein, Ph.D.

Daria E. Merwin, M.A.

**The Institute for Long Island Archaeology
Department of Anthropology
State University of New York at Stony Brook
Stony Brook, New York 11794-4364**

October 2009

ABSTRACT

This report presents an architectural mitigation plan for proposed demolition of St. Paul's School in the Village of Garden City, Nassau County, New York. Construction of the school began in 1879, and it is listed on the National Register of Historic Places as part of the late nineteenth century A.T. Stewart Era Buildings district.

A plan of recordation designed to mitigate the impact of demolition is presented for St. Paul's School. The plan follows the guidelines established by the United States Secretary of the Interior and the Historic American Buildings Survey (HABS), and consists of written data (including descriptive and historical narratives for the property), production of large-format archivally stable black and white photographs of building exteriors and interior features, and duplication of as-built architectural drawings (should they exist) and old photographs on archivally stable materials. If measured drawings do not exist or cannot be found, then new drawings for significant elevations, floor plans, and other features are required. In addition, there are several potential mitigation measures that could be taken at St. Paul's School to supplement the full HABS documentation, including public outreach, salvage of architectural elements, and partial demolition (particularly of the 1968 wing).

TABLE of CONTENTS

ABSTRACT.....	ii
LIST of FIGURES and PLATES	iv
INTRODUCTION.....	1
HISTORIC and ARCHITECTURAL CONTEXT.....	6
St. Paul's School and the Development of Garden City.....	6
Architectural Significance.....	6
MITIGATION PLAN	11
Additional Potential Mitigation Measures	12
REFERENCES	14
APPENDIX A: National Register Documentation	15
APPENDIX B: HABS/HAER Standards.....	41
APPENDIX C: Preservation Resources.....	62

LIST of FIGURES and PLATES

Figure 1.	Location of St. Paul's School in central Long Island, New York.....	1
Figure 2.	1969 USGS topographic map of <i>Lynbrook, New York</i> showing the location of St. Paul's School in Garden City	2
Plate 1.	Portion of the main facade (south elevation) of St. Paul's School	3
Plate 2.	Looking northwest at roofline detail showing decorative Gothic stone and brick work	3
Plate 3.	North elevation with clock tower. View is southwest	4
Plate 4.	Altar in the Chapel of St. Paul's School, looking northwest	5
Plate 5.	Detail of staircase near the Chapel. View is northeast.....	5

INTRODUCTION

This report presents a mitigation plan for proposed demolition of St. Paul's School at #295 Stewart Avenue in the Village of Garden City, Town of Hempstead, Nassau County, New York (Figures 1 and 2; Plates 1 through 5). Construction of the school building began in 1879 (completed in 1887), and it is listed on the National Register of Historic Places as part of the late nineteenth century A.T. Stewart Era Buildings district (National Register listing number 91NR00239, New York State Office of Parks, Recreation, and Historic Preservation [OPRHP] number 05921.000089) (Appendix A). The structure was integral to the development of Garden City by Alexander T. and Cornelia Stewart during the late nineteenth century.

The purpose of the mitigation plan is to outline a procedure for documenting St. Paul's School that is consistent with the United States Secretary of the Interior's Standards and Guidelines for Architectural Documentation. Additional potential mitigation measures that could be taken to supplement the full HABS documentation, including public outreach, salvage of architectural elements, and partial demolition, are also discussed.

