



**IN THE MATTER OF** a communication dated July 2, 2015, from the Executive Director of the New York City Landmarks Preservation Commission regarding the landmark designation of the Riverside-West End Historic District Extension II, designated by the Landmarks Preservation Commission on June 23, 2015 (List 483, LP-2464), Borough of Manhattan, Community District 7. Section I of the proposed Riverside-West End Historic District Extension II consists of the property bounded by a line beginning at the southeast corner of Riverside Drive and West 95th Street, extending northerly along the eastern curbline of Riverside Drive to a point on a line extending westerly from the northern property line of 230 Riverside Drive (aka 337 West 95th Street), easterly along said line and the northern property line of 230 Riverside Drive (aka 337 West 95th Street); southerly along the eastern property line of 230 Riverside Drive (aka 337 West 95th Street) to the northern curbline of West 95th Street; easterly along the northern curbline of West 95th Street to a point on a line extending southerly from the western property line of 317 West 95th Street (aka 317-319 West 95th Street); northerly along said line and the western property line of 317 West 95th Street (aka 317-319 West 95th Street); easterly along the northern property lines of 317 West 95th Street (aka 317-319 West 95th Street) and 311 West 95th Street (aka 311-315 West 95th Street) to a point on the western property line of 735 West End Avenue (aka 721-735 West End Avenue; 301-309 West 95th Street; 300-308 West 96th Street), northerly along part of the western property line of 735 West End Avenue (aka 721-735 West End Avenue; 301-309 West 95th Street; 300-308 West 96th Street) to the southern curb line of West 96th Street, easterly along the southern curb line of West 96th Street to a point on a line extending southerly from the western property line of 301 West 96th Street (aka 737-739 West End Avenue), northerly along said line and the western property lines of 301 West 96th Street (aka 737-739 West End Avenue), 741 West End Avenue (aka 741-745 West End Avenue) and part of the western property line of 749 West End Avenue (aka 747-751 West End Avenue), westerly along the southern property lines of 308 West 97th Street (aka 306-308 West 97th Street) and 310 West 97th Street (aka 310-312 West 97th Street), northerly along part of the western property line of 310 West 97th Street (aka 310-312 West 97th Street), westerly, southerly, westerly, northerly, and westerly along the southern property lines of 316 West 97th Street and 244 Riverside Drive (aka 318-324 West 97th Street) to point of intersection with the eastern property line of 243 Riverside Drive (aka 240-243 Riverside Drive), southerly along the eastern property line of 243 Riverside Drive (aka 240-243 Riverside Drive) to the northern curbline of West 96th Street, westerly along the northern curbline of West 96th Street, northerly along the eastern curbline of Riverside Drive to a point on a line in the middle of West 105th Street, easterly along said line to a point on a line extending northerly from the eastern property line of 325 Riverside Drive (aka 325-327 Riverside Drive; 322-330 West 105th Street), southerly along said line and the eastern property line of 325 Riverside Drive (aka 325-327 Riverside Drive; 322-330 West 105th Street) and part of the eastern property line of 320 Riverside Drive (aka 320-323 Riverside Drive; 323-325 West 104th Street), easterly along part of the northern property line of 320 Riverside Drive (aka 320-323 Riverside Drive; 323-325 West 104th Street), the northern property lines of 321 through 309 West 104th Street (aka 305-313 West 104th Street), and part of the northern property line of 905 West End Avenue (aka 901-905 West End Avenue; 301-303 West 104th Street), northerly along the western property line of 915 West End Avenue (aka 911-919 West End Avenue; 300 West 105th Street) and continuing to a point on a line in the middle of West 105th Street, easterly along said line to a point on a line extending southerly from the western property line of 925 West End Avenue (aka 921-927 West End Avenue; 297-299 West 105th Street), northerly along said line and the western property line of 925 West End Avenue (aka 921-927 West End Avenue; 297-299 West 105th Street), westerly along part of the southern property line of 929 West End Avenue (aka 929-931 West End Avenue) and the southern property lines of 302 through 320 West 106th Street, northerly along the western property

