

Riverside-West End Historic District Extension I Designation Report

June 26, 2012



Cover Photograph:
330 to 346 West 84th Street (Joseph H. Taft, 1888-89)
Christopher D. Brazee, 2012

RIVERSIDE-WEST END HISTORIC DISTRICT
EXTENSION I
Designation Report

Essay researched and written by Marianne S. Percival
Building Profiles and Architects' Appendix
by Theresa C. Noonan and Marianne S. Percival
Additional Research Jay Shockley

Edited by
Mary Beth Betts,
Director of Research

Photographs by
Christopher D. Brazee

Map by
Jennifer L. Most

Commissioners

Robert B. Tierney, chair
Pablo E. Vengoechea, Vice-Chair

Frederick Bland	Christopher Moore
Diana Chapin	Margery Perlmutter
Michael Devonshire	Elizabeth Ryan
Joan Gerner	Roberta Washington
Michael Goldblum	

Kate Daly, Executive Director
Mark Silberman, Counsel
Sarah Carroll, Director of Preservation

TABLE OF CONTENTS

RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I MAP facing page 1

TESTIMONY AT THE PUBLIC HEARING1

RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I BOUNDARY1

SUMMARY3

HISTORIC AND DEVELOPMENT OF RIVERSIDE-WEST END HISTORIC DISTRICT
EXTENSION I.....4

 Early History of the Upper West Side4

 Late 19th Century Development in the Historic District Extension7

 Row Houses9

 Flats.....10

 Religious and Institutional Buildings.....12

 Early 20th Century Development in the Historic District Extension12

 Apartment Houses and Apartment Hotels13

 Riverside West End Historic District Extension I in the Inter-War Period15

 Post-War Era and 21st Century16

FINDINGS AND DESIGNATION18

BUILDING PROFILES21

 Broadway (Odd Numbers).....21

 Riverside Drive24

 West 79th Street (Odd Numbers).....36

 West 80th Street (Odd Numbers).....41

 West 80th Street (Even Numbers)42

 West 81st Street (Odd Numbers).....42

 West 81st Street (Even Numbers).....45

 West 82nd Street (Odd Numbers)45

 West 82nd Street (Even Numbers).....55

 West 83rd Street (Odd Numbers).....62

 West 83rd Street (Even Numbers)67

 West 84th Street (Odd Numbers).....75

 West 84th Street (Even Numbers)96

 West 85th Street (Odd Numbers).....108

 West 85th Street (Even Numbers)123

 West 86th Street (Odd Numbers).....135

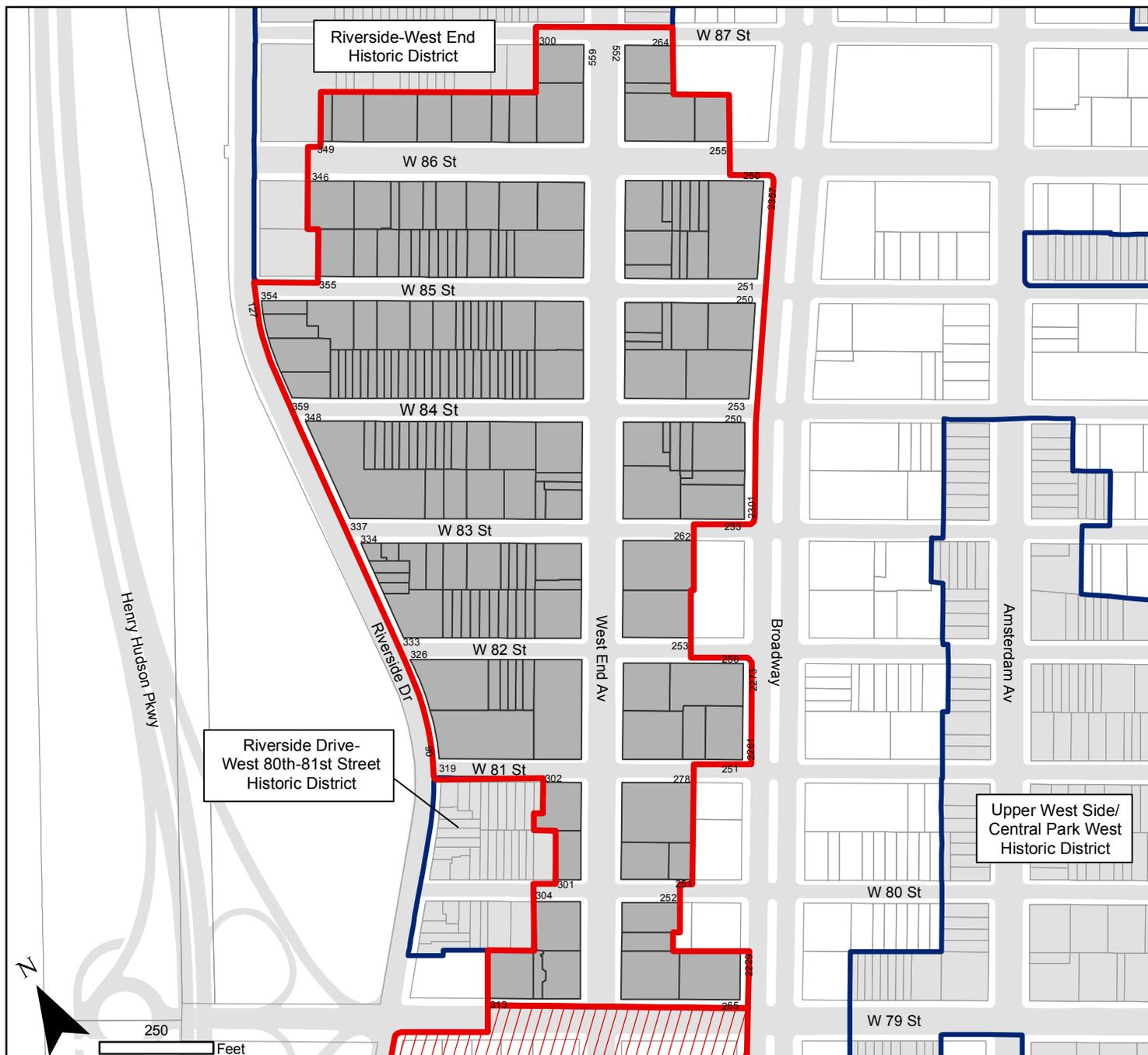
 West 86th Street (Even Numbers)143

 West 87th Street (Even Numbers)153

 West End Avenue (Odd Numbers)154

West End Avenue (Even Numbers).....	173
ARCHITECTS' APPENDIX.....	195
ILLUSTRATIONS	249

Riverside-West End Historic District Extension I

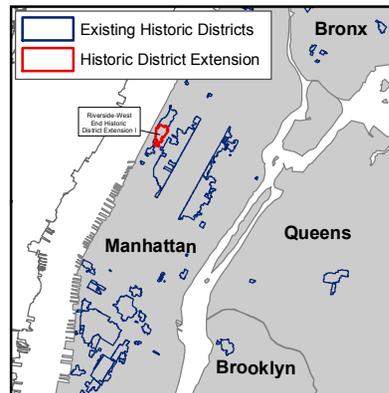


Landmarks Preservation Commission

Riverside-West End
Historic District Extension I
Borough of Manhattan, NY
[LP-2463]

Calendared: November 16, 2010
Public Hearing: March 22, 2011
Designated: June 26, 2012

-  Boundary of District Extension
-  Boundaries of Existing Districts
-  Tax Map Lots in District Extension
-  Other Proposed District Extensions



NYC
Landmarks Preservation
Commission

Upper West Side/
Central Park West
Historic District

Riverside Drive-
West 80th-81st Street
Historic District

Riverside-West End
Historic District

TESTIMONY AT THE PUBLIC HEARING

On March 22, 2011, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Riverside-West End Historic District Extension I (Item No. 7). The hearing had been duly advertised in accordance with the provision of law. Thirty-two witnesses spoke in favor of the designation as proposed, including Manhattan Borough President Scott Stringer, City Councilmember Gail Brewer, and representatives of Congressman Jerrold Nadler, State Senators Thomas Duane, Adriano Espaillat, and Bill Perkins, State Assemblymember Linda B. Rosenthal, the West End Preservation Society, the Historic Districts Council, Landmarks West, Manhattan Community Board 7, the New York Landmarks Conservancy, the West 80s Neighborhood Association, the West Side Federation of Neighborhood and Block Associations, as well as residents and neighbors. An additional three people testified in favor of the district but asked that it include additional buildings. One person testified in favor of including a building in the district without otherwise stating support for designation. Nine witnesses spoke in opposition to the designation including the Real Estate Board of New York and five owners and/or their representatives who were opposed to including their specific properties (251 and 265 West 81st Street, 508 and 510 West End Avenue, St. Agnes Boys High School, First Baptist Church in the City of New York, 272 to 276 West 86th Street) in the proposed extension. The Commission received several letters in support of the proposed designation including one from the Calhoun School, and one letter in opposition to the designation from the owners of 324 West 83rd Street.

RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I BOUNDARY

The Riverside-West End Historic District Extension I consists of the property bounded by a line beginning at the northwest corner of Broadway and West 79th Street, extending westerly along the northern curblineline of West 79th Street to a point on a line extending southerly from the western property line of 307 West 79th Street (aka 307-313 West 79th Street), northerly along said line and the western property line of 307 West 79th Street (aka 307-313 West 79th Street), easterly along the northern property line of 307 West 79th Street (aka 307-313 West 79th Street), northerly along the western property line of 411 West End Avenue (aka 409-411 West End Avenue; 302-304 West 80th Street) to the northern curblineline of West 80th Street, easterly along the northern curblineline of West 80th Street to a point on a line extending southerly from the western property line of 425 West End Avenue (aka 301 West 80th Street), northerly along said line and the western property line of 425 West End Avenue (aka 301 West 80th Street), westerly along part of the southern property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street), northerly along part of the western property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street), easterly along part of the northern property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street), northerly along part of the western property line of 433 West End Avenue (aka 431-439

West End Avenue; 300-302 West 81st Street) to the southern curbline of West 81st Street, westerly along the southern curbline of West 81st Street, northerly along the eastern curbline of Riverside Drive, easterly along the northern curbline of West 85th Street to a point on a line extending southerly from the western property line of 355 West 85th Street (aka 351-355 West 85th Street), northerly along said line and the western property line of 355 West 85th Street (aka 351-355 West 85th Street), westerly along part of the southern property line of 340 West 86th Street (aka 340-346 West 86th Street), northerly along the western property line of 340 West 86th Street (aka 340-346 West 86th Street) to the northern curbline of West 86th Street, easterly along the northern curbline of West 86th Street to a point on a line extending southerly from the western property line of 349 West 86th Street, northerly along the western property line of 349 West 86th Street, easterly along the northern property lines of 349 through 305 West 86th Street (aka 303-307 West 86th Street), northerly along part of the western property line of 545 West End Avenue (aka 541-551 West End Avenue; 301 West 86th Street) and the western property line of 555 West End Avenue (aka 553-559 West End Avenue; 300 West 87th Street) to the northern curbline of West 87th Street, easterly along the northern curbline of West 87th Street to a point on a line extending northerly from the eastern property line of 552 West End Avenue (aka 264 West 87th Street), southerly along said line and the eastern property lines of 552 West End Avenue (aka 264 West 87th Street) and 550 West End Avenue, easterly along part of the northern property line of 540 West End Avenue (aka 540-546 West End Avenue; 261-263 West 86th Street) and the northern property line of 257 West 86th Street (aka 255-259 West 86th Street), southerly along the eastern property line of 257 West 86th Street (aka 255-259 West 86th Street) to the southern curbline of West 86th Street, easterly along the southern curbline of West 86th Street, southerly along the western curbline of Broadway, westerly along the northern curbline of West 83rd Street to a point on a line extending northerly from the eastern property line of 470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street), southerly along said line and the eastern property line of 470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street), westerly along part of the southern property line of 470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street), southerly along the eastern property line of 460-466 West End Avenue (aka 253-257 West 82nd Street) to the southern curbline of West 82nd Street, easterly along the southern curbline of West 82nd Street, southerly along the western curbline of Broadway, westerly along the northern curbline of West 81st Street to a point on a line extending northerly from the eastern property line of 424 West End Avenue (aka 424-436 West End Avenue; 278-280 West 81st Street), southerly along said line and the eastern property lines of 424 West End Avenue (424-436 West End Avenue; 278-280 West 81st Street) and 251 West 80th Street to the northern curbline of West 80th Street, westerly along the northern curbline of West 80th Street to a point on a line extending northerly from the eastern property line of 412 West End Avenue (aka 252-256 West 80th Street), southerly along said line and the eastern property line of 412 West End Avenue (aka 252-256 West 80th Street), westerly along part of the southerly property line of 412 West End Avenue (aka 252-256 West 80th Street), southerly along the eastern property line of 410 West End Avenue (aka 408-410 West End Avenue), easterly along part of the northern property line of 400 West End Avenue (aka 400-406 West End Avenue; 267-269 West 79th Street) and the northern property line of 265 West 79th Street (aka 2221-2229 Broadway) to the western curbline of Broadway, and southerly along the western curbline of Broadway, to the point of beginning.

SUMMARY

The Riverside-West End Historic District Extension I consists of approximately 194 residential, institutional, and commercial buildings. Built primarily between the mid-1880s and the late 1930s, these buildings represent the various phases of development that transformed the once rural area between West 79th and West 87th Streets west of Broadway into a dense urban enclave of speculatively built single-family dwellings and grand high-rise apartment buildings.

Between the mid-1880s and the turn of the century developers hired some of the city's most prominent residential architects including McKim, Mead & White, Clarence True, George F. Pelham, C. P. H. Gilbert, Mortimer P. Thain, Joseph H. Taft, Kafka & Mott, and Janes & Leo to design single-family row houses and town houses in a variety of styles and materials. Throughout the extension, picturesque ensembles in the neo-Grec, Romanesque Revival, Renaissance Revival, Dutch and Flemish Renaissance Revival, Queen Anne, and Beaux-Arts styles were executed in brownstone and brick with decorative elements of terra cotta and copper. Within the rows a rhythmic pattern was often established by the application of elements such as bow fronts, bay and oriel windows, dormers, gables, and balconies. Clarence True, one of the most prolific architects in the area, was influential in the appearance of the Riverside-West End Historic District Extension I. A developer as well as an architect he popularized the American basement plan with its lower stoop in the 1890s and created the eclectic "Elizabethan Revival" style which combined English and French Renaissance elements best seen in his five houses at 332 West 83rd Street, 103, 104, 105, and 107-109 Riverside Drive (aka 334 West 83rd Street) (1898-99, designated New York City Landmarks).

In the 1890s, as apartment living gained respectability among the middle and upper classes, developers in the Riverside-West End Historic District Extension I hired some of these same architects to design small multiple dwellings, often referred to as "French flats." Designed in the popular styles of the time and compatible in scale and materials with the neighboring houses, these buildings appeared on Broadway, West End Avenue, and the side streets. With the advent of the smaller, more practical electric elevator, developers within the extension began constructing larger multiple dwellings ranging in height from six to nine stories and covering multiple lots. One of the outstanding examples of the type is the French Gothic Revival style Red House at 350 West 85th Street (Harde & Short, 1903-04, a designated New York City Landmark) known for its boldly contrasting red brick and terra-cotta ornament and bays of multi-paned windows. Buildings on corner lots with Broadway frontage like the Saxony (Stein, Cohen & Roth, 1899-1900) the first apartment designed by Emory Roth and the Forres (George F. Pelham, 1899-1900) included space for commercial tenants.

In the 20th century multiple factors contributed to the changing character of the Riverside-West End Historic District Extension I. After 1900, developers focused on flats and apartment buildings as escalating construction costs made single-family row house development infeasible and the opening of the IRT subway in 1904 made the Upper West Side more accessible to the city's expanding population. Single-family dwellings and small flats less than thirty years old were demolished and replaced with apartment buildings of 12 to 15 stories on West End Avenue, Riverside Drive, and West 86th Streets, an astonishingly rapid transformation rare in the development of the city. Rules established by the Tenement House Act in 1901 determined the form, massing, and maximum height of new residential buildings until 1929. These regulations contributed to the remarkably "consistent" height of apartment buildings, particularly along West End Avenue, designed during the 1910s and 1920s by Schwartz & Gross, Neville & Bagge,

Gaetan Ajello, Rosario Candela, and George F. Pelham. Under the Multiple Dwelling Law of 1929, all new construction came under the regulations established by the 1916 zoning legislation. In the 1930s four high-rise apartments of 18 to 20 stories designed by Margon & Holder, Boak & Paris, and George F. Pelham, Jr. were constructed on Riverside Drive and West End Avenue. The following decade only one small apartment building was constructed in the extension, after which new construction came to a halt until the 1970s.

As the Riverside-West End Historic District Extension I developed, schools, houses of worship, clubs, and commercial structures were erected to serve the needs of the growing population. Between the 1890s and 1900s churches and schools including George Keister's Romanesque Revival style First Baptist Church (1891-94), R. H. Robertson's Romanesque/Renaissance Revival style St. Paul Methodist Episcopal Church (now the Church of St. Paul & St. Andrew (Methodist)) (1895-97, a designated New York City Landmark), Charles C. Haight's Gothic Revival style St. Ignatius Protestant Episcopal Church and parish house (1901-02), C. B. J. Snyder's Dutch Renaissance Revival style Grammar School 9 (now Mickey Mantle School/Public School 811M) (1894-96, a designated New York City Landmark) and William A. Boring's Collegiate Gothic style St. Agatha's School for Girls (now St. Agnes Boys High School) (1907-08) were constructed on prominent corner sites along Broadway and West End Avenue. With demographic changes in the 20th century, Congregation Ohav Shalom, Congregation Kehilath Jacob (the Carlebach Shul), and Congregation B'nai Israel Chaim adapted existing buildings for their use. On Broadway, the distinctive Broadway Fashion Building (Sugarman & Berger, 1930-31) is the one purpose-built commercial structure included in the extension. Designed in the Art Deco style, this building with its nearly continuous fenestration separated by glazed terra-cotta piers and decorative metal spandrels is a significant early example of an almost totally transparent glass curtain wall. The small Colonial Revival style building at 2307 Broadway (Neville & Bagge, 1897) originally housed the West Side Republican Club.

In its broad array of row houses, town houses, flats, high-rise apartment buildings, schools, churches, and commercial buildings, the Riverside-West End Historic District Extension I represents, in microcosm, the development of the Upper West Side of New York since the 1880s. 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 Drive-West 80th-81st Street Historic Districts.

HISTORY AND DEVELOPMENT OF THE RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I

Early History of the Upper West Side

Before the arrival of the Europeans, the wilderness that later became the Upper West Side may have served as hunting grounds for the Native American Weckquaesgeek, an Algonquian-speaking band, whose main settlements were approximately two miles northeast of the Riverside-West End Historic District Extension I.¹ The Dutch allotted parcels of land in the city

¹ The nearest documented settlements, Rechemanis and Konaande Kongh, were located near the main trail which ran up the east side of what is now Central Park. Reginald Pelham Bolton, *Indian Paths in the Great Metropolis* (New York: Museum of the American Indian Heye Foundation, 1922), 221; Reginald Pelham Bolton, *Indian Life of*

at the tip of the island, its immediate environs, and Harlem; however, it was not until New York became a British colony that land in the middle of Manhattan was made available.² In 1667 Governor Richard Nicholls granted a patent for a “Thousand Acre Tract” from roughly West 42nd Street to West 89th Streets in what was known as Bloemendahl or Bloomingdale, to a syndicate of Dutch and English businessmen including Egbert Wouterse and Jan Vinge whose allotments included what is now the Riverside-West End Historic District Extension I.³

Accessible at first by water or Native American trail, it was not until the opening of the Bloomingdale Road in 1703 that the area became an attractive location for the country estates of the city’s wealthy. Stephen De Lancey, patriarch of the slave-owning De Lancey family, purchased the land between West 78th and West 89th Streets where he established a country estate prior to 1729.⁴ After his death in 1841, his son, Oliver, took over the estate and the property became known as the Oliver De Lancey Farm.⁵ The southern lot with its house, outbuildings, gardens, orchards, and woods was sold to Charles Ward Apthorp in 1763, and by the early 19th century it had passed to his daughter Charlotte and son-in-law John C. Vanden Heuvel who built a mansion between West 78th and West 79th Streets.⁶ De Lancey retained the larger northern parcel until 1779 when it was put up for sale.⁷ In 1800 John McVickar, a merchant, purchased the former De Lancey land west of the Bloomingdale Road for his own country estate.⁸

Long Ago in the City of New York, enl. ed. (New York: Harmony Books, 1972), 132; Eric Homburger, *Historical Atlas of New York City* (New York: Henry Holt, 1994), 17.

² The areas referred to include the west side from West 42nd Street and possibly as far south as West 23rd Street to Harlem and the east side from Turtle Bay to Harlem. I. N. Phelps Stokes, *Iconography of Manhattan Island: 1498-1909* (New York: Robert H. Dodd, 1928), 6:125.

³ Bloomingdale was the name given to the entire west side from 23rd to 125th Streets. The patent of October 3, 1667 actually covered some 1300 acres. The southern 300 acres were divided between Johannes van Brugh and Jan Vinge; the remaining 1000 acres were surveyed into 100-acre lots two of which went to each of the patentees, Jacob Leendertsen van de Grift, Thomas Hall, Johannes Van Brugh, Egbert Wouterse and Jan Vinge. Stokes, 6: 125.

⁴ At least three generations of the De Lancey family owned slaves. New York (County) Surrogates Court. *The Abstract of Wills on File in the Surrogate’s Office, City of New York* (New York: New-York Historical Society, 1895), 336; Jill Lepore, *New York Burning: Liberty, Slavery, and Conspiracy in Eighteenth Century Manhattan* (New York: Vintage Press, 2005), 264-65; Peter Salwen, *Upper West Side Story: A History and Guide* (New York: Abbeville Press, 1989), 29.

⁵ Oliver De Lancey bought the estate in Bloomingdale from the other devisees and heirs prior to the partition of 1747. The De Lancey farm encompassed three of the parcels allotted to Wouterse and Vinge plus additional parcels within the Common. The holdings stretched from the Hudson River to today’s Central Park. Stokes, 6: 95

⁶ The house included in the Apthorp purchase was probably that built by Stephen De Lancey. Vanden Heuvel built his own house, which later became Burnhams Hotel. The Vanden Heuvel house was located on the site of the Apthorp Apartments (Clinton & Russell, 1906-08), an individually designated New York City Landmark. Stokes, 6: 96.

⁷ A Loyalist, Oliver De Lancey served as an officer in the British army and immigrated to England following the Revolution. His mansion was the target of Continental soldiers who set it ablaze in 1777. Office of the Register, New York County, Deeds and Conveyances, Liber 57, p. 245 (May 11, 1763, recorded December 17, 1799); Stokes 6: 95-96

⁸ McVickar built his house in the bed of what is now West 86th Street. It was moved to a new location between West 85th and West 86th Streets in the mid-19th century by John H. Howland, who purchased the property in 1823. Enlarged, it served as the House of Mercy, a home for fallen women from 1856 to 1891 and was demolished in 1906. The majority of the site of the building is within the original Riverside-West End Historic District. Office of the Register, New York County, Deeds and Conveyances, Liber 59, p. 177 (October 14, 1800); Liber 169, p. 144 (August 5, 1823); Moses King, *King’s Handbook of New York City* (Boston: Moses King, 1892; reprinted by Barnes & Noble, n.d.), 402; *Topographical Map of the City & County of New-York and the Adjacent County* (New York: J. H. Colton & Co., 1836); *Map of that Part of the City and County of New York North of 50th Street* (New York: M. Dripps, 1851).

In 1807, the state legislature appointed a commission of three to prepare a plan for the orderly expansion of the city, and John Randel, Jr., an engineer, assumed the task for formulating such a scheme. In 1811 he produced a plan, known as the Randel Survey or Commissioners' Map, which imposed a uniform grid of broad avenues and narrow cross streets upon the rolling hills of Manhattan as far north as 155th Street, its rigidity relieved only by the diagonal route of the Bloomingdale Road (now Broadway).⁹

The Riverside-West End Historic District Extension I, like the rest of the Upper West Side, saw little development during the first half of the 19th century. The Bloomingdale tract from West 78th to West 84th Streets west of the Bloomingdale Road was surveyed and lotted in 1826.¹⁰ The following year Francis Price purchased the former Vanden Heuvel estate which made up the southern portion of the district and immediately began selling it in lots and parcels, the majority of which went unimproved until the end of the 19th century. In 1827, the Public School Society purchased a 100- by 102-foot parcel on the northeast corner of West 82nd Street and West End Avenue, and by 1830 a wooden school house, Public School No. 9, was erected to provide an education to the children of the nearby hamlets of Harsenville and Bloomingdale.¹¹ A few additional buildings were constructed within the district by 1851 and the following year, Duncan Macfarlan purchased four lots between West 80th and West 81st Streets, on which he opened a silk mill, evidently the first in the country to manufacture silk ribbon.¹² At the northern end of the district, John H. Howland maintained as his country estate the former De Lancey parcel which he had purchased in 1823. It was not until 1850-51 that his parcel, too, was lotted.¹³

⁹ Landmarks Preservation Commission (LPC), *West End-Collegiate Historic District Designation Report (LP-1418)* (New York: City of New York, 1984), 8, prepared by Jay Shockley.

¹⁰ It is not clear who commissioned the map, whether it was Vanden Heuvel, Price, or the City of New York. Although it reflected the projected street grid established by the Commissioner's Plan of 1811, the first street, West 79th Street, was not cut through until the 1830s. J. F. Bridges, City Surveyor, "Map of the Bloomingdale Tract on the Bank of the Hudson River Situated in the Twelfth Ward of the City of New York," October 1826. Office of the Register, New York County.

¹¹ Harsenville and Bloomingdale were the names of two of the four hamlets that were established in Bloomingdale in the 18th century, the others were Great Kills and Striker's Bay. The school was the predecessor of Grammar School No. 9 a designated individual landmark within the Riverside-West End Historic District Extension I. Hopper Striker Mott, *The New York of Yesterday: A Descriptive Narrative of Old Bloomingdale* (New York: G. P. Putnam's Sons, 1908) 7; LPC, *Grammar School No. 9 (Later Public School 9/John Jasper School, Now Mickey Mantle School Public School 811M) Designation Report (LP-2318)* (New York: City of New York, 2009), 4, prepared by Olivia Klose with additional research by Jay Shockley and Gale Harris.

¹² Dripps map 1851; the Macfarlan parcel was later sold to All Angel's Church and is the site of the current church (formerly the parish hall). Office of the Register, New York County, Deeds and Conveyances, Liber 592, p. 385 (February 26, 1852); Section 4, Liber 50, p. 362 (October 30, 1896); Mott, 424.

¹³ In 1843-44 Edgar Allan Poe and his wife Virginia summered in Bloomingdale in the home of Mrs. Mary Brennan on West 84th Street west of Broadway during which time he wrote "The Raven." In his honor, the city named West 84th Street between Broadway and Riverside Drive Edgar Allan Poe Street. "Edgar Allan Poe's Upper West Side Farmhouse," *Ephemeral New York* (<http://ephemeralnewyork.wordpress.com/2011/04/07/edgar-allan-poes-upper-west-side-farmhouse>, May 22, 2012); Mott, 13; Sanna Feirstein, *Naming New York: Manhattan Places & How They Got Their Names* (New York: New York University Press, 2001), 147.

Late 19th Century Development in the Historic District Extension¹⁴

The development of the Upper West Side in the second half of the 19th century was influenced by a complex interrelationship of real estate speculation, new rapid transit lines, and the construction of various civic improvements. The first wave of land speculation took place as a result of the planned construction of Central Park in the late 1850s.¹⁵ To the south of the park, residential development expanded into what is now midtown Manhattan, west of Fifth Avenue, while on the West Side land speculators focused on the vacant blocks adjacent to the park's border. The second wave of speculation in the Upper West Side followed the Civil War as improved transportation and infrastructure arrived in the area. In 1864, the Eighth Avenue horse car line was extended along today's Central Park West to West 84th Street supplementing the stage lines on the Bloomingdale Road that had been serving the area since the 1820s.¹⁶ In 1865, the Commissioners of Central Park were authorized to complete the laying out of streets west of the park and three years later a wide street with landscaped malls, called the Boulevard (renamed Broadway in 1899), was opened from West 59th to West 155th Streets replacing the old Bloomingdale Road. By 1873, real estate speculation had increased the price of land in the Upper West Side by as much as 200 to 400 percent.¹⁷ However, the Panic of 1873, caused by the failure of Jay Cooke & Co. and the suspension of the Union Trust Co., burst the speculative bubble.

When building activity in New York City resumed at the end of the 1870s, developers focused their efforts on the Upper East Side because of the existing transportation services and more favorable prices. The Upper West Side was hampered by its rugged topography, its distance from the city's historic Fifth Avenue axis, the high prices asked by land speculators hoping to recover their losses, and the reluctance of developers to build in a nearly empty area whose social composition, exclusive of Central Park West and Riverside Drive, had not yet been determined.¹⁸ When the Ninth Avenue Elevated was completed to West 155th Street in 1879, the Riverside-West End Historic District Extension I, two long blocks to the west of the nearest station at West 81st Street, was generally vacant. All the streets, except West 81st Street, were opened west of the Boulevard but only half of them had been graded and paved. Wood frame houses, two churches, the school, and a coal yard were clustered along West 80th, 81st, and 84th Streets and the Boulevard.¹⁹

¹⁴ This section is based largely on LPC, *West End-Collegiate Historic District Designation Report*.

¹⁵ "West Side Number," *Real Estate Record and Builders Guide*, 46 suppl. (December 20, 1890), 24.

¹⁶ The lines were established in 1819 and 1823. Salwen, 31.

¹⁷ *A History of Real Estate, Building and Architecture in New York City, During the Last Quarter Century* (New York: Record and Guide, 1898; reprinted Arno Press, 1976), 62-63.

¹⁸ *Ibid*, 86-87.

¹⁹ Dripps, 1851; George W. Bromley, *Atlas of the Entire City of New York* (New York: George W. Bromley & E. Robinson, 1879), pl. 17, 25; *The City of New York* (New York: Galt and Hoy, 1879); John James Robertson Croes, *The West Side of the City of New York* (New York: Croes & Van Winkle, 1879); Stan Fischler, *Uptown Downtown: A Trip through Time on New York's Subways* (New York: Hawthorn Books, 1976), 252; *A History of Real Estate*, 92-93; Lori Zabar, "The Influence of W. E. D. Stoke's Real Estate Career on West Side Development" (Master's Thesis, Columbia University, 1977), 12-13.

By 1885, the pace of development on the Upper West Side had speeded up. On September 11, 1886 the author of an article in the *New York Times* wrote:

The west side of the city presents just now a scene of building activity such as was never before witnessed in that section, and which gives promise of the speedy disappearance of all the shanties in the neighborhood and the rapid population of this long neglected part of New York. The huge masses of rock which formerly met the eye, usually crowned by a rickety shanty and a browsing goat, are being blasted out of existence. Streets are being graded, and thousands of carpenters and masons are engaged in rearing substantial buildings where a year ago nothing was to be seen but market gardens or barren rocky fields.²⁰

The West End Association, founded in 1884 by William Earle Dodge Stokes and other developers as the Citizens' West Side Improvement Association, lobbied city and state governments for improvements throughout the Upper West Side. Through the efforts of the Association, and existing twenty-year restrictive covenants governing development, West End Avenue became a street of row houses for upper-middle-class professionals and their families, rather than, as first imaged, a street of small shops. Stokes, best known as the developer of the the Ansonia Hotel (Paul E. M. DuBoy, 1899-1904, a designated New York City Landmark), developed numerous row houses in the area west of the Boulevard and later developed multi-family buildings including 330 West 86th Street (Herman P. Seyfert, 1890-91) and 339 and 349 West 85th Street (T. E. Gooch, 1898-99) in the Riverside-West End Historic District Extension I.²¹

The biggest boost to the development of the area west of Broadway prior to 1900 was the creation of Riverside Drive and Park (1873-75, construction 1875-80, with later additions, a designated New York City Scenic Landmark) north of West 72nd Street near the Hudson River. The park was first proposed by William R. Martin, a Park Commissioner, in 1865 for the bluff above the tracks of the Hudson River Railroad (later New York Central Railroad). However, it was not until the Parks Department was authorized in 1873 to re-establish the grade of what was then proposed as Riverside Avenue that Frederick Law Olmsted, designer with Calvert Vaux of both Central Park and Prospect Park (designated New York City Scenic Landmarks), was hired to revise the plans. Olmsted combined the park and drive in a single design, creating a curving drive and promenade above the landscaped hillside.²²

Development in the Riverside-West End Historic District Extension I went through several phases in the years between the 1880s and 1930s. The earliest phase between roughly 1885 and 1900 saw the construction of speculatively built row houses and flats for the middle and upper classes. By the turn of the century, developers began to focus on constructing larger apartment buildings as increasing construction costs ended row house construction, and the newly opened IRT on Broadway made the Upper West Side more accessible to the city's

²⁰ "Settling the West Side," *New York Times* (NYT), September 11, 1886, 8.

²¹ Zabar, 1-2, 16, 31; LPC, *Guide to New York City Landmarks*, 4th ed., edited by Matthew A. Postal, text by Andrew S. Dolkart, Matthew A. Postal (New York: John Wiley, 2009), 140.

²² Opened to the public in 1880, the drive remained incomplete until the construction of the 96th Street viaduct (1900-02). The park was extended in the 1930s under Parks Commissioner Robert Moses as part of the West Side Improvement that created the West Side Highway and roofed over the train tracks. LPC, *Riverside Park and Riverside Drive Designation Report (LP-2000)* (New York: City of New York, 1980) prepared by Elizabeth Cromley and Gail T. Guillet, 8, 10, 11, 14.

expanding population. Legislation such as the 1901 Tenement House Act, the 1916 zoning ordinance, and the 1929 Multiple Dwelling Law contributed to the transformation in the scale of the streetscapes of West End Avenue, Riverside Drive, and West 79th and West 86th Streets where row houses and smaller buildings were replaced by newer, larger buildings.

Row Houses²³

Speculative row house construction began in the mid-1880s and continued until the turn of the century. Designed by some of New York's leading architects including McKim, Mead & White, Clarence True, George F. Pelham, J. E. Terhune, Joseph H. Taft, Berg & Clark, Kafka & Mott, C. P. H. Gilbert, and Mortimer P. Thain, these rows ranged in style, size, massing, and materials. Picturesque ensembles in eclectic variations of the popular neo-Grec, Romanesque Revival, Renaissance Revival, Queen Anne, and Beaux-Arts styles were found throughout the extension. Some architects, like the prolific George F. Pelham, executed their designs in brownstone such as his Romanesque/Renaissance Revival style rows at 310 to 316 West 83rd Street and 319 to 339 West 84th Street. Others combined different types and textures of stone with various shades of brick, to which they added decorative elements in terra cotta or copper.

Within the context of the overall design of these rows, a rhythmic pattern was often established by the application of distinctive architectural elements, such as bow fronts, bay and oriel windows, dormers, gables, and balconies, used to distinguish each house. A particularly handsome example, although partially altered, is the Romanesque Revival style row at 307 to 315 West 82nd Street (Berg & Clark, 1887-88). Designed in an ABCBA rhythm, the houses are faced with rock-face brownstone ashlar and banding and ironspot Roman brick; each house has slightly curved stoops; round or angular bays; large hipped dormers with copper siding and decoration or a terra-cotta colonnade; and small copper-sided dormers with projecting polygonal roofs.²⁴ The row at 316 to 326 West 85th Street (1892, designated New York City Landmarks) was designed in the Romanesque Revival style by Clarence True, one of the most prolific architects in the extension. The uniform rusticated Maynard red sandstone and light orange Roman brick facades with pent roofs and a continuous carved band course at the first story are differentiated by the alternation of square and bowed oriels in an ABAABA pattern. On the other hand 329 to 337 West 85th Street (Ralph S. Townsend, 1890-91, designated New York City Landmarks) designed in an eclectic vocabulary drawing from both the Romanesque Revival and Queen Anne styles are five nearly identical brick and stone houses, distinguished from each other only by the subtle variation in the decorative carving. A distinctive feature of Townsend's design is the vertical emphasis of the western bay of each house by a pyramidal roof that creates the appearance of a tower.

Clarence True, a developer and architect credited as being largely responsible for the development of Riverside Drive below West 84th Street, had a significant influence on the appearance of the row houses in the historic district extension. In the 1890s he popularized the American basement plan which lowered the stoop nearly to grade elevating the dining area and offering more privacy and elegance for entertaining. In his later work he developed a new eclectic style the "Elizabethan Revival," which was based on English and French Renaissance

²³ This section based largely on LPC, *Riverside-West End Historic District Designation Report*.

²⁴ Nos. 307 to 315 West 82nd Street were included in a proposed West 82nd Street Historic District that was heard but never designated. The row is largely intact except for 315 which has had its basement and first story altered and the fenestration of the dormer reconfigured. Both 307 and 315 have penthouses.

prototypes. Best seen in his five row houses at 103, 104, 105, and 107-109 Riverside Drive (aka 334 West 83rd Street), and 332 West 83rd Street (1898-99, designated New York City Landmarks) the style was typified by lively silhouettes, with steeply-pitched roofs with curved or stepped gables, chimneys, stepped end-walls, turrets, bowed fronts, projecting three-sided and square bays, and dormers. Facades within the group display a variety of contrasting materials, including brick and stone, and features such as quoins, keyed surrounds, stylized cornices, crenellation, parapets, and decorative ironwork.²⁵ Other styles unique to the Upper West Side are the “Dutch” and “Flemish” Renaissance Revival. Denoted by prominent stepped or curved gables and dormers, they were used for many of the row houses that once graced West End Avenue. Several of these houses remain in the historic district extension along with the Dutch Revival style Grammar School No. 9 (C. B. J. Snyder, 1894-96, a designated New York City Landmark). 280 West 86th Street and 508 and 510 West End Avenue are survivors from of a pair of rows designed by Joseph H. Taft in 1887 and 1888 respectively. No. 280 West 86th Street features an angular bay with Renaissance detailing and an elaborate, curved and pointed Flemish gable. No. 508 West End Avenue has remained remarkably intact retaining its projecting three story bay, chamfered over a columned porch, and a tall stepped gable common to the Dutch Renaissance Revival.²⁶ Another example of the Flemish Renaissance Revival style is No 489 West End Avenue (Lamb & Rich, 1891-92).