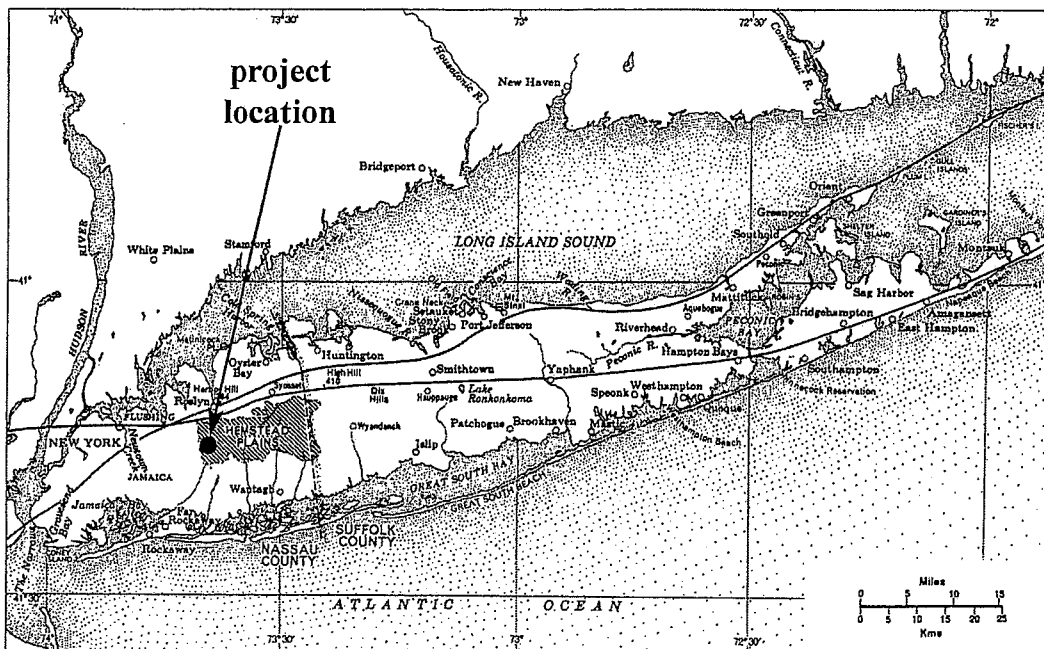


Figure 1. Location of St. Paul's School in central Long Island, New York.

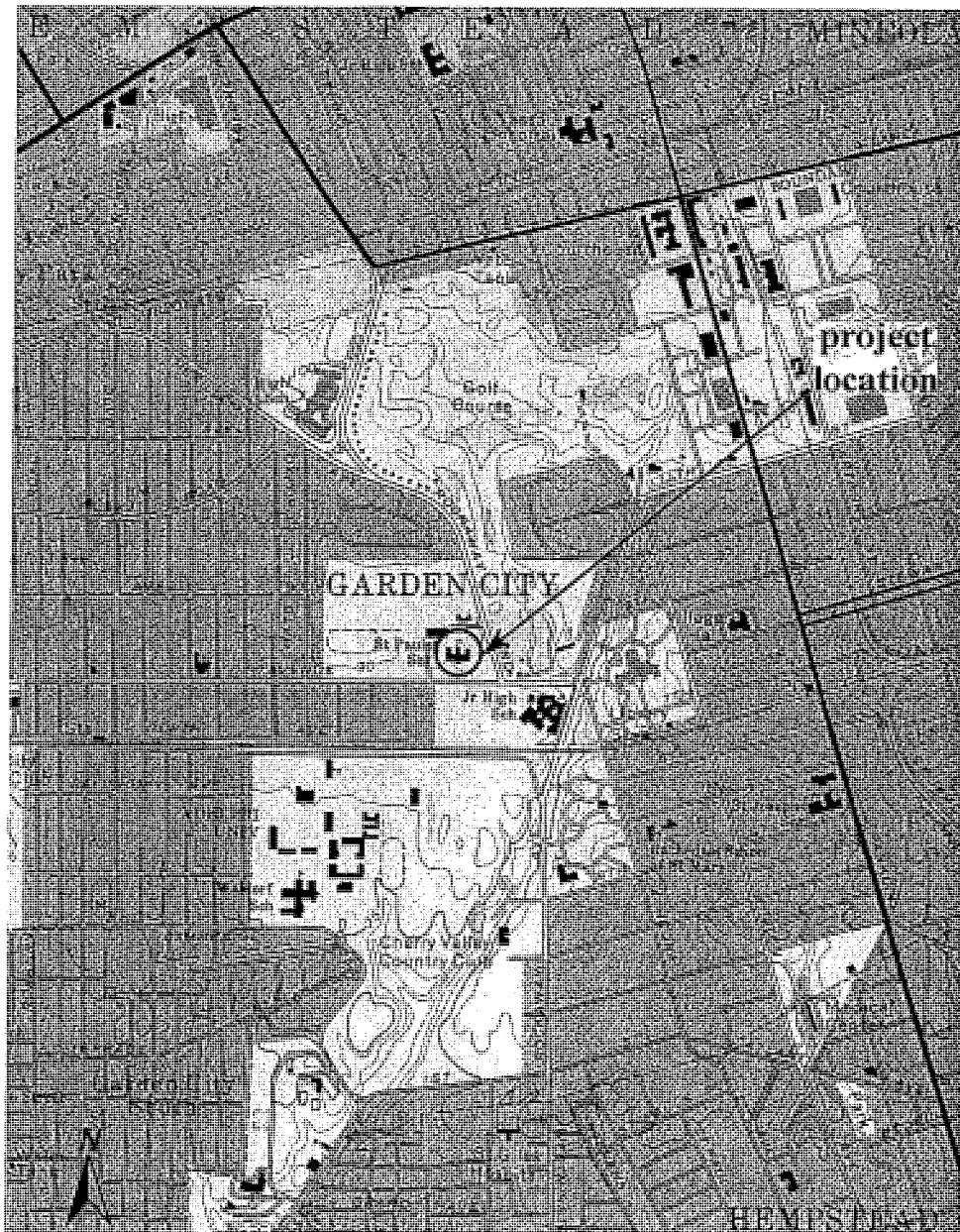


Figure 2. 1969 USGS topographic map of *Lynbrook, New York* (7.5 minute series; scale 1:24,000) showing the location of St. Paul's School in Garden City.