line of 320 West 106th Street to a point on a line in the middle of West 106th Street, westerly along said line to a point on a line extending southerly from the eastern curbline of Riverside Drive, northerly along said line and the eastern curbline of Riverside Drive to a point on a line extending westerly from the northern property line of 360 Riverside Drive (aka 331-339 West 108th Street), easterly along said line and the northern property line of 360 Riverside Drive (aka 331-339 West 108th Street), northerly along part of the western property line of 329 West 108th Street (aka 327-329 West 108th Street), easterly along the northern property lines of 329 West 108th Street (aka 327-329 West 108th Street) through 317 West 108th Street, southerly along the eastern property lines of 317 West 108th Street through 303 West 107th Street and a line extending southerly to the southern curbline of West 107th Street, easterly along the southern curbline of West 107th Street, to the western curbline of West End Avenue; southerly along the western curbline of West End Avenue to the southwest corner of West 106th Street, easterly across West End Avenue and along the southern curbline of West 106th Street to the western curbline of Broadway; southerly along the western curbline of Broadway to the northern curbline of West 105th Street, westerly along the northern curbline of West 105th Street to a point on a line extending northerly from the eastern property line of 908 West End Avenue (aka 908-918 West End Avenue; 258-260 West 105th Street), southerly along said line and southerly, easterly, and southerly along part of the eastern property line of 908 West End Avenue (aka 908-918 West End Avenue; 258-260 West 105th Street), easterly along part of the northern property line of 900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street) southerly along the eastern property line of 900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street) and a line extending from the eastern property line of 900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street) to the southern curb line of West 104th Street, easterly along the southern curb line of West 104th Street to a point on a line extending northerly from the eastern property line of 242 West 104th Street, southerly along said line and the eastern property line of 242 West 104th Street, westerly along part of the southern property line of 242 West 104th Street, southerly along the eastern property line of 239 West 103rd Street and a line extending from the eastern property line of 239 West 103rd Street to the northern curbline of West 103rd Street, westerly along the northern curbline of West 103rd Street to a point on a line extending northerly from the eastern property line of 242 West 103rd Street, southerly along said line and the eastern property line of 242 West 103rd Street, westerly along the southern property lines of 242 and 244 West 103rd Street (aka 244B West 103rd Street) and part of 250 West 103rd Street (aka 246-252 West 103rd Street), southerly along the eastern property line of 247 West 102nd Street and a line extending southerly from the eastern property line of 247 West 102nd Street to the southern curbline of West 102nd Street, easterly along the southern curb line of West 102nd Street to a point on a line extending northerly from the eastern property line of 244 West 102nd Street, southerly along said line and the eastern property line of 244 West 102nd Street; easterly along the northern property line of 241 West 101st Street (aka 241-243 West 101st Street), southerly along the eastern property line of 241 West 101st Street (aka 241-243 West 101st Street) to the northern curbline of West 101st Street, westerly along the northern curbline of West 101st Street to a point on a line extending northerly from the eastern property line of 232 West 101st Street, southerly along said line and the eastern property lines of 232 West 101st Street and 233 West 100th Street to the northern curbline of West 100th Street, westerly along the northern curbline of West 100th Street to a point on a line extending northerly from part of the eastern property line of 820 West End Avenue (aka 814-822 West End Avenue; 256-280 West 100th Street), southerly along said line and southerly, easterly, and southerly along the eastern property line of 820 West End Avenue (aka 814-822 West End Avenue; 256-280 West 100th Street), easterly along part of the northern property line of 808 West End Avenue (aka 806-810 West End Avenue; 259-269 West 99th Street) and the northern property lines of 257 through 249 West 99th Street, southerly along the eastern property line of 249 West 99th Street and a line extending southerly from the eastern property line of 249 West 99th Street to the southern curbline of West 99th Street, easterly along the southern curbline of West 99th Street to a point on a line extending northerly from the eastern property line of 250 West 99th Street (aka 248-256 West 99th Street), southerly along said line and the eastern property lines of 250 West 99th Street and 251 West 98th Street (aka 247-253 West 98th Street) to the northern curbline of West 98th Street; westerly along the northern curbline of West 98th Street to a point on a line extending northerly from the eastern property line of 254 West 98th