By the turn of the century, land and construction costs in Manhattan had risen to a point where only the wealthiest households could afford to purchase and maintain a single-family house and speculative row house development within the extension, which had peaked in the 1890s, came to a halt. By 1901, the final row houses, all American basement plan, were completed: the Beaux-Arts style row at 305 to 317 West 84th Street (Ross & McNeil, 1900), the Romanesque/Renaissance Revival style row at 341 to 345 West 84th Street (George F. Pelham, 1900), and the Beaux-Arts style house at 349 West 86th Street (Janes & Leo, 1900-01).

Flats²⁷

Although they would not appear in the Riverside-West End Historic District Extension I until the 1890s, multiple dwellings, or “tenements,”²⁸ had become the standard mode of housing for the majority of Manhattan residents starting in the 1870s. The upper classes had resisted the concept of shared habitation, largely due to its association with the poor conditions in tenements occupied by the city’s immigrant poor. Attitudes toward apartment living began to change by the end of the century, due to stronger regulation of housing laws and advancements in the design and construction of multiple dwellings. The prototype of the refined multiple dwelling was the 1869 Stuyvesant Apartments at 142 East 18th Street (demolished) designed by the prominent Beaux-Arts trained architect Richard Morris Hunt. Inspired by a popular Parisian housing type

²⁵ The Riverside Drive facades of these houses originally extended beyond the property line. They were rebuilt to conform to the property line around 1910 as a result of a lawsuit. LPC, *103 Riverside Drive House Designation Report (LP-1672)* (New York: City of New York, 1991), prepared by Lynne Marthey and Jay Shockley, 4-6.

²⁶ An alteration to 510 West End Avenue has removed the dormers; the rest of the house is largely intact.

²⁷ Based on LPC, *Audubon Park Historic District Designation Report (LP-2335)* (New York: City of New York, 2009) prepared by Jennifer L. Most, 9-10; LPC, *Riverside-West End Historic District*, 21.

²⁸ From 1866 to 1874, 3rd class dwellings or tenements encompassed all buildings which were four to five stories tall and housed from one to 10 families per floor. French Flats became a new category in 1875 to describe all multi-family dwellings above tenements and was probably applied subjectively based on neighborhood, costs, architect, building size, plumbing and class of occupants. Elizabeth Collins Cromley, *Alone Together: A History of New York’s Early Apartments* (Ithaca: Cornell University Press, 1990), 11, 12, 62, 65-67, 71-73.

these early apartments were referred to as “French flats.” The success of The Dakota (1880-84, Henry J. Hardenberg, a designated New York City Landmark, located in the Upper West Side/Central Park West Historic District), a courtyard apartment, helped change the attitudes of the upper classes toward multiple housing.

Developers in the historic district extension began constructing flats offering prospective middle and upper class residents an alternative to the single-family row house, which was becoming increasingly expensive to build and maintain. In their materials, style, ornament, compatible scale, and architectural elements, these flats emulated the row houses. One of the earliest flats buildings within the extension is the five-story, brick and brownstone dwelling with a multi-story angular bay at 327 West 85th Street. Designed by G. A. Schellenger in 1894 to fit on a standard 25- by 100-foot lot, the Romanesque/Renaissance Revival style building easily blended with the neighboring row houses.

The advent of the smaller, more practical electric elevator in the 1890s enabled designers of flats and apartments to increase the size of their buildings.²⁹ With this added convenience, new flats throughout the historic district extension, often constructed on multiple lots, rose from six to nine stories. Their floor plans were generally limited to two to four spacious suites per floor with all the latest conveniences. The nine-story Beaux-Arts style New Century (William B. Franke, 1900-01) at 401 West End Avenue (aka 401-403 West End Avenue; 301-303 West 79th Street) was typical of the luxurious flats building with two apartments per floor, a cold storage plant, and a separate two-story extension housing a laundry and garage. Slightly less elaborate were the flats at 410 (aka 408-410) and 412 West End Avenue designed in the Beaux-Arts style by Henry Andersen (1898-99). Buildings with frontages on Broadway like the seven-story, Renaissance Revival style Forres (George F. Pelham, 1899-1900) at 251 West 81st Street (aka 2261-2271 Broadway) and Beaux-Arts style Saxony (Stein, Cohen & Roth, designed by Emory Roth, 1899-1900) at 250 West 82nd Street (aka 250-252 West 82nd Street; 2273 Broadway) were designed as mixed-use buildings. Euclid Hall (Hill & Turner, 1900-02) an E-shaped residential building, which filled the entire block of Broadway between West 85th and West 86th Streets, was converted to mixed-use by its owners sometime prior to 1930.³⁰ One of the outstanding examples of the flats building within the extension is Red House, 350 West 85th Street (Harde & Short, 1903-04, a designated New York City Landmark). Designed in the French Gothic Revival style, Red House is known for the bold contrast of its red brick and terra-cotta ornament and bays of multi-paned windows.

The scale and appearance of apartment buildings, including flats and tenements, was formalized with the passage of the Tenement House Act of 1901. Known as the “New Law,” it required that all rooms had to have a window overlooking a street, yard, or light court. Handsome flats and early apartment buildings such as the Beaux-Arts style 320 West 83rd Street (aka 318-322 West 83rd Street) (George F. Pelham, 1901-02) and the Renaissance Revival style apartment building, Lasanno Court (now Imperial Court) (Schwartz & Gross, 1906-07) at 307 West 79th Street (aka 307-313 West 79th Street) incorporated deep light courts in their primary facades, carrying the decorative elements into the courts.

²⁹ Cromley, 155

³⁰ New York Public Library (NYPL), “Classic Six: New York City Apartment Building Living, 1880s-1910s,” [digital collection] images 417209, 417210, 417319, 417436, originally published in *The World’s Loose Leaf Album of Apartment Houses, Containing Views and Ground Plans of the Principal High Class Apartment Houses in New York City, Together with a Map Showing the Situation of These Houses, Transportation Facilities, etc.* (New York: The New York World, 1910) (accessed February 8, 2011, April 10, 2012); NYPL, “Photographic Views of New York City, 1870s-1970s,” [digital collection] image 717678f (accessed April 10, 2012).

By the turn of the century, the area in and around the historic district extension had evolved into one of the most, if not the most, fashionable, residential districts in the city. In 1899, one observer noted that West End Avenue above 68th Street with its cohesive groups of four- and five-story single family dwellings broken only by small flats and institutional buildings was one of the finest residential streets in New York City, while Riverside Drive, then known as Riverside Avenue, was “universally acknowledged to be one of the most beautiful and picturesque [streets] in the world.”³¹

Religious and Institutional Buildings

Residents of the historic district extension in the late 19th and early 20th century were largely affluent, native-born Protestants and the district’s purpose-built religious buildings reflected their dominance.³² Four massive sanctuaries in a range of architectural styles were constructed during this period. All Angels’ Church, the only remaining parish established in the extension prior to the Civil War, replaced its 1859 wooden sanctuary with a Gothic Revival style church (Samuel B. Snook of J. B. Snook & Sons, 1888-90, demolished 1979) facing the corner of West 81st Street and West End Avenue, to which it later added a parish house (Henry J. Hardenbergh, 1904-05) at 251 West 80th Street.³³ Shortly thereafter construction began on the Romanesque Revival style First Baptist Church (George Keister, 1891-94) at the corner of Broadway and West 79th Street. The Romanesque/Renaissance Revival style St. Paul’s Methodist Episcopal Church (R. H. Robertson, 1895-96, now the Church of St. Paul and St. Andrew (Methodist), a designated New York City Landmark) with its eclectic design incorporating elements from Early Christian, German Romanesque, and early Italian Renaissance architecture anchored the northeast corner of West End Avenue and West 86th Street, accompanied by its Renaissance Revival style rectory. Completing the ecclesiastic stronghold on this block front, the Gothic Revival style St. Ignatius of Antioch Episcopal Church and parish hall (Charles C. Haight, 1901-02) was constructed on the southeast corner of West End Avenue and West 87th Street. In addition to the churches, the New York Protestant Episcopal Public School Corporation erected the Collegiate Gothic style St. Agatha’s School for Girls (William A. Boring, 1907-08), at the southwest corner of West End Avenue and West 87th Street as a sister institution to the Trinity School.³⁴

Early 20th Century Development in the Historic District Extension

In the 20th century the character of the historic district extension changed from one of single-family homes and small multiple dwellings to one dominated by large apartment

³¹ Andrew Scott Dolkart, “West End Avenue Survey: A Proposal for Historic District Designation” (New York, 2009), 8-9; E. Idell Zeisloft, *The New Metropolis* (New York: D. Appleton, 1899), 618, quoted in LPC, *West End-Collegiate Historic District Designation Report*, 19.

³² Dolkart, 8.

³³ Since the demolition of the church in 1979, the Hardenbergh designed parish house has served as the church. David W. Dunlap, *From Abyssinian to Zion* (New York: Columbia University Press, 2004), 9.

³⁴ St. Agatha’s School established in 1898 was closed and the building sold to the Roman Catholic Archdiocese in 1941. Originally used as Cathedral College a high school and college seminary, it has been St. Agnes Boy’s High School since 1992. Timothy Jacobson, *Charity and Merit: Trinity School at 300* (Lebanon, NH: University Press of New England, 2009), 143-44, 166. (Google books); “St. Agnes Boys High School – History” (<https://www.stagnhs.org/page24.php> (Internet, February 8, 2011)).

buildings. The arrival of the IRT subway along Broadway north of 42nd Street in 1904 and its southern extension in 1918, greatly improved accessibility to the western reaches of the Upper West Side. With a convenient link to midtown and lower Manhattan, the area became attractive to increasing numbers of people. As noted above, changing economic conditions had already made the continued construction of the single-family row house infeasible by the turn of the century and developers focused on more lucrative multi-family dwellings. Revisions of housing legislation and the establishment of the city's first zoning ordinance in 1916 also played a role in the neighborhood's transition. By the 1920s this transition was well underway, as an observer noted in a 1924 *New York Times* article:

Nowhere on the west side is the doom of the private individual residence so strikingly seen as on West End Avenue. While that thoroughfare is being developed along lines very similar to those seen on Park Avenue, there is this difference in that, while the palatial multi-family structures on that east side thoroughfare displaced, chiefly, old flats, the modern West End apartments have caused the demolition of scores of the most expensive and finest private dwellings erected on the west side.³⁵

Apartment Houses and Apartment Hotels

As vacant lots became ever more scarce, particularly after World War I, developers purchased existing row houses and smaller flats buildings, many of which were less than thirty years old, in order to assemble sites for more lucrative apartment house construction. Riverside Drive and West End Avenue were particularly vulnerable to this trend.³⁶ The large luxury apartment buildings at 90, 98, and 100 Riverside Drive replaced rows of houses originally designed and developed by Clarence True, 505 and 515 West End Avenue replaced a row of Dutch Renaissance Revival houses developed by Richard Goodman Platt³⁷ and a fifteen story plus penthouse apartment house at 470 West End Avenue replaced two earlier flats buildings taking its name, Belvoir, from one of them.

In addition to regulating light, ventilation, fireproofing, and lot coverage for new multi-family dwellings, the 1901 Tenement House Act established the maximum height to which these buildings could rise. Originally set at 1-1/3 times the width of the street, the ratio was amended to 1½ times in 1902.³⁸ The rule remained in effect until 1929, the period of greatest apartment development on West End Avenue, contributing to the remarkably "consistent" height of the apartment houses there.³⁹ Prior to World War I, the buildings were 12 to 14 stories, with flat roofs, no setbacks, limestone bases, brick upper stories, white terra-cotta trim and projecting cornices designed in various neo-classical styles. After the war, apartments retained the same massing and materials of their predecessors but two major changes had taken place. Individual apartments were made smaller both in height and number of rooms increasing density in buildings that could now rise to 15 or 16 stories within the permitted height requirement.⁴⁰

³⁵ "West End Avenue Residences Going," *NYT* (August 10, 1924), RE1.

³⁶ LPC, *West End Collegiate Historic District Designation Report*, 20.

³⁷ *Real Estate Record and Builders Guide*, 51 suppl, February 11, 1893, 36.

³⁸ Dolkart, 14-15.

³⁹ *Ibid*, 14-15.

⁴⁰ *Ibid*, 17, 19-20.

At the same time, a variant of the apartment building was being developed: the apartment hotel. The first of this building type appeared in the years prior to World War I. Similar to apartment houses, these hybrid buildings offered suites of rooms on long-term leases with complete hotel services. For developers, apartment hotels were an attractive option. Considered to be commercial buildings, they were not regulated by the tenement law in regard to their height and lot coverage. Furthermore, fire-proofing requirements were less stringent since individual kitchens were prohibited, although some developers provided amenities like, sinks, refrigerators, and outlets for hot plates and burners.⁴¹ From the exterior there was little difference in the appearance of apartments and apartment hotels except for their height. The Elizabethan Revival style Selkirk (Charles E. Birge, 1910-11), at 308 West 82nd Street, was an early sliver building rising 12 stories on a single 25-foot wide lot, offering two-room “non-housekeeping” apartments and a dining room. The 12-story Renaissance Revival style Hotel Wayne (Schwartz & Gross, 1913-14) at 309 West 86th Street (aka 309-311 West 86th Street) offered one-to-two room suites with maid service and a restaurant. The largest of the apartment hotels, the 20-story Franklin Towers (William I. Hohausser, 1925-27) at 333 West 86th Street (aka 331-341 West 86th Street) had 400 rooms divided into one-to-four room non-housekeeping suites with serving pantries and two eight-room housekeeping apartments with terraces, a solarium, and a restaurant.⁴²

With the passage of the Multiple Dwelling Law in 1929 all classes of residential buildings were included under the zoning regulations and apartment buildings rising 18 to 20 stories appeared in the extension. These new buildings had setbacks, and many of those along West End Avenue began at the cornice height of the older buildings contributing to the sense of a uniform skyline. By the 1930s, all buildings were built to the lot lines, faced with brick and stone and decoration.⁴³ During this period the neo-classical ornament gave way to Art Deco and Moderne such as the buildings at 400 West End Avenue (aka 400-406 West End Avenue; 267-269 West 79th Street, Margon & Holder, 1930-31) with its decorative bands in a stylized zig-zag pattern and 411 West End Avenue (aka 409-411 West End Avenue; 302-304 West 80th Street, George F. Pelham, Jr., 1935-36) with its light brick, corner windows and cascades of metal trim.

Construction on West End Avenue, Riverside Drive, and West 86th Street which had been quite active in the 1910s and 1920s with luxury apartment buildings and apartment hotels designed by Schwartz & Gross, Neville & Bagge, Gaetan Ajello, Rosario Candela, and George F. Pelham slowed down considerably by the 1930s and 1940s. Only two apartment buildings, in addition to 400 and 411 West End Avenue, were completed in the 1930s, the Renaissance Revival style 450 West End Avenue (aka 448-452 West End Avenue; 256 West 82nd Street) and the Art Deco style 100 Riverside Drive (aka 100-102 Riverside Drive; 327-333 West 82nd Street) designed by Boak & Paris in 1930-31 and 1937-38, respectively. The last structure built in the extension before the 1970s was the six-story apartment at 316 West 84th Street (H. I. Feldman, 1944-49).

This period also saw the construction of the Broadway Fashion Building (Sugarman & Berger, 1930-31) a commercial building at the corner of Broadway and West 84th Street. Designed to house retail stores on each of its four stories, the building with its rounded corner

⁴¹ Ibid, 20-22.

⁴² NYPL, “Classic Six: New York City Apartment Building Living, 1880s-1910s,” [digital collection] image 417184 (originally published in *The World’s Loose Leaf Album of Apartment Houses*, 1910) (accessed February 7, 2011); “Display Ad,” *NYT*, November 7, 1914, 16; “Classified Ad,” *NYT*, September 23, 1922, 14; “Display Ad,” *NYT*, June 6, 1926, RE19; “New Hotel for West Side,” *NYT*, September 11, 1927, E10; “New West Side Hotel,” *NYT*, September 25, 1927, W24.

⁴³ Dolkart, 29.

features nearly continuous fenestration separated by glazed terra-cotta piers and decorative metal spandrels. It is a significant early example of an almost totally transparent glass curtain wall influenced by the Parisian Art Deco style and the work of the Vienna Secession.

Riverside-West End Historic District Extension I in the Inter-War Period

The flats and apartment buildings in the Riverside-West End Historic District Extension I housed middle-class and upper middle-class families, many with servants, headed by businessmen and professionals in a variety of fields from law and medicine to the arts. The luxury apartments built in the 1920s and 1930s on Riverside Drive and West End Avenue continued to attract prosperous tenants, many of them wealthy, mostly East European Jewish merchants who had begun moving into the Upper West Side from Harlem following the 1918 subway expansion connecting the Upper West Side to the Garment District. By 1930, the Jews made up 1/3 of the population of the area west of Broadway between West 79th to West 110th Streets and their position as the dominant ethnic group lasted until the mid-1950s, likely bolstered by immigrants from Germany, Austria, Poland, Hungary, and the Soviet Union.⁴⁴ During this period many of the speculative developers on West End Avenue were Jews and Italians such as the Paterno family, Harry Schiff, Abraham Bricken, and Julius Tishman, who worked with a small group of Jewish and Italian architects familiar with designing apartment buildings for upper middle class families.⁴⁵

To meet the needs of the growing Jewish population, several of the buildings in the extension were converted for use as synagogues beginning in the 1940s. Congregation Ohav Shalom and Congregation B'nai Israel Chaim moved into the former row houses at 270 West 84th Street (Kafka & Mott, 1895-96) and 353 West 84th Street (Clarence True, 1896-97) respectively. In 1945, Rabbi Naftali Carlebach moved Congregation Kehilath Jacob into 305 West 79th Street. The Classical Revival style building that had once housed the laundry and garage of the New Century apartments at 401 West End Avenue had been redesigned by Maurice Courland in 1941 for use as a synagogue.

At the same time, the row houses and older flats and apartments underwent a significant change in population. In 1919, the Tenement House Act was amended to permit the conversion of single-family row houses into multi-family residences.⁴⁶ As a result, many of the houses were remodeled into apartments or operated as boarding or lodging houses. Single family houses like those at 307 to 325 West 82nd Street had all become boarding or lodging houses by 1930, four of them, 307 to 313, operated by the same owner.⁴⁷ The large, multi-room suites of the early flats

⁴⁴ Selma Berrol, *The Making of a Neighborhood: The Jewish West Side*, New York Neighborhood Studies, Working Paper no. 4 (New York: Division of Urban Planning, Graduate School of Architecture and Planning, Columbia University, [1982?]), 1, 5, 6, 7, 12; U. S. Bureau of the Census, *Census Tract Data on Population and Housing New York City:1940* (New York: Welfare Council Committee on 1940 Census Tract Tabulations for New York City, 1942), Table C-2; U. S. Bureau of the Census, *1950 United States Census of Population: New York, N.Y. Census Tracts* (Washington, D.C.: U. S. Government Printing Office, 1952), Table 1; U. S. Bureau of the Census, *Census of Population and Housing:1960, Final Report PHC (1)-104, Part 1 Census Tracts: New York, N.Y. Standard Metropolitan Statistical Area, Part 1, New York City* (Washington, D. C.: U. S. Department of Commerce, 1962), Table P-1.

⁴⁵ Dolkart, 24-26.

⁴⁶ Donald G. Presa, *The Development and Demise of the Upper West Side Row House: 1880 to 1980*, New York Neighborhood Studies, Working Paper, no. 6, (New York: Division of Urban Planning, Graduate School of Architecture and Planning, Columbia University, [c.1982]), 36-38.

⁴⁷ United States Census records, 1930.

and apartment buildings which had been designed to offer tenants the same comfort as a single-family home appear to have suffered the same fate as the row houses as census records report the presence of multiple boarders or lodgers within individual apartments beginning in 1920 and escalating by 1930, possibly as a result of the economic crisis of the Great Depression. Based on a review of Department of Buildings documents, nearly two dozen flats, large apartment buildings, and apartment hotels within the extension were converted into single room occupancy residences (SROs) in the late 1930s and 1940s where tenants, usually single adults, of modest means could rent private rooms with shared baths and communal cooking facilities.

Post-War Era and 21st Century

Although gentrification would not arrive in the Upper West Side for another 20 to 30 years, the process of change began in the 1950s. With the 12-year exemption from real estate taxes offered by the 1955 J-51 tax exemption and abatement law, owners of income producing properties such as boarding houses and SROs began converting them into class A apartments.⁴⁸ In the 1970s and 1980s young professionals began moving into the Upper West Side. The population which had remained predominantly white after the war, despite an increased minority presence, by the turn of the 21st century had a median income which exceeded that of the rest of Manhattan.⁴⁹

Construction of new buildings which had ceased in the 1940s resumed in the 1970s and has continued to the present. During this period two schools and three apartment buildings were added to the Riverside-West End Historic District Extension I. Costas Maclouzarides designed a new building for the Calhoun School in 1973 replacing two townhouses that had been used by the school since 1958. Featuring an idiosyncratic design combining bronze-glass curtain walls within a bowed enframing of travertine marble it was enlarged between 2003 and 2007 with

⁴⁸ By the 1950s conditions in the SROs had begun to deteriorate and the city banned any additional conversions in 1954. Several active SROs remain within the historic district. The Imperial Court at 309 West 79th Street and Dexter House Hotel, 345 West 86th Street were being partially used as transient hotels prior to the law prohibiting this use went into effect in 2011. Euclid Hall Hotel, 2345 Broadway, and West End Intergenerational Residence, 483 West End Avenue, are examples of supportive housing. Run by non-profit organizations, specific populations such as the elderly or young homeless mothers with young children are provided housing and on-site social services. J. David Goodman and Joshua Brustein, "As Tourist Find Rooms, Tenants Face Disruptions," *NYT*, September 17, 2007, B3; "History of Supportive Housing," The Supportive Housing Network of NY (<http://shnny.org/learn-more/history-of-supportive-housing>, accessed November 23, 2011); Lynette Holloway, "With New Purpose and Look, S. R. O.'s Make a comeback," *NYT*, November 10, 1996, 1; Janny Scott, "Tenants Losing to the Tourists, Room by Room," *NYT*, January 22, 2006, 1; West End Intergeneration Residence (<http://intergenerational.org>, accessed May 24, 2012).

⁴⁹ The most specific statistical division that is applicable to the Riverside-West End Historic District Extension I is Census tracts 167, 171, and 175 which cover the area west of Amsterdam Avenue from West 78th Street to West 90th Street. U. S. Bureau of the Census, *Census Tract Data on Population and Housing New York City: 1940*; U. S. Bureau of the Census, *1950 United States Census of Population: New York, N.Y. Census Tracts*; U. S. Bureau of the Census, *Census of Population and Housing: 1960, Final Report PHC (1)-104*; U. S. Bureau of the Census, *1970 Census of Population and Housing Series PHC (1) Census Tracts, Part 14, New York, N.Y. SMSA* (Washington, U. S. Department of Commerce, 1972); U. S. Bureau of the Census, *1980, Census of Population and Housing, Census Tracts: New York, N.Y.-N.J., Standard Metropolitan Statistical Area (PHC80-2-260)* (Washington: U. S. Department of Commerce, 1982); Department of City Planning, *New York City Census Fact Finder: 2000 Census Profiles for New York City* (www.dcp.nyc.gov, accessed May 9, 2012); "Table PL-P3A CT: Total Population by Mutually Exclusive Race and Hispanic Origin, New York City Census Tracts, 2010," *2010 Census Public Law 94-171 Redistricting File* (New York: Department of City Planning, Population Division, 2011) (http://www.nyc.gov/html/dcp/html/census/demo_tables_2010.shtml, accessed May 18, 2012).

an addition by FX Fowle (originally Fox Fowle). The Metropolitan Montessori School which moved into a converted former stable on West 85th Street was enlarged with the construction of an adjacent building designed by Jason Gold in 1996.

As a result of changes established by the 1961 zoning law, three large-scale residential buildings have been completed over the last 35 years. In 1979, West River House at 424 West End Avenue (aka 424-436 West End Avenue; 278-280 West 81st Street) a 21-story, white brick apartment building was designed by Philip Birnbaum for the former site of All Angels' Episcopal Church at the corner of West End Avenue and West 81st Street. After much controversy, the Claremont, a 22-story condominium at 255 West 85th Street by Rothzeit Kaiserman Thomson & Bee was completed in 1988 replacing three 1895-96 row houses by C. P. H. Gilbert. The most recent addition to the district is the 20-story condominium designed by Lucien Lagrange at 535 West End Avenue (aka 531-535 West End Avenue).

The early built fabric of the extension has remained relatively intact.⁵⁰ The most frequent alterations throughout the district have been the removal of stoops, replacement of entrances, roof top additions or alterations, and window and door replacement. Others buildings such as 487 West End Avenue, 126 Riverside Drive, 311 (originally 309-315) West 83rd Street, and 326 West 83rd Street, have received new facades.

Within a period of roughly 50 years, from the 1880s to the 1930s, the Riverside-West End Historic District Extension I was transformed from an isolated rural landscape to a dense urban enclave dominated by large apartment buildings. On the side streets, late 19th century row houses and turn of the century flats, in a variety of styles, represent the initial phase of development while along Riverside Drive and West End Avenue large apartment houses built from the 1910s to the 1930s replaced all but a few of the row houses. West End Avenue reflects the extension's development in microcosm. Once restricted to single-family residential construction, it is lined with tall apartment buildings with a remarkably consistent street height, interspersed with smaller flats, row and town houses, schools, and churches. The Riverside-West End Historic District Extension I with its broad array of residential, institutional, and commercial buildings complements the existing Riverside-West End and Riverside Drive-West 80th-81st Street Historic Districts.

⁵⁰ Six buildings were altered prior to World War I. A lawsuit forced the owners of 103 to 107-109 Riverside Drive and 332 West 83rd Street to conform to the Riverside Drive property line and their facades were rebuilt in 1910. No. 471 West End Avenue, the only survivor of a row by McKim, Mead & White, was enlarged and its stoop removed in 1913. LPC, *103 Riverside Drive House Designation Report; Real Estate Record and Builders' Guide* 89 (April 27, 1912), 894.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this area, the Landmarks Preservation Commission finds that the Riverside-West End Historic District Extension I contains buildings and other improvements which have a special character and a special historic and aesthetic interest and value and which represent one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city.

The Commission further finds, that among its special qualities, the Riverside-West End Historic District Extension I contains a large collection of architecturally significant examples of residential building types including town houses, row houses, flats, apartment houses, and apartment hotels dating primarily from the 1880s to the 1930s; that these building types represent distinct phases in the development of the Riverside-West End Historic District Extension I; that these buildings were designed by some of New York's premier residential architects such as McKim Mead & White, Clarence True, Gilbert A. Schellenger, Lamb & Rich, Neville & Bagge, Joseph H. Taft, C. P. H. Gilbert, Stein, Cohen & Roth, Schwartz & Gross, Mulliken & Moeller, Gaetan Ajello, Rosario Candela, George & Edward Blum, Gronenberg & Leuchtag, Margon & Holder, and Boak & Paris and that many of these architects, particularly George F. Pelham, were active in more than one period of the Riverside-West End Historic District Extension I's development; that 250 West 82nd Street (aka 250-252 West 82nd Street, 2273 Broadway) was the first apartment building designed by the prominent architect Emory Roth; that the rapid transformation of West End Avenue, in which single-family dwellings less than thirty years old were demolished and re-developed with apartment buildings in a very short period of time, represents a rare development pattern in the history of the city; that the apartment buildings on West End Avenue are built to the property line and the nearly uniform cornice lines give the appearance of a remarkably consistent height; that while dominated by large apartment buildings, West End Avenue retains examples of its 19th century row house streetscape; that as the Riverside-West End Historic District Extension I developed, schools, houses of worship, clubs, and commercial structures were constructed to serve the needs of the growing population; that among the institutional buildings are First Baptist Church in the City of New York (George Keister, 1891-94), St. Paul's Methodist Episcopal Church (now the Church of St. Paul & St. Andrew (Methodist)) (R. H. Robertson, 1895-97, a designated New York City Landmark), St. Ignatius of Antioch Episcopal Church (Charles C. Haight, 1901-02), St. Agatha's School for Girls (later Cathedral College, now St. Agnes Boys' High School) (William A. Boring, 1907-08), and Grammar School No. 9 (later Public School/John Jasper School, now Mickey Mantle School/Public School 881M) (C. B. J. Snyder, 1893-96, a designated New York City Landmark); that the commercial development of Broadway is represented in the Riverside-West End Historic District Extension I by the Art Deco style Broadway Fashion Building a retail and office building designed by Sugarman & Berger whose nearly continuous fenestration separated by glazed terra-cotta piers and decorative metal spandrels make it a significant early example of an almost totally transparent glass curtain wall influenced by the Parisian Art Deco style and the work of the Vienna Secession.

Accordingly, pursuant to the provisions of Chapter 47, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission

designates as a Historic District the Riverside-West End Historic District Extension I containing the property bounded by a line beginning at the northwest corner of Broadway and West 79th Street, extending westerly along the northern curblineline of West 79th Street to a point on a line extending southerly from the western property line of 307 West 79th Street (aka 307-313 West 79th Street), northerly along said line and the western property line of 307 West 79th Street (aka 307-313 West 79th Street), easterly along the northern property line of 307 West 79th Street (aka 307-313 West 79th Street), northerly along the western property line of 411 West End Avenue (aka 409-411 West End Avenue; 302-304 West 80th Street) to the northern curblineline of West 80th Street, easterly along the northern curblineline of West 80th Street to a point on a line extending southerly from the western property line of 425 West End Avenue (aka 301 West 80th Street), northerly along said line and the western property line of 425 West End Avenue (aka 301 West 80th Street), westerly along part of the southern property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street), northerly along part of the western property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street), easterly along part of the northern property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street), northerly along part of the western property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street) to the southern curblineline of West 81st Street, westerly along the southern curblineline of West 81st Street, northerly along the eastern curblineline of Riverside Drive, easterly along the northern curblineline of West 85th Street to a point on a line extending southerly from the western property line of 355 West 85th Street (aka 351-355 West 85th Street), northerly along said line and the western property line of 355 West 85th Street (aka 351-355 West 85th Street), westerly along part of the southern property line of 340 West 86th Street (aka 340-346 West 86th Street), northerly along the western property line of 340 West 86th Street (aka 340-346 West 86th Street) to the northern curblineline of West 86th Street, easterly along the northern curblineline of West 86th Street to a point on a line extending southerly from the western property line of 349 West 86th Street, northerly along the western property line of 349 West 86th Street, easterly along the northern property lines of 349 through 305 West 86th Street (aka 303-307 West 86th Street), northerly along part of the western property line of 545 West End Avenue (aka 541-551 West End Avenue; 301 West 86th Street) and the western property line of 555 West End Avenue (aka 553-559 West End Avenue; 300 West 87th Street) to the northern curblineline of West 87th Street, easterly along the northern curblineline of West 87th Street to a point on a line extending northerly from the eastern property line of 552 West End Avenue (aka 264 West 87th Street), southerly along said line and the eastern property lines of 552 West End Avenue (aka 264 West 87th Street) and 550 West End Avenue, easterly along part of the northern property line of 540 West End Avenue (aka 540-546 West End Avenue; 261-263 West 86th Street) and the northern property line of 257 West 86th Street (aka 255-259 West 86th Street), southerly along the eastern property line of 257 West 86th Street (aka 255-259 West 86th Street) to the southern curblineline of West 86th Street, easterly along the southern curblineline of West 86th Street, southerly along the western curblineline of Broadway, westerly along the northern curblineline of West 83rd Street to a point on a line extending northerly from the eastern property line of 470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street), southerly along said line and the eastern property line of 470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street), westerly along part of the southern property line of 470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street), southerly along the eastern property line of 460-466 West End Avenue (aka 253-257 West 82nd Street) to the southern curblineline of West 82nd Street, easterly along the southern curblineline of West 82nd

Street, southerly along the western curbline of Broadway, westerly along the northern curbline of West 81st Street to a point on a line extending northerly from the eastern property line of 424 West End Avenue (aka 424-436 West End Avenue; 278-280 West 81st Street), southerly along said line and the eastern property lines of 424 West End Avenue (424-436 West End Avenue; 278-280 West 81st Street) and 251 West 80th Street to the northern curbline of West 80th Street, westerly along the northern curbline of West 80th Street to a point on a line extending northerly from the eastern property line of 412 West End Avenue (aka 252-256 West 80th Street), southerly along said line and the eastern property line of 412 West End Avenue (aka 252-256 West 80th Street), westerly along part of the southerly property line of 412 West End Avenue (aka 252-256 West 80th Street), southerly along the eastern property line of 410 West End Avenue (aka 408-410 West End Avenue), easterly along part of the northern property line of 400 West End Avenue (aka 400-406 West End Avenue; 267-269 West 79th Street) and the northern property line of 265 West 79th Street (aka 2221-2229 Broadway) to the western curbline of Broadway, and southerly along the western curbline of Broadway, to the point of beginning.

Robert B. Tierney, Chair

Frederick Bland, Michael Devonshire, Joan Gerner, Christopher Moore, Margery Perlmutter, Roberta Washington

BUILDING PROFILES

BROADWAY (ODD NUMBERS)

2221-2229 Broadway see 265 West 79th Street

2261-2271 Broadway see 251 West 81st Street

2273-2277 Broadway see 250 West 82nd Street

2301-2305 Broadway see 233 West 83rd Street

2307 Broadway

Borough of Manhattan Tax Map Block 1231, Lot 11

Building Name: West Side Republican Club

Date: 1897 (NB 564-1897)

Architect/Builder: Neville & Bagge

Original Owner: Frederick P. Forster

Type: Club now commercial

Style: Colonial Revival with alterations

Stories: 3

Material(s): Brick; stone

Decorative Metal Work: Bowed metal balcony at second story, security grilles at second story windows

Significant Architectural Features: Ionic columns and pilasters frame second-story recessed alcove (loggia) off balcony consisting of Palladian arch; stone medallions flank arch at second story above first story storefront; a stone band runs the width of the building and features Greek key design above first story; third story windows with flared lintels and keystones; molded stone cornice above third story windows; metal cornice at roofline

Alterations: Windows replaced; storefront replaced; metal fire escape ladder and balconettes

Building Notes: Converted to store in 1954.

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

References: New York City (NYC), Department of Buildings, Certificate of Occupancy 43506-1954

2315 Broadway (aka 2309-2315 Broadway; 250-260 West 84th Street)

Borough of Manhattan Tax Map Block 1231, Lot 55

Building Name: Broadway Fashion Building

Date: 1930-31 (NB 170-1930)

Architect/Builder: Sugarman & Berger

Original Owner: Charlotte R. Lee; Broadway & 84th St. Corp.

Type: Commercial

Style: Art Deco

Stories: 4

Material(s): Glass; steel; glazed terra cotta

Special Windows: Bowed corner windows with transom and sidelights

Decorative Metal Work: Metal work on facade, spandrel panels, metal window enframements

Significant Architectural Features: Predominantly glass curtain wall facade with prominent round corner; white stainless geometric forms at spandrel panels; large windows with minimal enframements; inlaid black terra-cotta piers topped by stepped white geometric ornament; cornice of white overlapping hexagonal forms

Alterations: Storefronts altered, some windows replaced

Notable History and Residents: The Princeton Review

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Mixed

Storefront(s): Altered

Sidewalk Material(s): Concrete

Curb Material(s): Stone

North Facade: Designed (historic)

Facade Notes: Predominantly glass curtain wall facade white stainless geometric forms at spandrel panels; large windows with minimal enframements; inlaid black terra-cotta piers topped by stepped white geometric ornament; cornice of white overlapping hexagonal forms

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade; windows with molded stone sills

References: NYC, Department of Buildings

2319-2331 Broadway see 255 West 84th Street

2333-2339 Broadway see 250 West 85th Street

2345 Broadway (aka 2341-2357 Broadway; 251-253 West 85th Street; 250 West 86th Street)

Borough of Manhattan Tax Map Block 1233, Lot 11

Building Name: Euclid Hall

Date: 1900-02 (NB 188-1900)

Architect/Builder: Hill & Turner

Original Owner: Le Grand K. Pettit, later Herbert Dongan

Type: Flats with commercial ground floor
Style: Beaux Arts with alterations
Stories: 7
Material(s): Brick; limestone; terra cotta

Special Windows: Segmental-arched windows at the second story at the West 85th Street facade and at the first story at the West 86th Street facade

Decorative Metal Work: Elaborately decorated iron balconette at third story at all facades

Significant Architectural Features: Rusticated stone and brick base; quoins; keyed window enframements with elaborately carved projecting pediments on third through fifth stories; denticulated cornice above fifth story; balustraded cornice at roofline

Alterations: Storefronts on Broadway and West 85th Street altered; bracketed metal balconette removed from seventh story; windows replaced

Site Features: West 86th Street areaway enclosed by low stone wall and cast-iron fencing and historic lamp-post.

Notable History and Residents: Considered one of the most ambitious apartment houses of its time, due in part to its advanced design, four separate entrances lead to a central lobby with apartments at the ground story and basement, several designed as duplexes; several narrow light-courts separate the building into wings and allow the apartments at upper stories ample light. In 1942 Euclid Hall was converted to a SRO (single room occupancy) hotel, and in 1989 purchased by a non-profit and rehabilitated to provide supportive SRO senior citizen housing.

