

Landmarks Preservation Commission  
May 13, 1980, Designation List 133  
LP-1071

182 EAST 73RD STREET BUILDING, Borough of Manhattan.  
Built 1890; architect Andrew Spense Mayer.

Landmark Site: Borough of Manhattan Tax Map Block 1407, Lot 41.

On June 19, 1979, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 182 East 73rd Street Building and the proposed designation of the related Landmark Site (Item No. 21). The hearing had been duly advertised in accordance with the provisions of law. One witness spoke in favor of designation. There were two speakers in opposition to designation.

DESCRIPTION AND ANALYSIS

The 182 East 73rd Street Building is an example of the type of commercial stable built during the 19th century throughout New York City. Constructed in 1890 to house the S. Kayton & Co. Stable, the building both contrasts with and complements the private carriage houses that line most of East 73rd Street between Lexington and Third Avenues. The stable was designed by Andrew Spense Mayer, the architect of a contemporary group of rowhouses in the Hamilton Heights Historic District (423 West 141st Street and 1-11 Hamilton Terrace, 1888-92).

The stable at No. 182 is a component of the rare surviving group of carriage houses, stables, and garages built on East 73rd Street between Lexington and Third Avenues to serve the wealthy families who lived on or near Fifth Avenue. Stables were a necessity during the period when private urban transportation was limited to horses and carriages. Only the very wealthy, however, could afford to build and maintain a private carriage house such as most of those found on this street. Others boarded their horses in large commercial stables such as that at No. 182. In the early 20th century as automobiles began to replace carriages as the primary means of transportation, the stables were converted to garages. No. 182 was converted in 1908.

The stables were built on streets that were convenient to the East Side mansions, but were not so close that their noises and smells would mar the exclusive character of the residential streets. A few stables were erected between Madison and Park Avenues, but most were constructed on the less elegant streets east of Park Avenue. Like many streets on the Upper East Side, East 73rd Street between Lexington and Third Avenues was initially developed in the 1860s with modest Italianate style residences. Most of these houses were replaced as the block became a prime site for carriage houses; only two of the original rowhouses (Nos. 171 and 175) survive.

As originally built No. 182 was a four-story building constructed of brick with stone trim reflecting the utilitarian nature of much late 19th century Romanesque Revival style design. In 1938 architect James J. Gavigan added the fifth story. The stable is a simple structure with little decorative ornament. The present form of the ground floor dates from an alteration of 1908 when architect Edward L. Middleton replaced one of the two round-arched openings with an iron frame. A modest cornice separates the ground floor from the second story. The second floor is articulated by four rectangular windows each topped by a brick splayed lintel with stone keystone and impost blocks. A dentilled cornice separates the second floor from the two upper stories of the original stable. Each vertical tier of windows on the third and fourth floors is set within a stepped round arch. The windows of each tier are separated by recessed brick panels. A beautifully designed corbelled, round-arched cornice interrupted by a corbelled name panel once inscribed "S. Kayton & Co." runs along the roof line of the original building. The later fifth floor was designed to complement the lower stories. It is constructed of brick with four segmental-arched windows topped by brick lintels. A recessed brick plaque is located above each window and a corbelled cornice runs along the ridge of the building.

The garage is still owned in part by the descendants of the original owner. It remains in use and is an integral part of the unusual group of East 73rd Street carriage houses and stables.

Report prepared by  
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## FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the 182 East 73rd Street Building has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

