

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

FEB 21 1986

date entered

MAR 20 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Feuchtwanger Stable

and/or common

2. Location

street & number 159 Carlton Avenue

not for publication

city, town Brooklyn

vicinity of

state New York

code 036

county Kings

code 047

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	NA in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	NA being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Thomas Anderson and Mina Roustyi

street & number 45 Parks Place

city, town Brooklyn

vicinity of

state NY 11217

5. Location of Legal Description

courthouse, registry of deeds, etc. Kings County Registers Office Municipal Building

street & number 210 Joralemon Street

city, town Brooklyn

state NY 11201

6. Representation in Existing Surveys

title NA has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			NA

Describe the present and original (if known) physical appearance

The building at 159-161 Carlton Avenue, Kings County, New York, is a three-story brick structure erected for use as a commercial stable (photos 1-3). The building is located on the east side of Carlton Avenue between Myrtle Avenue and Willoughby Avenue, just south of Myrtle Avenue, in the Fort Greene neighborhood. The former stable is sited on a mixed-use street. On the east side of the street are brick and brownstone row houses, a factory, the stable, and a vacant lot (photo 4). On the west side are brick and brownstone row houses, frame houses, two commercial buildings, and a fire house. Several of the buildings on the street are vacant. Directly to the north of the former stable is a vacant lot; beyond this is a one-story modern commercial building which faces onto Myrtle Avenue. Directly to the south is a brick factory erected c.1901. The nearby National Register listed Fort Greene Historic District is generally located to the east, west, and south of the nominated property and includes only three buildings on Carlton Avenue between Myrtle Avenue and Willoughby Avenue, Nos. 186-190 Carlton Avenue, located just north of Willoughby Avenue. The remainder of the row houses on this block of Carlton Avenue have been deemed to be ineligible for listing on the National Register. The stable structure takes up almost its entire building lot.

The former stable at 159 Carlton Avenue is a three-story Romanesque Revival style structure faced with red brick trimmed with stone and terra cotta (photo 1). The building has a tripartite rhythm both horizontally and vertically. On the first floor are three wide round arches which originally served as entrances for horses. Each arch is composed of five courses of header bricks which act as voussoirs. Each arch is outlined by a raised stone molding with carved flourishes at each end. A wide band of rock-faced stone runs across the entire facade at the impost level of the entrance arches. The central arch has bluestone blocks at each bottom corner and a low bluestone watertable runs along a portion of the base.

On the second floor are three groups of windows, each composed of three rectangular one-over-one windows topped by rectangular transoms (the central window has been converted to a doorway leading to the fire escape). Horizontal brownstone transom bars separate the main window openings from the transoms (photo 3). These bars continue across the facade acting as horizontal beltcourses. The narrow stone sills and wide stone lintels of these windows continue across the facade in a similar manner, serving as horizontal links between the three vertical divisions of the facade. On the third floor are three groups of round-arched windows, each consisting of three one-over-one windows with stone sill bands (photo 3). These arches have stretcher brick voussoirs outlined by terra-cotta surrounds. At the impost level a projecting terra-cotta band runs across the facade. Above the third floor is an extremely fine corbelled cornice (photo 3).

There is some deterioration on the front facade, notably to the stone sills and other stone elements, but there have been no structural alterations. A fire escape and metal security doors of no architectural interest have been added to the facade and obscure some original detail. The northern elevation of the building is now visible due to the demolition of the wooden building that once stood on the site (now a vacant lot). Since this wall was not meant to be seen, it has no architectural embellishment (photo 2). There are original window openings in the rear portion of this elevation. The rear and south facades are not visible. A small section at the northeast corner of the building appears to be an addition. The interior was never embellished with architectural detail. The original ramp leading to the upper floors was removed many years ago. The original cast-iron columns and wrought-iron compound beams survive (photo 5).