East Facade: Designed (historic, storefronts altered)

Door(s): Replaced primary door

Windows: Replaced (upper stories); not visible (basement)

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone/metal

North Facade: Designed (historic)

Facade Notes: Low stone wall with historic cast-iron fencing and two lamp-posts flanking stoop; central segmental-arched entrance with stone enframements; historic wood-and-glass double-leaf doors with segmental-arched transom; two segmental-arched windows flank entrance; rusticated stone and brick base; quoins; keyed window enframements with elaborately carved projecting pediments on third through fifth stories; denticulated cornice above fifth story; balustrade cornice at roofline

South Facade: Designed (historic)

Facade Notes: Rusticated stone and brick base; quoins; keyed window enframements with elaborately carved projecting pediments on third through fifth stories; denticulated cornice above fifth story; balustrade cornice at roofline

West Facade: Designed (historic) (partially visible)

Facade Notes: Brick facade with denticulated cornice above fifth story; balustrade cornice at roofline; windows with molded stone lintels; recessed areaway with stairs that access service alley

References: NYC, Department of Buildings, Certificates of Occupancy 29131-1942 and 102704833-T-2002; "Loan to Hotel Project To Homeless," *New York Times (NYT)*, July 6, 1989, B5; "Euclid Hall: Wrong War," *NYT*, October 9, 1994, CY17; "With New Purpose and New Look S. R. O.'s Make a Comeback," *NYT*, November 10, 1996, 1.

EDGAR ALLAN POE STREET SEE WEST 84TH STREET

RIVERSIDE DRIVE (NUMBERED CONSECUTIVELY)

90 Riverside Drive (aka 90-94 Riverside Drive; 307-319 West 81st Street)

Borough of Manhattan Tax Map Block 1244, Lot 63

Date: 1925-26 (NB 664-1925)

Architect/Builder: Schwartz & Gross

Original Owner: Riverside Drive 81st Street Corp.

Type: Apartment building

Style: Renaissance Revival

Stories: 15 and penthouse

Material(s): Brick; stone; cast stone; terra cotta

Special Windows: Arched windows above entrance

Significant Architectural Features: Two-story stone or cast-stone base on granite water table; brick laid in Flemish bond with stone or terra-cotta quoins; possibly historic door with beveled transom; terra-cotta stringcourses; two-story, arched entrance enframingent; double round-arched windows and ornamented balcony above door; paired windows with terra-cotta surrounds, segmental pediments and ornamented tympana at third story; three-window-wide bays with terra-cotta enframingents (plain at third story, ornate at 13th through 15th stories) or ornate spandrel panels; cornice with modillions; possibly historic lights

Alterations: Base painted; through-wall air conditioners; marquee; mirrors; vent and siamese hydrant; roof-top garden

Building Notes: Building entrance on West 81st Street.

Site Features: Service alley on east: non-historic fence; diamond plate staircase with pipe railings; concrete paving at street level; vent pipe; chain-link fence at lower areaway; grilled hatches in sidewalks

Notable History and Residents: At the time of the 1930 Census, the building was home to among others real estate developer Jack A. Tishman, who started his own real estate investment and management firm Curtis-Johnson, Inc. in 1932; the opera singers Rosa and Carmela Ponselle who both had major careers with the Metropolitan Opera; and Charles Francis Coe, author, screenwriter and later attorney.

South Facade: Designed (historic, painted)

Door(s): Possibly historic primary door

Windows: Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic metal fence and gate

Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)

Facade Notes: Continuation of front facade at return, remainder tan brick; windows mixed, some possibly historic wood sash; red brick chimney with metal cap; through-wall air conditioners; brick replaced below roofline on the north, clad with metal on the south; some patching; pipes on roof; lights; conduits; wires; cables

West Facade: Designed (historic)

Facade Notes: No decorative spandrels on upper stories; incised spandrels between first and second stories; non-historic metal door; windows replaced, blind window possibly historic; non-historic window grilles at first story; brick repointed or replaced; metal fence on roof between buildings; through-wall air conditioners; siamese hydrant; perforated vent; remote utility meter; concrete curb with metal nosing

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Tan brick; brick replaced at lintels and roof; basement partially parged; possibly historic metal railings on roof; windows replaced; through-wall air conditioners; red brick bulkhead with arched openings (one infilled on the east) and stone keystones; water tank

References: "Charles F. Coe, 66, Author, Attorney," *NYT*, December 29, 1956, 11; "Jack Tishman, 66, Realty Man, Dies," *NYT*, April 21, 1966, 40; U. S. Census records, 1930.

98 Riverside Drive (aka 95-99 Riverside Drive; 318-326 West 82nd Street)

Borough of Manhattan Tax Map Block 1244, Lot 90

Date: 1928-29 (NB 493-1928)

Architect/Builder: George F. Pelham

Original Owner: 98 Riverside Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 16 and penthouse

Material(s): Ironspot brick; stone and/or cast-stone; terra cotta

Significant Architectural Features: Multi-colored ironspot brick laid in common bond; stone or cast-stone water course; rusticated stone and brick chamfered corner with quoins and terra-cotta twisted columns, similar quoins and columns on northeast corner; terra-cotta stringcourses; three-story entrance enframingent with fluted pilasters surmounted by paired windows with full surrounds and elaborate cornices; possibly-historic, metal-and-glass door; some historic six-over-

six and six-over-one sash; paired windows with full surrounds, lintels with corbel tables, and balconies at sixth and seventh and 11th and 12th stories; corbel table at cornice; possibly historic lights

Alterations: Some windows replaced; non-historic grilles at first story; marquee; some brick replaced; entrance surround and stone base at corner painted

Building Notes: Entrance on West 82nd Street.

Site Features: Concrete-paved service alley on east; stairs or ramp with metal railing; non-historic metal gate

North Facade: Designed (historic, painted, patched)

Door(s): Possibly historic primary door; non-historic metal door with altered transom

Windows: Mixed

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing (both frontages)

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Multi-colored and tan brick, some replaced; two chimneys; railing at roof; conduit and lights; non-historic grilles at first story

West Facade: Designed (historic)

Facade Notes: All windows replaced; non-historic grilles at basement and first story; siamese hydrant; remote utility meter; perforated vent

100 Riverside Drive (aka 100-102 Riverside Drive; 327-333 West 82nd Street)

Borough of Manhattan Tax Map Block 1245, Lot 3

Date: 1937-38 (NB 188-1937)

Architect/Builder: Boak & Paris

Original Owner: Natoma Estates, Inc.

Type: Apartment building

Style: Art Deco

Stories: 19 and penthouse

Material(s): Brick; cast stone

Special Windows: Octagonal window with casement; octagonal windows in roof top bulkhead; corner casement windows

Decorative Metal Work: Historic railings at setbacks; possibly historic window grilles; metal-and-glass doors

Significant Architectural Features: One-story cast-stone base; brick colonnettes with stylized cast-stone finials and corbels; decorative cast-stone entrance surround with inset lights and octagonal window; bays above entrance recessed; decorative string courses; c-shaped balcony cut outs at 17th story; bulkhead with octagonal window; one-story extension (service entrance) on east

Alterations: Brick replaced and repointed; water table at corner replaced; through-wall air conditioners; non-historic grille altered for air conditioner; doorbell and camera at service entrance; remote utility meter; siamese hydrant and spigot

Site Features: Semi-circular grilles in sidewalks on both frontages

South Facade: Designed (historic, patched, repointed)

Door(s): Possibly historic primary door

Windows: Mixed

Security Grilles: Mixed (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick; corner windows; setbacks; windows mixed; through-wall air conditioners

West Facade: Designed (historic)

Facade Notes: Two-story cast-stone window surrounds; molded enframing at entrance to professional office; mixed windows and grilles; cast-stone window surrounds at 16th story; through-wall air conditioners; non-historic light; sign; concrete curb with metal nosing

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick, except for west-facing sides of lower setbacks; windows mixed; historic railings; some brick replaced or repointed

103 Riverside Drive

Borough of Manhattan Tax Map Block 1245, Lot 1

Date: 1898-99; 1910 (NB 730-1898; ALT 2773-1910)

Architect/Builder: Clarence F. True; Clinton & Russell

Original Owner: Clarence F. True

Type: Row house

Style: Elizabethan Revival with Alterations

Stories: 5

Material(s): Tan ironspot Roman brick; limestone

Decorative Metal Work: Historic grille and gate

Significant Architectural Features: L-shaped plan; round-arched entrance with keyed surrounds and carved reveals; metal-and-glass door; round-arched window with keyed surround and decorative grille; pedimented windows at second story; triple windows with keyed surround at third story; round-arched windows at fourth story; pedimented dormer incorporated into front wall extension; cornice (historic to 1910-11); west-facing bay of courtyard: fourth story fenestration similar to street facade; window with molded surround at second story and flared lintel at the third story; dormer with broken scroll pediment; chimney

Alterations: Windows replaced (prior to 1991); facade cleaned and resurfaced (LPC 01-3629); stoop resurfaced; decorative element removed from molding of main entrance; roof partially replaced (LPC 08-4822); upper cornice and pediment replaced; leader replaced; doorbell; non-historic lights (both entrances); house number plaque; camera or motion sensor above service entrance; gate and security grille above reinforced with metal mesh; remote utility meter; dish antenna; railing with metal box and conduit on roof

Building Notes: As a result of a 1903 lawsuit, the facade, which originally had a bow front and low stoop was redesigned by Clinton & Russell in 1910 to conform to the Riverside Drive property

line. The front facade was dismantled and rebuilt using the original materials, with some modifications. The third story windows were altered between 1911 and 1940. The parapet above the main entrance and the front dormer finials were removed prior to 1991.

Site Features: One-story extension across courtyard with arched service entrance; historic gate; security grille at second story

Notable History and Residents: Elbridge Gerry Snow, Jr. a prominent insurance man and his wife Maud purchased 103 Riverside Drive in 1906. Snow was associated with the Home Insurance Company of New York, from 1862 to 1925, and served as its president from 1903 to 1925. Amelia Bingham, a popular actress and the first American female theatrical producer purchased the house in 1911 and resided there until her death in 1927. The house was converted into a multiple dwelling in 1929. It was returned to single-family usage prior to 1987. The building was designated a New York City Landmark in 1991 (LP-1672).

West Facade: Designed (historic, resurfaced, cornices and pediment replaced)

Door(s): Historic primary door

Windows: Replaced

Security Grilles: Historic (upper stories)

Roof: Pitched - clay tile (replaced)

Cornice: Not historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Historic gate

South Facade: Designed (historic) (partially visible)

Facade Notes: Pedimented windows at second story; flared lintels at third story; arched windows with keystones at fourth story; gable with finial; facade cleaned and resurfaced

References: LPC, *103 Riverside Drive House Designation Report (LP-1672)* (New York: City of New York, 1991).

104 Riverside Drive

Borough of Manhattan Tax Map Block 1245, Lot 46

Date: 1898-99; 1910; 1945 (NB 730-1898; ALT 2722-1910)

Architect/Builder: Clarence True; Clinton & Russell

Original Owner: Clarence True

Type: Row house

Style: Elizabethan Revival with Alterations

Stories: 5

Material(s): Orange ironspot Roman brick; limestone

Significant Architectural Features: L-shaped plan; limestone trim and quoins; stone water table; rusticated recessed entrance with carved limestone ornament and parapet; first story round-arched keyed surround; molded and keyed surrounds at the second and third story, and round-arched molded surrounds and keystones at the fourth story; chimney; west-facing facade of courtyard; similar window surrounds to main facade

Alterations: Lower step of stoop trimmed; rooftop railings; some brick replaced in courtyard; some windows replaced; storm windows; cornice removed; rooftop addition; lights; wires

Building Notes: As a result of a 1903 lawsuit, the facade, originally built with a projecting bay, was dismantled and rebuilt using the original materials, with some modifications by the firm of Clinton & Russell to conform to the property line. Schuman & Lichtenstein were responsible for the 1945 alterations to the roof and the conversion of the building into a multi-family dwelling (ALT 2019-1945).

Site Features: Historic gate and fence, with mesh reinforcement, on stone curb; concrete paving; grate with stone border; steps to basement with pipe railing; light on pole above basement

Notable History and Residents: Purchased in 1904 by Frederick William Winterburn and his wife Emily (nee Vreeland). The English born and educated Winterburn worked for a time for Clinton & Russell. The house was sold by Mrs. Winterburn's estate in 1945 and converted to a multiple dwelling. The building was designated a New York City Landmark in 1991.

West Facade: Designed (historic, altered)

Stoop: Altered

Door(s): Replaced primary door

Windows: Mixed

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Historic metal fence and gate

Areaway Paving Material: Concrete

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Orange ironspot Roman brick; two windows with stone surrounds and molded lintels; four small windows at fourth and fifth stories; windows covered with mesh; service entrance in rear partially infilled with brick, remaining opening covered with mesh; vent in wall; remote utility meter

References: LPC, *104 Riverside Drive House Designation Report (LP-1673)* (New York: City of New York, 1991).

105 Riverside Drive

Borough of Manhattan Tax Map Block 1245, Lot 45

Date: 1898-99; 1910 (NB 730-1898; ALT 2703-1910)

Architect/Builder: Clarence F. True; Bosworth & Holden

Original Owner: Clarence F. True

Type: Row house

Style: Elizabethan Revival

Stories: 5

Material(s): Orange ironspot Roman brick; stone

Decorative Metal Work: Metal balcony

Significant Architectural Features: L-shaped plan; recessed rectangular entrance and small window; large arched opening with metal balcony; window groups separated by limestone spandrel and surmounted by a bracketed and modillioned cornice and parapet; steeply pitched red tile roof; pedimented dormer with two windows, pilasters and cartouche; west facing bay in

courtyard: round-arched window at first story with keyed surround; flat-headed windows at second and third stories and round-arched window at fourth story with full surrounds; denticulated cornice; dormer with broken pediment; chimney

Alterations: Intercom in reveal; lights; house number; railing above roof at rear

Building Notes: As a result of a 1903 lawsuit, the facade, which originally had a four-story three-sided bay, was redesigned by Bosworth & Holden (ALT 2703-1910) to conform to the Riverside Drive property line. Later alterations included the installation of the metal-and-glass entry door c. 1940s-50s; the grille on the first story window; the infilling of some windows in the courtyard; the insertion of several small windows; and replacement sash. It is likely that some of these alterations took place when the building became a multiple dwelling. These alterations were noted at the time of the building's designation as an individual landmark.

Site Features: Historic fence and gate; concrete paving; built-in planters; diamond plate hatch and small grille; vent at rear

Notable History and Residents: The house was originally purchased by Goddard and Josephine Cook Dubois, collectors of art, furniture, and Egyptiana. It was converted to a multiple dwelling in 1953-54. The building was designated a Landmark in 1991.

West Facade: Designed (historic, altered)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles Not historic (upper stories)

Roof: Pitched - clay tile (possibly historic)

Cornice: Not historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Historic fence and gate

Areaway Paving Material: Concrete

South Facade: Designed (historic)

Facade Notes: Orange ironspot Roman brick with limestone trim; round-arched windows and service entrance with keyed surrounds on the first story; two-story bowed oriel with scrolled brackets; round-arched window with molded surround and keystone at fourth story; paired windows with full surrounds at fifth story; small window at sixth story with stone sill; stepped gable with scrolls and segmental parapet; windows with molded surrounds at rear; dormer with broken pediment; tile roof; balcony removed; some windows partially infilled with brick, small windows inserted in wall (see Building Notes); some openings covered with mesh; windows replaced; some patching on gable; remote utility meter; vent; grilles at first story (see Building Notes)

References: LPC, *105 Riverside Drive House Designation Report (LP-1674)* (New York: City of New York, 1991).

107-109 Riverside Drive (aka 334 West 83rd Street)

Borough of Manhattan Tax Map Block 1245, Lot 44

Date: 1898-99; 1910-11 (NB 730-1898; ALT 2798-1910)

Architect/Builder: Clarence True; Tracy, Swartwout & Litchfield

Original Owner: Clarence True

Type: Row house
Style: Elizabethan Revival
Stories: 5
Material(s): Orange ironspot Roman brick; limestone

Special Windows: Stained-glass windows in bay on West 83rd Street; round-arched windows with leaded glass sash on corner (lower sash only) and one on Riverside Drive

Decorative Metal Work: Grille above service entrance on West 83rd Street; balcony railings and round-arched grilles with decorative tympana at corner and Riverside Drive

Significant Architectural Features: 3½-story angular stone bay; 5-story round tower; stone entrance with carved stonework, colonnettes, niches and recessed, molded round-arched doorway; wrought-iron-and-glass doors; service entrance with pointed-arch transom with grille; flat-headed windows with label moldings keyed surrounds with label moldings; first story round-arched window at corner with hood molding and carved corbels; crenellated parapet; hip-roofed dormer with carved wood; tiled roof

Alterations: Stoop resurfaced with pink granite; service door replaced (prior to 1991); windows in dormer and fourth story replaced

Building Notes: This corner house was originally designed with a rounded corner tower and angular bays on both frontages. As a result of a 1903 lawsuit, the Riverside Drive facade was removed and rebuilt in 1910-11 to conform to the property line. The architectural firm of Tracy, Swartwout & Litchfield redesigned the facade reusing materials and retaining many of the original elements. The house number attached to the front door is 109.

Site Features: Stone posts; historic metal fence; planting bed; concrete steps and landing; metal access ladder to basement entrance; two grilles with metal mesh set in stone borders on Riverside Drive frontage

Notable History and Residents: Charles Austin Bates, a successful businessman, purchased the house in 1901. From 1921-1931, the house was owned by Romualdo Sapio an Italian conductor, opera coach, and accompanist. The house was converted to apartments in 1937. The building was designated a New York City Landmark in 1991.

North Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Historic primary door; service door replaced

Windows: Mixed

Security Grilles: Historic (upper stories)

Roof: Pitched - clay tile (possibly historic)

Sidewalk Material(s): Concrete

Curb Material(s): Stone; concrete with metal nosing at corner

Areaway Wall/Fence Materials: Historic metal fence

Areaway Paving Material: Concrete

West Facade: Designed (historic, altered)

Facade Notes: Round-arched windows with drip moldings with carved corbels; historic grilles at first story; windows with keyed surrounds and label moldings at second through fourth stories; metal balconies at second story; crenellated parapet; stone banding at fifth story and chimneys;

hip-roofed dormer; gabled pediment; tiled roof; some brick repointed; water table painted; windows mixed; dormer resided; weather vane added to gable; dish antenna; concrete curb with metal nosing

South Facade: Designed (historic) (partially visible)

Facade Notes: Upper facade of tower bowed; brick chimney; dish antenna; crenellated party wall incorporating two chimneys

References: LPC, *107-109 Riverside Drive House Designation Report (LP-1675)* (New York: City of New York, 1991).

110-118 Riverside Drive (aka 329-337 West 83rd Street; 348 West 84th Street)

Borough of Manhattan Tax Map Block 1245, Lot 47

Date: 1928-29 (NB 356-1928; 355-1928)

Architect/Builder: Gronenberg & Leuchtag

Original Owner: Driveway Realty Corp.

Type: Apartment building

Style: Renaissance Revival

Stories: 16

Material(s): Brick; stone; terra-cotta

Special Windows: Three arcaded round-arched windows above entrances

Decorative Metal Work: Iron security grilles at all windows at basement and first story; possibly historic glass-and-iron light fixtures

Significant Architectural Features: U-shaped plan, three facades, prominent angled bays and granite water table base; a series of cast-stone and terra-cotta ornament at main facades; two main entrances with two-story cast-stone entrance with rope twist details and medallion voussoirs at arched entrance and second-story arcaded windows; this feature is repeated on the 83rd and 84th Street facades, four secondary entrances on the Riverside Drive facade; possibly historic metal-and-glass double-leaf door with fanlight transom; stone cornice at third story wraps the building; elaborate terra-cotta window enframements at angled corner windows and center bay windows at fourth and 13th stories; blind arcade and stone cornice at roofline

Alterations: Through-wall air conditioners dot the facade at several stories of facades; security cameras at both main entrances; non-historic light fixtures at secondary entrances; windows replaced

Building Notes: 110 and 118 Riverside Drive, built under separate NB numbers, were designed by same architect for the same owner and read as one building.

Site Features: Gated alleyway

South Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Gated rear alley

Areaway Paving Material: Concrete

North Facade: Designed (historic)

Facade Notes: Similar to south facade; possibly historic metal-and-glass double-leaf door with fanlight transom

West Facade: Designed (historic)

Facade Notes: Similar to south facade; four secondary entrances

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade; windows with molded stone sills; metal fire escape

120 Riverside Drive (aka 120-122 Riverside Drive; 359 West 84th Street)

Borough of Manhattan Tax Map Block 1246, Lot 7

Date: 1899-1900 (NB 69-1899)

Architect/Builder: George Keister

Original Owner: James M. Stewart & William R. Stewart

Type: Tenement

Style: Medieval Revival

Stories: 9

Material(s): Brick; stone

Special Windows: Arched windows at ninth story.

Decorative Metal Work: Iron fire-escape runs the length of the building

Significant Architectural Features: Prominent curved bays; rusticated stone base; stoop with curved stone newel posts and iron railings; central arched stone main entrance with terra-cotta ornament that frames second story windows; doors with arched transom; channel cornice at second story acts as sill for windows; horizontal brick header bands wrap the facade at the third and fourth stories; wide stone channel cornice at fifth story; vertical brick header bands run the length of facade and frame windows at the fifth through eighth stories; bracketed stone cornice, arched windows and blind arcade at ninth story

Alterations: Main entrance doors replaced; windows replaced; roof line cornice removed

Site Features: Grassy areaway

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Mixed (upper stories); replaced (basement)

Cornice: Removed

Sidewalk Material(s): concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: None

Areaway Paving Material: Grass

West Facade: Designed (historic)

Facade Notes: Prominent curved bays; rusticated stone base; stoop with curved stone newel posts and iron railings; channel cornice at second story acts as sill for windows; horizontal brick header bands wrap the facade at the third and fourth stories; wide stone channel cornice at fifth story; vertical brick header bands run the length of facade and frame windows at the fifth through eighth stories; bracketed stone cornice, arched windows and blind arcade at ninth story

East Facade: Designed (historic) (partially visible)

Facade Notes: Brick facade; windows with molded stone sills

125 Riverside Drive

Borough of Manhattan Tax Map Block 1246, Lot 1

Date: 1904-07 (NB 371-1904)

Architect/Builder: Samuel B. Ogden

Original Owner: Samuel B. Ogden

Type: Apartment building

Style: Medieval Revival

Stories: 12

Material(s): Brick, stone

Special Windows: Arched windows at 12th story

Decorative Metal Work: Iron security grilles at first story windows; iron railings at court yard ramp

Significant Architectural Features: Prominent curved bays arranged around deep light court; granite water table, one-story stone base, wide engaged columns mark the entrance to the courtyard and main central entrance; segmental arched stone enframements featuring wood-and-leaded-glass double-leaf doors with side lights and segmental fanlight; horizontal brick header bands wrap the facade at the third and fourth stories; vertical brick header bands run the length of facade and frame windows at the fifth through 12th stories; a series of wide stone channel cornice at fifth, tenth and 12th stories; arched windows at top story

Alterations: Windows replaced; cornice removed at roofline

West Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Mixed

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Paving Material: Gravel

South Facade: Designed (historic) (partially visible)

Facade Notes: Horizontal brick header bands wrap the facade at the third and fourth stories; vertical brick header bands run the length of facade and frame windows at the fifth through 12th stories; a series of wide stone channel cornice at fifth, tenth and 12th stories; arched windows at top story

North Facade: Not designed (historic) (partially visible)

Facade Notes: brick facade visible from sixth through 12th stories; windows with molded stone sills

126 Riverside Drive

Borough of Manhattan Tax Map Block 1246, Lot 58

Date: 1894-95, 1900; 1966 (NB 479-1894, 26-1900; ALT 1919-1966)

Architect/Builder: Julius Munckwitz; Mazza & Seccia

Original Owner: Charles E. Miller, John L. Miller; B & R Realty

Type: Apartment building

Style: None

Stories: 6 and 7

Material(s): Brick, granite

Significant Architectural Features: High granite water table base; central main entrance features granite enframements with multi-pane metal-and-glass door with sidelights and transom, flanked by modern light fixtures with address plaque above main entrance; tripartite casement windows at north and south bays with central metal louver vents below each center window; north bay is six stories in height and south bay is seven stories in height; metal fire escape situated at center bays runs the length of building from second to seventh stories.

Notable History and Residents: The building was originally constructed as two separate multi-family dwellings designed by Julius Munckwitz. Between 1940 and 1966 it was occupied as an SRO, during that time the part of the facade was rebuilt. In 1966, B & R Realty, hired the architectural firm of Mazza & Seccia to reconvert the building into apartments and at this time it was given its current brick facade

West Facade: Designed (resurfaced)

Door(s): Original primary door

Windows: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

North Facade: Not historic (partially visible)

Facade Notes: Brick facade visible at seventh story

References: NYC, Department of Buildings, ALT 1811-1953, ALT 1919-1966.

127 Riverside Drive (aka 354 West 85th Street)

Borough of Manhattan Tax Map Block 1246, Lot 57

Date: 1895-96 (NB 2019-1895)

Architect/Builder: Thom & Wilson

Original Owner: J. T. & J. A. Farley

Type: Flats

Style: Altered Renaissance Revival

Stories: 8

Material(s): Brick; brownstone

Special Windows: Arched windows at seventh story

Significant Architectural Features: High water table, one-story rusticated stone base; curved bay at the Riverside Drive facade; main entrance on West 85th Street; stone stoop with cast-iron railings; one-over-one double-hung windows throughout with stone enframements at the second and third stories, and flat flared lintels with keystones at windows on fourth through sixth stories; stone cornice wraps the building and acts as a sill for the windows at the second story, repeated at the fourth and seventh stories; stone banding wraps the building and acts as sills for windows at the third, fifth, and sixth stories

Alterations: Non-historic light fixtures at entrance; first story facade painted; an early addition created eighth story with two less bays at rear of West 85th Street facade, with tripartite window groupings; eighth story facade parged and cornice removed from seventh story; some windows replaced

Building Notes: Two 1935 alterations. Main entrance on West 85th Street.

North Facade: Designed (historic, painted)

Stoop: Possibly historic stoop (possibly historic gate under stoop)

Door(s): Replaced primary door; secondary entrance under stoop

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Not historic (upper stories); possibly historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone/cast-iron

Areaway Paving Material: Concrete/metal

West Facade: Designed (historic)

Facade Notes: Similar to north facade

East Facade: Not designed (historic) (partially visible)

References: NYC, Department of Buildings, ALT 2255-1935, ALT 3219-1935 (addition)

WEST 79TH STREET (ODD NUMBERS)

265 West 79th Street (aka 2221-2229 Broadway)

Borough of Manhattan Tax Map Block 1227, Lot 6

Building Name: First Baptist Church in the City of New York

Date: 1891-94 (NB 63-1891)

Architect/Builder: George M. Keister

Original Owner: First Baptist Church in the City of New York

Type: Religious

Style: Romanesque Revival

Stories: Various

Material(s): Brick; Indiana limestone; terra cotta; Milford granite

Special Windows: Rose window surrounded by circular and round arched windows; leaded-glass casements with transoms; round arched stained- and leaded-glass sash windows; bifurcated stained- and leaded-glass windows with stained-glass roundels (south facade)

Decorative Metal Work: Metal fan-shaped grilles in east tower; possibly historic light fixtures

Significant Architectural Features: Corner entrance: cornerstone with bas relief monogram and date; large rounded newels decorated with wreaths at stoop; multi-story arch enclosing double entrance with colonnettes; possibly historic doors; engraved spandrels; decorated columns with basket capitals; elaborately decorated archivolt; plaques with dates of founding and dedication; arcaded parapet with asymmetrical towers, one with possibly historic copper roof; rounded auditorium with two-story arcaded fenestration and engaged columns; auditorium and east wing rough-faced and vermiculated ashlar; east wing: stone stoop; entrance and first story windows with engaged colonnettes, upper story with flat-headed and round-arched fenestration; possibly historic clay tile roof on lower stories

Alterations: Tower roofs and part of main roof replaced with asphalt shingles; handrail at entrance; display cases with electrical conduits at entrances; some windows partially replaced with plain glass; windows in south tower replaced with wood panel and vent; storm windows; non-historic gate at Broadway entrance; remote utility meter

Building Notes: The church has a corner entrance facing southeast. The windows are largely original; the basement windows on the east are possibly historic. Minor replacements of windows have been made.

Site Features: Possibly historic metal fence at areaways on both elevations; planting beds; grille across areaway on east; diamond plate staircase with non-historic railings on south; plastic tool shed on south; pay telephones, subway entrance, and newspaper stand

Notable History and Residents: The First Baptist Church was founded in 1745 and officially incorporated as the First Baptist Church of the City of New York in 1862. During the American Revolution, Pastor John Gano served as chaplain to Colonel Webb, General Clinton, and General Washington. Gano was also a founder of Brown University in Providence, Rhode Island. The church had many homes, finally moving to Broadway and West 79th Street as the area began to develop.

East Facade: Designed (historic)

Stoop: Historic

Door(s): Possibly historic primary door; possibly historic door on Broadway

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Possibly historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Possibly historic metal fence

South Facade: Designed (historic)

Facade Notes: Rough-faced and vermiculated stone; stone stoop with non-historic railings; two-story arcaded fenestration, with stained- and leaded-glass windows; entrance and adjoining window divided by stone spandrels; non-historic door; round tower with asymmetrical and arcaded fenestration and chimney; tower windows historic leaded-glass except for vent at first story; rounded wall at auditorium with arcaded fenestration; conical roof of tower and upper roof of auditorium, reroofed with asphalt shingles, other roofs possibly historic clay tile; possibly

historic metal areaway fence; non-historic display case by door; light attached to stoop above basement; non-historic metal door at basement; basement window grilles by entrance covered with metal sheets; two basement windows on west infilled, those in areaway replaced; non-historic grilles at basement

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; stone coping; raised parapet

References: “The First Baptist Church in the City of New York: Church History” (<http://firstbaptist-nyc.org/content.cf?id=292>, accessed December 22, 2010)

267-269 West 79th Street see 400 West End Avenue

301-303 West 79th Street see 401 West End Avenue

305 West 79th Street

Borough of Manhattan Tax Map Block 1244, Lot 10

Building Name: Congregation Kehilath Jacob (Carlebach Shul)

Date: 1900-01 (NB 69-1900)

Architect/Builder: William B. Franke

Original Owner: William B. Franke

Type: Laundry/Garage; now a Synagogue

Style: Classical Revival

Stories: 2

Material(s): Buff brick; stone

Special Windows: Stained-glass windows

Significant Architectural Features: Stone water table and step; pilasters in Doric order supporting a stone entablature; second story rusticated brick; stone and brick lintels at second story; metal cornice with modillions

Alterations: Brick stoop; non-historic metal railings; doors replaced; marquee; display case; signage; stained- or colored-glass transoms and sidelights; rooftop balustrade removed; camera, alarm, lights; remote utility meter

Building Notes: The first story was altered in 1941 as part of the building's conversion into a synagogue.

Site Features: Standing and goose-neck pipe; diamond plate hatch; possibly historic curb cut

Notable History and Residents: No. 305 West 79th Street was originally built to house the laundry and garage of the New Century apartments at 401 West End Avenue. The laundry, which occupied the second story, was converted into an apartment in 1935 and six years later the garage was converted into a synagogue by the architect Maurice Courland. Congregation Kehilath Jacob, also known as the Carlebach Shul for its founding rabbi Naphtali Carlebach and his sons and successors Eli Chaim and Shlomo Carlebach, has been located at 305 West 79th Street since 1945. After renting the building for many years, the congregation purchased it in 1992.

South Facade: Designed (historic, altered)

Stoop: Replaced

Door(s): Replaced primary door; side door replaced

Windows: Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

References: "Carlebach Shul-Our History," <http://carlebachshul.org/about%20us/history.htm>; NYC, Department of Buildings, ALT 466-1935, ALT 2735-1941, Certificate of Occupancy 30879, April 17, 1945; Office of the Register, New York County, Deeds and Conveyances, Reel 1885, p. 1832 (June 29, 1992), correction deed Reel 3484, p. 762 (February 27, 2002); "Rabbi Naphtali Carlebach of Kehilath Jacob is Dead," *NYT*, December 25, 1967, 21.

307 West 79th Street (aka 307-313 West 79th Street)

Borough of Manhattan Tax Map Block 1244, Lot 8

Building Name: Lasanno Court (now Imperial Court Hotel)

Date: 1906-07 (NB 511-1906)

Architect/Builder: Schwartz & Gross

Original Owner: Messrs. Brody, Adler, Koch Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 10 and penthouse

Material(s): Limestone; brick; terra cotta

Significant Architectural Features: Two-story rusticated limestone base; deep light court; round-arched entrance with scrolled keystone and anthemion; inset bay windows; terra-cotta window surrounds with projecting lintels decorated with cartouches and antefixes at third story, eared surrounds with scrolled keystones at fourth through eighth stories; decorative terra-cotta bands and quoins (including light court); projecting ledge supported on fluted brackets; simple molded surrounds at ninth and tenth stories; windows of light court with decorative terra-cotta lintels; simple molded cornice in light court

Alterations: Entrance altered, non-historic door; metal doors below entrance walkway; windows replaced, some windows reconfigured; cornice removed; non-historic railing at roof in light court; penthouse parged; security camera; sign; metal pipes on roof of west wing

Building Notes: No stoop, sidewalk extends at grade over basement areaway.

Site Features: Non-historic fence and gates on possibly historic granite posts; granite cheek walls with figural lamps; non-historic diamond plate steps with pipe railing to basement entrance; siamese hydrants extend through fence; diamond plate fence, gate and brick wall at service alley on west

Notable History and Residents: The Lasanno Court, as it was originally known, offered residents spacious six- to eight-room apartments. In 1910 tenants included John C. Westervelt (1873-1934), the architect for the Child's Restaurant chain, as well as, the former Lord & Taylor buildings at 4 East 20th Street and 184 Fifth Avenue within the Ladies Mile Historic District; Frank L. Slazenger (c. 1863-1938), a sporting goods manufacturer and dealer who specialized in tennis and golf equipment; and Joseph Liebling, a furrier, and his family. Liebling's then

five-year-old son Abbott Joseph became the well-known journalist and critic A. J. Liebling (1904-1963). Jascha Heifetz (1901-1987), the violin virtuoso, lived in the building with his parents and sisters, in 1920, three years after his Carnegie Hall debut. By the 1930s, advertisements appeared in the *New York Times* offering furnished rooms, often with kitchenettes, to let. Bi-Bro Realty Corporation purchased the building converted it into the Imperial Court, a single room occupancy hotel, offering "studios" with semi-private baths, housekeeping, and hotel services.

South Facade: Designed (historic)

Door(s): Altered primary door; non-historic basement door

Windows: Replaced (upper stories); replaced (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Possibly historic granite with non-historic fence and gate

East Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; decorative terra-cotta continues at return; ninth and tenth stories painted metal chimney on roof; segmental-arched window; non-historic grilles at fourth story

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; clay tile coping; decorative terra-cotta continues at return; ninth and tenth

stories and penthouse painted, parged through seventh story; segmental-arched and flat-headed fenestration; stone sills; windows replaced; pipe and railing on roof

North Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; upper stories painted; segmental-arched and flat-headed fenestration; leaders; windows possibly replaced

References: "A. J. Liebling, Journalist and Critic, Dies at 59," *NYT*, December 29, 1963, 42; Classified Ad, *NYT*, April 23, 1934, 34; Classified Ad, *NYT*, March 8, 1939, 31; "Frank L. Slazenger, Sports Goods Dealer," *NYT*, August 10, 1938, 19; Harold C. Schonberg, "Jascha Heifetz Is Dead at 86; A Virtuoso Since Childhood," *NYT*, December 12, 1987, 1; J. David Goodman and Joshua Brustein, "As Tourists Find Rooms, Tenants Face Disruptions," *NYT*, September 17, 2007, B3; "Lasanno Court," Apartment Houses of the Metropolis (NYPL Digital Image 464746, accessed February 7, 2011); LPC, architect's files; NYC, Department of Buildings, ALT 460-1940, Certificate of Occupancy, 29726, March 25, 1943; U. S. Census records, 1910 and 1920.

WEST 80TH STREET (ODD NUMBERS)

251 West 80th Street

Borough of Manhattan Tax Map Block 1228, Lot 5

Building Name: All Angels' Episcopal Church

Date: 1904-05 (NB 563-1904)

Architect/Builder: Henry J. Hardenbergh

Original Owner: Corporation of All Angels Church

Type: Religious

Style: Gothic Revival

Stories: 4 and basement

Material(s): Brick; stone; terra cotta

Special Windows: Leaded-glass transoms; leaded-glass window off vestibule

Decorative Metal Work: Metal gate and transom, with mesh reinforcement, at entrance

Significant Architectural Features: Stoop with stone cheek walls; deeply recessed entrance; integral porch with terra-cotta floor and vaulted ceiling; possibly historic light fixtures in vestibule; possibly historic wood-and-glass doors and leaded-glass transom; stone or terra-cotta plaque with "All Angels Parish House;" possibly historic display box; stepped gables; gargoyles; possibly historic gate at basement

Alterations: Some windows replaced; stoop railings; flag poles and banner; armature for sign; lights with conduits; postal release box (broken)

Site Features: Possibly historic metal fence on stone curb at areaway, one panel and gate reinforced with metal mesh; diamond plate staircase with possibly historic railing

Notable History and Residents: All Angels' Church was founded in 1830s as a mission church by St. Michael's Episcopal Church. The church ministered to the African-American, Irish, and German residents of Seneca Village, which was later condemned for the construction of Central Park. The church was incorporated as an independent parish in 1859 and moved to the corner of West 81st Street and West End (then Eleventh) Avenue. In the 20th century the parish grew to a complex of four buildings including a massive sanctuary but sold most of the property in the late 1970s as attendance dwindled. The parish house, which now serves as the church, is the only part of the complex that remains.