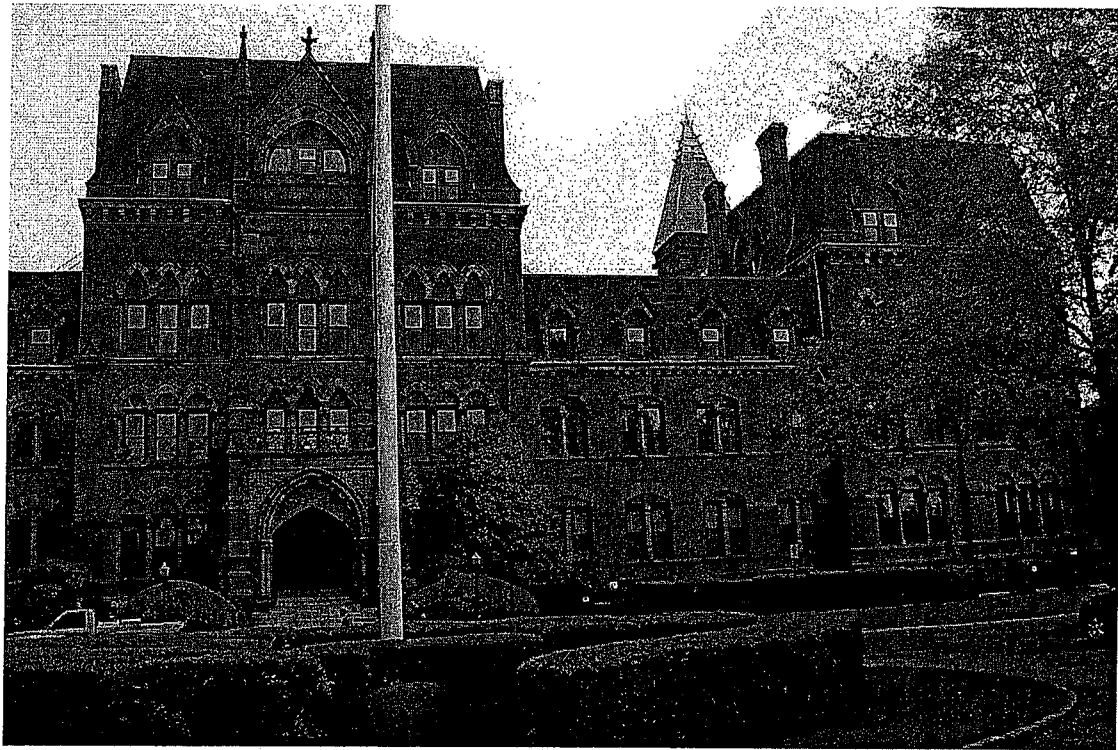


Plate 1. Portion of the main facade (south elevation) of St. Paul's School. View is north.