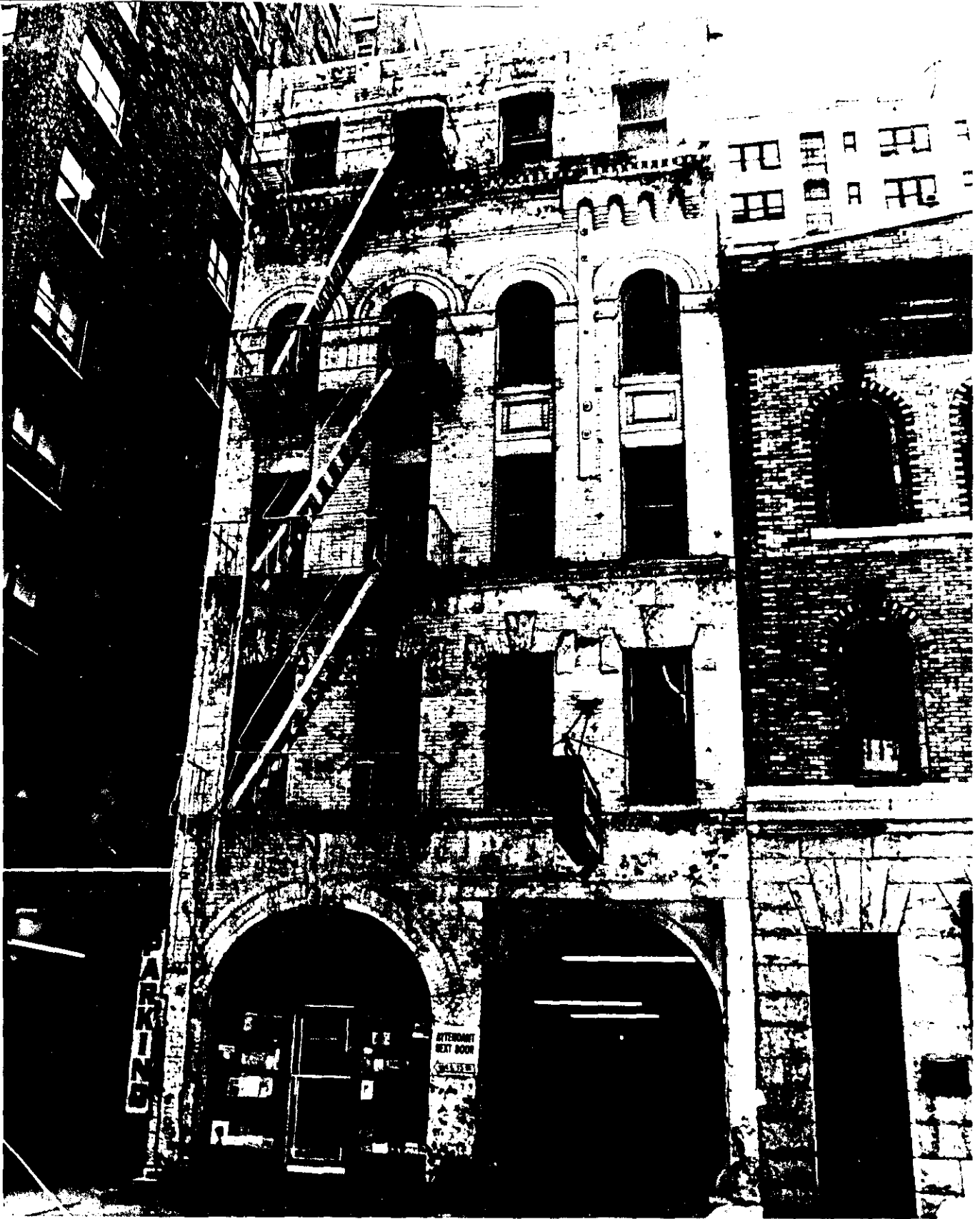
The Commission further finds that, among its important qualities, the 182 East 73rd Street Building is a fine example of a late 19th-century commercial stable; that it is representative of the utilitarian Romanesque Revival style frequently used for such buildings and that it is an excellent example of this style; that its simple massing and detail create a bold street facade; and that it is a vital component of the unusual group of buildings on East 73rd Street between Lexington and Third Avenues that consists of carriage houses, residences, a garage, and this stable.

Accordingly, pursuant to the provisions of Chapter 21 (formerly Chapter 63) of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 182 East 73rd Street Building, Borough of Manhattan, and designates Tax Map Block 1407, Lot 41, Borough of Manhattan, as its Landmark Site.

## BIBLIOGRAPHY

New York City. Department of Buildings, Manhattan. Plans, Permits and Dockets.

New York County. Office of the Register. Liber Deeds and Mortgages.



182 East 73rd Street  
Architect: Andrew Spense Mayer

Photo Credit:  
Gina Santucci

Built: 1890