Street (aka 254-256 West 98th Street), southerly along said line and the eastern property line of 254 West 98th Street (aka 254-256 West 98th Street), easterly along part of the northern property line of 251 West 97th Street (aka 251-255 West 97th Street), southerly along the eastern property line of 251 West 97th Street (aka 251-255 West 97th Street) to the northern curbline of West 97th Street, westerly along the northern curbline of West 97th to a point on a line extending northerly from the eastern property line of 258 West 97th Street (aka 256-258 West 97th Street), southerly along said line and the eastern property line of 258 West 97th Street (aka 256-258 West 97th Street), westerly along part of the southern property line of 258 West 97th Street (aka 256-258 West 97th Street), southerly along the eastern property line of 740 West End Avenue (aka 740-750 West End Avenue; 251 West 96th Street) and a line extending southerly from the eastern property line of 740 West End Avenue (aka 740-750 West End Avenue; 251 West 96th Street) to the northern curbline of West 96th Street, westerly along the northern curbline of West 96th Street to a point on a line extending northerly from the eastern property line of 736 West End Avenue (aka 736-738 West End Avenue; 272 West 96th Street), southerly along said line and the eastern property lines of 736 West End Avenue (aka 736-738 West End Avenue; 272 West 96th Street) and 732 West End Avenue (aka 732-734 West End Avenue), easterly along part of the northern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street), southerly along part of the eastern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street), easterly along part of the northern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street) and the northern property line of 255 West 95th Street (aka 253-255 West 95th Street), southerly along the eastern property line of 255 West 95th Street (aka 253-255 West 95th Street) and a line extending southerly from the eastern property line of 255 West 95th Street (aka 253-255 West 95th Street) to the northern curbline of West 95th Street, westerly along the northern curbline of West 95th Street to a point on a line extending northerly from the eastern property line of Pomander Walk, southerly along said line and the eastern property line of Pomander Walk to the northern curbline of West 94th Street, westerly along the northern curbline of West 94th Street to a point on a line extending southerly from the eastern property line of 700 West End Avenue (aka 269 West 94th Street) to the southern curbline of West 94th Street, westerly along the southern curbline of West 94th Street to point on a line extending northerly from the eastern property line of 306 West 94th Street, southerly along said line and the eastern property line of 306 West 94th Street, westerly along the southern property lines of 306 through 316 West 94th Street, northerly along the western property line of 316 West 94th Street to the northern curbline of West 94th Street, westerly along the northern curbline of West 94th Street to a point on a line extending southerly from the western property line of 321 West 94th Street (aka 321-325 West 94th Street), northerly along said line and the western property line of 321 West 94th Street (aka 321-325 West 94th Street), westerly along part of the southern property line of 336 West 95th Street (aka 334-338 West 95th Street), northerly along the western property line of 336 West 95th Street (aka 334-338 West 95th Street) to the southern curbline of West 95th Street, and westerly along the southern curbline of West 95th Street to the point of beginning. Section 2 of the proposed Riverside-West End Historic District Extension II consists of the property beginning on the southern curbline of West 92nd Street at a point on a line extending northerly from the eastern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), southerly along said line and the eastern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), westerly along the southern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), southerly along part of the eastern property line of 292 West 92nd Street, westerly along the southern property lines of 292 and 294 West 92nd Street, northerly along part of the western property line of 294 West 92nd Street, westerly along the southerly property line of 296 West 92nd Street, northerly along the western property line of 296 West 92nd Street to the northern curbline of West 92nd Street, easterly along the northern curbline of West 92nd Street to a point on a line extending southerly from the western property line of 255 West 92nd Street, northerly along said line and the western property line of 255 West 92nd Street, easterly along the northern property line of 255 West 92nd Street and southerly along the eastern property line of 255 West 92nd Street and a line extending from the eastern property line of 255 West 92nd Street to the southern curbline of West 92nd Street, easterly along the southern curbline of West 92nd Street to the point of beginning. Section 3 of the proposed Riverside-West End Historic District Extension II consists of the property bounded by a line beginning on

the southern curbline of West 89th Street at a point on a line extending southerly from the eastern property line of 267 West 89th Street, northerly along said line and the eastern property line of 267 West 89th Street, westerly along the northern property line of 267 West 89th Street; southerly along the western property line of 267 West 89th Street and a line extending from the western property line of 267 West 89th Street to the southern curbline of West 89th Street, easterly along the southern curbline of West 89th Street to the point of beginning.

---

Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the 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 June 23, 2015, the New York City Landmarks Preservation Commission (LPC) designated the Riverside-West End Historic District Extension (List 483, LP-2464). The Historic District encompasses all or part of 31 blocks generally located west of Broadway between West 87<sup>th</sup> and 108<sup>th</sup> Streets in Manhattan, Community District 7. It consists of approximately 344 residential and institutional buildings. The boundaries of the extension encompass and extend the boundaries of both the Riverside-West End Historic District, which was designated by the Landmarks Preservation Commission in 1989, and the Riverside-West 105<sup>th</sup> Street Historic District, which was designated by the Landmarks Preservation Commission in 1973.