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1888

~~Builder~~/Architect Marshall J. Morrill

Statement of Significance (in one paragraph)

The Feuchtwanger Stable at 159 Carlton Avenue is significant as a rare surviving example of an architecturally distinguished late nineteenth century commercial stable in Brooklyn. The commercial stable was an important building type in late nineteenth century urban areas. Many were built on streets at the edges of residential areas or on transitional blocks between residential and commercial areas where they catered to both residential and business customers. The stable at 159 Carlton Avenue is located in a transitional area between the Fort Greene residential neighborhood to the south (Fort Greene Historic District, NR listed) and commercial Myrtle Avenue to the north. Commercial stables became obsolete with the advent of the automobile (and the commercial garage); many were demolished or altered. The stable on Carlton Avenue retains its original architectural integrity with few alterations. Built in 1888, the building displays a sophisticated use of the Romanesque Revival forms which were at the height of their popularity at the time of the building's construction. The stable was designed by Marshall J. Morrill, one of Brooklyn's most popular late nineteenth century architects, who was responsible for many residential and commercial buildings in Brooklyn's historic districts. Among the fine Romanesque Revival elements of Morrill's design are the three bold entrance arches, heavy stone transom bars, third floor arcade, and corbelled cornice. One of the few examples of this building type to survive intact, this stable embodies the distinctive characteristics of the type and period and recalls the nineteenth-century residential and related commercial development of Brooklyn.

The Fort Greene area of Brooklyn developed as a middle-class residential neighborhood largely during the mid nineteenth century, although scattered residential development continued through the early years of the twentieth century. Almost all of the buildings in Fort Greene were single-family row houses. Very few people maintained their own carriage houses or stables. Those people who owned horses boarded them at commercial stables, while others rented horses as needed. Commercial stables, most of frame construction, appeared at the edges of the residential district--largely near Myrtle Avenue to the north and Fulton Street to the south. The wooden stables were fire hazards and in the last years of the nineteenth century masonry stables were constructed in the Fort Greene area as well as elsewhere in Brooklyn.

In 1888 Brooklyn resident Meyer Feuchtwanger commissioned a new stable from Marshall J. Morrill, one of the most active architects in Brooklyn in the second half of the nineteenth century. Morrill's career is representative of that of Brooklyn's better late nineteenth century architects. At this time Brooklyn had an outstanding architectural community that was almost totally separate from that of New York City (Manhattan). Morrill was not one of the creative leaders of Brooklyn's architectural community, but he was one of a group of talented men who were responsible for many of the row houses and commercial structures which give Brooklyn its special nineteenth-century character. Morrill was born in Danville, Vermont where he worked for his father, a local builder. In 1860 he moved to Brooklyn and trained with architect

9. Major Bibliographical References

New York City Department of Buildings, Brooklyn Office. Plans and permits. Souvenir of Brooklyn: Descriptive, Historical and Statistical Review (NY: Anderson & Gillette, 1890).

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Brooklyn, N.Y.

Quadrangle scale 1:24,000

UTM References

A

1	8	5	8	6	8	0	0	4	5	0	4	9	4	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

See attached map

List all states and counties for properties overlapping state or county boundaries

state code county code NA

state code county code

11. Form Prepared By

name/title Merrill Hesch

organization New York State Department of Parks, Recreation and Historic Preservation

date October 1985

street & number Agency Building 1

telephone 518-474-0479

city or town Albany

state NY 12238

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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 Julia S. Stokes

title Deputy Commissioner for Historic Preservation

date 2/7/86

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 3/20/86

for Keeper of the National Register James M. McPherson

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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For NPS use only

received

date entered

Feuchtwanger Stable

Continuation sheet Kings County, NY

Item number 8

Page 2

James Grimstead. Among the most important buildings Morrill worked on is the Lafayette Avenue Presbyterian Church (1861-62; in the Fort Greene Historic District) designed with Grimstead. With the death of his senior partner, Morrill took over the business and worked independently for the remainder of his career. As described in 1890, Morrill "had a large and important business and gives employment to two or three draughtsmen under him. During the thirty years in which he has been employed in business in Brooklyn he has designed and supervised the construction of a number of handsome public buildings, business blocks and private residences which rank among the finest in Brooklyn."¹ Morrill's earliest known buildings are Italianate and Neo-Grec style brownstone-fronted row houses located in such developing neighborhoods as Fort Greene, Clinton Hill, Brooklyn Heights, and Park Slope. From an early date he designed buildings in other popular styles as well, including the Queen Anne, High Victorian Gothic, and Romanesque Revival styles. Morrill's best known surviving building is the Brooklyn Children's Aid Society's Newsboys Homes, a High Victorian Gothic style structure on Poplar Street in the Brooklyn Heights Historic District. He also designed the National City Bank Building, a major early skyscraper in Brooklyn, and the Criterion Theatre, both demolished.