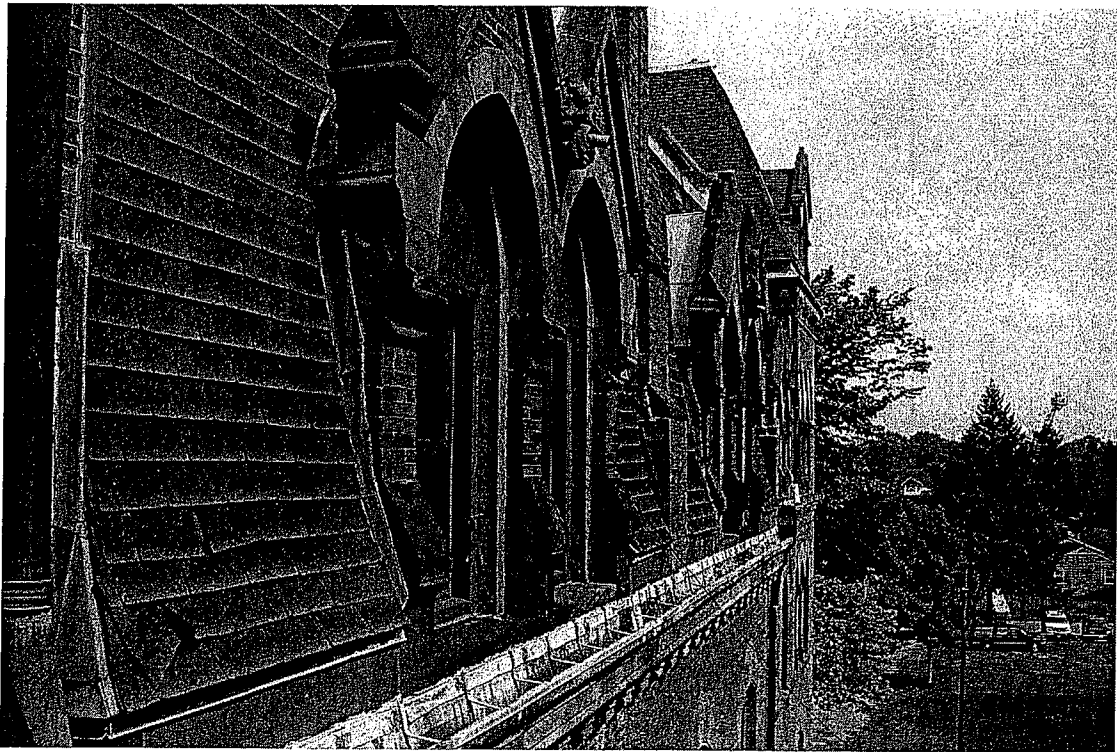


Plate 2. Looking northwest at roofline detail showing decorative Gothic stone and brick work.

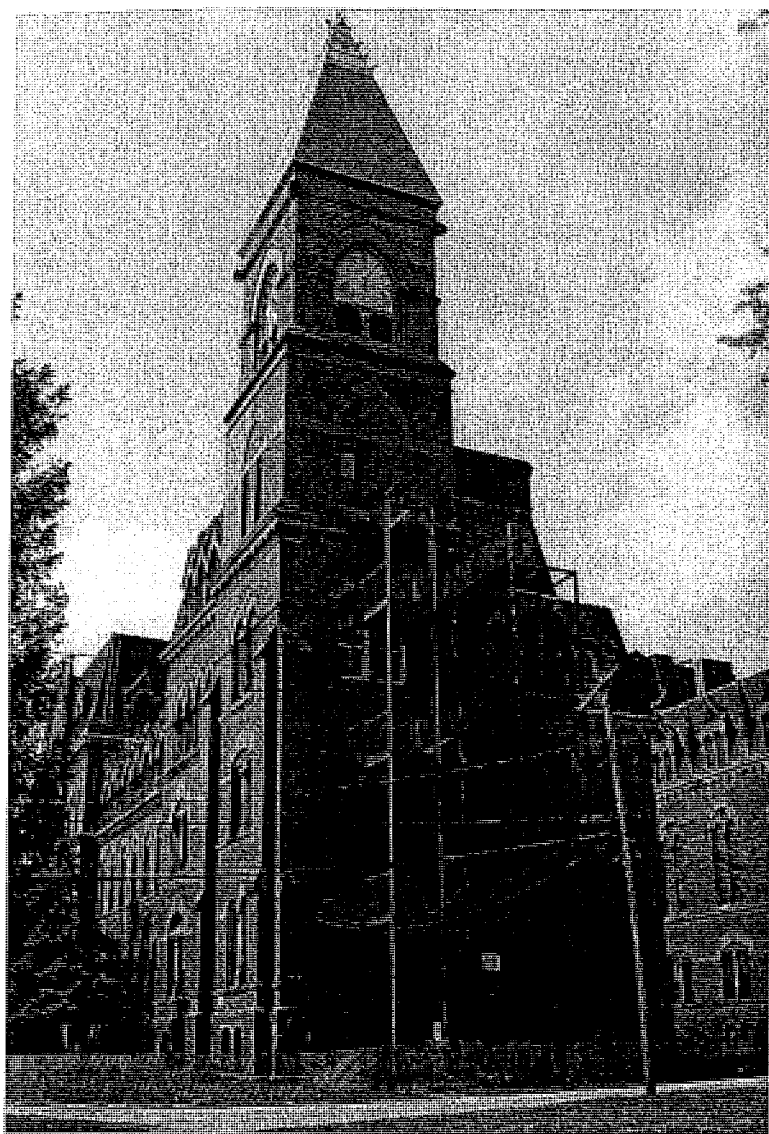


Plate 3. North elevation with clock tower. View is southwest.