South Facade: Designed (historic)

Stoop: Painted

Porch(es): Historic

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Altered (basement)

Roof: Pitched - slate; copper (possibly historic)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Possibly historic metal fence and gate on stone curb

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Brick; parapet of rear extension parged; windows replaced; arcaded brick frieze; brick chimney at front, copper-clad chimney at rear; bulkhead on roof

West Facade: Partially designed (historic) (partially visible)

Facade Notes: Brick; stone framed segmental-arched openings and windows along vestibule; leaded-glass at upper stories; mixed window grilles

References: "A Brief History of All Angels' Church"

(http://www.allangelschurch.com/groups/1000041399/All_Angels_Church/About/History/History.aspx, accessed January 27, 2012)

255-259 West 80th Street see 420 West End Avenue

301 West 80th Street see 425 West End Avenue

WEST 80TH STREET (EVEN NUMBERS)

252-256 West 80th Street see 412 West End Avenue

302-304 West 80th Street see 411 West End Avenue

WEST 81ST STREET (ODD NUMBERS)

251 West 81st Street (aka 2261-2271 Broadway)

Borough of Manhattan Tax Map Block 1229, Lot 8

Building Name: The Forres

Date: 1899-1900 (NB 116-1899)

Architect/Builder: George F. Pelham

Original Owner: Alexander Walker

Type: Flats building with commercial ground floor

Style: Renaissance Revival

Stories: 7

Material(s): Buff, ironspot Roman brick; limestone

Decorative Metal Work: Possibly historic fire-escapes

Significant Architectural Features: Entrance portico with granite columns and pilasters and elaborately carved frieze with building name; rounded corner bay at Broadway with carved corbels, gargoyles, plaques and spandrels; keyed surrounds at second story; flared lintels with scrolled keystones; brick pilasters at fourth through sixth stories supporting a brick-and-stone entablature topped by urn finials; stone spandrels and window trim; seventh story rusticated; metal cornice with brackets and dentils

Alterations: Stoop replaced or resurfaced, non-historic handrails; door and transom replaced, intercom in sidelight; windows replaced; signage; lights with conduits; vents; non-historic railing at roof; remote utility meter; basement store with door and roll-down gate

Building Notes: Original balustraded parapet removed and original fire escapes replaced prior to the late 1930s. The building was constructed as a tenement for 20 families and six stores, by 1935 the floor plans were rearranged and the number of apartments roughly doubled. The storefronts have been altered over time.

Site Features: Possibly historic metal fence; diamond plate staircases with pipe railings; metal grille in sidewalk; non-historic metal gate on West 81st Street; concrete ramp at service alley
Notable History and Residents: Emilio de Gogorza, a baritone, lived in the building with his first wife and her family in 1900. He went on to a brilliant operatic and recording career during the early 20th century, followed by a 14-year teaching career at the Curtis Institute of Music in Philadelphia. His marriage ended in divorce and he married the soprano, Emma Eames.

South Facade: Designed (historic)

Stoop: Possibly historic

Porch(es): Original

Door(s): Replaced primary door; basement doors replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Storefront(s): Altered

Sidewalk Material(s): Concrete

Curb Material(s): Stone on Broadway; concrete with metal nosing at corner and West 81st

Areaway Wall/Fence Materials: Possibly historic metal fence and gates

Areaway Paving Material: Concrete

East Facade: Designed (historic)

Facade Notes: Similar to south facade with additional carved plaques, two with pediments; all storefronts replaced; fire escape

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; cast-stone basement; stone lintels and sills; fire escapes; full height metal vent; windows and door at basement; metal flue extends between the roofs of 251 and 265 West 81st Street

References: "Emilio de Gogorza, Taught Opera Stars," *NYT*, May 11, 1949, 29; Department of Buildings, NB 116-1899; ALT 2093-1935; U. S. Census records, 1900.

265 West 81st Street (263-265 West 81st Street)

Borough of Manhattan Tax Map Block 1229, Lot 6

Building Name: Beverly

Date: 1899-1900 (NB 569-1899)

Architect/Builder: Lamb & Rich

Original Owner: Fireproof Apartment Company

Type: Flats building

Style: Beaux Arts

Stories: 9

Material(s): Roman brick; limestone

Special Windows: Segmental-arched window over entrance with decorative mullions

Decorative Metal Work: Historic metal fences and gates

Significant Architectural Features: Two-story rusticated, limestone base with rusticated portico supporting a balcony; entrance with Ionic columns in antis supporting a carved stone entablature; segmental-arched window with carved mullions; cartouche; fourth to seventh stories with

rusticated stone pilasters and elaborate pendants; eighth story rusticated stone; cornice/balcony supported by paired brackets and modillions

Alterations: Facade cleaned and/or repointed; doors and windows replaced; balcony above eighth story patched, railing removed; stuccoed bulkhead and cell phone antennas on roof; intercom and lights at entrance; pipes and remote utility meter in basement

Site Features: Historic metal fence and gates in areaway; non-historic metal gate across service alley shared with 251 West 81st Street; diamond plate staircase with pipe railing (west); concrete paving (east); siamese hydrant

Notable History and Residents: Originally built with two apartments per floor, in 1933 the number of dwelling units was doubled as each apartment was reconfigured into two apartments. As early as the 1920 census, enumerators recorded that households, usually those headed by single women, were sharing their apartments with boarders and lodgers.

South Facade: Designed (historic)

Stoop: Replaced stoop (possibly historic gate under stoop)

Door(s): Replaced primary door; basement door replaced

Windows: Replaced (upper stories); not visible (basement)

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Historic metal fence

Areaway Paving Material: Concrete

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Brick, one bay rusticated, rest parged, painted and/or replaced; stone sills; windows replaced; non-historic grilles first story; metal vent between buildings

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick painted; windows replaced; vents in wall; water tank on tower

North Facade: Not designed (historic) (partially visible)

Facade Notes: Brick painted; windows replaced, one bay of windows altered; fire escape; full-height metal chimney

References: NYC, Department of Buildings, ALT 805-1933; U. S. Census records, 1920 and 1930.

267-275 West 81st Street see 440 West End Avenue

307-319 West 81st Street see 90 Riverside Drive

WEST 81ST STREET (EVEN NUMBERS)

278-280 West 81st Street see 424 West End Avenue

300-302 West 81st Street see 433 West End Avenue

WEST 82ND STREET (ODD NUMBERS)

253-257 West 82nd Street see 460-466 West End Avenue

301 West 82nd Street see 465 West End Avenue

307 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 16

Date: 1887-88 (NB 479-1887)

Architect/Builder: Berg & Clark

Original Owner: Charles Berg

Type: Row house

Style: Romanesque Revival

Stories: 4 and basement

Material(s): Ironspot Roman brick; brownstone; terra cotta

Special Windows: Round-arched windows at first story

Significant Architectural Features: Two-story brownstone base, rock-face ashlar at basement, and rock-faced banding; three-story rounded bay; slightly curved stoop; round-arched entrance; brick soldier course lintels at second and third stories; terra-cotta enframing at third and fourth stories with paired engaged columns at third story, spandrel with guilloche design, and hipped dormer with arcaded fenestration; copper-sided dormer with projecting, polygonal roof; brick chimney; stepped gables at end and party walls

Alterations: Facade cleaned, some resurfacing of brownstone; copper frames and siding on dormers replaced; penthouse with skylights; stoop railing replaced; windows reconfigured at third story; railing on bay; leaders; through-wall air conditioners; house number; lights; remote utility meter

Building Notes: The penthouse was added between 1985 and 1989.

Site Features: Non-historic fence on concrete curb; metal storage bin for trash receptacles; diamond plate hatch; gooseneck pipe; shared planting bed with non-historic fence

Notable History and Residents: Built as single family dwellings, in 1930 307-313 were operated by Alice Ferguson as boarding houses for women. In 1950, while the new owner Gallivan Gables, Inc. continued to offer furnished rooms on the upper stories, the first story and basement were converted into two apartments each. In 1969, the entire building was converted into apartments. One of five row houses in an ABCBA pattern by Berg & Clark, 307 was included in a proposed West 82nd Street Historic District, along with 310-316 and 309-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, resurfaced, repointed, cleaned)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Roof: Pitched - asphalt tile (replaced)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic metal fence and gate on concrete curb

Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; parged and painted; stepped gable at front; one-story rooftop additions; windows on basement and first story infilled; cables, junction box, through-wall air conditioners

North Facade: Not designed (historic, altered) (partially visible)

Facade Notes: Brick, parged; windows altered; through-wall air conditioners; brick penthouse

References: LPC, Research files; NYC, Department of Buildings, Certificates of Occupancy 41741, October 16, 1953, 70315, March 30, 1971, 93778, March 9, 1989; U. S. Census records, 1930.

309 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 15

Date: 1887-88 (NB 479-1887)

Architect/Builder: Berg & Clark

Original Owner: Charles Berg

Type: Row house

Style: Romanesque Revival

Stories: 4 and basement

Material(s): Ironspot Roman brick; brownstone

Special Windows: Round-arched windows at first story

Significant Architectural Features: Two-story brownstone base, rock-face ashlar at basement, and rock-faced banding; four-story rounded bay; slightly curved stoop; round-arched entrance; brick soldier course lintels at second and third stories; large copper-sided hipped dormer with copper columns; small copper-sided dormer with projecting polygonal roof; brick chimney; stepped gables at party walls

Alterations: Facade cleaned, some resurfacing of brownstone; copper on dormers replaced; through-wall air conditioners; stoop railing; railing on bay; leader; intercom; house number; light; wires; remote utility meters; spigot

Building Notes: An accessory greenhouse was added on the roof between 1983 and 1986

Site Features: Non-historic fence and gate on concrete curb; diamond plate hatch; metal storage bin for trash receptacles; gooseneck pipe

Notable History and Residents: Built as single family dwellings, in 1930 307-313 were operated by Alice Ferguson as boarding houses for women. In 1950, while the new owner Gallivan Gables, Inc. continued to offer furnished rooms on the upper stories, the first story and basement were

converted into two apartments each. In 1969, the entire building was converted into apartments. One of five row houses in an ABCBA pattern by Berg & Clark, no. 309 was included in a proposed West 82nd Street Historic District, along with 310-316 and 307, 311-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, resurfaced, repointed, cleaned)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Roof: Pitched - asphalt shingles (replaced)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic metal fence and gate

Areaway Paving Material: Concrete

References: LPC, Research files; NYC, Department of Buildings, Certificates of Occupancy 41742, October 16, 1953, 70314, March 30, 1971, 88967, July 30, 1986; U. S. Census records, 1930.

311 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 14

Date: 1887-88 (NB 479-1887)

Architect/Builder: Berg & Clark

Original Owner: Charles Berg

Type: Row house

Style: Romanesque Revival

Stories: 4 and basement

Material(s): Ironspot Roman brick; brownstone; terra cotta

Significant Architectural Features: Angular facade squared at first story; two-story brownstone base, rock-face ashlar at basement, and rock-faced banding; L-shaped stoop; front-facing under stoop entrance; shallow entrance porch with colonnette with basket capital; hipped dormer with terra-cotta surround and arcaded fenestration; stepped gables with chimneys on party walls

Alterations: Facade cleaned; some resurfacing of brownstone; stoop railing; through-wall air conditioners; dedicatory plaque; house number; light; intercom; pipes on roof

Building Notes: The plaque on the wall dedicates the garden to Paul Harding, community activist and member of the 311-313 West 82nd Street Owners' Corporation.

Site Features: Bluestone steps to basement; old but not historic handrail; shared garden with non-historic fence and gate on concrete curb; gas lamps; planters; gooseneck and other pipes; diamond plate hatch

Notable History and Residents: Built as single family dwellings, in 1930 307-313 were operated by Alice Ferguson as boarding houses for women. In 1950, while the new owner Gallivan Gables, Inc. continued to offer furnished rooms on the upper stories, the first story and basement were converted into two apartments each. In 1969, the entire building was converted into apartments. One of five row houses in an ABCBA pattern by Berg & Clark, 311 was proposed as part of a West 82nd Street Historic District, along with 310-316, 307-309, and 313-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, resurfaced, cleaned)
Stoop: Resurfaced stoop (Gate under stoop - replaced)
Porch(es): Historic
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); not historic (basement)
Roof: Pitched - asphalt tile (replaced)
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Non-historic fence and gate on concrete curb
Areaway Paving Material: Concrete

References: LPC, Research files; NYC, Department of Buildings, Certificates of Occupancy 41743, October 16, 1953, 70789, July 16, 1971; U. S. Census records, 1930.

313 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 13
Date: 1887-88 (NB 479-1887)
Architect/Builder: Berg & Clark
Original Owner: Charles Berg
Type: Row house
Style: Romanesque Revival
Stories: 4 and basement
Material(s): Ironspot Roman brick; brownstone

Special Windows: Round-arched windows at first story

Significant Architectural Features: Two-story brownstone base, rock-face ashlar at basement, and rock-faced banding; four-story rounded bay; slightly curved stoop; round-arched entrance; brick soldier course lintels at second and third stories; large, copper-sided, hipped dormer with copper columns; small copper-sided dormer with projecting, polygonal copper roof; brick chimney; stepped gables at party walls

Alterations: Facade cleaned, brownstone partially resurfaced and patched; stoop resurfaced (except for rock-faced side walls); stoop railing; railing on bay; through-wall air conditioners; leader; house number; lights; intercom; remote utility meter

Site Features: Non-historic areaway fence at shared garden; gas lamps; stone steps to basement entrance; non-historic railing

Notable History and Residents: Built as single family dwellings, in 1930 307-313 were operated by Alice Ferguson as boarding houses for women. In 1950, while the new owner Gallivan Gables, Inc. continued to offer furnished rooms on the upper stories, the first story and basement were converted into two apartments each. In 1969, the entire building was converted into apartments. One of five row houses in an ABCBA pattern by Berg & Clark, 313 was proposed as part of a West 82nd Street Historic District, along with 310-316, 307-311, and 315-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, resurfaced, patched, cleaned)
Stoop: Resurfaced stoop (Gate under stoop - replaced)
Door(s): Replaced primary door; non-historic metal door in basement
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); not historic (basement)
Roof: Pitched - asphalt tile (replaced)
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Non-historic
Areaway Paving Material: Concrete

References: LPC, Research files; NYC, Department of Buildings, Certificates of Occupancy 41764, October 21, 1953, 70790, July 16, 1971; U. S. Census records, 1930.

315 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 12
Date: 1887-88 (NB 479-1887)
Architect/Builder: Berg & Clark
Original Owner: Charles Berg
Type: Row house
Style: Altered Romanesque Revival
Stories: 4 and basement
Material(s): Ironspot Roman brick; brownstone; terra cotta

Special Windows: Round-arched windows at first story
Significant Architectural Features: Three-story rounded bay; brick soldier course lintels at second and third stories; terra-cotta enframing with paired engaged columns and spandrel with guilloche design at third story; hipped dormer; dormer with projecting, polygonal roof; brick chimney; stepped gables at end and party walls
Alterations: Stoop removed; historic entrance reconfigured as a flat-headed doorway with transom; basement entrance pavilion; basement and first story resurfaced; large dormer re-sided with vinyl or aluminum, windows reconfigured; penthouse with through-wall air conditioner; railing on rounded bay; through-wall air conditioner; light; intercom; sign
Building Notes: The penthouse was added c. 2001.
Site Features: Bi-level areaway; bluestone steps; non-historic railings; gooseneck pipe; grilled hatch
Notable History and Residents: Built as a single-family dwelling, by 1930 315 was a lodging house. It was converted to apartments in 1955. One of five row houses in an ABCBA pattern by Berg & Clark, No. 315 was included in a proposed West 82nd Street Historic District, along with 310-316, 307-313, and 317-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, painted, resurfaced, altered)
Stoop: Removed
Door(s): Altered primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (basement)

Roof: Pitched - asphalt tiles (replaced)
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Non-historic fence
Areaway Paving Material: Concrete and slate or bluestone

References: LPC, Research files; NYC, Department of Buildings, Certificate of Occupancy 47489, June 7, 1957, ALT 102613557-2001; U. S. Census records, 1930.

317 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 11
Date: 1892 (NB 39-1892)
Architect/Builder: Mortimer P. Thain
Original Owner: Henry Parsons
Type: Row house
Style: Romanesque Revival with alterations
Stories: 4 and basement
Material(s): Ironspot Roman brick; brownstone

Special Windows: Angular oriel at second story

Significant Architectural Features: Two-story brownstone base, rock-faced at basement; windows at first story with beaded chamfer moldings and wood-framed transoms; brick oriel with carved base; three windows at third and fourth stories with brownstone sills, lintels and sill course; possibly copper cornice

Alterations: Stoop removed; entrance reconfigured as a window; new entrance at basement; basement patched and painted around entrance; balustrade removed from oriel; lights; intercom; remote utility meter

Building Notes: Stoop removed and entrance relocated in 1944.

Site Features: Concrete steps; non-historic railings and fence; diamond plate hatch; perforated vent in areaway wall; fuel pipe

Notable History and Residents: Originally a single family dwelling, by 1930 it had been converted into a lodging house and by 1944 into apartments. One of five row houses by Mortimer P. Thain, 317 was included in a proposed West 82nd Street Historic District, along with 310-316, 307-315, and 319-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, painted, patched)

Stoop: Removed

Door(s): Replaced primary door

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic metal fence on a concrete curb

Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)

Facade Notes: Ironspot Roman brick

References: LPC, Research files; NYC, Department of Buildings, Certificate of Occupancy, 31132, August 9, 1945; U. S. Census records, 1930.

319 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 10

Date: 1892 (NB 39-1892)

Architect/Builder: Mortimer P. Thain

Original Owner: Henry Parsons

Type: Row house

Style: Romanesque Revival with alterations

Stories: 4 and basement

Material(s): Ironspot Roman brick; brownstone

Special Windows: Stained-glass transoms at second story

Significant Architectural Features: Two-story brownstone base, rock-faced at basement; segmental-arched window opening with incised clover in keystone; historic entrance opening with beaded chamfer molding; triple window with keyed brownstone surround at second story; brownstone sills and lintels at third story; round-arched window openings with brownstone sill course and hood molding at fourth story; cornice

Alterations: Basement resurfaced and painted; first story patched; stoop removed, replaced by entrance pavilion with cantilevered doorhood (1961); historic entrance reconfigured as window; first story window reconfigured and sill altered; transoms at first story infilled; windows replaced (except as noted); intercom; light; remote utility meter

Site Features: Non-historic metal fence on concrete and brick curb; brick steps and areaway wall with built-in planters; non historic railings; diamond plate hatch; pipe

Notable History and Residents: Originally built as a single-family row house, 319 had become a rooming house by 1920. Between 1935 and 1939 it was owned by the Home for Incurables. It remained a rooming house until 1961 when it was converted to apartments. One of five row houses by Mortimer P. Thain, 319 was included in a proposed West 82nd Street Historic District, along with 310-316, 307-317, and 321-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, painted, resurfaced, patched, cleaned)

Stoop: Removed

Door(s): Replaced primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic metal fence

Areaway Paving Material: Concrete

References: LPC, Research files; NYC, Department of Buildings, ALT 2231-1935, ALT 1426-1956, ALT 2118-1960, ALT 125-1961; Office of the Register, New York County, Deeds and Conveyances, Liber 3894, p. 411 (May, 24, 1935) and Liber 4002, p. 476 (April 24, 1939); U. S. Census records, 1920 and 1930.

321 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 9

Date: 1892 (NB 39-1892)

Architect/Builder: Mortimer P. Thain

Original Owner: Henry Parsons

Type: Row house

Style: Romanesque Revival with alterations

Stories: 4 and basement

Material(s): Ironspot Roman brick; brownstone

Special Windows: Stained-glass transoms at first story

Decorative Metal Work: Historic grille in transom of former entrance

Significant Architectural Features: Two-story brownstone base, partially rock-faced at basement; first story windows with beaded chamfer moldings; stone oriel with beaded chamfer moldings and decorative base; round-arched windows with label molding; shouldered windows with stone lintel; cornice

Alterations: Stoop removed and entrance relocated to basement (1925); historic entrance converted to a window; base and oriel painted; balustrade removed from oriel; upper stories cleaned; louvered vent in basement; light; conduits; sign; remote utility meters

Site Features: Slate steps; diamond plate hatch; non-historic railings and fence; gooseneck pipe

Notable History and Residents: Originally built as a single-family home, by 1930 321 had become a rooming house. It was later converted into an apartment house. One of five row houses by Mortimer P. Thain, 321 was included in a proposed West 82nd Street Historic District, along with 310-316, 307-319, and 323-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, painted, resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Mixed (upper stories); possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic metal fence on stone

Areaway Paving Material: Stone

References: LPC Research files; New York City, Department of Buildings, ALT 368-1925; United States Census records, 1930.

323 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 8

Date: 1892 (NB 39-1892)

Architect/Builder: Mortimer P. Thain

Original Owner: Henry Parsons

Type: Row house

Style: Romanesque Revival with alterations

Stories: 4 and basement

Material(s): Ironspot Roman brick; brownstone

Special Windows: Angular oriel with painted metal enframing; stained-glass transom; round-arched windows

Decorative Metal Work: Possibly historic window grille at basement

Significant Architectural Features: Two-story brownstone base, basement rock-faced; segmental-arched window opening with incised clover and projecting sill at first story; molded brownstone stringcourses; beaded chamfer molding around historic entrance; brownstone lintels, sills, and keyed surrounds at second and third stories; brownstone sill course and hood molding at fourth story; copper cornice

Alterations: Stoop removed, replaced by basement entrance pavilion (1945); historic entrance altered to accommodate to window; console possibly resurfaced; remote utility meters; wires

Site Features: Brick and stone (resurfaced) steps; non-historic railings and fence; wood storage bins for trash receptacles; diamond plate hatch

Notable History and Residents: Originally built as a single family dwelling, by 1930 the owners were renting rooms to lodgers. It was converted into a multiple-dwelling in 1945. One of five row houses by Mortimer P. Thain, 323 was included in a proposed West 82nd Street Historic District, along with 310-316, 307-321, and 325 West 82nd Street, which was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, entrance pavilion painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic fence; low concrete wall on east

Areaway Paving Material: Concrete

References: LPC, Research files; New York City, Department of Buildings, ALT 1249-1945; United States Census records, 1930.

325 West 82nd Street

Borough of Manhattan Tax Map Block 1245, Lot 7

Date: 1892 (NB 39-1892)

Architect/Builder: Mortimer P. Thain

Original Owner: Henry Parsons

Type: Row house

Style: Romanesque Revival with alterations

Stories: 4 and basement

Material(s): Ironspot Roman brick; stone

Special Windows: Possibly historic curved sash in bay

Decorative Metal Work: Possibly historic grilles at basement

Significant Architectural Features: Brownstone keyed surround at second story; brownstone lintels and sills; three-story rounded bay; historic wood sash; cornice

Alterations: Stoop removed, projecting entrance at basement (1899); basement and first story resurfaced; light; intercom; remote utility meters

Building Notes: The removal of the stoop and the reconfiguration of the existing entrance into a window were part of an 1899 alteration (ALT 1038-1899) by Heinz & LaFarge.

Site Features: Concrete and stone steps; double-leaf grille; non-historic railing; gooseneck pipe

Notable History and Residents: No. 325 West 82nd Street was the home of John Jay Chapman, the prominent American essayist, and his family. His wife, Elizabeth, lived in the house with two servants and eight lodgers at the time of the 1930 census. It was officially converted into a Class B multiple dwelling in 1938 with owner's apartment and 15 furnished rooms. In 1973 it was converted into duplex apartments. One of five row houses by Mortimer P. Thain, 325 was included in a proposed West 82nd Street Historic District, along with 310-316, 307-323 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

South Facade: Designed (historic, resurfaced)

Stoop: Removed

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Possibly historic (upper stories); possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Cast-stone or concrete wall

Areaway Paving Material: Concrete

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, parged; conduit

References: LPC Research files; NYC, Department of Buildings, ALT 3416-1938, Certificates of Occupancy 24828, June 15, 1939, 74323, February 27, 1974; "John Jay Chapman," Wikipedia (http://en.wikipedia.org/wiki/John_Jay_Chapman, accessed February 2, 2012); U. S. Census records, 1920 and 1930.

327-333 West 82nd Street see 100 Riverside Drive

WEST 82ND STREET (EVEN NUMBERS)

250 West 82nd Street (aka 250-252 West 82nd Street; 2273-2277 Broadway)

Borough of Manhattan Tax Map Block 1229, Lot 54

Building Name: Saxony

Date: 1899-1900 (NB 722-1899)

Architect/Builder: Stein, Cohen & Roth

Original Owner: Albert Saxe

Type: Flats with commercial ground floor

Style: Beaux Arts

Stories: 7

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Metal balcony railings

Significant Architectural Features: Two-story rusticated stone base; arched entrance with broken pediment with elaborate decoration; window hoods and balconettes at second story; stone or terra-cotta window surrounds (third story pedimented, fourth story with pinecone corbels); quoins and pilasters with decorative bands; bas relief and marble panels alternating with windows at sixth story; brick and stone at seventh story; cornice; parapet incorporating pediments of seventh-story windows

Alterations: First story painted; historic main entrance infilled and stoop removed; new entrance with stoop, metal railings, and metal-and-glass door; metal door in basement; some windows replaced; first-story windows infilled, one reconfigured as a louvered vent; second story window removed; louvered vents at basement, one with non-historic grille; double balconette removed; balconette railing removed; cornice altered; fire escape; camera or light; railing and lights on roof; commemorative plaque

Site Features: Non-historic metal fence on stone curb; planting bed; concrete steps with non-historic railing; diamond plate hatch

Other Structures on Site: Non-historic, shared lobby with 254 West 82nd Street, see 254 West 82nd Street for description.

Notable History and Residents: 250 West 82nd Street, the "Saxony" was the first apartment building designed by the prominent architect Emery Roth. In 1930, the building was still largely tenanted by families and their servants, but one apartment had been transformed into a lodging house for 18 people presaging the building's conversion to single room occupancy in 1942. The process of reconversion to an apartment building began in 1967 and was completed by 1977.

North Facade: Designed (historic, painted, altered)

Stoop: Removed

Door(s): Altered primary door; non-historic (first story and basement)

Windows: Mixed

Security Grilles: Not historic (upper stories)

Storefront(s): Altered

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone; concrete with metal nosing at corner

Areaway Wall/Fence Materials: Non-historic metal fence

Areaway Paving Material: Concrete

East Facade: Designed (historic, altered)

Facade Notes: Historic fire escape altered; storefronts replaced; balconettes removed at second story; windows replaced; non-historic railing at roof with lights; cell phone antennas on roof

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; full-height pipe; fire escape; windows replaced, windows at sixth and seventh story infilled; non-historic grille at seventh story

References: NYC, Department of Buildings, Certificates of Occupancy 31160, August 22, 1945, 68400, December 29, 1969, 77681, May 18, 1977; U. S. Census records, 1930.

254 West 82nd Street

Borough of Manhattan Tax Map Block 1229, Lot 54

Building Name: De Witt Court

Date: 1902-03 (NB 470-1902)

Architect/Builder: Neville & Bagge

Original Owner: Jesse C. Beynett

Type: Flats building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone; metal

Special Windows: Four-story angular, metal oriels; segmental-arched windows on first story with possibly historic tripartite windows with transoms

Decorative Metal Work: Metal-and-glass door, transom, and sidelights; possibly historic window guard at third story

Significant Architectural Features: Rusticated brick basement, rusticated stone first story; segmental-arched entrance and windows with decorated lintels; cornice with modillions and carved brackets with pendants at first story; metal bay windows set in keyed stone enframements; center bay with stone window surrounds; metal cornice with scrolled brackets at fifth story; triple windows at sixth story with stone surrounds with cartouches; cornice

Alterations: Stoop replaced, non-historic stoop railings; first story painted; intercom; lights; conduits; camera; remote utility meter

Building Notes: An early catalog of New York apartment houses shows a glass canopy at the entrance.

Site Features: Non-historic fence; diamond plate stairs; pipe

Other Structures on Site: One-story lobby across the areaway (c. 1967) connecting 250 and 254 West 82nd Street: stone stoop, wood-and-glass doors with sidelights; intercom; fire escape landing partially covered by fabric; fabric marquee

North Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Original primary door; non-historic door in basement

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic metal fence on concrete curb

Areaway Paving Material: Concrete

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick; clay tile coping; angular metal oriels; fire escape; windows replaced; stone lintels; stone at return; one window infilled

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick, painted at rear; clay tile coping; through-wall air conditioner

South Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; stone lintels and sills; windows replaced

256-260 West 82nd Street see 450 West End Avenue

300-306 West 82nd Street see 441-451 West End Avenue

308 West 82nd Street

Borough of Manhattan Tax Map Block 1244, Lot 81

Building Name: The Selkirk

Date: 1910-11 (NB 443-1910)

Architect/Builder: Charles E. Birge

Original Owner: The Waters-Gatling Improvement Co.

Type: Apartment hotel

Style: Elizabethan Revival

Stories: 12 and penthouse

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Historic metal railings on balconettes at third story

Significant Architectural Features: Stone or cast-stone base; arched entrance with keyed enframement; rusticated columns with ball finials; elaborate cartouche with building number; triple window with keyed enframement at first story; stone or terra-cotta lintels and sills, friezes, plaques and surrounds; brick columns at 11th and 12th stories; stepped gable with terra-cotta ornament

Alterations: Entrance transom infilled; light in transom; basement window covered by metal sheet; through-wall air conditioners; non-historic window grille at first story; electrical conduit; remote utility meter

Site Features: Possibly historic metal fence and gate, partially reinforced with metal mesh; painted stone curb; wood planters; stand pipe and gooseneck pipe; diamond plate stair; pipe railing

Notable History and Residents: Originally known as the Selkirk, it was operated as an apartment hotel until 1963 when it was converted to an apartment house.

North Facade: Designed (historic, repointed)

Door(s): Replaced primary door; metal door in basement

Windows: Replaced (upper stories); altered (basement)

Security Grilles: Not historic (upper stories)
Sidewalk Material(s): Tinted concrete
Curb Material(s): Concrete with metal nosing

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, parged; sloped parapet at northeast corner; fire escape in light court; screen across fire escape

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, painted, repointed, replaced at roofline; clay tile coping; bulkhead; fire-escape in light court; water tank; sloped parapet at northwest corner; windows replaced; full-height metal chimney or vent

South Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, basement and first story parged, upper stories painted or parged; windows replaced; through-wall air conditioners; non-historic grilles at first story and basement; setback; railing at roof

References: NYC, Department of Buildings, ALT 445-1963.

310 West 82nd Street

Borough of Manhattan Tax Map Block 1244, Lot 82

Date: 1893-94 (NB 1273-1893)

Architect/Builder: Clarence True

Original Owner: W. E. Lanchantin

Type: Row house

Style: Romanesque Revival

Stories: 4½

Material(s): Stone

Special Windows: Round-arched windows

Decorative Metal Work: First story window grille

Significant Architectural Features: Rock-faced and smooth ashlar; arched window surround at first story with foliate decoration; two story projection with triple windows and decorative spandrel panels; round-arched windows at fourth story; stepped gable at party wall; brick-and-stone chimney; hipped dormer with flared roof

Alterations: First story reconfigured; light; windows replaced; roof replaced; flashing replaced on gable and chimney; diamond plate hatch in wall; pipe and remote utility meters

Building Notes: In 1952, the architectural firm of Wechsler & Shimmenti redesigned the first story, removing the stoop and changing the placement of the entrance and window.

Site Features: Diamond plate hatch

Notable History and Residents: No. 310 is one of a trio of row houses designed by Clarence True for W. E. Lanchantin that were proposed as part of a West 82nd Street Historic District, along with 316 and 307-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

North Facade: Designed (historic, painted, first story altered)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Roof: Pitched - asphalt shingles (replaced)

Sidewalk Material(s): Tinted concrete

Curb Material(s): Concrete with metal nosing

References: LPC Research files; NYC Department of Buildings, ALT 1563-1952.

312 West 82nd Street

Borough of Manhattan Tax Map Block 1244, Lot 83

Date: 1893-94 (NB 1273-1893)

Architect/Builder: Clarence True

Original Owner: W. E. Lanchantin

Type: Row house

Style: Romanesque Revival

Stories: 4½

Material(s): Longmeadow sandstone

Special Windows: Round-arched windows

Decorative Metal Work: Historic window grille at first story

Significant Architectural Features: Rock-faced and smooth ashlar; projecting entrance with arched window and doorway; angular oriel; carved frieze, panels, and corbels; drip molding at third story; round-arched window openings at fourth story; stepped gable on the party walls; chimney

Alterations: Stoop and entrance reveal resurfaced with clay tile; service door in western bay enclosed; dormer replaced; basement window opening replaced with metal screen and vent; roof replaced; non-historic grille at dormer; lights

Site Features: Non-historic metal fence and gate on tiled curb

Notable History and Residents: No. 312 was home to Group Relations Ongoing Workshops, Inc., a group therapy training school established by H. Edwin and Mildred Smith who owned the building, as individuals and officers of the school, between 1958 and 1973. Under the Smiths the building remained a residence until 1970 when the first through fourth stories were converted into offices and classrooms. In 1985, Douglas P. Herrlin, was hired by Paul Plassan to return the building to its original use as a single family residence. No. 312 is one of a trio of row houses designed by Clarence True for W. E. Lanchantin that were proposed as part of a West 82nd Street Historic District, along with 316 and 307-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

North Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Historic (upper stories)

Roof: Pitched - slate (replaced)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing
Areaway Wall/Fence Materials: Non-historic
Areaway Paving Material: Tile

References: Iver Peterson, "City to Look Into Ph.D. Use at Group-Therapy School," *NYT*, July 15, 1972, 30; LPC, Research files; NYC, Department of Buildings, ALT 645-1970, ALT 352-1985; Office of the Register, New York County, Deeds and Conveyances, Liber 312, p. 210 (June 4, 1958), Liber 272, p. 120, (April 3, 1973).

314 West 82nd Street

Borough of Manhattan Tax Map Block 1244, Lot 84
Date: 1893-94 (NB 1273-1893)
Architect/Builder: Clarence True
Original Owner: W. E. Lanchantin
Type: Row house
Style: Romanesque Revival with alterations
Stories: 4½
Material(s): Longmeadow sandstone

Special Windows: Round-arched windows

Significant Architectural Features: Rock-faced and smooth ashlar; three-story projecting bay with quoins and carved decoration; blind ox-eye with carved enframing; L-shaped stoop; arched entrance and window with carved surround; stepped gables on party and end walls

Alterations: Stoop partially resurfaced; sill lowered at first story; second story window reconfigured; glass-and-metal parapet wall; glass penthouse; metal vent in stoop wall; lights

Site Features: Non-historic metal fence and gates with intercom; gooseneck pipe; meters and spigots; concrete paved areaway

Notable History and Residents: No. 314 was purchased by Louise Wise Services in 1961 and converted into a home for girls. The house is once again a single-family residence. No. 314 is one of a trio of row houses designed by Clarence True for W. E. Lanchantin that were proposed as part of a West 82nd Street Historic District, along with 316 and 307-325 West 82nd Street, that was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

North Facade: Designed (historic, altered)

Stoop: Resurfaced

Door(s): Replaced primary door; service door replaced

Windows: Replaced

Security Grilles: Not historic (upper stories)

Roof: Pitched (replaced)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Non-historic metal fence and gate

Areaway Paving Material: Concrete

References: LPC Research files; NYC, Department of Buildings, Certificate of Occupancy 56015, July 2, 1962.

316 West 82nd Street

Borough of Manhattan Tax Map Block 1244, Lot 85

Date: 1895-96 (NB 936-1895)

Architect/Builder: Henry Anderson

Original Owner: Frederick Haas

Type: Tenement

Style: Renaissance Revival

Stories: 5

Material(s): Beige Roman brick; stone

Special Windows: Round-arched windows

Decorative Metal Work: Possibly historic fire escape

Significant Architectural Features: Basement and first story rusticated stone; stoop cheek walls with stylized lion heads; possibly historic under-stoop gate; porch with Ionic columns and carved frieze; Greek key molding above first story; slight projection of upper stories, rounded at edges; decorative stone pilasters, cartouches and frieze at second story; decorative surrounds at third and fourth story; arched windows with decorative moldings and columns; bas relief roundels and plaques; cornice with decorative frieze

Alterations: Intercoms at basement and main entrances; non-historic lights and conduits at entrance and basement; remote utility meter

Site Features: Possibly historic steps and railings in areaway; gooseneck pipe

Notable History and Residents: Built as a six-family tenement, 316 was converted into single room occupancy in 1941. It was converted back into apartments in 1969. No. 316 was proposed as part of a West 82nd Street Historic District, along with 310-314 and 307-325 West 82nd Street, which was heard in 1986. In 1992 the Commission moved to take no action on the proposal.

North Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Porch(es): Original

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Non-historic metal fence on possibly historic stone walls

Areaway Paving Material: Concrete

Facade Notes: Brick; metal coping

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; metal coping

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, partially painted; bulkhead; metal vent; wood fence at roof

References: LPC Research files; NYC, Department of Buildings, Certificates of Occupancy 29198, July 25, 1942, 68653, February 27, 1970.