Morrill designed the Feuchtwanger Stable in the Romanesque Revival style, which was at the height of its popularity in 1888. Morrill's sophisticated use of Romanesque Revival forms reflects his assimilation of contemporary architectural trends and the ability to adapt his work to prevailing design ideas. The dark-toned brick with stone trim of the facade, the three bold entrance arches with brick voussoir bands, the round-arched triplet windows, and the corbelled cornice are all well-proportioned and finely crafted Romanesque Revival forms.

The Feuchtwanger Stable is a three-story structure which relates in both scale and materials to the nearby residential buildings. The transitional location of the building, between the residences to the south and commercial Myrtle Avenue to the north, was once more evident, but in c.1901 a row house, a frame German Lutheran church, and a frame residence were replaced by the taller factory now located directly to the south of the stable. Commercial stables are certainly not an elegant building type, but they were a necessity in nineteenth-century cities. The fact that a utilitarian building like a stable was designed by a prominent architect to be both beautiful and stylish is an indication of a nineteenth-century belief that even the most utilitarian structures could be made to look beautiful. Unfortunately, after stables became superfluous, many were demolished or altered for use as garages or factories with little concern given to the original design. This is true, for example, of the stable Morrill designed on the west side of Carlton Avenue, across the street from No. 159. This building, at 168-72 Carlton Avenue, has had its windows bricked in and other changes made to the facade. The Feuchtwanger Stable also changed use in the early twentieth century. In 1913 the building was purchased by Franklin W. Flagler who may have manufactured candy in the building (there were once many candy factories in this area of Brooklyn). The building was used as a storage warehouse before being vacated in c.1982.

¹ Souvenir of Brooklyn: Descriptive, Historical and Statistical Review (NY: Anderson & Gillette, 1890), p.70.

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Feuchtwanger Stable

Continuation sheet Kings County, NY

Item number 11

Page 2

Form researched and written by:

Andrew Scott Dolkart
201 West 92nd Street--3F
New York, NY 10025
212-877-2088

86000485 *ju*

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Feuchtwanger Stable
Kings County
NEW YORK

Entered in the
National Register

Working No. FEB 21 1986
Fed. Reg. Date: 2/3/87
Date Due: 3/20/86 — 4/7/86
Action: ACCEPT 3/20/86
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection



Photo 1
Feuchtwanger Stable ,159 Carlton Ave.,
Kings County, NY
View of stable from the southwest
Photo: Tom Anderson 9/85
Neg: 45 Park Place B'klyn, NY