Riverside West End Historic District Extension II has a remarkably cohesive character, shaped by its two main spines, Riverside Drive and West End Avenue, which are lined by large apartment buildings creating a strong streetwall, with some small clusters of row houses and mansions dating to the area's earlier periods of development. The side streets knit together the two great avenues. In its array of residential building types the proposed extension represents, in microcosm, the development of the Upper West Side of Manhattan since the 1890s. Designed by some of the city's most prominent architects and executed in the dominant styles of their eras, these buildings form a distinct section of the city that complements the previously designated Riverside-West End and Riverside-West 105th Street Historic Districts.

This Historic District extension lies within Community District 7. The Historic District contains non-contextual R8 zoning along West End Avenue and Riverside Drive north of West 9<sup>th</sup> Street,

and along the midblocks from West 89<sup>th</sup> to West 97<sup>th</sup> Streets. Under quality housing regulations, R8 allows for a maximum 7.2 FAR of residential, a streetwall of up to 85 feet and a building height of 120 feet. Under height factor regulations, R8 under height factor regulations allows a maximum 6.02 FAR of residential, open space ratios from 5.9 to 11.9, and maximum heights governed by the sky exposure plane. Other parts of the Historic District are mapped within contextual zoning districts. This includes R8B zoning along most of the midblocks north of West 97<sup>th</sup> Street. R8B allows 4.0 FAR of residential and community facility uses, a streetwall height between 55 and 60 feet and a maximum building height of 75 feet. The Historic District contains a small amount of contextual R9A zoning on a block bounded by West 106<sup>th</sup> Street, Broadway, West 105<sup>th</sup> Street, and West End Avenue. This block also includes a C1-5 overlay and is mapped within the Special Enhanced Commercial District 3. R9A allows up to 7.52 of residential FAR, a maximum streetwall height of 102 feet, and a maximum building height of 145 feet. The C1-5 overlay allows for 2.0 of the available 7.52 FAR to be designated for commercial use. There are additional provisions for the Special Enhanced Commercial District 3 that include ground floor frontage limitations for new and expanding banks and residential lobbies, and retail transparency requirements for new buildings. The Historic District has R10A contextual zoning along Riverside Drive, most of West End Avenue, and portions of the midblocks south of West 97<sup>th</sup> Street. R10A permits 10.0 FAR for residential and community facility uses and a building height of up to 210 feet along a wide street. The Historic District also contains some R10A zoning with a C2-5 overlay on the northeast corner of West 96<sup>th</sup> Street and Riverside Drive. The C2-5 overlay allows for 2.0 of the available 10.0 FAR to be designated for commercial use.

On October 25, 2011, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Riverside-West End Historic District Extension II (Item No. 3). Twenty-seven people spoke in favor of the designation, as proposed, including the Council Member representing the 9<sup>th</sup> District and the State Senator representing the 31<sup>st</sup> District. Three people spoke in opposition to the designation. The Commission received approximately 336 letters and e-mails regarding designation of the Riverside-West End Historic District Extension II. Of the total, five were opposed to designation and one owner requested removal of her building from the district. 210 letters and e-mails were in favor of the designation and opposed to any modification of the original boundaries of the district. An additional 48 letters focused on retaining P.S. 75 within the boundaries.

All landmark buildings within the Historic District are eligible to apply for use and bulk waivers pursuant to Section 74-711 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 August 5, 2015 (Calendar No. 21). There were six speakers in favor of the designation of the Historic District, including the Manhattan Borough President, the Council Member representing the 6<sup>th</sup> District, and representatives of Landmarks West, the Historic Districts Council, the West End Preservation Society and Manhattan Community District 7. Each of the speakers in favor also opposed modification of the original boundaries of the district. There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The City Planning Commission has evaluated the Riverside-West End Historic District Extension II 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's jurisdiction regarding historic districts is limited to determining whether there is a conflict with the Zoning Resolution, projected public improvements, or local development plans, and it does not have the authority to modify the boundaries of the proposed district. The subject Historic District does not conflict with the Zoning Resolution. In addition, 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.

**CARL WEISBROD**, Chairman

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

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**

**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**

**ANNA HAYES LEVIN, ORLANDO MARÍN, LARISA ORTIZ**, Commissioners