318-326 West 82nd Street see 98 Riverside Drive

WEST 83RD STREET (ODD NUMBERS)

233 West 83rd Street (aka 2301-2305 Broadway)

Borough of Manhattan Tax Map Block 1231, Lot 7

Building Name: Amidon

Date: 1891-92 (NB 203-1891)

Architect/Builder: Edward L. Angell

Original Owner: Georgiana M. Amidon

Type: Flats

Style: Renaissance Revival with alterations

Stories: 7

Material(s): Brick; terra cotta

Special Windows: Arched windows at the fourth story

Decorative Metal Work: Third story corner metal balustrade; metal balconette at sixth story

Significant Architectural Features: Round-arched main entrance and flanking windows; stone stoop with historic cast-iron railings; elaborately-decorated window surrounds with curved bay corner from third to sixth stories; corbels under pilasters that flank arched windows at fourth story; recessed areaway with low-stone curb and historic cast-iron fencing;

Alterations: Windows replaced; cornice removed at roofline; storefronts renovated; cell phone towers on roof

South Facade: Designed (historic)

Stoop: Historic stoop (original gate under stoop)

Door(s): Original primary door

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Possibly historic (basement)

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

East Facade: Designed (historic, altered)

Facade Notes: Elaborately-decorated window surrounds with balconette at the third story, with canted bay corner from third to sixth stories; corbels under pilasters that flank arched windows at fourth story; non-historic store fronts

West Facade: Designed (historic) (partially visible)

Facade Notes: Brick facade with no design features; simple windows with molded stone sills; fire escape; gated alleyway

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; light court; water tower

References: NYC, Department of Buildings

243-255 West 83rd Street see **490 West End Avenue**

301 West 83rd Street see **483 West End Avenue**

307 West 83rd Street

Borough of Manhattan Tax Map Block 1245, Lot 69

Date: 1891-1892 (NB 1110-1891)

Architect/Builder: Lamb & Rich

Original Owner: Gerald L. Schuyler

Type: Row house

Style: Romanesque Revival with alterations

Stories: 4

Material(s): Brick; stone

Special Windows: Three round-arched windows at the fourth story

Significant Architectural Features: Two bay rusticated ground and first stories; banding at first story supports elaborately covered pilasters that flank single one-over-one window; balcony at third story with decorative metal mesh infill; coved, slightly projected bay at third and fourth stories, with three windows at third story and three arched windows separated by engaged columns, decorative metal scrolls, and seashell patterned terra-cotta ornament at the fourth story; dogtooth brickwork and terra-cotta gargoyles at cornice

Alterations: Stoop removed and entrance relocated; ground story resurfaced; areaway planter-box-wall replaced; some windows replaced; through-wall air conditioner at ground story; non-historic light fixtures; balustrade removed from cornice

Building Notes: One of six buildings designed by Lamb & Rich for Gerald L. Schuyler

Site Features: Recessed areaway

South Facade: Designed (historic, resurfaced)

Door(s): Replaced primary door

Stoop: Removed

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone and metal

Areaway Paving Material: Concrete

311 West 83rd Street (aka 309-315 West 83rd Street)

Borough of Manhattan Tax Map Block 1245, Lot 7501

Date: 1886-87; 1978-81 (NB 692-1886; ALT 914-1978)

Architect/Builder: J. E. Terhune; not determined

Original Owner: James Slattery; Post Associates

Type: Apartment House/Church

Style: Neo-Colonial

Stories: 6

Material(s): Brick

Significant Architectural Features: Arched main entrance, with triple row of decorative header bricks above; iron balconies at second through sixth stories; brick parapet with metal railings at roofline; flanking chimneys

Alterations: Through-wall air conditioners at the second story; canvas awning over entrance suspended by metal poles above at either side; non-historic light fixtures at main entrance; some of the doors at balconies have been replaced

Building Notes: Historic lot number 65 (originally lots 65-68); now condominium number 1001-1002.

Site Features: Brick planters and iron railing and fencing surrounds recessed areaway

Notable History and Residents: Originally designed by J. E. Terhune as four single-family dwellings in 1886-87, the buildings were combined and converted into a school in 1916. In 1933, the 13th Church of Christ Scientist purchased the building and occupied it as a church. Between 1978 and 1981, the building was sold and converted to two condominium units, one unit reserved for the church and a residential unit consisting of Class A apartments. In 1995 the church sold its unit to Aish HaTorah which has operated the Aish Center, a social and cultural center for young Jewish professionals, in the building since that time.

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

Areaway Wall/Fence Materials: Iron railings

Areaway Paving Material: Concrete

References: NYC, Department of Buildings, NB 691-1886, ALT 1681-1916, ALT 2411-1933, Certificate of Occupancy 81118, March 16, 1981; Office of the Register, New York County, Deeds and Conveyances, Liber 463, p. 353 and 419 (December 7 and 8, 1978).

317 West 83rd Street (aka 317-321 West 83rd Street)

Borough of Manhattan Tax Map Block 1245, Lot 61

Date: 1905 (NB 613-1905)

Architect/Builder: John E. Scharsmith

Original Owner: Julian Isaac

Type: Flats

Style: Beaux Arts

Stories: 6

Material(s): Brick; stone

Decorative Metal Work: Historic cast-iron railings and fencing surrounding recessed (sunken) areaway; historic elaborately decorated iron fire escape and security door at main entrance

Significant Architectural Features: Two story rusticated limestone base; wide limestone stoop with slightly projected, central main entrance; cartouche brackets flank entrance and act as support for iron balconette above; windows with stone lintels and sills throughout; recessed light court with elaborately decorated iron fire escape; decorative quoins from the third to fifth stories and frame paired windows with scrolled keystone that flank the light court; detailed cornice separate the fifth and sixth stories; stone-framed windows flanked by paired Corinthian pilasters at the sixth story; heavily bracketed denticulated cornice at roofline

Alterations: Non-historic light fixtures; windows replaced

Site Features: Deep areaway runs the width of the building.

South Facade: Designed (historic)

Stoop: Historic

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Iron

Areaway Paving Material: Concrete

West Facade: Not designed (historic)

Facade Notes: Brick facade

323 West 83rd Street

Borough of Manhattan Tax Map Block 1245, Lot 59

Date: 1897-98 (NB 513-1897)

Architect/Builder: Harry T. Howell

Original Owner: Thomas J. McGuire

Type: French Flat

Style: Renaissance Revival

Stories: 6

Material(s): Limestone; Blonde brick

Decorative Metal Work: Historic iron railings and fencing; iron fire escape; light fixtures

Significant Architectural Features: One-story rusticated limestone base; wide stone stoop with flanking newel posts with glass-and-iron light fixtures; arched main entrance featuring wood-and-glass double-leaf door with arched transom, flanked by engaged Ionic columns supporting iron balconette; band molding runs the width of the building and marks transition to the upper portion of the brick facade; enframed one-over-one double-hung windows featuring scrolled keystones at the fifth story and with bracketed stone lintels at the third, fourth and fifth stories; denticulated cornice at the fifth story; and a boxed cornice at the roofline

Alterations: Non-historic light fixtures at newel posts at main entrance stairs

Site Features: Recessed areaway with historic iron fencing

South Facade: Designed (historic)

Stoop: Historic

Door(s): Historic primary door

Windows: Replaced (upper stories); mixed (basement)

Security Grilles: Not visible (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Iron

Areaway Paving Material: Concrete

327 West 83rd Street (aka 325-327 West 83rd Street)

Borough of Manhattan Tax Map Block 1245, Lot 58

Date: 1898-99 (NB 11-1898)

Architect/Builder: H. E. Hartwell

Original Owner: William Call

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Decorative Metal Work: Historic iron areaway railings

Significant Architectural Features: Rusticated stone base; wide stone stoop with Doric engaged columns flanking main entrance, supporting decorative projecting cornice; retains transom and some historic details above entrance; stone window enframements with paired windows; decorative banding runs the width of the building at the second and fifth stories; possibly historic metal cornice at the roofline

Alterations: Main entrance doors replaced with tripartite metal-and-glass infill and door; iron railing replaced at stoop; non-historic light fixtures; metal fire escape that runs the length of main facade

Site Features: Cast-iron coal shoot door in areaway

South Facade: Designed (historic)
Stoop: Possibly historic
Door(s): Replaced primary door
Windows: Replaced (upper stories); mixed (basement)
Security Grilles: Possibly historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Cast-iron
Areaway Paving Material: Concrete

West Facade: Not designed (historic)
Facade Notes: Brick facade visible from first to sixth stories

329-337 West 83rd Street see 110-118 Riverside Drive

WEST 83RD STREET (EVEN NUMBERS)

262-270 West 83rd Street see 470 West End Avenue

300-308 West 83rd Street see 473 West End Avenue

310 West 83rd Street

Borough of Manhattan Tax Map Block 1245, Lot 30
Date: 1893 (NB 154-1893)
Architect/Builder: George F. Pelham
Original Owner: John H. Edelmeyer and William C. Morgan
Type: Row house
Style: Romanesque/Renaissance Revival
Stories: 3 and basement
Material(s): Brownstone

Decorative Metal Work: Possibly historic gate under stoop
Significant Architectural Features: Stoop with fluted newel posts and carved caps; carved foliate decoration at first story; paired windows at second and third stories with pilasters; single windows with molded surrounds, lintel with rosette at second story; cornice with Greek key motif in frieze
Alterations: Stoop painted, treads resurfaced; lights; transom possibly replaced, house number repainted; light and house number tiles at under stoop entrance; alarm; doorbells; motion sensor or camera
Site Features: Concrete-paved area way; part of historic areaway wall with foliate carving; non-historic fence and railings
Notable History and Residents: Richard Morgan, President of the Bankers Life Insurance Company, lived in the house with his family from 1894-1905.

North Facade: Designed (historic)

Stoop: Painted stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic (c. 1939) interior doors

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

Areaway Wall/Fence Materials: Historic wall (painted); non-historic fence and balustrade

Areaway Paving Material: Concrete

East Facade: Not designed (historic)

Facade Notes: Brick; conduit; open work masonry wall on party wall at rear enclosing garden; two chimneys

South Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; windows replaced; stone sills and lintels; corbelled brick cornice

References: Office of the Register, New York County, Deeds and Conveyances, Liber 35, p. 148 (July 24, 1894), Liber 108, p. 324 (August 1905); U. S. Census records, 1900.

312 West 83rd Street

Borough of Manhattan Tax Map Block 1245, Lot 31

Date: 1893 (NB 154-1893)

Architect/Builder: George F. Pelham

Original Owner: John H. Edelmeyer and William C. Morgan

Type: Row house

Style: Romanesque/Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Some rock-faced ashlar at basement; stoop with twisted newel posts, carved caps, and perforated balustrade; segmental-arched entrance with twisted colonettes and carved foliate frieze; transom with historic house numbering; windows with pilasters and colonettes at first and second stories; windows with decorative head and foliate ears; cornice with foliate frieze

Alterations: Stoop resurfaced and painted; possibly historic under stoop gate altered; lights and conduit; mailbox and doorbell under stoop; bird netting across cornice frieze; remote utility meter

Site Features: Historic areaway wall; concrete-paved areaway; non-historic railings

Notable History and Residents: Originally a single family home, 312 has been the home of the "Maison Sapho School of Dressmaking and Design" since 1948.

North Facade: Designed (historic)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic (c. 1939) interior doors

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Resurfaced and painted; non-historic railing

Areaway Paving Material: Concrete; steps painted

References: "Maison Sapho School of Dressmaking & Design" (<http://maisonsaphoschool.com/about.html>, accessed February 2, 2012); NYC, Department of Buildings, Certificate of Occupancy 34499, September 17, 1948.

314 West 83rd Street

Borough of Manhattan Tax Map Block 1245, Lot 32

Date: 1893 (NB 154-1893)

Architect/Builder: George F. Pelham

Original Owner: John H. Edelmeyer and William C. Morgan

Type: Row house

Style: Romanesque/Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Decorative Metal Work: Possibly historic under stoop gate

Significant Architectural Features: Rock-faced banding at basement; stoop with twisted newel posts, carved caps and perforated balustrade; entrance with twisted colonnettes and carved frieze; transom with historic house number; slightly projecting bay at second and third stories; windows at first and third stories with pilasters and colonnettes; carved plaques and spandrel; cornice with foliate frieze and colonnettes

Alterations: Stoop treads resurfaced; lights; doorbells/intercoms; windows replaced; security camera; remote utility meter; spigot

Site Features: Historic areaway wall; non-historic pipe railing at stairs; wood storage bin for trash receptacles

Notable History and Residents: No. 314 became a rooming house in 1953 when the upper floors were converted into Class B rooms. The house is currently being returned to single-family occupancy.

North Facade: Designed (historic, painted)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Door(s): Historic primary door; possibly historic (c.1939) interior doors

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing (part of sidewalk slab)

Areaway Wall/Fence Materials: Resurfaced; painted

Areaway Paving Material: Concrete

References: NYC, Department of Buildings, Certificate of Occupancy 43603, January 12, 1955; Job. 120126782-2009.

316 West 83rd Street

Borough of Manhattan Tax Map Block 1245, Lot 33

Date: 1893 (NB 154-1893)

Architect/Builder: George F. Pelham

Original Owner: John H. Edelmeyer and William C. Morgan

Type: Row house

Style: Romanesque/Renaissance Revival with alterations

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Egg-and-dart window heads in basement; carved foliate decoration at first story; paired windows at second and third stories with pilasters; single windows with molded surrounds, lintel with rosette at second story; cornice with Greek key motif in frieze

Alterations: Stoop removed; historic entrance converted to window; entrance relocated to basement; through-wall air conditioners; lower facade painted; spigot; wires; lights; house number

Site Features: Non-historic railings on concrete walls at areaway; concrete steps; grille covered by mat; wood storage bin for trash receptacles

Notable History and Residents: Originally a single-family home, 316 had become a multiple dwelling by the 1920s, offering both apartments and furnished rooms for rent. In 1969 it was converted into a Class "A" apartment building.

North Facade: Designed (historic, painted, upper facade cleaned)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

Areaway Wall/Fence Materials: Wall replaced; non-historic metal fence

Areaway Paving Material: Concrete

References: NYC, Department of Buildings, ALT 430-1941, ALT 1193-1969, Certificates of Occupancy 38131, January 1951, 74347, Mar 5, 1974; NYC, Department of Housing and Preservation, I-Cards.

320 West 83rd Street (aka 318-322 West 83rd Street)

Borough of Manhattan Tax Map Block 1245, Lot 34

Date: 1901-02 (NB 480-1901)

Architect/Builder: George F. Pelham

Original Owner: Elias Kempner

Type: Flats building

Style: Beaux Arts

Stories: 7

Material(s): Ironspot brick; stone; terra cotta

Decorative Metal Work: Possibly historic fire escape and railings across light court

Significant Architectural Features: H-shaped plan; two-story rusticated stone base; ironspot brick upper facade; entrance surround with acanthus molding, segmental pediment, and cartouche; possibly historic metal-and-glass door; chamfered reveals at light court; terra-cotta banding and stringcourse at seventh story; multi-story bowed bays with elaborately carved bases; balcony; windows with stone or terra-cotta flared lintels with elaborate keystones (including the light court); eared surrounds, some with segmental pediments; fire escape across light court; cornice
Alterations: Entrance altered; additional fire escapes; balcony on east pavilion altered for fire escape; cheek walls at entrance removed; lights; conduits; some brick replaced; remote utility meter

Site Features: Possibly historic metal fence at basement entrance; vertical pipe; conduit

North Facade: Designed (historic, some brick replaced)

Door(s): Possibly historic primary door; non-historic metal door at basement

Windows: Replaced

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, partially painted and parged; clay tile coping; stone sills and lintels; windows replaced, one at seventh story enlarged; brick chimney; pipes on roof

324 West 83rd Street

Borough of Manhattan Tax Map Block 1245, Lot 37

Date: 1901-02 (NB 480-1901)

Architect/Builder: George F. Pelham

Original Owner: Elias Kempner

Type: Flats building

Style: Beaux Arts

Stories: 7

Material(s): Ironspot brick; stone; terra cotta

Decorative Metal Work: Possibly historic fire escape

Significant Architectural Features: Rusticated stone base; ironspot brick upper facade; multi-story bowed bays with elaborately carved bases; terra-cotta banding and stringcourse at seventh story; stoop cheek walls with carved scrolls; balcony; windows with stone or terra-cotta flared lintels with elaborate keystones; eared surrounds; cornice

Alterations: Stoop walls painted, treads resurfaced; entrance transom and doors replaced; one window in basement painted over, another infilled with wood panels; balcony altered for fire escape; basement painted; lights; conduits; remote utility meters; alarms; signage; intercom; pipes; spigots

Building Notes: Historic wrought-iron re-installed on replacement doors

Site Features: Historic metal areaway fences; diamond plate stairs with pipe railing; areaway open under stoop

North Facade: Designed (historic, painted)

Stoop: Painted

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Historic metal fence; gate reinforced with mesh

Areaway Paving Material: Concrete

West Facade: Not designed (historic) (partially visible)

Facade Notes: Parged

326 West 83rd Street

Borough of Manhattan Tax Map Block 1245, Lot 39

Building Name: Gertrude

Date: 1896-98; 1963 (NB 1221-1896; ALT 1163-1963)

Architect/Builder: Howard C. Stone; Joseph Feingold

Original Owner: Joseph E. Weed

Type: French Flat

Style: None

Stories: 7

Material(s): White brick

Alterations: Facade replaced; entrance relocated; windows reconfigured; through-wall air conditioners; fire escape; cornice removed; lights; intercom

Site Features: Non-historic areaway wall, fence, and gate

Notable History and Residents: Built as flats for thirteen families, the building was briefly called the "Gertrude," possibly for Gertrude H. Hillenbrand who purchased the building in 1906. In 1930, five of the nine households recorded by census enumerators were taking in lodgers and by the 1940s the building was converted into a single room occupancy residence. In 1963, architect Joseph Feingold was hired to restore the building to use as an apartment building, it was at this time that the exterior was refaced.

North Facade: Designed (altered; replaced)

Stoop: Altered

Porch(es): Removed

Door(s): Altered primary door

Windows: Altered

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic walls and metal fence

South Facade: Not designed (historic, altered) (partially visible)

Facade Notes: Red brick, some replaced; spandrels parged; windows altered and replaced; fire escape; corrugated metal frieze

References: "Gertrude Apartments Sold by Operators," *NYT*, November 3, 1925, 45; NYC, Department of Buildings, Certificates of Occupancy 30287, July 12, 1944, 61689, June 28, 1965, ALT 3958-1939, ALT 1163-1963; "Out in Pajamas, Barefooted," *NYT*, February 21, 1911, 20; Office of the Register, New York County, Deeds and Conveyances Liber 116, p. 199 (May 31 1906).

328 West 83rd Street (aka 328-330 West 83rd Street)

Borough of Manhattan Tax Map Block 1245, Lot 40

Date: 1900-01 (NB 559-1900)

Architect/Builder: Clarence True

Original Owner: Herbert H. True

Type: Flats building

Style: Altered Renaissance Revival

Stories: 6

Material(s): Brick; brownstone

Significant Architectural Features: Quoins; alternating bands of brick and brownstone at first story; carved spandrels; brownstone lintels, sills, and stringcourses; possibly historic transom with house number

Alterations: Basement resurfaced; first story resurfaced and patched; brick repointed and replaced; entrance altered and door replaced prior to the mid-1980s; two windows at basement infilled; windows reconfigured and replaced; remote utility meter; intercom; lights; fuel pipe through basement window

Site Features: Possibly historic metal fence, with altered posts, on stone curb at basement entrance and areaway; concrete steps and paving

Notable History and Residents: Originally built as a six-family tenement, 328 included its architect, Clarence True, among its tenants. At the time of the 1930 census the building had become a lodging house for women. It was converted into a single room occupancy residence in 1940. It is now listed in Department of Buildings' records as an elevator apartment building.

North Facade: Designed (historic, resurfaced, patched, repointed)

Stoop: Removed

Door(s): Replaced primary door; basement door replaced

Windows: Replaced (upper stories); altered (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Possibly historic metal fence

Areaway Paving Material: Concrete

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick, repointed; clay tile coping; metal chimney stacks (from 332 West 83rd Street) attached to wall

References: NYC, Department of Buildings, ALT 1437-1940, Certificates of Occupancy 27609, April 25, 1941, 88019 December 16, 1985; U. S. Census records, 1930.

332 West 83rd Street

Borough of Manhattan Tax Map Block 1245, Lot 43

Date: 1898-99 (NB 730-1898)

Architect/Builder: Clarence True

Original Owner: Riverside Building Company

Type: Row house

Style: Elizabethan Revival

Stories: 5

Material(s): Red Roman brick; limestone

Special Windows: Segmental-arched leaded-glass window east of entrance

Decorative Metal Work: Metal gate at service entrance; balconette

Significant Architectural Features: Limestone base and detailing; three-story bow front with stone parapet in eastern bays; recessed segmental-arched entrance with carved limestone reveals, flanked by pilasters supporting an entablature; glass-and-wood door; segmental-arched service entrance with gate and wood-and-glass door; upper windows with keyed surrounds; balconette at second story; pilasters on fourth story; gable with elaborate dormer and similar dormer; brick chimneys on party wall

Alterations: Doorbells; razor wire; remote utility meter; box with conduit

Building Notes: Window screens and lights with conduits were in place at the time of the building's designation as an individual landmark in 1991.

Site Features: Historic metal fence; metal ladder to cellar

Notable History and Residents: The house was owned by Robert E. Dowling, president of the City Investing Company one of the city's major real estate firms until his death in 1943. It was converted to apartments in 1944. The building was designated a New York City Landmark in 1991.

North Facade: Designed (historic)

Door(s): Historic primary door; possibly historic doors in basement and service entrance

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Historic (upper stories); historic (basement)

Roof: Pitched - pantiles (possibly historic)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Historic metal fence

Areaway Paving Material: Concrete and stone

References: LPC, 332 West 83rd Street House Designation Report (LP-1676) (New York: City of New York, 1991)

334 West 83rd Street see 107-109 Riverside Drive

WEST 84TH STREET (ODD NUMBERS)

255 West 84th Street (aka 253-265 West 84th Street; 2319-2331 Broadway)

Borough of Manhattan Tax Map Block 1232, Lot 7501

Building Name: The Alameda

Date: 1914-15 (NB 300-1914)

Architect/Builder: Gaetan Ajello

Original Owner: Paterno Construction Company

Type: Apartment building with commercial ground floor

Style: Renaissance Revival with alterations

Stories: 12

Material(s): Brick; stone

Significant Architectural Features: Rusticated stone base, brick facade; central entrance with metal-and-glass double-leaf door, with stone enframements featuring channeled stone pilasters with central cartouche keystone and denticulated cornice; stone cornice wraps building at second story and acts as sills for windows; a channeled stone frieze wraps the building, a spandrel panel under each window, features foliate designs and central cartouche; stone banding wraps the facade at the sixth and 14th stories featuring balustraded balconettes with paired brackets at several windows

Alterations: Storefronts altered; windows replaced; elements of stone window enframements removed at several stories; facade repointed; cornice removed and parapet work; canvas awnings at storefront windows

Building Notes: Originally lot 11, it is now condominium lots 1001 and 1002.

Site Features: Corner lot

South Facade: Designed (historic, repointed, some brick replaced)

Door(s): Replaced primary door; several storefront entrances

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Storefront(s): Replaced

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Designed (historic)

Facade Notes: Rusticated stone base, brick facade; central entrance with metal-and-glass double-leaf door, with stone enframements featuring channeled stone pilasters with central cartouche keystone and denticulated cornice; stone cornice wraps building at second story and acts as sills for windows at this story; a channeled stone frieze wraps the building, a spandrel panel under each window, features foliate designs and central cartouche; stone banding wraps facade at sixth and 14th stories featuring balustraded balconettes with paired brackets at several windows

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade with no ornament, one-over-one windows with molded stone sills; gated service alleyway

References: NYC, Department of Buildings, ALT 100261404-1991; ALT 100600468-1993, ALT 100655774-1993; ALT 100800938-1994; ALT 102228304-1998, ALT 102222569-1998, ALT 102222578-1998, ALT 102222587-1998

267-281 West 84th Street see 500 West End Avenue

301-303 West 84th Street see 505 West End Avenue

305 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 28

Date: 1900 (NB 33-1900)

Architect/Builder: Ross & McNeil

Original Owner: Matthews & Eppenstein

Type: Row house

Style: Beaux Arts

Stories: 4

Material(s): Brick; limestone

Special Windows: Dormer window at roof

Decorative Metal Work: Historic and non-historic iron security grilles at first story windows; iron railing at stoop

Significant Architectural Features: Three story projected square bay topped with balustrade; central entrance with wood-and-glass double leaf door; one-story rusticated limestone base; brick facade at upper stories with decorative quoins at corners, from second to third stories; astragal belt course below second story window; with astragal belt course below; segmental pediment above center window at second story; stone enframements at third and fourth story windows; bracketed cornice; dormer and split cornice at roofline; clay tile mansard roof flanking chimneys

Alterations: Non-historic address plaque and light fixtures at main entrance; non-historic metal security door at secondary entrance

Building Notes: One of six mid-block rowhouses built to follow an ABBBAA pattern.

Site Features: Metal hatch set in raised stone curb

South Facade: Designed (painted)

Stoop: Possibly historic

Door(s): Possibly historic primary door

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Roof: Pitched - clay tile (historic)

Notable Roof Features: Mansard roof

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Paving Material: Concrete

307 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 127
Date: 1900 (NB 33-1900)
Architect/Builder: Ross & McNeil
Original Owner: Matthews & Eppenstein
Type: Row house
Style: Beaux Arts
Stories: 4
Material(s): Brick; limestone

Special Windows: Dormer window at roof;

Decorative Metal Work: Decorative metalwork inset in wood-and-glass double-leaf doors; iron security window grille and door

Significant Architectural Features: One-story rusticated limestone base; brick facade at upper stories with decorative quoins at corners from second to third stories; central entrance with astragal belt course and balustrade below second story window; second story windows features limestone enframement with segmental pediment; stone enframements at third and fourth story paired windows; bracketed cornice; dormer and split cornice at roofline; clay tile mansard roof flanking chimneys

Alterations: Painted base; non-historic light fixture and address plaque at main entrance; stoop painted; windows replaced

Building Notes: One of six mid-block rowhouses built to follow an ABBBAA pattern.

Site Features: Metal hatch set in raised stone curb

South Facade: Designed (painted, lower portion painted)

Door(s): Possibly historic primary door; secondary entrance

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Roof: Pitched - clay tile (historic)

Notable Roof Features: Mansard roof

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

309 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 27
Date: 1900 (NB 33-1900)
Architect/Builder: Ross & McNeil
Original Owner: Matthews & Eppenstein
Type: Row house
Style: Beaux Arts
Stories: 4
Material(s): Brick; limestone

Special Windows: Stained-glass window at first story; dormer window at roof; segmentally-arched windows at fourth story.

Decorative Metal Work: Historic iron window security grilles at first story windows

Significant Architectural Features: Rusticated limestone base with decorative cartouche above main entrance; historic wood-and-glass double-leaf doors; slightly curved facade from second to fourth stories; full limestone window enframements at windows from second to fourth stories some with ornate keystones; astragal belt course below second and fourth story windows; denticulated cornice with balustrade above; clay tile mansard roof flanking chimneys

Alterations: Stoop resurfaced; non-historic light fixtures at main entrance; small louvered vent opening at first story

Building Notes: One of six mid-block rowhouses built to follow an ABBBAA pattern.

Site Features: Metal hatch set in raised stone curb

South Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Original primary door; secondary entrance

Windows: Mixed

Security Grilles: Possibly historic (upper stories)

Roof: Pitched - clay tile (historic)

Notable Roof Features: Mansard roof

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

311 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 26

Date: 1900 (NB 33-1900)

Architect/Builder: Ross & McNeil

Original Owner: Matthews & Eppenstein

Type: Row house

Style: Beaux Arts with alterations

Stories: 4

Material(s): Brick; limestone

Special Windows: Dormer window at roof; segmental-arched windows at fourth story

Significant Architectural Features: Rusticated limestone base; slightly curved facade from second to fourth stories; full limestone window enframements at windows from second to fourth stories one with ornate keystones; astragal belt course below second and fourth story windows; denticulated cornice with balustrade above; clay tile mansard roof flanking chimneys

Alterations: First story reconfigured, secondary entrance removed and window opening enlarged; bracketed balustrade over main entrance removed; non-historic light fixtures at entrance; enclosed areaway with raised stone curbing and metal fencing; non-historic iron railings at main entrance

Building Notes: One of six mid-block rowhouses built to follow an ABBBAA pattern.

Site Features: Enclosed areaway with raised stone curbing and metal fencing; metal hatch set in raised stone curb; non-historic iron railings

South Facade: Designed (historic, limestone painted first story and window enframements)

Stoop: Possibly historic

Door(s): Possibly historic primary door

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Roof: Pitched - clay tile (possibly historic)

Notable Roof Features: Mansard roof

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Iron

Areaway Paving Material: Stone/metal

315 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 125

Date: 1900 (NB 33-1900)

Architect/Builder: Ross & McNeil

Original Owner: Matthews & Eppenstein

Type: Row house

Style: Beaux Arts

Stories: 4

Material(s): Brick; limestone

Special Windows: Dormer window at roof; segmentally-arched windows at fourth story

Decorative Metal Work: Iron security doors at main entrance; possibly historic window grille; metal security door at secondary entrance

Significant Architectural Features: Rusticated limestone base with decorative cartouche above main entrance; slightly curved facade from second to fourth stories; full limestone window enframements at windows from second to fourth stories some with ornate keystones; astragal belt course below second and fourth story windows; denticulated cornice with balustrade above; clay tile mansard roof flanking chimneys

Alterations: Windows replaced; non-historic light fixtures at main entrance; non-historic iron railings

Building Notes: One of six mid-block rowhouses built to follow an ABBBAA pattern.

Site Features: Metal hatch set in raised stone curb; non-historic iron railings

South Facade: Designed (historic)

Stoop: Possibly historic

Door(s): Possibly historic primary door; secondary entrance

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Roof: Pitched - clay tile (possibly historic)

Notable Roof Features: Mansard roof

Cornice: Historic

Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Stone/iron
Areaway Paving Material: Concrete

317 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 25
Date: 1900 (NB 33-1900)
Architect/Builder: Ross & McNeil
Original Owner: Matthews & Eppenstein
Type: Row house
Style: Beaux Arts
Stories: 4
Material(s): Brick; limestone

Special Windows: Segmentally-arched dormer window with cartouche keystone; stained-glass window at first story

Decorative Metal Work: Possibly historic metal security doors at main entrance; iron security grille at first story; iron railings

Significant Architectural Features: One-story rusticated limestone base; brick facade at upper stories with decorative quoins at corners; central entrance with astragal belt course and balustrade below second story window; segmental pediment with astragal belt course and balustrade below center window at second story; stone enframements at third and fourth story paired windows; bracketed cornice; dormer and split cornice at roofline; clay tile mansard roof flanking chimneys

Alterations: Hood removed at main entrance; non-historic light fixtures at main and secondary entrance; metal mail box; metal hatch set in raised stone curb

Building Notes: One of six mid-block rowhouses built to follow an ABBBAA pattern.

Site Features: Metal hatch set in raised stone curb; non-historic iron railings.

South Facade: Designed (historic, lower portion of facade painted)

Stoop: Possibly historic

Door(s): Replaced primary door; secondary entrance

Windows: Mixed

Security Grilles: Historic (upper stories)

Roof: Pitched - clay tile (possibly historic)

Notable Roof Features: Mansard roof

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

319 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 24

Date: 1893-94 (NB 274-1893)

Architect/Builder: George F. Pelham

Original Owner: John & David Dunn

Type: Row house

Style: Romanesque Revival with alterations

Stories: 3 and basement

Material(s): Brownstone; brick

Special Windows: Three arched windows with central foliate keystone at center bay window at third story.

Decorative Metal Work: Iron gate and fencing surrounding areaway;

Significant Architectural Features: Rusticated brownstone base; decorative foliate ornament on base of the slightly bowed bay window at second story, capped by a stone cornice; round-arched windows at third story; historic bracketed iron cornice with shallow shed roof.

Alterations: Stoop removed; windows replaced; non-historic light fixtures; non-historic metal and glass door at main entrance

Building Notes: One of seven mid-block rowhouses built to follow an AB pattern.

Site Features: Low brownstone wall with planter surrounds recessed areaway with concrete paving; stone stairs lead to main entrance; metal grate in areaway

South Facade: Designed (painted, resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Mixed (basement)

Roof: Pitched - asphalt shingles (possibly historic)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone and metal

Areaway Paving Material: Concrete

321 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 123

Date: 1893-94 (NB 274-1893)

Architect/Builder: George F. Pelham

Original Owner: John & David Dunn

Type: Row house

Style: Romanesque Revival with alterations

Stories: 3 and basement

Material(s): Brownstone; brick

Decorative Metal Work: Security grilles

Significant Architectural Features: Rusticated stone base; decorative foliate ornament on door enframements design is repeated at spandrel panels at third story; decorative bracketed cornice

with Greek key molding and shallow shed roof.

Alterations: Stoop reinstalled; windows replaced; door reframed with non-historic wood-and-glass door at main entrance; metal vent at roof

Building Notes: One of seven mid-block rowhouses built to follow an AB pattern; the original entry door possibly reinstalled in the entryway below the stoop

Site Features: Low brownstone wall with planter surrounds recessed areaway with concrete paving; stone stairs lead to secondary entrance; stone curb with iron fencing surrounding areaway

South Facade: Designed (resurfaced)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Roof: Pitched - asphalt shingles (replaced)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Brick

323 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 23

Date: 1893-94 (NB 274-1893)

Architect/Builder: George F. Pelham

Original Owner: John & David Dunn

Type: Row house

Style: Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone; brick

Special Windows: Three round-arched windows at third story; bay window at second story

Decorative Metal Work: Iron security grille at basement windows and security door at secondary entrance

Significant Architectural Features: Rusticated brownstone base; original stone stoop with stone railings; possibly historic wood-and-glass double door; decorative foliate ornament on base of the slightly bowed bay window at second story, capped by a stone cornice; arched windows at third story; original bracketed iron cornice with shallow shed roof

Alterations: Windows replaced; through-wall air conditioners; main entrance door replaced with period door; non-historic light fixture at main and secondary entrances

Building Notes: One of seven mid-block rowhouses built to follow an AB pattern

Site Features: Low-brownstone wall with planter surrounds recessed areaway with concrete paving; stone stairs lead to secondary entrance

South Facade: Designed (historic)

Stoop: Removed

Door(s): Historic primary door; secondary entrance under stoop

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Stone/metal
Areaway Paving Material: Concrete

325 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 22

Date: 1893-94 (NB 274-1893)
Architect/Builder: George F. Pelham
Original Owner: John & David Dunn
Type: Row house
Style: Romanesque Revival
Stories: 3 and basement
Material(s): Brownstone; brick

Significant Architectural Features: Rusticated stone base; ornately decorated stone newel posts at stairs; decorative foliate ornament on door enframements design is repeated at spandrel panels at third story; decorative bracketed cornice with Greek key design and shallow shed roof

Alterations: Windows replaced; main entrance door replaced with non-historic wood door; non-historic light fixtures at main and secondary entrances; utility meters at basement

Building Notes: One of seven mid-block rowhouses built to follow an AB pattern

Site Features: Low-brownstone wall with planter surrounds recessed areaway with concrete paving; stone stairs lead to secondary entrance; iron fencing and gate at areaway

South Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; secondary entrance under stoop

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Roof: Pitched - asphalt shingles (historic)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

327 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 121

Date: 1893-94 (NB 274-1893)

Architect/Builder: George F. Pelham

Original Owner: John & David Dunn

Type: Row house

Style: Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone; brick

Special Windows: Three round-arched windows at third story

Significant Architectural Features: Rusticated brownstone base; original stone stoop with stone railings; possibly historic wood-and-glass double door; decorative foliate ornament on base of the slightly bowed bay window at second story, capped by a stone cornice; arched windows at third story; original bracketed iron cornice with shallow shed roof

Alterations: Some windows replaced; non-historic light fixtures at main and secondary entrances, doors at main entrance replaced with period wood-and-glass doors

Building Notes: One of seven mid-block rowhouses built to follow an AB pattern

Site Features: Low brownstone wall with planter surrounds recessed areaway with concrete paving; stone stairs lead to secondary entrance

South Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; secondary entrance under stoop

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Roof: Pitched - asphalt shingles (historic)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

329 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 21

Date: 1893-94 (NB 274-1893)

Architect/Builder: George F. Pelham

Original Owner: John & David Dunn

Type: Row house

Style: Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone; brick

Special Windows: Three round-arched windows at third story; center bay window at second story

Significant Architectural Features: Rusticated stone base; ornately decorated stone newel posts at stairs; decorative foliate ornament on door enframements, design is repeated at spandrel panels at third story; decorative cornice with shallow shed roof

Alterations: Facade painted; windows and main entrance door replaced with modern glass-and-metal door; through-the-wall air conditioner

Building Notes: One of seven mid-block rowhouses built to follow an AB pattern.

Site Features: Low-brownstone wall with planter surrounds recessed areaway with concrete paving; stone stairs lead to secondary entrance

South Facade: Designed (painted)

Stoop: Painted stoop (Gate under stoop - replaced)

Door(s): Replaced primary door; secondary entrance under stoop

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Roof: Pitched - asphalt shingles (possibly historic)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

331 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 20

Date: 1893-94 (NB 274-1893)

Architect/Builder: George F. Pelham

Original Owner: John & David Dunn

Type: Row house

Style: Romanesque Revival with alterations

Stories: 3 and basement

Material(s): Brownstone; brick

Special Windows: Three round-arched windows at third story; center bay window at second story

Significant Architectural Features: Rusticated brownstone base; original stone stoop with stone railings; possibly historic wood-and-glass double door; decorative foliate ornament on base of the slightly bowed bay window at second story, capped by a stone cornice; original bracketed iron cornice with shallow shed roof

Alterations: Shed roof and cornice replaced with multi-light skylight; through-wall-air conditioners

Building Notes: One of seven mid-block rowhouses built to follow an AB pattern.

Site Features: Low brownstone wall with planter surrounds recessed areaway with concrete paving; stone stairs lead to secondary entrance

Notable History and Residents: Home to the United Farm Workers Service Center, Inc. from 1973 to 1986

South Facade: Designed (historic)

Stoop: Historic stoop (historic gate under stoop)

Door(s): Historic primary door; secondary entrance under stoop possibly historic

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Stone
Areaway Paving Material: Concrete paving

References: "Coast Farm Strikers Picket Here," *NYT*, April 21, 1973, 31; "Farm Workers' Town House: Union Made Sale," *NYT*, April 14, 1985, R1; NYC, Department of Buildings, Certificate of Occupancy 73860-1973.

333 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 19
Date: 1893-94 (NB 274-1893)
Architect/Builder: George F. Pelham
Original Owner: John & David Dunn
Type: Row house
Style: Romanesque Revival
Stories: 4 and basement
Material(s): Brownstone; brick

Significant Architectural Features: Rusticated stone base; historic wood-and-glass double door with transom; decorative foliate ornament on door enframements, design is repeated at spandrel panels at third story; decorative bracketed cornice

Alterations: Facade painted; stoop added at a later date; windows replaced at first story; window added at fourth story middle bay; non-historic light fixtures at main and secondary entrances

Building Notes: One of seven mid-block rowhouses built to follow an ABA pattern

Site Features: Low brownstone wall with planter surrounds recessed areaway with concrete paving; stone stairs lead to secondary entrance

South Facade: Designed (painted, resurfaced)

Stoop: Replaced stoop (Gate under stoop - replaced)

Door(s): Possibly historic primary door; secondary entrance under stoop possibly historic

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Roof: Pitched - asphalt (possibly historic)

Notable Roof Features: shallow shed roof

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

335 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 118

Date: 1893-94 (NB 274-1893)

Architect/Builder: George F. Pelham

Original Owner: John & David Dunn

Type: Row house

Style: Romanesque Revival

Stories: 4 and basement

Material(s): Brownstone; brick

Special Windows: Bowed bay window on second story; two round-arched windows at third story

Decorative Metal Work: Original historic scrolled bottom cast-iron security grilles at first story parlor windows, and historic security grilles at basement windows

Significant Architectural Features: Rusticated brownstone base; original stone stoop with stone railings; possibly historic wood-and-glass double door; decorative foliate ornament on base of the bowed bay second story window, capped by a stone cornice; ogee-arched molding above windows at third story; original bracketed iron cornice

Alterations: Windows replaced; non-historic light fixtures at main entrance and secondary entrance.

Building Notes: One of three mid-block rowhouses built to follow an ABA pattern

Site Features: Low-brownstone wall surrounds recessed areaway with concrete paving; stone stairs lead to secondary entrance

South Facade: Designed (historic)

Stoop: Original stoop (historic gate under stoop)

Door(s): Possibly historic primary door; secondary entrance under stoop possibly historic

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Historic (upper stories); possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

337 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 18

Date: 1893-94 (NB 274-1893)

Architect/Builder: George F. Pelham

Original Owner: John & David Dunn

Type: Row house

Style: Romanesque Revival

Stories: 4 and basement

Material(s): Brownstone; brick

Special Windows: Three rounded-arched windows at fourth story

Decorative Metal Work: Original historic scrolled bottom cast-iron security grilles at first story parlor windows, and historic security grilles at basement windows

Significant Architectural Features: Rusticated brownstone base; original stone stoop with stone railings; historic wood-and-glass double door; decorative foliate ornament on door enframements design is repeated at spandrel panels at third story; arched windows with central foliate keystone at fourth story; original bracketed iron cornice

Alterations: Some windows replaced; non-historic light fixtures at main entrance and secondary entrance.

Building Notes: One of three mid-block rowhouses built to follow an ABA pattern

Site Features: Low brownstone wall surrounds recessed areaway with concrete paving; stone stairs lead to secondary entrance.

South Facade: Designed (historic)

Stoop: Original stoop (original gate under stoop)

Door(s): Possibly historic primary door; secondary entrance under stoop possibly historic

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Historic (upper stories); possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

339 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 17

Date: 1893-94 (NB 274-1893)

Architect/Builder: George F. Pelham

Original Owner: John & David Dunn

Type: Row house

Style: Romanesque Revival

Stories: 4 and basement

Material(s): Brownstone; brick

Special Windows: Second-story bay window; two rounded-arched windows at third story.

Decorative Metal Work: Original historic scrolled bottom cast-iron security grilles at first story parlor windows, and historic security grilles at basement windows

Significant Architectural Features: Original stone stoop with stone railings; historic wood-and-glass double door; decorative foliate ornament on base of the second story bay window; capped by a stone cornice; ogee-arched moldings above third story windows; original bracketed iron cornice

Alterations: Some windows replaced; non-historic light fixtures at main entrance and secondary entrance

Building Notes: One of three mid-block rowhouses built to follow an ABA pattern

Site Features: Low brownstone wall surrounds recessed areaway with concrete paving; stone stair lead to secondary entrance

South Facade: Designed (historic)

Stoop: Original stoop (original gate under stoop)

Door(s): Possibly historic primary door; secondary entrance under stoop possibly historic

Windows: Mixed (upper stories); possibly historic (basement)
Security Grilles: Historic (upper stories); possibly historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Brownstone
Areaway Paving Material: Concrete

341 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 16
Date: 1900 (NB 98-1900)
Architect/Builder: George F. Pelham
Original Owner: Peter Wagner
Type: Row house
Style: Romanesque Revival
Stories: 5
Material(s): Limestone; brick

Decorative Metal Work: Original historic scrolled bottom cast-iron security grilles at first story parlor windows, and historic security grilles at basement windows

Significant Architectural Features: Original stone stoop with stone railings featuring portholes and decorative foliate ornament on newel post; the same ornament is repeated on door and window surrounds and at base of oriel window with a central cartouche; the window bay is slightly bowed at second and third stories, capped by a stone cornice; keystone above the fourth story windows; topped by a bracketed iron cornice with Renaissance inspired ornament

Alterations: Some windows replaced; non-historic light fixtures at main entrance and secondary entrance

Building Notes: One of three mid-block rowhouses built to follow an ABA pattern

Site Features: Low limestone wall surrounds recessed areaway, stone stairs lead to secondary entrance

South Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; secondary entrance under stoop

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Original (upper stories); original (basement)

Cornice: Original

Sidewalk Material(s): concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Limestone

Areaway Paving Material: Concrete

343 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 115

Date: 1900 (NB 98-1900)

Architect/Builder: George F. Pelham

Original Owner: Peter Wagner

Type: Row house

Style: Romanesque Revival

Stories: 5

Material(s): Limestone; brick

Decorative Metal Work: Original historic scrolled bottom cast-iron security grilles at first story parlor windows; historic security grilles at basement windows

Significant Architectural Features: Original stone stoop with stone railings featuring portholes and decorative foliate ornament on newel posts, rusticated first and second story; foliate ornament is repeated on door and window surrounds and at base of oriel window with a central cartouche; central second story window with pediment; the window bay is slightly bowed at second and third stories, capped by a stone cornice; keystone above the fourth story windows; topped by a bracketed iron cornice with Renaissance-inspired ornament

Alterations: Some windows replaced; non-historic light fixtures at main entrance and secondary entrance

Building Notes: One of three identical mid-block rowhouses

Site Features: Low limestone wall surrounds recessed areaway; stone stairs lead to secondary entrance

South Facade: Designed (historic)

Stoop: Original stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; secondary entrance under stoop

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Original (upper stories); original (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Limestone

Areaway Paving Material: Concrete

345 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 15

Date: 1900 (NB 98-1900)

Architect/Builder: George F. Pelham

Original Owner: Peter Wagner

Type: Row house

Style: Romanesque Revival

Stories: 5

Material(s): Limestone; brick

Decorative Metal Work: Original historic scrolled bottom cast-iron security grilles at first story parlor windows, and historic security grilles at basement windows

Significant Architectural Features: Original stone stoop with stone railings featuring portholes and decorative foliate ornament on newel posts, the same ornament is repeated on door and window surrounds and at base of oriel bay window with a central cartouche; the window bay is slightly bowed at second and third stories, capped by a stone cornice; keystone above the fourth story windows; topped by a bracketed iron cornice with Renaissance inspired ornament.

Alterations: Some windows replaced; non-historic light fixtures at main entrance and secondary entrance

Building Notes: One of three identical mid-block rowhouses

Site Features: Low limestone wall surrounds recessed areaway, stone stairs lead to secondary entrance

South Facade: Designed (historic)

Stoop: Original stoop (historic gate under stoop)

Door(s): Original primary door; secondary entrance under stoop

Windows: Mixed (upper stories); historic (basement)

Security Grilles: Original (upper stories); original (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Limestone

Areaway Paving Material: Brick

347 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 14

Date: 1888-89 (NB 1013-1888)

Architect/Builder: Joseph M. Dunn

Original Owner: Nathan Murray

Type: Row house

Style: Queen Anne with Neo-Grec elements

Stories: 3 and basement

Material(s): Brownstone, brick

Decorative Metal Work: Historic cast-iron security grille at basement windows

Significant Architectural Features: Rusticated base; high stone stoop; projecting pedimented entrance porch with Corinthian columns and pilasters; elaborate pedimented window enframements at the first and second story; fluted pilaster and bracketed sills at all windows; historic modillioned metal cornice

Alterations: Some windows replaced; through-wall air conditioner at the first story; non-historic light fixtures at both entrances; terra cotta 6" x 6" tiles in areaway

Site Features: Terra-cotta ornately-carved low wall surrounding recessed areaway with terra cotta 6" x 6" tiles in areaway; under stoop entrance on west side and segmentally arched window on the east side of stoop

South Facade: Designed (historic)

Stoop: Historic stoop (historic gate under stoop)

Door(s): Original primary door; secondary entrance under stoop not visible

Windows: Mixed (upper stories); historic (basement)

Security Grilles: Historic (basement)

Storefront(s): Removed

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Terra cotta

Areaway Paving Material: Glazed tile

349 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 113

Date: 1896-97 (NB 1101-1896)

Architect/Builder: Clarence True

Original Owner: Richard G. Platt

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Cruciform windows at fifth story; arched windows at fourth story

Decorative Metal Work: Cast-iron fencing, gate and newel posts at areaway; cast-iron railings at main entrance stairs

Significant Architectural Features: Rusticated stone base; angled projecting bay; elaborate entrance portico supported by Ionic columns, followed by denticulated cornice and ornamental frieze at the balcony; door at second story features stone enframements with angled pediment; one-over-one windows at second and third stories, with keystone, stone lintels and stone sills; balconette at fourth story with historic iron railings

Alterations: Non-historic metal security grilles at first story windows; non-historic light fixtures; secondary entrance door changed to window

Building Notes: One of the series of building following ABBBA pattern

Site Features: End of row, low stone curb with original iron fencing, gate and newel posts surrounds recessed areaway

South Facade: Designed (historic)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; secondary entrance under stoop

Windows: Possibly historic (upper stories); possibly historic (basement)

Security Grilles: Not historic (upper stories); possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone and iron

Areaway Paving Material: Stone and concrete

351 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 13

Date: 1896-97 (NB 1101-1896)

Architect/Builder: Clarence True

Original Owner: Richard G. Platt

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Cruciform windows at fifth story; arched windows at fourth story

Decorative Metal Work: Historic cast-iron fencing, gate and newel posts at areaway; cast-iron railings at main entrance stairs; metal security grille at basement windows and in areaway

Significant Architectural Features: Rusticated stone base; curved projecting bay from first through fourth stories; elaborate entrance portico supported by Ionic columns, followed by denticulated cornice; ornamental frieze below second-story windows and at the balcony; door at second story features stone enframements with angled pediment; windows at second and third stories, with keystone, stone lintels and stone sills; round-arched windows with keystones and balconette at fourth story; rusticated masonry at fourth story; denticulated cornice with solid balustraded parapet above

Alterations: Metal security grilles at first story windows,

Building Notes: One of the series of building following ABBBA pattern

Site Features: Low stone curb with original iron fencing, gate and newel posts surrounds areaway

South Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Possibly historic primary door

Windows: Possibly historic (upper stories); possibly historic (basement)

Security Grilles: Not historic (upper stories); possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone and cast-iron

Areaway Paving Material: Stone

353 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 12

Building Name: Congregation B'nai Israel Chaim

Date: 1896-97 (NB 1101-1896)

Architect/Builder: Clarence True

Original Owner: Richard G. Platt

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Cruciform windows at fifth story; round-arched windows at fourth story

Decorative Metal Work: Cast-iron fencing, gate and newel posts at areaway; cast-iron railings at main entrance stairs

Significant Architectural Features: Rusticated stone base; curved projecting bay from first through fourth stories; elaborate entrance portico supported by Ionic columns, followed by denticulated cornice; ornamental frieze below second-story windows and at the balcony; door at second story features stone enframements with angled pediment; windows at second and third stories, with keystone, stone lintels and stone sills; round-arched windows with keystones and balconette at fourth story; rusticated masonry at fourth story; denticulated cornice with solid balustraded parapet above

Alterations: Black-and-gold painted wood signage on portico

Building Notes: One of the series of building following ABBBA pattern; converted to Synagogue in 1955.

Site Features: Low stone curb with original iron fencing, gate and newel posts surrounds areaway

South Facade: Designed (historic)

Windows: Possibly historic (upper stories); possibly historic (basement)

Security Grilles: Not historic (upper stories); historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone and iron

Areaway Paving Material: Stone and concrete

References: NYC, Department of Buildings, Certificate of Occupancy 43883-1955.

355 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 111

Date: 1896-97 (NB 1101-1896)

Architect/Builder: Clarence True

Original Owner: Richard G. Platt

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Cruciform windows at fifth story; arched windows with keystone at fourth story
Decorative Metal Work: Cast-iron fencing, gate and newel posts at areaway; cast-iron railings at fourth story

Significant Architectural Features: Rusticated stone base; curved projecting bay; elaborate entrance portico supported by Ionic columns, followed by denticulated cornice and ornamental frieze at the balcony; door at second story features stone enframements with angled pediment; windows at second and third stories with keystone, stone lintels and stone sills; balconette at fourth story with historic iron railings

Alterations: Windows replaced

Building Notes: One of the series of building following ABBBA pattern

Site Features: Low stone curb with original iron fencing, gate and newel posts surrounds areaway

Notable History and Residents: Boyhood home of Arnold Rothstein (1882-1928), widely reported to be behind baseball's Black Sox Scandal in 1919, when the World Series was fixed.

South Facade: Designed (historic)

Stoop: Possibly historic

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone and iron

Areaway Paving Material: Stone and concrete

357 West 84th Street

Borough of Manhattan Tax Map Block 1246, Lot 11

Date: 1896-97 (NB 1101-1896)

Architect/Builder: Clarence True

Original Owner: Richard G. Platt

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Cruciform windows at fifth story; round-arched windows at fourth story

Decorative Metal Work: Elaborately-decorated iron security door at main entrance and secondary entrance; cast-iron fencing, gate and newel posts at areaway; cast-iron railings at main entrance stairs

Significant Architectural Features: Rusticated stone base; angled projecting bay from first through fourth stories; elaborate entrance portico supported by Ionic columns, followed by denticulated cornice; ornamental frieze below second-story windows and at the balcony; door at second story features stone enframements with angled pediment; windows at second and third stories, with keystone, stone lintels and stone sills; round-arched windows with keystones and balconette at fourth story; rusticated masonry at fourth story; denticulated cornice

Alterations: Some windows replaced, non-historic light fixtures at main entrance; glazed ceramic tile at stair risers and terra-cotta tile stairs leading to main entrance; modern security camera at main entrance; solid balustraded parapet above roofline

Building Notes: One of the series of building following ABBBA pattern

Site Features: Low stone curb with original iron fencing, gate and newel posts surrounds areaway

South Facade: Designed (historic)

Stoop: Historic

Door(s): Historic primary door; secondary door with metal security grille possibly historic

Windows: Mixed (upper stories); historic (basement)

Security Grilles: Historic (upper stories); historic (basement)

Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Stone, cast-iron
Areaway Paving Material: Stone

West Facade: Not designed (historic) (partially visible)

359 West 84th Street see 120 Riverside Drive

WEST 84TH STREET (EVEN NUMBERS)

[No number] West 84th Street

Borough of Manhattan Tax Map Block 1231, Lot 12

Building Notes: Interior lot

250-260 West 84th Street see 2315 Broadway

268 West 84th Street

Borough of Manhattan Tax Map Block 1231, Lot 59

Date: 1895-96 (NB 4-1895)

Architect/Builder: Kafka & Mott

Original Owner: Frederick P. Forster

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone

Special Windows: Full height window

Significant Architectural Features: Angled three-window-wide bay with elaborate stone entrance porch and flanking Ionic columns supporting balconette; balustrade runs second story windows, stone banding runs width of building; window enframements with molded stone lintels on second story

Alterations: Through-wall air conditioners at every story; windows and doors replaced; brick repointed, east facade parged; new metal railings

Building Notes: Converted to single room occupancy (SRO) in 1945 and reconverted to apartments in 1972.

North Facade: Designed (historic, repointed)

Stoop: Painted stoop (possibly historic gate under stoop)

Porch(es): Possibly historic

Door(s): Altered primary door

Windows: Replaced (upper stories); not visible (basement)

Security Grilles: Not historic (upper stories); not visible (basement)

Cornice: Mixed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: New iron fencing/low stone wall

Areaway Paving Material: Concrete

East Facade: Not historic

Facade Notes: Recently resurfaced (parged)

Not historic (partially visible)

Facade Notes: Brick facade

West Facade: Not designed (historic) (partially visible)

References: NYC, Department of Buildings, Certificates of Occupancy, 30754-1945 and 72439-1972

270 West 84th Street

Borough of Manhattan Tax Map Block 1231, Lot 60

Building Name: Congregation Ohav Sholom

Date: 1895-96 (NB 219-1895)

Architect/Builder: Kafka & Mott

Original Owner: Frederick P. Forster

Type: Row house

Style: Colonial Revival

Stories: 5

Material(s): Brick, stone

Special Windows: Oval window at first story

Significant Architectural Features: Bowed facade; quoining at corners flared lintels with keystone; bracketed cornice topped by balustrade

Alterations: Entrance porch removed; doors replaced; windows replaced

Notable History and Residents: Built as a row house, the building was used as a private club from 1912-1940. Since 1940 it has been home to Congregation Ohav Shalom.

North Facade: Designed (historic)

Stoop: Removed

Porch(es): Altered

Door(s): Replaced primary door; secondary door at the eastern most part of facade

Windows: Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade with one-over-one window and simple stone sill; chimney stack

References: NYC Department of Buildings, ALT 1046-1912P, ALT 3511-1940.

272 West 84th Street

Borough of Manhattan Tax Map Block 1231, Lot 61

Date: 1886-87 (NB 1189-1886)

Architect/Builder: Jacob H. Valentine

Original Owner: Hiram Moore

Type: Row house

Style: Neo-Grec

Stories: 3 and basement

Material(s): Brick, brownstone

Significant Architectural Features: Rusticated brownstone at first story; brownstone stoop; bracketed entrance hood with cornice; abstracted bracketed lintels and sills first through third stories; metal bracketed cornice with rosettes

Alterations: Windows and doors replaced; stoop resurfaced; brick repointed; sections of brownstone resurfaced; knee wall resurfaced and new metal fencing added; new metal security grilles at first story

Site Features: Recessed areaway

North Facade: Designed (historic, resurfaced, first story partially resurfaced upper stories brick repointed)

Stoop: Resurfaced stoop (Gate under stoop - replaced)

Porch(es): Possibly historic

Door(s): Replaced primary door; basement door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone and metal

Areaway Paving Material: Concrete

West Facade: Designed (historic, altered) (partially visible)

Facade Notes: Brick parged

274-280 West 84th Street see 498 West End Avenue

300-310 West 84th Street see 495 West End Avenue

316 West 84th Street (aka 314-318 West 84th Street)

Borough of Manhattan Tax Map Block 1245, Lot 80

Date: 1944-49 (NB 87-1944)

Architect/Builder: H. I. Feldman

Original Owner: Westport Management Corp

Type: Apartment House

Style: Moderne

Stories: 6

Material(s): Blond brick; limestone

Significant Architectural Features: Limestone entrance surround and water table; blonde brick facade; recessed lightwells at main facade with Moderne inspired metal fire escapes

Alterations: Door and windows replaced; metal utility shed at eastern portion of facade; canvas awning at entrance

North Facade: Designed (historic, repointed)

Door(s): Replaced primary door

Windows: Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Not designed (historic)

Facade Notes: Red brick facade

320 West 84th Street (aka 320-322 West 84th Street)

Borough of Manhattan Tax Map Block 1245, Lot 86

Building Name: The Hyperion

Date: 1905-06 (NB 4-1905)

Architect/Builder: Edward A. Meyers

Original Owner: Rosenberg & Feinberg

Type: Apartment House

Style: Beaux Arts with alterations

Stories: 6

Material(s): Limestone; brick; terra cotta

Special Windows: Segmental-arched windows at first and second stories

Decorative Metal Work: Iron railings at balconettes at second, third and fifth stories

Significant Architectural Features: Two-story rusticated limestone base with a segmental-arched central entrance with a multi-pane wood-and-glass door and windows with keystones above; elaborately-decorated bracketed balconette above main entrance; bracketed cornice spans the width of the main facade at third story; upper facade is clad in red brick; windows at the third story feature alternating round and angular pediments with elaborately decorated spandrel panels; windows at the fourth through sixth stories feature keystones and keyed enframements; quoins on the third through sixth stories

Alterations: Cornice removed; stoop replaced; through-wall air conditioners under center bay window at every story; non-historic light fixtures

Site Features: Recessed secondary entrance with iron security door and railings, leads to service alley

North Facade: Designed (historic, painted)

Door(s): Historic primary door; recessed secondary entrance

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

324 West 84th Street (aka 324-326 West 84th Street)

Borough of Manhattan Tax Map Block 1245, Lot 88

Date: 1913-14 (NB 327-1913)

Architect/Builder: Schwartz & Gross

Original Owner: Julius Tishman & Sons, Inc.

Type: Hotel

Style: Elizabethan Revival

Stories: 12

Material(s): Brick; limestone

Significant Architectural Features: One-story limestone base with Flemish bond patterned brick at upper stories; main entrance at western part of facade and secondary entrance at the east with a central paired window; main entrance with round-arched elaborately-decorated enframing with flanking pilasters; limestone astragal belt course spans the width of the facade at the second story and is repeated between the third and fourth stories and again between the tenth and 11th stories sculptural decorative motifs at the upper stories, limestone sills and decorative keystones, the windows at the 11th and 12th stories feature tympanum and spandrel panels with a dog-toothed pilaster separating the bays; bracketed limestone cornice

Alterations: Gable removed; windows replaced throughout; modern metal-and-glass double-leaf door; non-historic light fixtures

Site Features: Metal access door

North Facade: Designed (historic, painted)

Door(s): Replaced primary door; secondary entrance door replaced

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Designed (historic) (partially visible)

Facade Notes: Brick facade with stone banding and several windows with simple stone sills

West Facade: Designed (historic) (partially visible)

Facade Notes: Brick facade with stone banding and several windows with simple stone sills

328 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 90

Date: 1884-85 (NB 1214-1884)

Architect/Builder: J. E. Terhune

Original Owner: Martha C. Inglee

Type: Row house

Style: Neo-Grec

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Paired first story window with bracketed pier

Significant Architectural Features: Main entrance features brownstone enframements with bracketed hood with channeled pilasters, wood-and-glass period door; angular bracketed window enframements with incised decorative detailing, double-hung wood windows throughout; bracketed metal cornice with stylized flowers and rosettes

Alterations: Metal railing, gate, security door and grilles replaced; non-historic light fixture at main and secondary entrances; wood window sash painted

Site Features: Recessed areaway with stone planters under stoop entry

North Facade: Designed (historic)

Stoop: Possibly historic stoop (Gate under stoop - replaced)

Door(s): Possibly historic primary door; secondary under stoop door

Windows: Possibly historic (upper stories); possibly historic (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal and stone

Areaway Paving Material: Concrete

330 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 91

Date: 1888-89 (NB 1564-1888)

Architect/Builder: Joseph H. Taft

Original Owner: Nelson M. Whipple

Type: Row house

Style: Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone; terra-cotta

Special Windows: Three small transom windows above central windows at first story

Decorative Metal Work: Possibly historic security grille at basement windows

Significant Architectural Features: Rusticated brownstone facade featuring full-height projecting bay with rounded corners and peaked gable with diamond pattern terra cotta with decorative oval sunburst detail; hipped slate roof and side brick chimneys

Alterations: Stoop removed; main entrance relocated to basement; door replaced; window and infill replaces door at first story; non-historic light fixture at main entrance; windows replaced throughout; finial at gable removed

Building Notes: One of the series of building following ABBA pattern

Site Features: Low stone curbing with iron fencing surrounds recessed areaway

North Facade: Designed (historic)

Stoop: Removed stoop (Gate under stoop - removed)

Door(s): Replaced primary door;

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Roof: Pitched - slate/ terra cotta (historic)

Notable Roof Features: Hipped roof with peaked gable

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone curb/metal

Areaway Paving Material: Concrete

332 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 92

Date: 1888-89 (NB 1564-1888)

Architect/Builder: Joseph H. Taft

Original Owner: Nelson M. Whipple

Type: Row house

Style: Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone

Decorative Metal Work: Iron security door and grille

Significant Architectural Features: Rusticated brownstone base with massive stone stoop; main entrance with historic wood-and-glass double-leaf door; first story windows have transom separated by stone lintel; two-story curved projecting bay topped by curved stone cornice supporting a peaked gable with decorative classical details

Alterations: Windows replaced; non-historic light fixture at main and secondary entrances

Building Notes: One of the series of building following ABBA pattern.

Site Features: Recessed areaway

North Facade: Designed (historic, patched, patches at lower portion of facade)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Historic primary door; secondary entrance possibly historic

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Roof: Pitched - slate/terra-cotta (historic)

Notable Roof Features: Hipped roof with gable

Cornice: Historic

Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Brownstone
Areaway Paving Material: Concrete

334 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 93
Date: 1888-89 (NB 1564-1888)
Architect/Builder: Joseph H. Taft
Original Owner: Nelson M. Whipple
Type: Row house
Style: Romanesque Revival
Stories: 3 and basement
Material(s): Brownstone

Special Windows: Original segmentally arched transom contains three stained-glass windows at first story windows; arched stained-glass transom above main entrance

Decorative Metal Work: Security grilles at basement windows

Significant Architectural Features: Rusticated brownstone base and first story; shared stone stoop; historic arched entrance with key console, wood-and-glass double-leaf door with round-arched stained-glass transom; band molding marks transition to upper stories and smooth brownstone facade; windows at the second and third stories separated by a dentil band spanning the facade; denticulated and bracketed cornice features a frieze with foliate ornament

Alterations: Non-historic light fixture at main and secondary entrances

Building Notes: One of the series of buildings following ABBA pattern

Site Features: Recessed areaway with brick stairs and planters

North Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; secondary entrance under stoop

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone/ brick stairs

Areaway Paving Material: Concrete

336 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 94
Date: 1888-89 (NB 1564-1888)
Architect/Builder: Joseph H. Taft
Original Owner: Nelson M. Whipple
Type: Row house
Style: Romanesque Revival
Stories: 3 and basement
Material(s): Brownstone

Special Windows: Original window with segmentally arched transom at first story; round-arched stained-glass transom above main entrance

Significant Architectural Features: Rusticated brownstone base and first story; shared stoop; historic arched entrance with keystone, historic wood-and-glass double-leaf door with arched transom; band molding marks transition to upper stories and smooth brownstone facade windows at the second and third stories separated by a dentil band spanning the facade; denticulated bracketed cornice features a frieze with foliate ornament

Alterations: Windows replaced; non-historic metal gate, railings, security grilles; non-historic light fixtures at main and secondary entrances

Building Notes: One of the series of buildings following ABBA pattern

Site Features: Recessed areaway with low stone wall topped with metal fencing, metal railings and bluestone pavers

North Facade: Designed (historic)

Stoop: Possibly historic stoop (Gate under stoop - replaced)

Door(s): Possibly historic primary door; possibly historic outer wood-and-glass door and historic inner door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone with metal fencing

Areaway Paving Material: Bluestone pavers

338 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 95

Date: 1888-89 (NB 1564-1888)

Architect/Builder: Joseph H. Taft

Original Owner: Nelson M. Whipple

Type: Row house

Style: Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone

Decorative Metal Work: none

Significant Architectural Features: Rusticated brownstone base with L-shaped stone stoop; main entrance wood-and-glass door; first story windows with keystone above; second story curved bay window topped by bracketed stone balconette; third story contains three recessed windows separated by Ionic pilasters; metal denticulated and bracketed cornice features a multi-curved gable with decorative classical details

Alterations: Windows replaced

Building Notes: Building undergoing renovation at time of designation. One of the series of buildings following ABBA pattern.

Site Features: Recessed areaway

North Facade: Designed (historic)

Stoop: Possibly historic stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; non-historic outer wood door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

340 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 96

Date: 1888-89 (NB 1564-1888)

Architect/Builder: Joseph H. Taft

Original Owner: Nelson M. Whipple

Type: Row house

Style: Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Window with segmentally arched transom at first story; round-arched stained-glass transom above main entrance

Decorative Metal Work: Historic iron security grilles at first story and iron security grilles and door at basement

Significant Architectural Features: Rusticated brownstone base and first story; stone stoop; historic arched entrance with key console, wood-and-glass double-leaf door; band molding marks transition to upper stories and smooth brownstone facade with windows at the second and third stories separated by a dentil band spanning the facade; denticulated and bracketed cornice features a frieze with foliate ornament

Alterations: Windows replaced; wood-and-glass double leaf storm door

Building Notes: One of the series of buildings following ABBA pattern

Site Features: Recessed areaway

North Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; interior door historic, secondary entrance possibly historic

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Brownstone

Areaway Paving Material: Concrete

South Facade: Partially designed (historic) (partially visible)

342 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 97

Date: 1888-89 (NB 1564-1888)

Architect/Builder: Joseph H. Taft

Original Owner: Nelson M. Whipple

Type: Row house

Style: Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Window with segmentally arched transom at first story; round-arched transom above main entrance

Decorative Metal Work: Iron security grilles and door at basement

Significant Architectural Features: Rusticated brownstone base and first story; stone stoop; historic arched entrance with key console, wood-and-glass double-leaf door; band molding marks transition to upper stories and smooth brownstone facade; windows at the second and third stories separated by a dentil band spanning the facade; denticulated and bracketed cornice features a frieze with foliate ornament

Alterations: Windows replaced at upper stories

Building Notes: One of the series of buildings following ABBA pattern

North Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Brownstone

Areaway Paving Material: Concrete

344 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 98

Date: 1888-89 (NB 1564-1888)

Architect/Builder: Joseph H. Taft

Original Owner: Nelson M. Whipple

Type: Row house

Style: Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rusticated brownstone base with massive stone stoop; main entrance has historic wood-and-glass double-leaf door; first story windows have transom

separated by stone lintel; two-story curved bay topped by curved stone cornice supporting a peaked gable with decorative classical details

Alterations: Non-historic light fixture at main entrance

Building Notes: One of the series of buildings following ABBA pattern.

North Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Historic primary door

Windows: Historic (upper stories); historic (basement)

Security Grilles: Historic (basement)

Roof: Pitched - slate (historic)

Notable Roof Features: hipped roof with curved gable

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Brownstone

Areaway Paving Material: Concrete

South Facade: Partially designed (historic) (partially visible)

346 West 84th Street

Borough of Manhattan Tax Map Block 1245, Lot 99

Date: 1888-89 (NB 1564-1888)

Architect/Builder: Joseph H. Taft

Original Owner: Nelson M. Whipple

Type: Row house

Style: Altered Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Second story window with arched transom

Significant Architectural Features: Projecting angled bay from second to fourth stories; not historic angled slate roof

Alterations: Facade painted; stoop removed; main entrance relocated; areaway wall rebuilt with non-historic materials; non-historic metal-and-glass entrance; windows replaced at all stories; arched transom window replaced with wood infill

Building Notes: One of the series of buildings following ABBA pattern.

Site Features: Recessed areaway two type of railings with newel post and ball finials

North Facade: Designed (painted, resurfaced)

Stoop: Removed stoop (Gate under stoop - altered)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Roof: Pitched - slate (possibly historic)

Curb Material(s): Stone

Areaway Wall/Fence Materials: Replaced with non-historic materials

Areaway Paving Material: Concrete

West Facade: Not designed (historic)

348 West 84th Street see 110-118 Riverside Drive

WEST 85TH STREET (ODD NUMBERS)

251-253 West 85th Street see 2345 Broadway

255 West 85th Street

Borough of Manhattan Tax Map Block 1233, Lot 7502

Building Name: Claremont

Date: 1984-88 (NB 10-1984)

Architect/Builder: Rothzeid Kaiserman Thompson & Bee

Original Owner: Secured Properties, Inc., Jonathan Paskow, Pres.

Type: Apartment building

Style: None

Stories: 22

Material(s): Brick; stone; metal

Significant Architectural Features: Six bay brick, stone, and metal building; two story recessed entrance framed in limestone; brickwork piers run the length of the building; angled bays at east and west part of main facade; set back terraces from the 17th to 22nd stories

Building Notes: Replaced three row houses designed by C. P. H. Gilbert. Historic lot 6 (originally 6, 7, 7 1/2), now condominium lots 1101-1157.

South Facade: Designed (historic)

Door(s): Original primary door; secondary entrance at eastern part of main facade

Windows: Original

Security Grilles: Original (upper stories)

Roof: Pitched (original)

Sidewalk Material(s): Concrete

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade with one-over-one windows with molded stone sills

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade with one-over-one windows with molded stone sills

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Brick facade; molded stone bands; balconies

259 West 85th Street

Borough of Manhattan Tax Map Block 1233, Lot 7503

Date: 1895-96 (NB 1326-1895)

Architect/Builder: C. P. H. Gilbert

Original Owner: John O. Baker

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Blonde Roman brick; limestone

Special Windows: Two circular windows at the fifth story

Significant Architectural Features: First story featuring a main entrance with wood-and-glass double-leaf doors windows with a simple stone sill; second story features tripartite window grouping with decorative terra-cotta keystones, divided by Ionic colonettes with a curved balustrade supported by a central scroll bracket and dentils; third story Greek key molding at window sills; third and fourth story windows with flared lintels and decorative keystones; fifth story features terra-cotta rope banding that runs the width of the building and two circular windows with decorative ornament including swags; topped by a metal cornice featuring scrolled brackets and dentils

Alterations: Façade resurfaced; windows replaced; stoop resurfaced; non-historic iron security grilles at first story and basement windows; non-historic light fixtures at main entrance; non-historic iron gate at areaway; open slatted pergola

Building Notes: One of two remaining buildings of a row of five. Originally lot 105, now condominium lots 1201-1206.

Site Features: Recessed areaway with stone stairs and concrete landings

Other Structures on Site: Stone stairs leading to secondary basement entrance

South Façade: Designed (historic)

Door(s): Historic primary door; secondary basement entrance door not visible

Windows: Replaced (upper stories); not visible (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Iron

Areaway Paving Material: Stone/concrete

261 West 85th Street

Borough of Manhattan Tax Map Block 1233, Lot 5

Date: 1895-96 (NB 1326-1895)

Architect/Builder: C. P. H. Gilbert

Original Owner: John O. Baker

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Roman brick; stone

Special Windows: Two circular windows at the fifth story

Significant Architectural Features: Projecting curved bay from the first to the fourth stories; main entrance with wood-and-glass double-leaf doors; windows with molded stone sill, stone banding marks the second story and acts as sills for the three windows separated by decorative terra-cotta panels and flanked by Ionic pilasters at third story with a Palladian window topped by a decorative terra-cotta curved shell, windows separated by an Ionic pilaster; stone banding with Greek key design runs the width of the building and acts as a sill at the fourth story; two fourth story windows feature flat lintels with a scrolled keystone, followed by triple stone banding with a balustrade above; two fifth story circular windows with decorative terra-cotta ornament including swags; topped by a metal cornice featuring scrolled brackets and dentils

Alterations: Windows replaced; stoop resurfaced; non-historic light fixtures at stairs; non-historic metal security grilles at first story and basement windows

Site Features: Recessed areaway, curved low stone wall surrounding areaway; stone stairs leading to secondary entrance

South Facade: Designed (historic, basement resurfaced)

Stoop: Resurfaced stoop (Gate under stoop - altered)

Door(s): Possibly historic primary door; secondary basement entrance door not visible

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Stone/concrete

West Facade: Not designed (historic)

Facade Notes: Through-wall air conditioners at second through fifth stories.

265 West 85th Street see 520 West End Avenue

301-307 West 85th Street see 525 West End Avenue

309 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 126

Date: 1901 (NB 427-1901)

Architect/Builder: Neville & Bagge

Original Owner: Charles Glenn

Type: Flats

Style: Altered Renaissance Revival

Stories: 5

Material(s): Brick, limestone

Special Windows: Segmentally-arched windows at the fifth story; eight-over-eight windows at second story

Significant Architectural Features: Stone enframements around paired windows from second to fourth story with carved classical details such as panels, denticulated molding and guttae

Alterations: Facade resurfaced at first story; first story central portico entrance removed and main entrance and window rearranged; non-historic stoop, windows, metal window grilles, light fixtures; second story multi-pane double-leaf doors replaced and balconette removed; third story windows replaced; fourth story and roofline cornice removed; western facade windows in-filled at first through fifth stories; facade devoid of all decorative ornament

South Facade: Designed (resurfaced, all facade ornament removed)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); not visible (basement)

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick façade; windows at the second through fourth stories infilled.

311 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 26

Date: 1901 (NB 427-1901)

Architect/Builder: Neville & Bagge

Original Owner: Charles Glenn

Type: Apartment building

Style: Altered Renaissance Revival

Stories: 5

Material(s): Limestone

Special Windows: Historic windows with transom at second and third stories

Decorative Metal Work: Historic railing at second and fourth story balconettes

Significant Architectural Features: Slightly projecting curved bay from the second to the fourth stories; projecting central portico; double-leaf multi-pane doors with side-lights; historic windows at third and fourth stories; central fifth story window with side-lights; carved classical ornament including, panels denticulated molding, keystones and scrolls

Alterations: Facade resurfaced; first story central portico entrance infilled; secondary entrance now main entrance; non-historic stoop, and light fixtures; some windows replaced; fourth story and roofline cornice removed

Building Notes: Historic mansard roof altered in 1946.