Photo 2

Feuchtwanger Stable, 159 Carlton Ave
Kings County, NY

View of stable from the northwest

Photo: Tom Anderson 9/85

Neg: 45 Park Place B'klyn, NY



Photo 3

Feuchtwanger Stable, 159 Carlton Ave,
Kings County, NY

Detail of second and third floors
and cornice from the southwest

Photo: Andrew S. Dolkart 3/85

Neg. 201 W. 92nd Street NYC



Photo 4

Feuchtwanger Stable

Kings County, NY

View of Carlton Avenue looking south
southeast from Myrtle Avenue

Photo: Tom Anderson 9/85

Neg. 45 Park Place B'klyn, NY



Photo 5

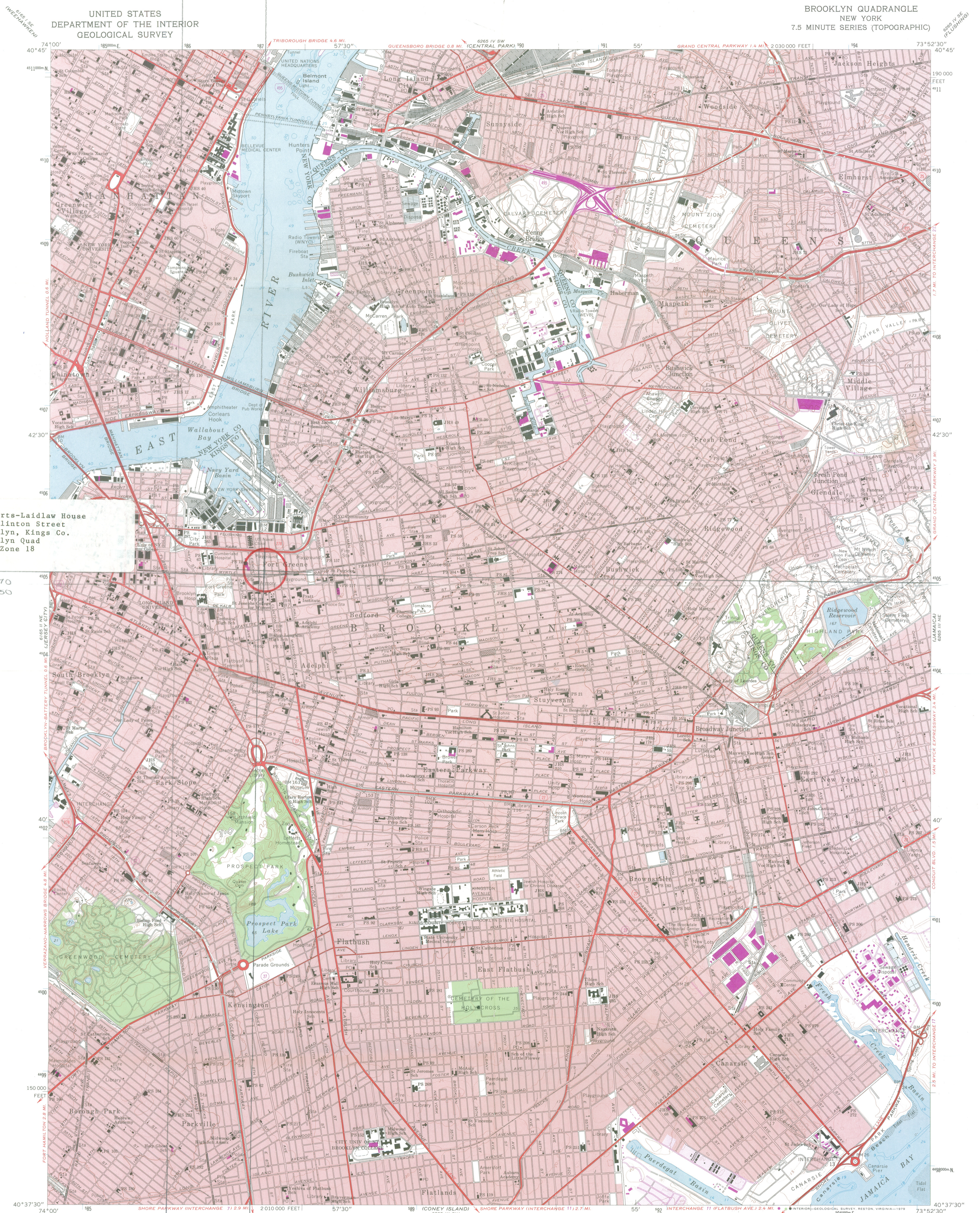
Feuchtwanger Stable

Kings County, NY

First floor column and beam from
the west

Photo: Tom Anderson 9/85

Neg. 45 Park Place B'klyn, NY



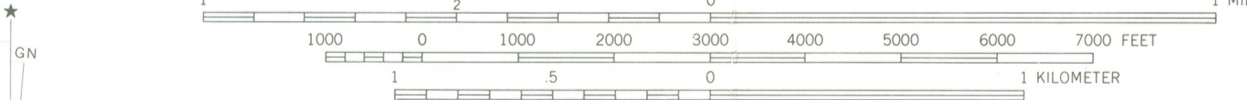
Lefferts-Laidlaw House
136 Clinton Street
Brooklyn, Kings Co.
Brooklyn Quad
Zone 18

E 587070
N 4505050

Mapped, edited, and published by the Geological Survey
Revised in cooperation with New York Department of Transportation
Control by USGS, USCGS, USCE, and City of New York Board of
Estimate and Apportionment

Planimetry by photogrammetric methods from aerial photographs
taken 1954, and from USGS Charts T-5094, T-5335, T-5454
T-5459, T-5460, and T-8449
Topography by planetable surveys 1955-1956. Revised from
aerial photographs taken 1966. Field checked 1967
Selected hydrographic data compiled from USGS Charts
275 (1964), 542 (1967), and 745 (1966). This information
is not intended for navigational purposes

Polygonic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system, Long Island zone
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Entire area lies within New York City



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.2 FEET IN THE EAST RIVER
AND 5.2 FEET IN JAMAICA BAY



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Unimproved dirt - - - - -
Interstate Route ○ State Route ○

BROOKLYN, N. Y.
N4037.5—W7352.5/7.5

Purple tint indicates extension of urban areas
Revisions shown in purple compiled by the Geological Survey
from aerial photographs taken 1977 and other source data
This information not field checked. Map edited 1979

1967
PHOTOREVISED 1979
AMS 6265 III NW—SERIES V821

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST