



IN THE MATTER OF a communication dated December 20, 2018, from the Executive Director of the Landmarks Preservation Commission regarding Park Terrace West – West 217th Street Historic District, designated by the Landmarks Preservation Commission on December 11, 2018 (Designation List No. 511/LP-2621), which consists of the property bounded by a line beginning on the southwest corner of 91 Park Terrace West, Block 2243, Lot 385, extending northerly along the western property lines of 91 to 97 Park Terrace West, then extending northerly to the south curblineline of West 218th Street, extending easterly along West 218th Street, to the western curblineline of Park Terrace West, then extending southerly along the western curblineline of Park Terrace West to 93 Park Terrace West, then easterly across Park Terrace West, along the northern property line of 96 Park Terrace West, and along the northern property lines of 539 to 527 West 217th Street, then extending southerly along the eastern property line of 527 West 217th Street, then to the northern curblineline of West 217th Street, then extending westerly along the northern curblineline of West 217th Street, then across Park Terrace West to the western curblineline of Park Terrace West, then southerly along the western curblineline of Park Terrace West, to the southern property line of 77 Park Terrace West, then westerly along the southern property line of 77 Park Terrace West, then northerly along the western property lines of 77 to 81 Park Terrace West, then easterly along the northern property line of 81 Park Terrace West, then northerly along the western curblineline of Park Terrace West to the southern property line of 91 Park Terrace West, then westerly along the southern property line of 91 Park Terrace West, to the point of beginning, Borough of Manhattan, Community District 12.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On December 11, 2018, the Landmarks Preservation Commission (LPC) designated the Park Terrace West – West 217th Street Historic District as a New York City Historic District. The landmark designation consists of 15 buildings generally located on Park Terrace West, between West 217th and West 218th streets, and on the north side of 217th Street, between Park Terrace West and Park Terrace East, in the Inwood section of Manhattan Community District 12.

The Park Terrace West – West 217th Street Historic District consists of a picturesque enclave of 15 early-20th-century Tudor and Colonial Revival style houses. The 15 residences, both free-standing and semi-detached, were designed by architects Moore & Landsiedel, Benjamin

Driesler, Louis Kurtz, C. G. de Neergaard, and A. H. Zacharius between 1921 and 1935. The district's appealing character and historic significance are created by its uniform scale, similar architectural styles, consistency of building materials and setbacks from the street, with landscaped gardens accentuating the area's topography.

Inwood is the northernmost neighborhood in Manhattan and is surrounded by two rivers, the Harlem River to the north and east, and the Hudson River to the west. Inwood was given its current name in 1864; historically the area was known as Tubby Hook. In the Colonial era, the land on which the proposed Historic District is located was part of the Isaac and Michael Dyckman farm. In 1851, the Dyckman farm was divided and a 26-acre parcel was sold to John Ferris Seaman and his wife Ann Drake-Seaman. The Seaman mansion remained intact until 1938; it was the last property to be developed in the area.

The buildings in the proposed Park Terrace West – West 217th Street Historic District were developed on the Drake-Seaman estate property, and designed and built later than other parts of Inwood. As a result, they have a special character more typical of suburban development or houses in the city's other boroughs. Many of the houses feature front yards, gardens and detached or basement garages. They belong to a period of American architecture that freely incorporated revival-style features into the designs while embracing the early-20th century modern car culture. Particularly notable is the use of textured and patterned multi-colored brick, random stone accents, and decorative tile in entries. Many of the houses exhibit Tudor-revival half-timbering, strapwork and hardware, plank doors, and pebble dash stucco.

The proposed district is located entirely within an R7A zoning district. R7A is a medium-density, contextual residential district mapped over large parts of Inwood. The district was rezoned R7A as part of the 2018 Inwood Rezoning (C180204(A) ZMM). The area immediately surrounding the proposed Park Terrace West – West 217th Street Historic District is almost exclusively residential. The wider surrounding area has a mixed-use character, with institutional, commercial, and industrial properties in addition to residential buildings. The proposed district is

surrounded on most sides by prewar seven to nine-story multifamily residential buildings. Across 218th Street from the northeast corner of the proposed district is Columbia University's Baker Athletics Complex. Two blocks northwest of the proposed district is Inwood Hill Park, an expansive public space that contains Manhattan's last standing old-growth forest. Two blocks southwest of the proposed district is the intersection of Broadway and Tenth Avenue. Across Tenth Avenue is an industrial area. Broadway is characterized primarily by multifamily residential buildings with ground-floor retail. Tenth Avenue is most notably defined by the elevated 1-train trestle. The 1-train provides transit access to the neighborhood at the 215th Street station and is supplemented by buses along Broadway. The only other historic landmarks in the surrounding area are a series of historic lampposts on West 215th Street.

On November 20, 2018, the LPC held a public hearing on the proposed designation of the Park Terrace West – West 217th Street Historic District (Public Hearing Item No. 1). Eight people spoke in favor of the designation as proposed, including representatives of Manhattan Community Board 12, the New York Landmarks Conservancy, the Historic Districts Council, the Park Terrace Block Association, several property owners within the proposed district, and residents of Inwood. LPC also received letters in support of the district from the United States Representative for the area, the office of the Manhattan Borough President, Moving Forward Unidos, Inwood Preservation, Inwood Owners Coalition, and four letters from property owners on Park Terrace West and West 217th Street, and several property owners from the Inwood neighborhood. LPC received no testimony or letters in opposition to the proposed designation. On December 11, 2018 the LPC voted unanimously to designate the area as a Historic District.

All landmark buildings within the Historic District are eligible to apply for use and bulk waivers pursuant to Section 74-711 and 74-712 of the Zoning Resolution.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on the proposed district on January 30, 2019 (Calendar No. 22). There were no speakers and the hearing was closed.

CONSIDERATION

The Commission has evaluated the Park Terrace West – West 217th Street Historic District in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved. The Commission believes that the designation of the Park Terrace West – West 217th Street Historic District is consistent with plans for the area's future development and improvement. The Commission is not aware of any conflicts between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

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LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*