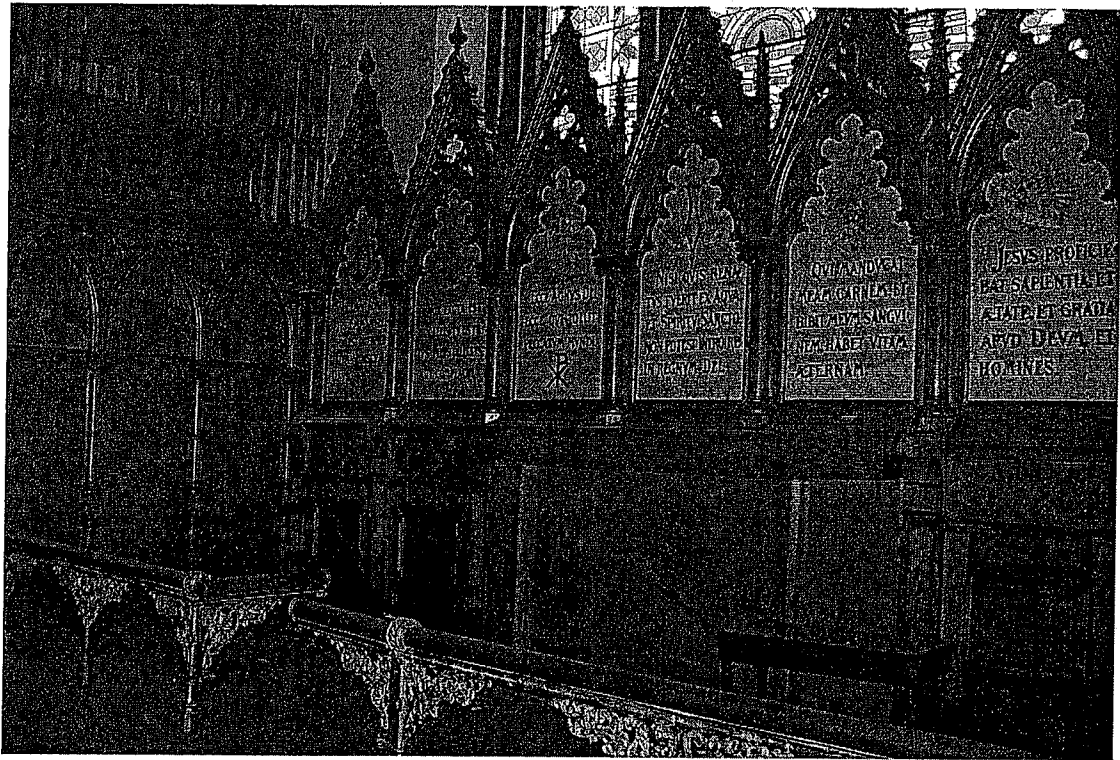


Plate 4. Altar in the Chapel of St. Paul's School, looking northwest.

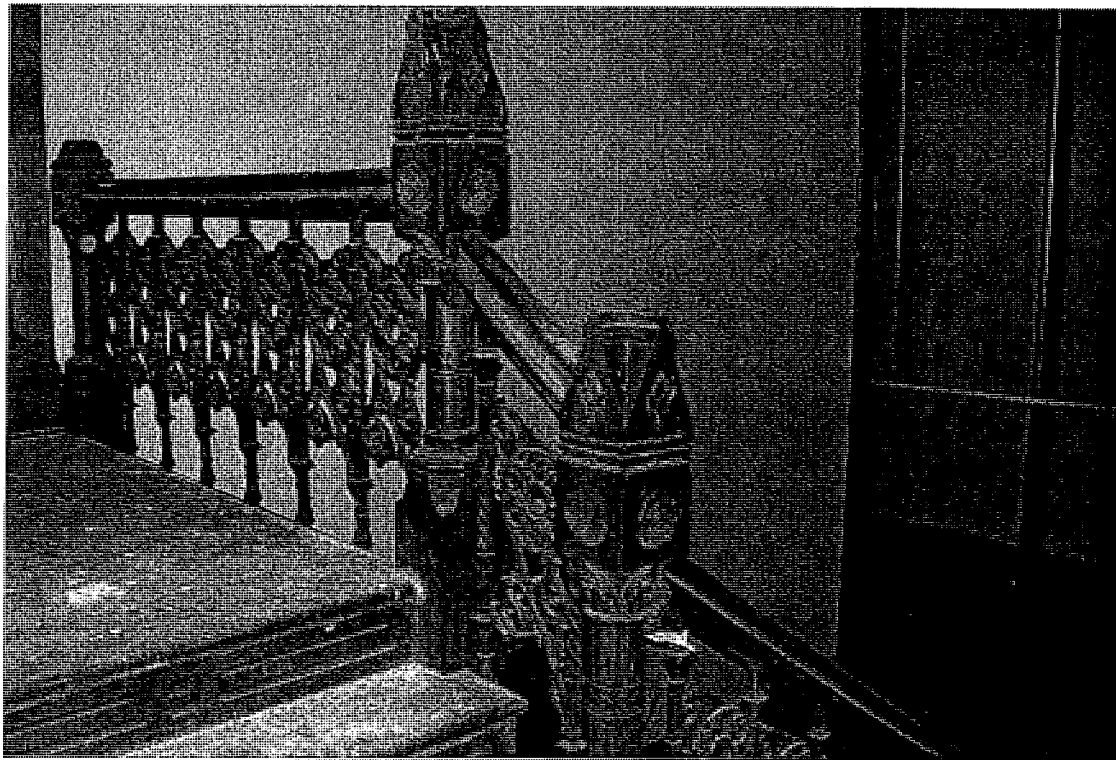


Plate 5. Detail of staircase near the Chapel. View is northeast.

HISTORIC and ARCHITECTURAL CONTEXT

Copies of the National Register of Historic Places nomination form for the A.T. Stewart Era Buildings district (listing number 91NR00239) and the New York State Building-Structure Inventory Form for St. Paul's School (OPRHP number 05921.000089) are provided in Appendix A.

St. Paul's School and the Development of Garden City

Garden City, located in central Nassau County, Long Island, was planned as a model village by its founder, Alexander Turney Stewart (1801-1876). In 1869, Stewart purchased 7000 acres on the Hempstead Plains at \$55 per acre with proceeds from his successful Manhattan department store and hotel businesses. Prior to its sale to Stewart, the tract was little more than livestock pasture with an old race course, held in common by the Town of Hempstead (Hazelton 1925:865-866). Working with architect John Kellum and builder James L'Hommedieu, Stewart directed the design and construction of streets, houses, and stores that comprised early Garden City, an upscale community aimed at Manhattanites seeking respite from the city. After Stewart's death in 1876, his widow Cornelia hired architect Henry G. Harrison and led the effort to complete the "great memorial projects" of the Cathedral of the Incarnation (1883), the Bishop's Palace (1880), and St. Paul's (started in 1879, with its chapel serving as the first church in the village) and St. Mary's (1892) schools (MacKay 1992:10).

St. Paul's School operated as a military academy until 1895, after which it served as a college preparatory school for approximately 125 students run by the Episcopal Diocese of Long Island (W.J.H. 1897). The school was closed after more than a century of operation, and in 1993 the property was sold to the Village of Garden City.

Architectural Significance

According to the Garden City entry in the *AIA Architectural Guide to Nassau and Suffolk Counties* (MacKay 1992:13):

St. Paul's School was from the outset an extraordinary structure. Designed by Edward H. Harris in the Ruskinian Gothic Style, a mode rarely encountered outside of an urban context, the huge mansard-roofed brick building, with its ornate 300-foot facade, 500 rooms and fenestration comprised of 642 windows, was, on its completion, Long Island's largest structure other than a resort hotel. Polychromatic voussoir-arched windows, elaborate cast-iron balustrades and Dorchester stone trim were some of the elements that combined to make St. Paul's such a successful exercise in Victorian exuberance.

Note that the architect credited in *AIA Guide* (Edward H. Harris) differs from most other sources (including the National Register nomination and building inventory form for St. Paul's School), where Henry G. Harrison is cited. Harrison, born and trained in England, started an architectural practice in New York City in 1853, specializing in the Gothic Revival style. He won several commissions for landmark religious structures, and was a favorite architect of the Episcopal Church, for whom his finest work is the Cathedral of the Incarnation in Garden City (Van Ingen 1997:207). A newspaper article from 1885 describing a lawsuit brought by Harrison against Cornelia Stewart to reclaim expenses indicates that Harrison served as the architect in charge of Garden City projects between 1876 and 1885 (*The New York Times* 1885), during which time St. Paul's School was built.

Another article in *The New York Times* described the school's original features (W.J.H. 1897), most of which are extant and readily identifiable:

The school building is unique, because it combines so much under one roof. All of St. Paul's School is in this one building... in the shape of a letter E, and is 300 feet long, with wings 179 feet deep... with basement, three stories, and mansard roof, a clock and bell tower and a broach spire in copper for the ventilation of the chemical laboratory. The interior comprises wide and airy corridors and parlors, reading room, and library of really great dimensions. They are 140 feet long by 21 feet wide. On the first floor are the main schoolroom and eight classrooms and the dining room.

At the head of the grand staircase on the second floor is the chapel, a wonderfully beautiful little worship room... The school building also contains, in additions to the rooms of the masters and the pupils, a concert or lecture hall, a hall for the meetings of the school debating society, an infirmary, a gymnasium, and the chemical and physical laboratories.

As discussed above, St. Paul's School is listed on the National Register of Historic Places as part of the A.T. Stewart Era Buildings district (91NR00239, OPRHP number 05921.000089) (Appendix A). In 2003, the building was chosen by the Preservation League of New York State as one of its "Seven to Save" significant but endangered properties (Society for the Preservation

of Long Island Antiquities [SPLIA] 2003).

As outlined in the *Code of Federal Regulations (CFR), Title 36, Part 60*, four basic criteria are used to assess National (and in New York, State) Register eligibility. In order to be considered eligible, structures or sites must satisfy one or more of the following criteria (National Park Service 1991):

- A. Association with events that have made a significant contribution to the broad patterns of our history.
- B. Association with the lives of persons significant in our past.
- C. Structures or sites 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.
- D. Structures or sites that have yielded, or may be likely to yield, information important in prehistory or history.

St. Paul's School, both as an individual building and as part of the A.T. Stewart Era Buildings district, may be evaluated using Criteria A, B, and especially C. The property contributes to our understanding of broad patterns in history (Criterion A), specifically, late nineteenth century community planning (Stewart's development of a model country seat on the former Hempstead Plains, Long Island's first planned suburban community). Stewart's original vision was to provide "pleasant and reasonable" rental housing for employees of his Manhattan business (MacKay 1992:10), but Garden City never lived up to his expectations. According to the National Register nomination form:

All buildings and civic improvements remained part of the family's estate, much in the manorial tradition of Europe. Houses were not sold outright, but rather rented to carefully screened, "better" upper middle-class families at high, fixed rents. This system, together with the economic results of the Panic of 1873, effectively excluded the urban working class from Stewart's model community from the very beginning.

The failure of Garden City to fulfill its original purpose as a model country residential community was already evident by the 1870s. Following A.T. Stewart's death in 1876, the estate, led by widow Cornelia Stewart and executor Judge Henry Hilton, renewed the

development of Garden City with the goal of creating a religious and educational center.

St. Paul's School is an important component, second only to the Cathedral of the Incarnation, of post-1876 plans for the community, thus amply satisfying National Register Criterion A.

In terms of Criterion B, the property is associated with Stewart, at one time among New York's wealthiest self-made millionaires. Stewart's death in 1876 was noteworthy enough to warrant five columns on the first page of *The New York Times*. Perhaps most importantly, St. Paul's School has architectural significance (Criterion C) as an outstanding example of the Gothic Revival style. As noted in the *AIA Architectural Guide* (MacKay 1992:13), the high style is rarely encountered on civic buildings outside of urban landscapes. The massing, ornate roof line, decorative details (both exterior and interior), and high quality building materials and workmanship all contribute to the importance of St. Paul's School.

In addition to satisfying one of the four significance criteria, in order to be considered eligible for the National Register, a structure must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. St. Paul's School stands at its original location, in a collegiate setting, and until recently was used for its intended function, a boys' school. Because the building has witnessed only minor renovations and modernization, the integrity of design, materials, workmanship, and feeling is quite high. The loss of the northwest tower in 1970 due to fire, while regrettable, does not compromise the integrity of St. Paul's School. The 1968 library wing at the east end of the building (Ellis Hall) does not contribute to, nor does it impact (because it is visually distinct), the architectural and historical significance of St. Paul's School. In summary, St. Paul's School possesses very good integrity of location, design, setting, materials, workmanship, feeling, and association.

Because St. Paul's School is already National Register listed, and due to its exceptional architectural significance and landmark status, the authors of this report urge the Village of Garden City to further consider preservation strategies, especially in light of the irretrievable loss of other late nineteenth century properties in the A.T. Stewart Era Buildings district (e.g., the Garden City Hotel and St. Mary's School, both demolished). Assistance may be available from the Society for the Preservation of Long Island Antiquities (SPLIA, <http://www.splia.org>), New York State (OPRHP, <http://nysparks.state.ny.us/shpo>) and/or the Federal government (e.g., the

Advisory Council on Historic Preservation, <http://www.achp.gov>) (also see preservation resources listed in Appendix C). However, if preservation of St. Paul's School is not possible, then documentation of the building is required prior to demolition. The procedures for documentation are outlined in the Mitigation Plan, below.

MITIGATION PLAN

The objective of the mitigation plan is to produce a permanent documentary record for St. Paul's School. The proposed work follows the Secretary of the Interior's Standards and Guidelines for Architectural Documentation (see Appendix B to this report). The standards and guidelines are used to develop documentation for inclusion in the Historic American Buildings Survey (HABS) Collections in the Library of Congress. The HABS documentation package typically consists of written historical and descriptive data, measured drawings, and photographs, resulting in a detailed record which conveys a structure's significant features.

The proposed study would conform to HABS Documentation Level II, which is appropriate where as-built measured drawings may exist, and where the documentation package is intended for local and state archives. Documentation Level II includes the following specifications (Appendix B, page 4):

1. Drawings: select existing drawings, where available, should be photographed with large-format negatives or photographically reproduced on Mylar.
2. Photographs: photographs with large-format negatives of exterior and interior views, or historic views, where available.
3. Written data: history and description.

It is possible that as-built measured drawings (architectural plans) exist for St. Paul's School, in which case the drawings would be copied on to archivally-stable material (e.g., mylar sheets). However, if architectural drawings do not exist or cannot be found, then measured drawings of the building's most significant elevations (e.g., the south facade [main entrance], the clock tower, and a representative example of one of the wings) along with all floor plans may be substituted. New large-format (e.g., 4 x 6 or 5 x 7 inches) black and white photographs should be made of each of the facades, as well as any close-up views required to show architectural detail. Existing historic photographs of St. Paul's School should be duplicated and included in the documentation package. Similarly, historic photographs showing building interiors,

functions, and decorative details, should they exist, may be used instead of (or in addition to), modern large-format interior photographs. A record of interior features (especially the Chapel and other special-function rooms) should be made using large-format photography. Color digital photography may be used to supplement the record. Copies of the completed documentation package should be submitted to local and state agencies (e.g., SPLIA and OPRHP) for curation and public access. Note that the 1968 east addition (library wing/Ellis Hall) may be excluded from the HABS documentation of St. Paul's School, because it does not contribute to the architectural or historic importance of the building. Further, should plans change such that the 1968 addition was the only portion of the building slated for demolition, then the HABS documentation would not be required.

Detailed information regarding HABS documentation standards is presented in Appendix B to this report (and available online at <http://www.nps.gov/history/hdp/standards/standards.htm>). Additional assistance with documenting St. Paul's School is available from the National Park Service, Northeast Regional Office (U.S. Customs House, 200 Chestnut Street, Philadelphia, Pennsylvania, 19016; phone 215-597-1726).

Additional Potential Mitigation Measures

There are several potential mitigation measures that could be taken at St. Paul's School in addition to a full HABS documentation. Please note that none of these measures are intended to replace the HABS documentation, but rather supplement it. Potential measures include, but are not limited to:

- 1.) Public outreach, including lectures, exhibits, and/or publications, possibly working with groups such as the Garden City Historical Society and SPLIA.

- 2.) Salvage of architectural elements, for preservation and display on- or off-site. In general, salvage does not mitigate the adverse effects of demolition, but it could play an important role in public outreach and provide a tangible link to the building beyond the HABS documentation package. Salvage could range from collection and curation of examples of exterior and interior architectural details, to full-scale reconstruction of larger elements of the building (e.g., saving the entire chapel, perhaps the most significant "room" in St. Paul's School).

3.) Partial demolition. As mentioned above, demolition of the 1968 addition (the library wing) on the east side of St. Paul's School would not adversely impact the architectural or historical significance of the property. The 1968 wing (Ellis Hall) does not contribute to the building's National Register status; therefore, it may be removed with no further study. In contrast, demolition of any part of the 1870s structure following HABS documentation would be an adverse impact, as it is not possible to isolate "significant" portions from the original building (i.e., the symmetrical architectural massing, Gothic style, use of materials, and design details form a cohesive whole that would be disrupted by removal of any part). However, should partial demolition be considered, it is recommended that the central core of the building (including the chapel) be given priority for preservation.

In summary, if preservation of the National Register listed St. Paul's School is not possible, then documentation of the building is required prior to demolition. Documentation should be undertaken according to the HABS procedures outlined above and detailed in Appendix B, and includes measured drawings of exterior elevations and floor plans, large-format photographs of exterior and interior features, and a written narrative with copies of historic documents. Additional efforts (e.g., public outreach, architectural salvage) may be used to supplement, but not replace, the HABS documentation mitigation. Finally, it is recommended that community stakeholders (e.g., the Garden City Historical Society, the Society for the Preservation of Long Island Antiquities, and the Committee to Save St. Paul's) be included in the mitigation and/or preservation planning process.

REFERENCES

Hazelton, Henry I.

- 1925 *The Boroughs of Brooklyn and Queens and Counties of Nassau and Suffolk, Long Island, New York, Volume II*. Lewis Historical Publishing, Port Washington, New York.

MacKay, Robert B.

- 1992 Garden City. In *AIA Architectural Guide to Nassau and Suffolk Counties, Long Island*, edited by Robert B. MacKay, Stanley Lindvall, and Carol Traynor, pages 10-13. Dover Publications, Mineola, New York.

National Park Service

- 1991 National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. United States Department of the Interior, National Park Service Interagency Resources Division, Washington D.C.

The New York Times

- 1876 Death of A.T. Stewart. *The New York Times*, April 11, page 1.
1885 A Suit against Mrs. Stewart. *The New York Times*, December 29, page 2.

Society for the Preservation of Long Island Antiquities (SPLIA)

- 2003 St. Paul's School Selected for Seven to Save. *Preservation Notes Newsletter XXXIX*, 1-2.

United States Geological Survey (USGS)

- 1969 *Lynbrook, New York*. 7.5 minute series topographic map. Department of the Interior, Washington, D.C.

Van Ingen, Anne H.

- 1997 Henry G. Harrison, 1813-1895. In *Long Island Country Houses and Their Architects, 1860-1940*, edited by Robert B. MacKay, Anthony K. Baker, and Carol A. Traynor, page 207. W.W. Norton and Company, New York.

W.J.H.

- 1897 St. Paul's School at Garden City. *The New York Times Illustrated Weekly Magazine*, June 20, page SM14.