South Facade: Designed (resurfaced, entrance reconfigured)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Possibly historic

Roof: Pitched (replaced)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

References: NYC, Department of Buildings, ALT 497-1946.

315 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 25

Date: 1901 (NB 427-1901)

Architect/Builder: Neville & Bagge

Original Owner: Charles Glenn

Type: Apartment building

Style: Altered Renaissance Revival

Stories: 5

Material(s): Brick, limestone

Special Windows: Two segmentally-arched windows

Decorative Metal Work: Iron metalwork at balconette at fourth story.

Significant Architectural Features: Stone enframements around paired window from second through fifth stories; carved classical detail includes panels, denticulated molding and guttae

Alterations: Facade painted; first story central portico entrance removed and main entrance and window re-arranged; non-historic stoop, windows, metal window grilles, light fixtures; second story multi-pane double-leaf doors replaced and balconette removed; fourth story cornice removed; western facade windows in-filled at first through fifth stories; all facade decorative ornament removed.

Building Notes: Roof raised to full fifth story in 1939.

South Facade: Designed (painted, resurfaced, entrance reconfigured)

Stoop: Removed

Door(s): Replaced primary door

Windows: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick façade; windows at the second through fourth stories infilled

References: NYC, Department of Buildings ALT 44-1939.

323-325 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 23

Building Name: Metropolitan Montessori School

Date: 1890-91; 1996 (NB 902-1890)

Architect/Builder: D. & J. Jardine; Jason Gold

Original Owner: R. F. Carman

Type: Stable now school

Style: Colonial Revival (original building); None (annex)

Stories: 4

Material(s): Brick, stone; concrete block; glass (addition)

Special Windows: Central Palladian-style window at second story with eight-over-eight double-hung window with multi-pane sidelights

Significant Architectural Features: First story central entrance with flanking secondary entrances all with transoms; central Palladian-style window separated by twisted Ionic pilasters, fanlight and keystone above, flanking windows with flat lintels and simple stone banding that runs the width of the building and acts as a sill for all the windows at this level; third and fourth stories have windows with flat lintels and simple stone sills separated by a fluted stone frieze; a fluted stone frieze is repeated above the fourth story windows

Alterations: Windows replaced; entrance changed; one bay five-story addition to east, constructed in 1996.

Building Notes: The original structure at 325 West 85th Street was a 2-story garage, it was enlarged to four stories and a rear extension added in 1919. The new addition by Jason Gold was erected on the eastern part of the lot in 1996.

Site Features: Metal access hatch at eastern part of sidewalk.

Other Structures on Site: Early rear additions, and five-story modern addition at eastern portion of lot.

Notable History and Residents: The building was originally a stable built by Richard Carman 1890-91 and sold to William Randolph Hearst in 1911. It was sold, as was the adjoining lot (lot 24 now part of lot 23), in 1938 to Greek Orthodox Church Evangelismos. In 1954 the church sold the property and building to Beth Jacob School Ohav Shalom. The Metropolitan Montessori School (founded in 1964) was originally housed in St. Michael's Church at 99th Street and Amsterdam Avenue. It leased its present location at 323-325 West 85th Street from 1996 to 2009 when it purchased the property. Initially a parent cooperative, the school adopted the educational philosophy of Dr. Maria Montessori.

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Possibly historic

Security Grilles: Not historic (upper stories)

Storefront(s): Altered

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade, secondary entrance at first story; windows with molded stone sills second through fourth story windows reconfigured for air-conditioners

References: "Metropolitan Montessori School" (<http://www.mmsny.org/about/school/>, accessed April 12, 2012); NYC, Department of Buildings, ALT 90-1919, ALT 1330-1919, ALT 1373-1955 ALT 101226692-1996, ALT 101370400-1996, ALT 101801212-1998; Office of the Register, New York County, Liber 145, p. 138 (May 22, 1911), Liber 3989, p. 261 (September 15, 1938), Liber 3396, p. 94 (September 16, 1938); Liber: 4865, p. 692 (January 18, 1954), Liber 5156, p. 463 (July 17, 1961); CRFN 2009000256254 (August 14, 2009).

327 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 22

Date: 1894 (NB 155-1894)

Architect/Builder: G. A. Schellenger

Original Owner: Annie Carney

Type: Apartment building

Style: Romanesque/Renaissance Revival

Stories: 5

Material(s): Brick, brownstone; terra cotta

Special Windows: Fifth story contains five arcaded windows; fourth story contains five segmentally-arched windows

Significant Architectural Features: Central three bay section with angled bays at east and west facade from second through fifth stories; stone stoop with iron railings and newel posts; main entrance with transom; four pilasters divide the facade at the first story; terra-cotta spandrel panels below windows, this feature is repeated at all the windows at the first through fifth stories; the central bays from the second through fifth stories are flanked by pilasters with Corinthian capitals; foliate molding above fourth story; the fifth story contains arcaded windows with Corinthian half columns, molded brick arches with egg-and-dart molding; triple Corinthian colonnettes flanking central bay and decorative rosettes; topped by a denticulated and modillioned metal cornice

Alterations: First story brownstone resurfaced; door replaced; non-historic light fixtures at main and secondary entrances; some windows replaced; iron fire escape is a later addition (ALT: 1887-1945); portico removed

Building Notes: SRO from 1946 to 1974.

Site Features: Recessed areaway stone curb with iron railings

South Facade: Designed (historic, painted, first story resurfaced)

Stoop: Resurfaced

Door(s): Replaced primary door; secondary basement entrance

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Not historic (upper stories); possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone curb/iron fencing

Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)

References: NYC, Department of Buildings Certificates of Occupancy 81844-1946, 74330-1974.

329 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 21

Date: 1890-91 (NB 1177-1890)

Architect/Builder: Ralph S. Townsend

Original Owner: Percy M. Stewart

Type: Row house

Style: Romanesque Revival with alterations

Stories: 3 and basement

Material(s): Brick; rough-cut Connecticut brownstone;

Special Windows: First story contains three one-over-one double-hung windows with segmentally arched stained-glass transoms, and paired one-over-one double-hung windows with round-arched transom; fourth story paired round-arched one-over-one double-hung windows

Decorative Metal Work: Cornice

Significant Architectural Features: Rusticated basement and first story faced with rough-cut brownstone ashlar; second and third stories red brick with brownstone accents (now all painted); the entablature and tower parapet are metal; the first story triple window frame with colonnettes and denticulated molding; second story windows with rusticated lintels forming a band spanning the building, a colonette at the eastern bay; a shaft at the eastern edge rises from the running sill course of the third story to the entablature and parapet; the tower-like bay at the fourth story contains paired arched one-over-one windows; the smaller bay contains a small one-over-one window with split transom and semi-circular sill; the tower's pyramidal roof is slate and contains an eyebrow window and finials.

Alterations: Facade resurfaced; stoops removed and entrance reconfigured to basement level and contains a metal-and glass door and two segmental-arched windows; areaway walls reconfigured; some windows replaced; non-historic door and cloth awning

Building Notes: Nos. 329 to 337 West 85th Street, were individually designated as a New York City Landmarks on April 16, 1991: 329 West 85th Street (LP-1683), 331 West 85th Street (LP-1684), 333 West 85th Street (LP- 1685), 335 West 85th Street (LP- 1686), 337 West 85th Street (LP-1687).

Site Features: Non-historic recessed areaway with brick retaining wall with incorporated curved planters; cellar hatch

South Facade: Designed (historic, painted, resurfaced)

Stoop: Removed

Door(s): Replaced primary door

Windows: Historic (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Roof: Pitched - metal/slate (historic)

Notable Roof Features: Pyramidal roof and eyebrow window, finials

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Brick

Areaway Paving Material: Concrete

331 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 20

Date: 1890-91 (NB 1177-1890)

Architect/Builder: Ralph S. Townsend

Original Owner: Percy M. Stewart

Type: Row house

Style: Queen Anne/Romanesque Revival with alterations

Stories: 3 and basement

Material(s): Brick, rough-cut Connecticut brownstone

Special Windows: First story contains three one-over-one double-hung windows with segmentally arched stained-glass transoms, and paired one-over-one double-hung windows with arched transom; fourth story paired arched one-over-one double-hung windows

Decorative Metal Work: Cornice

Significant Architectural Features: Rusticated basement and first story faced with rough-cut brownstone ashlar; second and third stories red brick with brownstone accents (now all painted); the entablature and tower parapet are metal; the first story triple window frame with colonnettes and denticulated molding; second story windows with rusticated lintels forming a band spanning the building, a colonette at the eastern bay ; a shaft at the eastern edge rises from the running sill course of the third story to the entablature and parapet; the tower-like bay at the fourth story contains paired arched one-over-one windows; the smaller bay contains a small one-over-one window with split transom and semi-circular sill; the tower's pyramidal roof is slate and contains an eyebrow window and finials

Alterations: Facade resurfaced; stoops removed and entrance reconfigured to basement level and contains a metal-and glass door and two segmental-arched windows; areaway walls reconfigured; some windows replaced; non-historic door and cloth awning

Building Notes: Nos. 329 to 337 West 85th Street, were individually designated as a New York City Landmarks on April 16, 1991: 329 West 85th Street (LP-1683), 331 West 85th Street (LP-1684), 333 West 85th Street (LP- 1685), 335 West 85th Street (LP- 1686), 337 West 85th Street (LP-1687).

Site Features: Non-historic recessed areaway with brick retaining wall with incorporated curved planters; cellar hatch

South Facade: Designed (historic, painted, first story resurfaced upper stories intact)

Stoop: Removed

Door(s): Replaced primary door

Windows: Original (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Notable Roof Features: Pyramidal roof and eyebrow window, finials

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Brick

Areaway Paving Material: Concrete

333 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 119

Date: 1890-91 (NB 1177-1890)

Architect/Builder: Ralph S. Townsend

Original Owner: Percy M. Stewart

Type: Row house

Style: Queen Anne/Romanesque Revival with alterations

Stories: 3 and basement

Material(s): Brick; rough-cut Connecticut brownstone

Special Windows: First story contains three one-over-one double-hung windows with segmentally arched stained-glass transoms, and paired one-over-one double-hung windows with arched transom; fourth story paired arched one-over-one double-hung windows

Decorative Metal Work: Cornice

Significant Architectural Features: Rusticated basement and first story faced with rough-cut brownstone ashlar; second and third stories red brick with brownstone accents (now all painted); the entablature and tower parapet are metal; the first story triple window frame with colonnettes and denticulated molding; second story windows with rusticated lintels forming a band spanning the building, a colonette at the eastern bay; a shaft at the eastern edge rises from the running sill course of the third story to the entablature and parapet; the tower-like bay at the fourth story contains paired arched one-over-one windows; the smaller bay contains a small one-over-one window with split transom and semi-circular sill; the towers pyramidal roof is slate and contains an eyebrow window and finials

Alterations: Facade resurfaced; stoops removed and entrance reconfigured to basement level and contains a metal-and glass door and two segmental-arched windows; areaway walls reconfigured; some windows replaced; non-historic door and cloth awning

Building Notes: Nos. 329 to 337 West 85th Street, were individually designated as a New York City Landmarks on April 16, 1991: 329 West 85th Street (LP-1683), 331 West 85th Street (LP-1684), 333 West 85th Street (LP- 1685), 335 West 85th Street (LP-1686), 337 West 85th Street (LP-1687).

Site Features: Non-historic recessed areaway with brick retaining wall with incorporated curved planters; cellar hatch

South Facade: Designed (historic, painted)

Stoop: Removed stoop

Door(s): Replaced primary door

Windows: Original (upper stories); replaced (basement)

Roof: Pitched - slate/metal (original)

Notable Roof Features: Pyramidal roof and eyebrow window; finials

Cornice: Historic

Sidewalk Material(s): Concrete

Areaway Wall/Fence Materials: Brick

Curb Material(s): Stone

Areaway Paving Material: Concrete

335 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 19

Date: 1890-91 (NB 1177-1890)

Architect/Builder: Ralph S. Townsend

Original Owner: Percy M. Stewart

Type: Row house

Style: Queen Anne/Romanesque Revival with alterations

Stories: 3 and basement

Material(s): Brick, rough-cut Connecticut brownstone;

Special Windows: First story contains three one-over-one double-hung windows with segmentally arched stained-glass transoms, and paired one-over-one double-hung windows with arched transom; fourth story paired arched one-over-one double-hung windows

Decorative Metal Work: Cornice

Significant Architectural Features: Rusticated basement and first story faced with rough-cut brownstone ashlar; second and third stories red brick with brownstone accents (now all painted); the entablature and tower parapet are metal; the first story triple window frame with colonnettes and denticulated molding; second story windows with rusticated lintels forming a band spanning the building, a colonette at the eastern bay ; a shaft at the eastern edge rises from the running sill course of the third story to the entablature and parapet; the tower-like bay at the fourth story contains paired arched one-over-one windows; the smaller bay contains a small one-over-one window with split transom and semi-circular sill; the tower's pyramidal roof is slate and contains an eyebrow window and finials.

Alterations: Facade resurfaced; masonry repointed; stonework repaired; stoops removed and entrance reconfigured to basement level and contains a metal-and glass door and two segmentally-arched windows; areaway walls reconfigured; some windows and sills replaced; non-historic door and cloth awning; parapet replaced

Building Notes: Nos. 329 to 337 West 85th Street, were individually designated as a New York City Landmarks on April 16, 1991: 329 West 85th Street (LP-1683), 331 West 85th Street (LP-1684), 333 West 85th Street (LP- 1685), 335 West 85th Street (LP-1686), 337 West 85th Street (LP-1687).

Site Features: Non-historic recessed areaway with brick retaining wall with incorporated curved planters; cellar hatch

South Facade: Designed (historic, painted, resurfaced, first story resurfaced upper stories intact)

Stoop: Removed stoop

Door(s): Replaced primary door

Windows: Historic (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Roof: Pitched - slate/metal (historic)

Notable Roof Features: Pyramidal roof and eyebrow window, finials

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Brick

Areaway Paving Material: Concrete

337 West 85th Street

Borough of Manhattan Tax Map Block 1247, Lot 18

Date: 1890-91 (NB 1177-1890)

Architect/Builder: Ralph S. Townsend

Original Owner: Percy M. Stewart

Type: Row house

Style: Queen Anne/Romanesque Revival with alterations

Stories: 3 and basement

Material(s): Brick; rough-cut Connecticut brownstone

Special Windows: First story contains three one-over-one double-hung windows with segmentally arched stained-glass transoms, and paired one-over-one double-hung windows with arched transom; fourth story paired arched one-over-one double-hung windows

Significant Architectural Features: Rusticated basement and first story faced with rough-cut brownstone ashlar; second and third stories red brick with brownstone accents (now all painted); the entablature and tower parapet are metal; the first story triple window frame with colonnettes and denticulated molding; second story windows with rusticated lintels forming a band spanning the building, a colonette at the eastern bay; a shaft at the eastern edge rises from the running sill course of the third story to the entablature and parapet; the tower-like bay at the fourth story contains paired arched one-over-one windows; the smaller bay contains a small one-over-one window with split transom and semi-circular sill; the tower's pyramidal roof is slate and contains an eyebrow window and finials.

Alterations: Facade resurfaced; stoops removed and entrance reconfigured to basement level and contains a metal-and glass door and two segmental-arched windows; areaway walls reconfigured; some windows replaced; non-historic door and cloth awning

Building Notes: Nos. 329 to 337 West 85th Street, were individually designated as a New York City Landmarks on April 16, 1991: 329 West 85th Street (LP-1683), 331 West 85th Street (LP-1684), 333 West 85th Street (LP- 1685), 335 West 85th Street (LP-1686), 337 West 85th Street (LP-1687).

Site Features: Non-historic recessed areaway with brick retaining wall with incorporated curved planters

South Facade: Designed (historic, painted)

Stoop: Removed stoop

Door(s): Replaced primary door

Windows: Historic (upper stories); replaced (basement)

Roof: Pitched - slate/metal (historic)

Notable Roof Features: Pyramidal roof and eyebrow window, finials

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Brick

Areaway Paving Material: Concrete

339 West 85th Street (aka 339-341 West 85th Street)

Borough of Manhattan Tax Map Block 1247, Lot 17

Date: 1898-99 (NB 627-1898)

Architect/Builder: T. E. Gooch

Original Owner: W. E. D. Stokes

Type: Row house

Style: Colonial Revival with alterations

Stories: 4

Material(s): Brick; stone

Decorative Metal Work: Possibly historic iron security grilles at first story windows

Significant Architectural Features: Angled bay; one-story limestone base with possibly historic stone stoop with wood-and-glass period door; stone cornice marks the transition to upper stories and acts as sill for windows at second story; central bay contains paired one-over-one windows from the second through fourth stories; stone bands at fourth story; metal cornice at roofline

Alterations: Facade resurfaced at first story; brickwork replaced and repointed at upper stories; windows replaced; secondary door at western portion of main facade removed and infilled with stone; lintels shaved at all windows; balconette removed at third story; cornice removed;

Site Features: Possibly historic partially recessed areaway with non-historic metal fencing

South Facade: Designed (painted, repointed, cornice and lintels removed at all windows)

Stoop: Possibly historic stoop (Gate under stoop - replaced)

Door(s): Replaced primary door; secondary entrance

Windows: Replaced (upper stories); not visible (basement)

Security Grilles: Possibly historic (upper stories); not visible (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Non-historic metal

Areaway Paving Material: Concrete

345 West 85th Street (aka 343-345 West 85th Street)

Borough of Manhattan Tax Map Block 1247, Lot 15

Date: 1898-99 (NB 372-1898)

Architect/Builder: Henry Anderson

Original Owner: Empire Construction Company

Type: Tenement

Style: Beaux Arts with alterations

Stories: 6

Material(s): Brick; limestone

Special Windows: Six-over-six double-hung windows at fifth and sixth stories

Significant Architectural Features: Two-story limestone base, featuring a porticoed arched entrance with fluted Ionic pilasters supporting a balconette with stone balustrade and ball finials at newel posts; slightly curved bays from the second to fifth stories; second story stone enframed windows feature keystone and scrolled brackets; windows at third story feature foliate details and scrolled keystones; ornate terra-cotta pediment over windows at fourth story; terra-cotta cornice at

fifth story acts as sill for windows at that story

Alterations: Facade resurfaced at first and second stories; windows at center bay reconfigured; windows replaced throughout; brickwork replaced and repointed; ball finial missing at western part of stone balustrade; second story balconette at eastern bay missing stone railings; parapet walls replaced; cornice removed at roofline

Building Notes: SRO from 1950-1971.

Site Features: Partially recessed areaway with stone curb and non-historic metal fencing

South Facade: Designed (historic, painted)

Stoop: Possibly historic stoop (Gate under stoop - altered)

Door(s): Replaced primary door; secondary entrance

Windows: Mixed (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)

References: NYC, Department of Buildings, Certificates of Occupancy 57434-1950, 71463-1971.

349 West 85th Street (aka 347-349 West 85th Street)

Borough of Manhattan Tax Map Block 1247, Lot 13

Date: 1898-99 (NB 626-1898)

Architect/Builder: T. E. Gooch

Original Owner: W. E. D. Stokes

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Brick; stone

Decorative Metal Work: Railings at third story balustrade

Significant Architectural Features: Facade structured around three bays of windows; rusticated limestone base features porticoed entrance with denticulated cornice and scrolled pediment; facade clad in brick at upper stories; third story windows feature stone enframements with keystones and a stone scroll bracketed balconette with historic iron railings; fourth through sixth story windows with flared lintels and keystones

Alterations: Facade resurfaces at first and second stories; brickwork replaced and repointed; windows replaced; main entrance door replaced; balconette at sixth story and cornice removed

Site Features: Partially recessed areaway with stone curb and non-historic metal fencing

Notable History and Residents: SRO from 1948-1969.

South Facade: Designed (historic)

Stoop: Possibly historic stoop (possibly historic gate under stoop)

Door(s): Replaced primary door; secondary basement entrance

Windows: Replaced (upper stories); visible (basement)

Security Grilles: Historic (upper stories); not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

References: NYC, Department of Buildings, Certificate of Occupancy 28634-1948, 67639-1969.

355 West 85th Street (aka 351-355 West 85th Street)

Borough of Manhattan Tax Map Block 1247, Lot 10

Building Name: The Lancashire

Date: 1908-09 (NB 488-1908)

Architect/Builder: Neville & Bagge

Original Owner: Charles E. McManus

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 8

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Possibly historic railings at balconette

Significant Architectural Features: High limestone water table; two-story rusticated base, featuring two-story, two bay entrance with metal-and-glass double-leaf door with transom, divided by engaged columns supporting bracketed balconette with possibly historic railings; ornate terra-cotta spandrel panels above entrance and tripartite window grouping at entrance bays, and at outer bays; stone cornice at third story spans the width of building and acts as sill for windows at fourth story; third through eighth story feature brick facade with terra-cotta window enframements with scrolled keystones and bracketed sills; stone banding runs the width of the building at the fifth story; stone cornice at eighth story

Alterations: Main entrance door replaced; windows replaced; brickwork replaced and repointed at upper stories; cornice removed

Site Features: Partially recessed areaway with stone curb and non-historic metal fencing flanks entrance; service alleyway at western facade

Notable History and Residents: Building was a SRO from 1948 to 1969.

South Facade: Designed (historic, painted)

Stoop: Possibly historic stoop (Gate under stoop - replaced)

Door(s): Replaced primary door

Windows: Replaced (upper stories)

Cornice: Mixed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal/stone

Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)

References: NYC, Department of Buildings, Certificate of Occupancy 34968-1949, 68868-1970.

WEST 85TH STREET (EVEN NUMBERS)

250 West 85th Street (aka 2333-2339 Broadway)

Borough of Manhattan Tax Map Block 1232, Lot 55

Date: c. 1920 (NB 311-1920)

Architect/Builder: Gronenberg & Leuchtag

Original Owner: 48th Street Co.

Type: Apartment building with commercial ground floor

Style: Renaissance Revival

Stories: 14

Material(s): Limestone; brick

Decorative Metal Work: Metal balconette above entrance and at 13th story

Significant Architectural Features: Stone window enframements at all second story windows and at central bay at 12th and 13th stories on the West 85th Street facade

Alterations: Windows replaced

North Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); replaced (basement)

Storefront(s): Altered

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Designed (historic, altered)

West Facade: Designed (historic) (partially visible)

252 West 85th Street (aka 252-254 West 85th Street)

Borough of Manhattan Tax Map Block 1232, Lot 57

Date: 1913-14 (NB 367-1913)

Architect/Builder: Schwartz & Gross

Original Owner: Woolsey Realty Corp.

Type: Apartment building

Style: Classical Revival

Stories: 9

Material(s): Brick; stone

Significant Architectural Features: Brick facade with high stone water table; central entrance with

two-story stone enframements, featuring scrolled brackets supporting a denticulated cornice flanking historic light fixtures; band molding at the third story runs the width of the building interrupted at the outer bays by balconettes; the central bay features a balconette that spans the four windows at the fifth story; window groupings at outer bays with stone sills and balconettes at the seventh story; pilasters supported by decorative paired scrolls mark the bays at the ninth story topped by an ornately-decorated terra-cotta frieze topped by a denticulated cornice with terra-cotta cresting at the roof line

Alterations: Windows replaced; bricks replaced and some repointing; canvas awning over entrance

North Facade: Designed (historic, repointed, some bricks replaced)

Door(s): Possibly historic primary door

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade,

256 West 85th Street

Borough of Manhattan Tax Map Block 1232, Lot 160

Date: 1894 (NB 318-1894)

Architect/Builder: Herman P. Seyfert

Original Owner: James Bradley

Type: Tenement

Style: Renaissance Revival

Stories: 5

Material(s): Brick; stone

Significant Architectural Features: Ornate stone enframements surround entrance and second and fifth story windows; raised horizontal stone banding from first to fifth stories; raised pilaster at outer bays from the third to fifth stories; bracketed metal cornice

Alterations: Windows replaced; hood over entrance removed; non-historic light fixture at stoop; door and transom replaced with metal-and-glass door; first story resurfaced and painted; fire escape added to main facade; non-historic metal security grilles at first story windows; stoop resurfaced, and brick stairs added

Site Features: Recessed areaway; non-historic metal fencing and gate

North Facade: Designed (historic, resurfaced)

Stoop: Altered

Door(s): Replaced primary door

Windows: Replaced (upper stories); altered (basement)

Security Grilles: Not historic (upper stories); altered (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

West Facade: Not designed (historic)

Facade Notes: Brick facade

258 West 85th Street see 514 West End Avenue

300-304 West 85th Street see 515 West End Avenue

310 West 85th Street (aka 310-314 West 85th Street)

Borough of Manhattan Tax Map Block 1246, Lot 39

Building Name: Mimosa

Date: 1922-23 (NB 575-1922)

Architect/Builder: Gaetan Ajello

Original Owner: 310 W. 85th Street Corp.

Type: Apartment building

Style: Romanesque Revival

Stories: 9

Material(s): Brick: stone

Special Windows: Rounded-arched windows at the ninth story

Significant Architectural Features: Rusticated stone base with high water table; central entrance with stone enframements with wood-and-glass double-leaf doors; astragal belt course spans width of the building marking transition between the first and second stories; tripartite belt course spans the width of the facade between the second and third stories; second story arched windows framed in stone; stone bracketed balconettes mark the paired stone enframed windows at the third, fifth and eighth stories; stone banding at the eighth story acts as sills for the arcaded windows at the ninth story; denticulated cornice at the roof line

Alterations: Windows replaced; through the wall air-conditioners at the fifth story; non-historic light fixtures at main entrance

Site Features: Side service alley

North Facade: Designed (historic)

Door(s): Replaced primary door; secondary entrance at first story west part of facade

Windows: Replaced (upper stories)

Security Grilles: Not historic (upper stories)

Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Stone

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick facade; one-over-one windows

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick facade; one-over-one windows

316 West 85th Street

Borough of Manhattan Tax Map Block 1246, Lot 40
Date: 1892 (NB 712-1892)
Architect/Builder: Clarence True
Original Owner: Charles G. Judson
Type: Row house
Style: Romanesque Revival
Stories: 3
Material(s): Brick; red sandstone

Special Windows: Second story projected bay with paired one-over-one windows; third story round-arched windows.

Decorative Metal Work: Historic decorative metal work on door

Significant Architectural Features: First story faced in rusticated red sandstone; original red sandstone stoop; original wood-and-iron main entrance door; rusticated bands of orange brick at upper stories; ornately-carved sandstone course between first and second stories spans the width of the facade; slightly projecting bay at second story supported by corbels, features a clay-tile pent roof, three arched windows are topped by sandstone voussoirs; topped by a false tiled pent roof with a iron cornice and raised rinceaux run the length of the soffit

Alterations: Non-historic light fixture above main entrance; aluminum storm sash covers original sash

Building Notes: Designated New York City Landmark April 16, 1991, (LP-1677); one of six mid-block rowhouses built to follow an ABAABA pattern.

Site Features: Raised curbed areaway with cast-iron railings

North Facade: Designed (historic)

Stoop: Original

Door(s): Original primary door

Windows: Original (upper stories); original (basement)

Security Grilles: Historic (upper stories); original (basement)

Roof: Pitched - clay tile (original)

Notable Roof Features: Pent roof

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Cast iron

Areaway Paving Material: Concrete

318 West 85th Street

Borough of Manhattan Tax Map Block 1246, Lot 140

Date: 1892 (NB 712-1892)

Architect/Builder: Clarence True

Original Owner: Charles G. Judson

Type: Row house

Style: Romanesque Revival

Stories: 3

Material(s): Brick, red sandstone

Special Windows: Second story curved projected bay with three one-over-one windows; third story arched one-over-one windows.

Decorative Metal Work: Historic decorative metal work on door;

Significant Architectural Features: First story faced in rusticated red sandstone; original red sandstone stoop; original wood-and-iron main entrance door; rusticated bands of orange brick at upper stories; ornately-carved sandstone course between first and second stories spans the width of the facade; slightly projecting bay at second story supported by corbels, features a clay-tile pent roof, three arched windows are topped by sandstone voussoirs; topped by a false tiled pent roof with a iron cornice and raised rinceaux run the length of the soffit

Alterations: Non-historic light fixture above main entrance; aluminum storm sash covers original sash.

Building Notes: Designated New York City Landmark April 16, 1991, (LP-1678); one of six mid-block rowhouses built to follow an ABAABA pattern

Site Features: Raised curbed areaway

North Facade: Designed (historic)

Stoop: Original

Door(s): Original primary door

Windows: Original (upper stories); original (basement)

Security Grilles: Historic (upper stories); historic (basement)

Roof: Pitched - clay tiles (original)

Notable Roof Features: Pent roof

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Cast iron

Areaway Paving Material: Concrete

320 West 85th Street

Borough of Manhattan Tax Map Block 1246, Lot 41

Date: 1892 (NB 712-1892)

Architect/Builder: Clarence True

Original Owner: Charles G. Judson

Type: Row house

Style: Romanesque Revival

Stories: 3

Material(s): Brick; red sandstone

Special Windows: Second story projected bay with paired one-over-one windows; third story arched one-over-one windows

Decorative Metal Work: Historic decorative metal work on door

Significant Architectural Features: First story faced in rusticated red sandstone; original red sandstone stoop; original wood-and-iron main entrance door; rusticated bands of orange brick at upper stories; ornately-carved sandstone course between first and second stories spans the width of the facade; slightly projecting bay at second story supported by corbels, features a clay-tile pent roof, three arched windows are topped by sandstone voussoirs; topped by a false tiled pent roof with a iron cornice and raised rinceaux run the length of the soffit

Alterations: Non-historic light fixture above main entrance; aluminum storm sash covers original sash

Building Notes: Designated New York City Landmark April 16, 1991, (LP-1679); one of six mid-block rowhouses built to follow an ABAABA pattern.

Site Features: Raised curbed areaway with cast-iron railings

North Facade: Designed (historic)

Stoop: Original

Door(s): Original primary door

Windows: Historic (upper stories)

Roof: Pitched - clay tile (original)

Notable Roof Features: Pent roof

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Cast iron

Areaway Paving Material: Concrete

322 West 85th Street

Borough of Manhattan Tax Map Block 1246, Lot 42

Date: 1892 (NB 712-1892)

Architect/Builder: Clarence True

Original Owner: Charles G. Judson

Type: Row house

Style: Romanesque Revival

Stories: 3

Material(s): Brick; red sandstone

Special Windows: Second story projected bay with paired one-over-one windows; third story arched one-over-one windows

Decorative Metal Work: Historic decorative metal work on door

Significant Architectural Features: First story faced in rusticated red sandstone; original red sandstone stoop; original wood-and-iron main entrance door; rusticated bands of orange brick at upper stories; ornately-carved sandstone course between first and second stories spans the width of the facade; slightly projecting bay at second story supported by corbels, features a clay-tile pent roof, three arched windows are topped by sandstone voussoirs; topped by a false tiled pent roof with a iron cornice and raised rinceaux run the length of the soffit

Alterations: Windows replaced; non-historic iron security grilles at first story

Building Notes: Designated New York City Landmark April 16, 1991, (LP-1680); one of six mid-block rowhouses built to follow an ABAABA pattern.

Site Features: raised curbed areaway with cast-iron railings

North Facade: Designed (historic)

Stoop: Original

Door(s): Original primary door

Windows: Original (upper stories); original (basement)

Security Grilles: Historic (upper stories); historic (basement)

Roof: Pitched - clay tile (original)

Notable Roof Features: Pent roof

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Cast iron

Areaway Paving Material: Concrete

324 West 85th Street

Borough of Manhattan Tax Map Block 1246, Lot 142

Date: 1892 (NB 712-1892)

Architect/Builder: Clarence True

Original Owner: Charles G. Judson

Type: Row house

Style: Romanesque Revival

Stories: 3

Material(s): Brick; red sandstone

Special Windows: Second story projected bay with paired one-over-one windows; third story arched one-over-one windows

Decorative Metal Work: Historic decorative metal work on door

Significant Architectural Features: First story faced in rusticated red sandstone; original red sandstone stoop; original wood-and-iron main entrance door; rusticated bands of orange brick at upper stories; ornately-carved sandstone course between first and second stories spans the width of the facade; slightly projecting bay at second story supported by corbels, features a clay-tile pent roof, three arched windows are topped by sandstone voussoirs; topped by a false tiled pent roof with a iron cornice and raised rinceaux run the length of the soffit

Alterations: Non-historic light fixture above main entrance; aluminum storm sash covers original sash

Building Notes: Designated New York City Landmark April 16, 1991, (LP-1681); one of six mid-block rowhouses built to follow an ABAABA pattern

Site Features: Raised curbed areaway with cast-iron railings

North Facade: Designed (historic)

Stoop: Original

Door(s): Original primary door

Windows: Original (upper stories); original (basement)

Security Grilles: Historic (upper stories); historic (basement)

Roof: Pitched - clay tile (original)
Notable Roof Features: Pent roof
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Cast iron
Areaway Paving Material: Concrete

326 West 85th Street

Borough of Manhattan Tax Map Block 1246, Lot 43
Date: 1892 (NB 712-1892)
Architect/Builder: Clarence True
Original Owner: Charles G. Judson
Type: Row house
Style: Romanesque Revival
Stories: 3
Material(s): Brick; red sandstone

Special Windows: Second story projected bay with paired one-over-one windows; third story arched one-over-one windows

Decorative Metal Work: Historic decorative metal work on door

Significant Architectural Features: First story faced in rusticated red sandstone; original red sandstone stoop; original wood-and-iron main entrance door; rusticated bands of orange brick at upper stories; ornately-carved sandstone course between first and second stories spans the width of the facade; slightly projecting bay at second story supported by corbels, features a clay-tile pent roof, three arched windows are topped by sandstone voussoirs; topped by a false tiled pent roof with a iron cornice and raised rinceaux run the length of the soffit

Alterations: Non-historic light fixture above main entrance; aluminum storm sash covers original sash

Building Notes: Designated New York City Landmark April 16, 1991, (LP-1682); one of six mid-block rowhouses built to follow an ABAABA pattern.

Site Features: Raised curbed areaway with cast-iron railings

North Facade: Designed (historic)

Stoop: Original

Door(s): Original primary door

Windows: Original (upper stories); historic (basement)

Security Grilles: Historic (upper stories); historic (basement)

Roof: Pitched - clay tile (original)

Notable Roof Features: Pent roof

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Cast iron

Areaway Paving Material: Concrete

330 West 85th Street (aka 328-330 West 85th Street)

Borough of Manhattan Tax Map Block 1246, Lot 44

Date: 1898-99 (NB 848-1898)

Architect/Builder: George F. Pelham

Original Owner: Elias Kempner

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Rusticated stone base with high water table; historic stone stairs and stoop lead to central entrance that is flanked by Ionic pilasters topped by scrolled brackets that support entrance hood; ornately-decorated spandrel panel and scrolled keystone below each first story window; one-over-one windows from the first to third stories and six-over-six windows from the fourth to sixth stories; all windows are enframed by terra-cotta surrounds with varying styles of decoration from simple to elaborate; topped by a denticulated bracketed cornice

Alterations: Main entrance reconfigured and doors replaced with metal-and-glass double doors; some windows replaced; non-historic light fixtures at stoop

Site Features: Recessed areaway with low stone curb and iron fencing

North Facade: Designed (historic)

Stoop: Historic

Door(s): Replaced primary door; area way door

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone/iron

Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade

334 West 85th Street (aka 332-334 West 85th Street)

Borough of Manhattan Tax Map Block 1246, Lot 46

Date: 1895-96 (NB 2139-1895)

Architect/Builder: Neville & Bagge

Original Owner: Smith & Roffler

Type: Flats

Style: Renaissance Revival

Stories: 5

Material(s): Brick; stone; terra cotta

Special Windows: Round-arched one-over-one windows at the fifth story

Significant Architectural Features: Two-story rusticated stone base with high water table; historic

curved stone stair; central entrance that is flanked by historic light fixtures; historic wood-and-glass double leaf doors with transom; below each first through third story windows is a ornately-decorated spandrel panel; round-arched fifth story windows feature scrolled keystones; all windows are enframed by terra-cotta surrounds with varying styles of decoration from simple to elaborate; terra-cotta medallions between windows at fifth story topped by a denticulated bracketed cornice

Alterations: Windows replaced

Site Features: Recessed areaway with low stone curb and iron fencing

North Facade: Designed (historic)

Stoop: Original stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Historic iron

Areaway Paving Material: Concrete

340 West 85th Street (aka 336-340 West 85th Street)

Borough of Manhattan Tax Map Block 1246, Lot 49

Building Name: Three Arts Club (now Volunteers of America)

Date: 1926-27 (NB 119-1926)

Architect/Builder: George B. de Gersdorff

Original Owner: Three Arts Club of New York

Type: Club house and dwelling

Style: Colonial Revival

Stories: 8

Material(s): Brick; stone

Special Windows: Fanlight transom over main entrance

Decorative Metal Work: Iron balconette over entrance

Significant Architectural Features: High stone water table base; historic arched central entrance flanked by Corinthian columns supporting a denticulated hood featuring a sign the name "Volunteers Of America"; a stone band runs the width of the building and marks transition between first and second stories; center bay window at second story features pedimented stone window surround with scroll bracketed sill and a iron balconette; all windows are six-over-six with flat keystone arches and stone sills; stone banding runs the width of building at eighth story; the building is topped by stone cornice

Alterations: Through-wall air conditioners at all windows at the first and second stories; non-historic light fixtures at first story; non-historic signage above entrance

Site Features: Metal access hatch under middle bay window at east facade, and metal grille vents at basement windows; stairs down to service alley at west facade

Notable History and Residents: The Three Arts Club was founded in 1904 by Jane Harris Hall, the club was organized for young women studying music, drama, and the fine arts. When the club

opened its building at 340 West 85th Street in 1927 it contained a large auditorium named in honor of Emily V. Hammond, and a library that was a gift of Frederick Vanderbilt, named in honor of Louise Anthony Vanderbilt, as well as private rooms for as many as 153 students, and sleeping quarters for club members. Among the tenants was the famous actress Ruth Gordon. Since 1953 the Volunteers of America has owned the building and run it as a residence for business women.

North Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade

West Facade: Not designed (historic)

Facade Notes: Brick facade

342 West 85th Street (aka 342-344 West 85th Street)

Borough of Manhattan Tax Map Block 1246, Lot 7501

Date: 1899-1900 (NB 422-1899)

Architect/Builder: Frederick Jacobson

Original Owner: E. W. Kilpatrick

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone

Significant Architectural Features: Flanking curved bays at east and west of central bay, six stories; two-story rusticated limestone base, with porticoed entrance porch with paired fluted Ionic columns that support a denticulated cornice topped by a balustraded balconette; stone window enframements feature triangular and segmental pediments and scrolled keystone and cartouches; decorative stone banding runs the width of the building and acts as a sill for windows at the second, third and fifth stories; historic metal denticulated cornice tops the building at the roofline

Alterations: Windows replaced; main entrance door replaced; non-historic light fixture; iron grilles partially covering areaways

Building Notes: Historic lot 51, now condominium lots 1001-1022.

Site Features: Partially covered recessed areaways

North Facade: Designed (historic)

Stoop: Historic

Door(s): Replaced primary door

Windows: Replaced

Cornice: Historic

Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Stone/cast iron
Areaway Paving Material: Metal grate/concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick facade; angled light wells; windows with molded stone sills; through-wall air conditioners; recessed alleyway with metal stair access

350 West 85th Street (aka 346-352 West 85th Street)

Borough of Manhattan Tax Map Block 1246, Lot 53

Building Name: Red House
Date: 1903-04 (NB 74-1903)
Architect/Builder: Harde & Short
Original Owner: Eronel Realty Co.
Type: French Flat
Style: French Gothic Revival
Stories: 6
Material(s): Red brick, terra cotta

Special Windows: Multi-pane heavy sash casement windows
Significant Architectural Features: Building organized into two pavilions each with angled sides, flanking a slightly recessed central window bay; stone water-table base; linked by a one-story arcaded entrance porch with an arched central entrance with metal-and-glass double-leaf doors; the bays are supported by compound piers with foliate capitals; a plaque above the center bay displays the inscription “Red House” heavy wood sash eight panes paired casement windows are surrounded by heavy terra-cotta enframements; alternating brick and terra-cotta courses mark the first and second stories terra-cotta spandrel panels link the windows at the first, second, fourth, and fifth stories
Alterations: Terra-cotta balustrade above cornice removed; angled piers at corners of roof removed; insertion of double-hung windows in the eastern and western most angled side; main entrance doors replaced
Building Notes: Designated a New York City Landmark in 1982 (LP-1265).

North Facade: Designed (historic)
Stoop: Original
Door(s): Replaced primary door
Windows: Original
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Stone

West Facade: Not designed (historic) (partially visible)

354 West 85th Street see 127 Riverside Drive

WEST 86TH STREET (ODD NUMBERS)

257 West 86th Street (aka 255-259 West 86th Street)

Borough of Manhattan Tax Map Block 1234, Lot 7

Date: 1906-07 (NB 488-1906)

Architect/Builder: Pollard & Steinam

Original Owner: West 86th Street Studios Corp.

Type: Apartment building

Style: Neo-Classical

Stories: 14

Material(s): Buff Roman brick; stone

Special Windows: Possibly historic stained-glass window

Decorative Metal Work: Balcony railings; possibly historic areaway fence; possibly historic grille at first story; historic window guard at the ninth story; metal hook

Significant Architectural Features: Three-story stone base; shallow stone stoop; entrance enframingent with lion-head decorated cornice supported by large scrolled brackets and pilasters with roundels; possibly historic lights at entrance; upper stories Roman brick, rusticated at outer bays; some older, possibly historic, three-over-three, two-over-two, and one-over-one sash; flared brick lintels in center bays; partially recessed window enframingents at 14th story separated by brick panels; stone balconies with metal railings; wreathed plaques; cornice with modillions and scrolled brackets; paneled parapet above cornice

Alterations: Windows replaced or reconfigured (except as noted), some in basement replaced with metal shutters; storefront stoop painted; storefront door; awning; marquee; signage; conduits; remote utility meter; intercoms

Building Notes: The commercial space at 255 West 86th Street may not have originally been part of the building's design, the address appears in directories by 1940; stoop at storefront is supported by jack posts.

Site Features: Basement areaways; possibly historic metal fence with stone posts with non-historic doorbell or intercom at gate; non-historic fence and gate at storefront; pipes for siamese hydrant and fuel; diamond plate staircase with pipe railing

Notable History and Residents: Built as a studio building 257 West 86th attracted tenants from many professions: Gutzon Borglum (1867-1941) sculptor of Mount Rushmore; Charles Otis (1872?-1944), President of Dow, Jones & Co., and publisher of *The Bond Buyer* and *American Banker*; Rudolph Dirks (1877-1968) creator of the comic strip the "Katzenjammer Kids;" Franklin De Haven (1856-1934), American landscape artist and president of the Salamagundi Club; Dr. James T. Shotwell (1871-1965) historian and Columbia professor, and later a member and president of the Carnegie Endowment for International Peace; and Robert Duvall, the actor. Raoul Gelabert, a former dancer and pioneer in kinesiotherapy for dancers, had moved his dance studio to 257 West 86th Street by 1965. Since 1989 he has also run the Gelabert Studios Galley, an art gallery, in the building.

South Facade: Designed (historic)

Stoop: Historic

Door(s): Possibly historic primary door; non-historic door at storefront; metal door at basement

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Possibly historic (basement)

Storefront(s): Altered

Cornice: Mixed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Possibly historic metal fence with stone posts

Areaway Paving Material: Concrete

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red and buff brick, some repointed and/or replaced, rear extension painted; terra-cotta and metal coping; irregular fenestration; windows mixed; chimney; water tank

North Facade: Not designed (historic) (partially visible)

Facade Notes: Painted; windows reconfigured; through-wall air conditioners; ell: red brick, fire escape, rooftop garden

References: Lisa Anderson, "James T. Shotwell: A Life Devoted to Organizing Peace," *Living Legacies*, Winter 2005

(<http://www.columbia.edu/cu/alumni/Magazine/Winter2005/llshotwell.html> accessed January 17, 2012); Cheryl Casati, "Gelabert Studios, More Than Meets the Eye," *Epoch Times*, January 8, 2009

(<http://www.threepohtimes.com/n2/life/gelabert-studios-more-than-meets-the-eye-9992-print.html> accessed February 2, 2012); "Charles Otis Dies; Long a Publisher," *NYT*, October 1, 1944, 45; "Franklin De Haven Dead at Age 77," *NYT*, January 11, 1934, 21; "Gelabert Studios Gallery" (http://gelabertstudiogallery.com/About_Us.html, accessed February 2, 2012); "Gutzon Borglum," Wikipedia, (accessed January 4, 2012); "James T. Shotwell, Historian, 90, Dies," *NYT*, July 17, 1965, 1; "Rudolph Dirks, Artis, Is Dead; Created Katzenjammer Kids," *NYT*, April 22, 1968, 47; Peter Salwen, *Upper West Side Story: A History and Guide* (New York: Abbeville Press, 1989), 304; U. S. Census records, 1910 and 1930.

261-263 West 86th Street see 540 West End Avenue

301 West 86th Street see 545 West End Avenue

305 West 86th Street (aka 303-307 West 86th Street)

Borough of Manhattan Tax Map Block 1248, Lot 27

Date: 1925-26 (NB 782-1925)

Architect/Builder: Deutsch & Schneider

Original Owner: 305 West 86th Street Holding Corp.

Type: Apartment building

Style: Renaissance Revival

Stories: 15 and penthouse

Material(s): Tan brick; stone; cast stone; terra cotta

Decorative Metal Work: Possibly historic metal balconies and railings; metal-and-glass door
Significant Architectural Features: Two-story stone and/or cast-stone base; round-arched entrance
Alterations: Base painted; some brick replaced and/or repointed; windows infilled with brick, stone or panel, one at 15th story possibly reconfigured; through-wall air conditioners; marquee; pipes on roof; perforated vent; siamese hydrant; remote utility meter
Building Notes: The parapet was rebuilt in 1991 (Job 100342871-1991), it is unclear from the description whether the cornice was replaced as part of this work. The penthouse is not readily visible from street.
Site Features: Diamond plate hatch; diamond plate steps and non-historic railings at basement; standing pipe; concrete-paved light court with pipe railing at rear

South Facade: Designed (historic, painted, repointed, some brick replaced)

Door(s): Possibly historic primary door; possibly historic gate at basement entrance

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Possibly historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

East Facade: Not designed (historic) (partially visible)

Facade Notes: Tan brick, some replaced; windows replaced; through-wall air conditioner; concrete-paved light court with pipe railing

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; brick chimney

North Facade: Not designed (historic) (partially visible)

Facade Notes: Tan brick; through-wall air conditioners; windows replaced; water tank; metal chimney stack

309 West 86th Street (aka 309-311 West 86th Street)

Borough of Manhattan Tax Map Block 1248, Lot 25

Building Name: Hotel Wayne (now Stetson House)

Date: 1913-14 (NB 389-1913)

Architect/Builder: Schwartz & Gross

Original Owner: Waitt Investing Co.

Type: Apartment hotel

Style: Renaissance Revival with alterations

Stories: 12 and penthouse

Material(s): Roman brick; stone; terra cotta

Significant Architectural Features: Three-story stone base, rusticated at first story; brick upper facade set in monk bond; decorative entrance surround, on pink granite plinth, with pedimented cornice; arched service entrance and window with keystones; double windows at fourth through ninth stories with stone lintels; double and grouped windows at 11th and 12th stories with arched surrounds featuring decorative spandrels and coquillage; cartouches; shallow, dentiled cornice

Alterations: Base painted; brick replaced; service entrance possibly reconfigured; transom at first story altered to accommodate air conditioner; balconies at fifth, ninth, and 11th floors removed; parapet removed; bird deterrent wires at second and third stories; marquee; light fixtures; remote utility meter; spigot

Building Notes: Cornerstone inscribed "Schwartz & Gross, Architects, 1914"; brick chimney on roof; penthouse not readily visible from the street

Site Features: Siamese hydrant; metal pipe; grate; gooseneck pipe

Notable History and Residents: Built as an apartment hotel, 309 West 86th Street was the first large scale building constructed on this block of West 86th Street replacing two mansions. It was known as the Hotel Wayne from the 1920s until 1953 when it was converted into the Waldorf Nursing Home. In 1962 it became the Riverview, a residence club for senior citizens. Following interior alterations in 1979 the building was reconverted into Class A apartments, and became a co-op known as Stetson House.

South Facade: Designed (historic, patched, altered)

Door(s): Possibly historic primary door; non-historic door at service entrance

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

North Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, parged and repointed; top story set back; windows replaced; non-historic railings; water tank; pipe

References: "New Apartment Hotel," *NYT*, June 22, 1913, XXI; Display Ad, *NYT*, May 2, 1926, RE21, Classified Ad, *NYT*, May 11, 1954, 49; Classified Ad, *NYT*, October 28, 1962, 339; Classified Ad, *NYT*, February 19, 1981, C24; NYC, Department of Buildings, ALT 945-1953, ALT 758-1979, Certificate of Occupancy 41572 September 3, 1953.

315 West 86th Street (aka 313-321 West 86th Street)

Borough of Manhattan Tax Map Block 1248, Lot 22

Date: 1926-27 (NB 160-1926)

Architect/Builder: Gronenberg & Leuchtag

Original Owner: 315 West 86th Street Realty Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 15 and penthouse

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Possibly historic balcony railing

Significant Architectural Features: Granite base; light polychrome brick set in Flemish bond; round-arched entrance with carved surround; fanlight transom; windows at first story with molded surrounds and sills; center bays at second story with molded and denticulated sills; windows set in full surrounds with carved spandrel panels and tympana alternate with windows with decorative terra-cotta lintels and brickwork spandrels at third story; stone balconies at the ninth story;

two-story window groupings at 13th and 14th stories with terra-cotta surrounds and metal-railed balconies, alternating with flat-headed and round-arched windows with brick surrounds and hood moldings; roundels above 14th story; cornice with corbel table; possibly historic light fixtures

Alterations: Through-wall air conditioners; non-historic marquee; bird deterrent wires at second, third, and fourth stories; western basement windows infilled; gate and doorbell at service entrance; siamese hydrant with spigot; perforated vent; remote utility meter; signage

Building Notes: Possibly historic wood window above service entrance, altered for air conditioner; penthouse not readily visible from the street.

Site Features: Pipe; possibly historic railings at service entrance; steps painted

South Facade: Designed (historic, patched)

Door(s): Replaced primary door

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; roof garden

North Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, patched and replaced; metal security fence; water tank on metal structure; chimney; windows replaced

325 West 86th Street (aka 323-329 West 86th Street)

Borough of Manhattan Tax Map Block 1248, Lot 19

Date: 1925-26 (NB 530-1925)

Architect/Builder: Rosario Candela Original Owner: Paterno Brothers

Type: Apartment building

Style: Renaissance Revival

Stories: 15

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Two-story stone base; entrance with decorated reveals and bracketed lintel, set in a two-story enframing with keystone and cartouche; recessed windows at third and 14th stories with decorative surrounds; windows at fourth story with decorative surrounds, pediments, and balustraded spandrels; decorative spandrels; windows with full surrounds and balconies at the seventh and tenth stories; windows with molded surrounds at 15th story; cornice with dentils and multiple brackets

Alterations: Marquee; through-wall air conditioners; intercom; lights; signage; gate at service entrance reinforced with sheet metal; remote utility meter

Building Notes: Westernmost window of first story reconfigured as an entrance c. 1945; cartouche above main entrance inscribed with the letter "P" for Paterno, the owner/developer.

Site Features: Pipe

South Facade: Designed (historic, altered)

Door(s): Replaced primary door; professional office door replaced

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

North Facade: Not designed (historic) (partially visible)

Facade Notes: Yellow brick, parged and patched; water tank on supports; metal flue; windows replaced

333 West 86th Street (aka 331-341 West 86th Street)

Borough of Manhattan Tax Map Block 1248, Lot 14

Building Name: Franklin Towers (later Cambridge House Hotel; now Atria West 86)

Date: 1925-27 (NB 552-1925)

Architect/Builder: William I. Hohaus

Original Owner: C. S. & K. Construction Co., Inc.

Type: Apartment hotel

Style: Georgian Revival

Stories: 20 and penthouse

Material(s): Brick; stone; terra cotta

Special Windows: Palladian window

Decorative Metal Work: Possibly historic metal grilles at basement

Significant Architectural Features: English bond; marble surrounds at first and second stories; terra-cotta plaques; third story with terra cotta window enframements and decorations; balconies at eighth and 12th stories; terra cotta enframements with pilasters, decorative spandrels and entablature at 14th-16th stories, windows in side bays recessed; urns; center pavilion above 16th story with three round-arched windows with paneled tympana; Ionic columns and fluted arch; side bays recessed with terra cotta friezes and panels

Alterations: Entrance altered, resurfaced with marble; marquee replaced; window reconfigured as entrance for ramp; former secondary entrance reconfigured as window, non-matching stone bulkhead; generator, water tank, retractable rolling enclosure, and air conditioning compressors on roof; decorative urns replaced; lights; perforated vent; hydrant; remote utility meter

Building Notes: Fiberglass reproductions of the buildings original roof top urns were installed in 2011.

Site Features: Handicapped access ramp; grilles; siamese hydrant

Notable History and Residents: No. 333 West 86th Street was built as an apartment hotel, known as Franklin Towers that offered residents amenities such as a sun room, roof-garden, and hotel service. In the 1950s it was renamed the Cambridge House Hotel. In 1997, slightly less than half occupied by rent-stabilized tenants, the building was leased to Kapson Senior Quarters Corporation and Philips International Holding Company who began converting its unoccupied apartments into assisted-living units and renovating the common areas. With its mix of rent-stabilized and assisted-living residents, 333 is now known as the Atria West 86, operated by Atria Senior Living, Inc.

South Facade: Designed (historic, partially repointed)

Door(s): Replaced primary door; replaced service door; non-historic glass door at ramp

Windows: Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

East Facade: Not designed (historic) (partially visible)

Facade Notes: Red and yellow brick, parged, patched, and replaced; bulkhead; dunnage; water tank; windows replaced; solarium; pipes

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red and yellow brick, parged, patched, and replaced; chimney; windows replaced; security fence between buildings

North Facade: Not designed (historic) (partially visible)

Facade Notes: Yellow brick, patched, parged, or replaced; multiple setbacks; windows replaced; possibly historic railings; non-historic fence at roof; rooftop bulkhead, equipment, vents, pipes

References: Classified Ad, *NYT*, October 8, 1954, 45; David W. Dunlap, "After Uproar, Urns Com Back. But They Lost Some Weight," *NYT*, November 17, 2011, A24; Rachele Garbarine, "Luxury Assisted Living on the Upper West Side," *NYT*, October 24, 1997, B8.

345 West 86th Street (aka 343-347 West 86th Street)

Borough of Manhattan Tax Map Block 1248, Lot 11

Building Name: Dexter House Hotel

Date: 1922-24 (NB 657-1922)

Architect/Builder: Gronenberg & Leuchtag

Original Owner: Bricken Construction & Improvement Corp.

Type: Apartment building

Style: Renaissance Revival

Stories: 15 and penthouse

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Balcony railings; possibly historic railings at 14th story windows

Significant Architectural Features: American bond; entrance with bracketed cornice, and decorative lintel; decorative brick work and terra-cotta plaques, spandrels, and lintels at second and third stories; decorative brick work and terra-cotta balconies and spandrels at 13th and 14th stories; bracketed cornice at 14th story; windows with terra-cotta enframements at 15th story; parapet with balustraded openings and brick panels; shallow terra-cotta cornice

Alterations: First story painted; non-historic metal gate at basement entrance; one window railing altered for air conditioner at 14th story; lights; signage; marquee; siamese hydrant; perforated vent; remote utility meter; metal fence between buildings at roof

Building Notes: Penthouse not readily visible from street; possibly historic brass plaques with "Dexter House Hotel"

Site Features: Semi-circular metal grille; pipe; diamond plate hatch; diamond plate basement steps
Notable History and Residents: Originally built as an apartment house, the building was converted to a single room occupancy hotel in 1938. The name Dexter House Hotel appears in New York City directories by 1950.

References: NYC, Department of Buildings, ALT 723-1938, NB 657-1922, Certificate of Occupancy 30085 December 9, 1943; New York Address-Telephone Directory 1950.

South Facade: Designed (historic, painted)

Door(s): Replaced primary door; metal gate at basement

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Non-historic metal railing at basement

West Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick; terra-cotta stringcourse; decorative brick work above stringcourse; light well; tan brick; windows possibly historic; chimneys with metal pipes; bulkheads, one parged; dish antennas

North Facade: Not designed (historic) (partially visible)

Facade Notes: Yellow brick, some replaced; windows replaced; bulkhead; water tank on metal supports with ladders; metal stairs

349 West 86th Street

Borough of Manhattan Tax Map Block 1248, Lot 10

Date: 1900-01 (NB 345-1900)

Architect/Builder: Janes & Leo Original Owner: J. A. Farley

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Limestone; Roman brick; terra cotta

Special Windows: Round-arched windows at fifth story; French doors with curved top rails and correspondingly curved transoms at second story (replacements)

Decorative Metal Work: Possibly historic balcony railing at third story

Significant Architectural Features: Four-story bow front; rusticated base; entrance with columns and pilasters in antis supporting an entablature; heavy, elaborate ornament at windows and balconies

Alterations: Easternmost window at first story and basement reconfigured as door; railing at fifth story replaced; cornice replaced; lights; signage; grille at basement covered with mesh and sheet metal

Site Features: Non-historic fence; mailbox

Notable History and Residents: Originally purchased by Samuel Borchardt (later Borchard) a luggage manufacturer who later moved into real estate. He and his family lived in the house until at least 1930 the year of his death. From 1932 to 1951 the house was leased by the family to the Academy of Allied Arts and the Normandy Democratic Club. The family corporation sold the house in 1951 to the Ruling Archbishop and Diocesan Council of the North American and Canadian Diocese of the Russian Orthodox Greek Catholic Church, Inc. Title was transferred to the House of Free Russia, Inc. in 1953 and in 1958 it was sold to the American Russian Aid Association. It was originally included within the boundaries of the Riverside-West End Historic District but removed due to a then existing permit to enlarge the building that has since lapsed.

South Facade: Designed (historic)

Door(s): Replaced primary door; side doors replaced

Windows: Replaced (upper stories); altered (basement)

Security Grilles: Altered (basement)

Cornice: Not historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Non-historic fence and gate

Areaway Paving Material: Concrete

West Facade: Not designed (historic) (partially visible)

Facade Notes: Parged; two-story ell visible at rear; irregular fenestration

North Facade: not historic (partially visible)

Facade Notes: Brick; round-arched windows; recessed French doors set in segmental arch; balconies; non-historic light; roof-top bulkhead

References: Andrew S. Dolkart, "349 West 86th Street Its History and Significance," prepared for the Normandy Owners Association, 1997, 5; Manhattan Address Telephone Directories 1930-50; "Manhattan Homes Rented," *NYT*, June 29, 1932, 39; Office of the Registrar, New York County, Deeds and Conveyances, Liber 4741, p. 206 (August 2, 1951), Liber 4785, p. 166 (June 4, 1952), Liber 5050, p. 658 (September 19, 1958).

WEST 86TH STREET (EVEN NUMBERS)

250 West 86th Street see 2345 Broadway

272 West 86th Street

Borough of Manhattan Tax Map Block 1233, Lot 157

Date: 1895-96 (NB 1258-1895)

Architect/Builder: C. P. H. Gilbert

Original Owner: John O. Baker

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone; brick

Significant Architectural Features: Curved bays from the first through fourth stories; possibly historic stone landing; wood-and-glass door with sidelights; stone balustrades at second and fifth stories; a series of ornamental stone work; cartouche above window at second story; floral swags above windows at fourth story; plaques frame windows at the fifth story; historic metal modillioned and denticulated cornice

Alterations: Windows replaced; through-wall air conditioners at first, third, and fourth stories

Building Notes: Part of a row of four, five-story brick and stone row houses, originally designed as single family residences.

Site Features: Wide low stone landing; below grade areaway enclosed by a low curved stone retaining wall with metal fencing

North Facade: Designed (historic, painted)

Door(s): Possibly historic primary door; basement entrance

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade; no design features

274 West 86th Street

Borough of Manhattan Tax Map Block 1233, Lot 58

Date: 1895-96 (NB 1258-1895)

Architect/Builder: C. P. H. Gilbert

Original Owner: John O. Baker

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone; brick

Significant Architectural Features: Curved bays from the first through fourth stories; possibly historic stone landing; wood-and-glass double-leaf door; stone balustrades at second and fifth stories; a series of ornamental stone work; cartouche above window at second story; floral swags above windows at fourth story; plaques frame windows at the fifth story; historic metal modillioned and denticulated cornice

Alterations: Windows replaced; non-historic light fixture at main entrance

Building Notes: Part of a row of four, five-story brick and stone row houses, originally designed as single family residences.

Site Features: Wide low stone stoop; below grade areaway enclosed by a low curved stone retaining wall with metal fencing; historic stone hip-wall with non-historic metal fencing, surrounds recessed areaway

North Facade: Designed (historic, painted)
Stoop: Possibly historic stoop (Gate under stoop - altered)
Door(s): Possibly historic primary door; basement entrance
Windows: Replaced (upper stories); replaced (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Stone
Areaway Paving Material: Stone

276 West 86th Street

Borough of Manhattan Tax Map Block 1233, Lot 59
Date: 1895-96 (NB 1258-1895)
Architect/Builder: C. P. H. Gilbert
Original Owner: John O. Baker
Type: Row house
Style: Renaissance Revival
Stories: 5
Material(s): Limestone; brick

Significant Architectural Features: Curved bays from the first through fourth stories; possibly historic stone stoop; wood-and-glass double-leaf door; stone balustrades at second and fifth stories; a series of ornamental stone work; cartouche above window at second story; floral swags above windows at fourth story; plaques frame windows at the fifth stories; possibly historic metal modillioned and denticulated cornice

Alterations: Windows replaced; non-historic light fixture at main entrance

Building Notes: Part of a row of four five-story brick and stone row houses, originally designed as single family residences.

Site Features: Wide low stone stoop; below grade areaway enclosed by a low curved stone retaining wall with metal fencing; historic stone hip-wall with non-historic metal fencing surrounds recessed areaway

North Facade: Designed (historic)
Door(s): Historic primary door; secondary entrance
Windows: Replaced
Security Grilles: Not historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Stone/metal
Areaway Paving Material: Stone

278 West 86th Street

Borough of Manhattan Tax Map Block 1233, Lot 60

Date: 1895-96 (NB 1258-1895)

Architect/Builder: C. P. H. Gilbert

Original Owner: John O. Baker

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone; brick

Significant Architectural Features: Curved bays from the first through fourth stories; possibly historic stone stoop; wood-and-glass double-leaf door; stone balustrades at second and fifth stories; a series of ornamental stone work; cartouche above window at second story; floral swags above windows at fourth story; plaques frame windows at the fifth story; possibly historic metal modillioned and denticulated cornice

Alterations: Windows replaced; non-historic light fixtures at main entrance

Building Notes: Part of a row of four, five-story brick and stone row houses, originally designed as single family residences.

Site Features: Wide low stone stoop; below grade areaway enclosed by a low curved stone retaining wall with metal fencing; historic stone hip-wall with non-historic metal fencing surrounds recessed areaway

Notable History and Residents: Dr. De Wayne Hallett, Ophthalmic Surgeon

North Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; basement entrance

Windows: Mixed (upper stories); historic (basement)

Security Grilles: Not historic (upper stories); possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone/metal

Areaway Paving Material: Stone

280 West 86th Street

Borough of Manhattan Tax Map Block 1233, Lot 160

Date: 1887-1888 (NB 1601-1887)

Architect/Builder: Joseph H. Taft

Original Owner: J. C. Caldwell

Type: Row house

Style: Flemish Renaissance Revival

Stories: 4 and basement

Material(s): Limestone; brick

Special Windows: Arched transoms at all stories

Significant Architectural Features: Angled bay from first to third stories; rusticated stone base with L-shaped stoop; entrance with arched transom; keystone above arcaded windows at fourth

story; decorative spandrel panels below windows at third story and above main entrance; stone cornice topped by Flemish front-facing gable

Alterations: Windows replaced; door replaced; non-historic metal fence; through-wall air conditioners at the first through third stories

Site Features: L-shaped stone stoop; recessed areaway; stone hip-wall with metal fencing

North Facade: Designed (historic)

Stoop: Historic stoop (Gate under stoop - replaced)

Door(s): Replaced primary door; basement entrance

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Roof: Pitched - asphalt shingles (historic)

Notable Roof Features: Flemish gable/mansard

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone/metal

Areaway Paving Material: Concrete

West Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick; aluminum piping; windows infilled with brick

282-286 West 86th Street see 530 West End Avenue

302 West 86th Street (aka 302-308 West 86th Street)

Borough of Manhattan Tax Map Block 1247, Lot 37

Date: 1916-17 (NB 400-1916)

Architect/Builder: Mulliken & Moeller

Original Owner: 86th Street & West End Avenue Co.

Type: Apartment House

Style: Renaissance Revival

Stories: 12

Material(s): Brick; stone; terra cotta

Special Windows: Six-over-one windows at several stories

Significant Architectural Features: High stone water table with small casement windows; two-story base with elaborate brickwork; two-story entrance with elaborate terra-cotta enframements featuring a period wood-and-glass double-leaf door, pilasters with foliate designs lion heads, spandrel panel with symbolic designs; two possibly historic light fixtures flank entrance; windows at the second and third stories with scrolled pediment; terra-cotta cornice runs the width of the building at the third story and acts as sills at this level; terra-cotta windows enframements are repeated at the outer bay windows at the fourth and fifth stories; tripartite window groupings at the outer bays, with possibly historic six-over-one windows at several stories and one-over-one windows at most stories; central bays feature windows with simple stone sills at fifth through tenth stories; terra-cotta cornice at the 11th story runs the width of the building and features balconettes at the outer bay windows with enframements that frame the 12th story windows; topped by a terra cotta cornice at the roofline

Alterations: Some windows replaced; period wood-and-glass double-leaf door; through-the-wall air-conditioners at several stories; metal-and-canvas awning at entrance that runs to the curb
Building Notes: First of three building with identical design features.

North Facade: Designed (historic, repointed)

Door(s): Possibly historic primary door

Windows: Mixed

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

References: NYC, Department of Buildings Certificates of Occupancy 512-1917, 41187-1953.

310 West 86th Street (aka 310-316 West 86th Street)

Borough of Manhattan Tax Map Block 1247, Lot 40

Date: 1914-15 (NB 315-1914)

Architect/Builder: Mulliken & Moeller

Original Owner: 86th Street & West End Avenue Co.

Type: Apartment House

Style: Renaissance Revival

Stories: 12

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Non-historic metal security grilles at first story and basement windows.

Significant Architectural Features: High stone water table with small casement windows; two-story base with elaborate brickwork; two-story entrance with elaborate terra-cotta enframements featuring a period wood-and-glass double-leaf door, pilasters with foliate designs lion heads, spandrel panel with symbolic designs; two possibly historic light fixtures flank entrance; windows at the second and third stories with scrolled pediment; terra-cotta cornice runs the width of the building at the third story and acts as sills at this level; terra-cotta window enframements are repeated at the outer bay windows at the fourth and fifth stories; tripartite window groupings at the outer bays, with possibly historic six-over-one windows at several stories and one-over-one windows at most stories; central bays feature windows with simple stone sills at fifth through tenth stories; terra-cotta cornice at the 11th story runs the width of the building and features balconettes at the outer bay windows with enframements that frame the 12th story windows; topped by a terra-cotta cornice at the roofline

Alterations: Non-historic metal-and-glass double-leaf door with sidelights; windows replaced; canvas and metal awing at entrance runs to the curb

Building Notes: Second of three buildings with identical design features; first story doctors office since 1952.

North Facade: Designed (historic)

Door(s): Replaced primary door; two secondary entrances with metal doors and transom west of main entrance.

Windows: Possibly historic (upper stories); replaced (basement)

Security Grilles: Mixed (upper stories); mixed (basement)

Roof: Pitched (possibly historic)

Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Stone

References: NYC, Department of Buildings Certificate of Occupancy 40022-1952.

320 West 86th Street (aka 318-322 West 86th Street)

Borough of Manhattan Tax Map Block 1247, Lot 43

Date: 1914-15 (NB 315-1914)

Architect/Builder: Mulliken & Moeller

Original Owner: 86th Street & West End Avenue Co.

Type: Apartment House

Style: Renaissance Revival

Stories: 12

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Non-historic metal security grilles at first story and basement windows.

Significant Architectural Features: High stone water table with small casement windows; two-story base with elaborate brickwork; two-story entrance with elaborate terra-cotta enframements featuring a period wood-and-glass double-leaf door, pilasters with foliate designs lion heads, spandrel panel with symbolic designs; two possibly historic light fixtures flank entrance; windows at the second and third stories with scrolled pediment; terra-cotta cornice runs the width of the building at the third story and acts as sills at this level; terra-cotta window enframements are repeated at the outer bay windows at the fourth and fifth stories; tripartite window groupings at the outer bays, with possibly historic six-over-one windows at several stories and one-over-one windows at most stories; central bays feature windows with simple stone sills at fifth through tenth stories; terra-cotta cornice at the 11th story runs the width of the building and features balconettes at the outer bay windows with enframements that frame the 12th story windows; topped by a terra-cotta cornice at the roofline

Alterations: Non-historic metal-and-glass double-leaf door with sidelights; windows replaced; canvas and metal awing at entrance runs to the curb

Building Notes: Third of three building with identical design features

Notable History and Residents: This property housed the Carol Residence for Women in the 1930s.

North Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Roof: Pitched (possibly historic)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

West Facade: Designed (historic) (partially visible)

Facade Notes: Western facade of building is partially visible from seventh to 12th stories and features a terra-cotta cornice that wraps the building at 11th story and several one-over-one windows with simple stone sills

324 West 86th Street

Borough of Manhattan Tax Map Block 1247, Lot 46

Date: 1897 (NB 33-1897)

Architect/Builder: Brunner & Tryon

Original Owner: Mrs. Caroline Seligman

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Brick; limestone

Special Windows: Palladian style window at second story

Decorative Metal Work: Possibly historic railing at second story balconette and iron security grilles at basement windows.

Significant Architectural Features: Quoins marking east and west corners of facade; possibly historic stone stoop, with double-leaf wood door and transom; tripartite window grouping with stone enframements contains one-over-one windows; Palladian window at second story featuring curved stone pediment over center window; third and fourth story windows feature stone enframements with keystones; topped by denticulated metal cornice at roofline

Alterations: Non-historic light fixture at main entrance

Site Features: Possibly historic stone stoop, and hip wall surrounding recessed areaway

Notable History and Residents: The building was the home of the New York Psychoanalytic Institute from 1935 to 1955, Mission of the U.S.S.R. to the United Nations from 1964 to 1976 and since 1977 the Siddha Yoga Ashram in Manhattan.

North Facade: Designed (historic)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; secondary entrance west of main entrance

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

References: New York City, Department of Buildings, Certificates of Occupancy 30436-1944 and 77312-1977.

328 West 86th Street (aka 326-328 West 86th Street)

Borough of Manhattan Tax Map Block 1247, Lot 47

Date: 1924 (NB 123-1924)

Architect/Builder: George & Edward Blum

Original Owner: Erco Realty Corp.

Type: Apartment building

Style: Colonial Revival

Stories: 15

Material(s): Brick; limestone

Special Windows: Paired six-over-six windows throughout

Decorative Metal Work: Balconettes with historic iron railings

Significant Architectural Features: Central main entrance with possibly historic wood-and-glass double-leaf door and two-story modest limestone enframements, with possibly historic light fixtures flanking entrance; many historic paired six-over-six windows throughout; fourth story windows feature balconettes with historic iron railings and a modillioned stone base; two-story round-arched stone window enframements at 14th and 15th stories featuring medallions at tympanum and wide stone sills; topped by a bracketed metal cornice

Alterations: Some windows replaced; canvas-and-metal awing at entrance runs to the curb

North Facade: Designed (historic)

Door(s): Possibly historic primary door; secondary entrance west of main entrance.

Windows: Historic

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Not designed (historic) (partially visible)

Facade Notes one-over-one windows with simple stone sills

West Facade: Not designed (historic) (partially visible)

Facade Notes: one-over-one windows with simple stone sills

330 West 86th Street

Borough of Manhattan Tax Map Block 1247, Lot 49

Date: 1890-91 (NB 80-1890)

Architect/Builder: Herman P. Seyfert

Original Owner: William E. D. Stokes

Type: Row house

Style: Flemish Revival with alterations

Stories: 5

Material(s): Brownstone; brick

Significant Architectural Features: Rusticated stone base; stone window enframements with decorative spandrel panel below windows at second through fifth stories; stone cornice topped by Flemish front-facing gable with decorative stone finials

Alterations: Main entrance reconfigured and moved to ground story with non-historic metal-and-glass-doors

North Facade: Designed (historic, painted)

Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Not historic (upper stories)
Roof: Pitched - slate/brick (historic)
Notable Roof Features: Flemish front-facing gable
Cornice: Mixed
Sidewalk Material(s): Concrete
Curb Material(s): Stone

334 West 86th Street (aka 332-338 West 86th Street)

Borough of Manhattan Tax Map Block 1247, Lot 50

Date: 1923-24 (NB 626-1923)

Architect/Builder: Rosario Candela

Original Owner: 905 West End Avenue Corp.

Type: Apartment building

Style: Romanesque Revival

Stories: 15

Material(s): Brick; terra cotta

Significant Architectural Features: High stone water table; two-story base with elaborate brickwork; two-story arched entrance with elaborate terra-cotta and brickwork enframements featuring chevrons on paired engaged columns and blind arcade with fanlight transom; paired arched window enframements with cartouche at tympanum, a feature that is repeated at the third, 14th, and 15th stories; a cornice runs the width of the building at the third story sills level a feature that is repeated at the 13th story; windows with simple stone sills at most windows; topped by a terra-cotta blind arcade and denticulated cornice

Alterations: Non-historic metal-and-glass double-leaf door; facade repointed at several stories; through-wall air conditioners under windows at several stories; canvas-and-metal awing at entrance runs to the curb

Notable History and Residents: Ruth Messinger lived at 334 West 86 in the 1990s, when she was Manhattan Borough President.

North Facade: Designed (historic)

Door(s): Replaced primary door; secondary entrance at first story western end of facade

Windows: Replaced

Roof: Pitched (possibly historic)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Designed (historic) (partially visible)

Facade Notes: one-over-one windows with simple stone sills

340 West 86th Street (aka 340-346 West 86th Street)

Borough of Manhattan Tax Map Block 1247, Lot 7501

Date: 1908-09 (NB 506-1908)

Architect/Builder: Neville & Bagge

Original Owner: Harry Schiff

Type: Apartment House

Style: Beaux Arts with alterations

Stories: 12

Material(s): Brick; stone

Special Windows: Segmental-arched windows at the second and tenth stories.

Significant Architectural Features: Two-story rusticated stone base with high stone water table; two-story three-bay central main entrance with segmental arched entrance and tripartite window groupings at second story, with spandrel panels featuring cartouches and a diamond motif; the bays are divided by channeled pilasters and paired scrolled brackets that support a stone balconette and stone cornice that runs the width of the building at the third story sill level; the facade is arranged by a tripartite design featuring central bay with elaborate terra-cotta enframements and spandrel panels divided by large cartouches at the fourth story; outer bays feature paired windows with terra-cotta lintels and bracketed sills; fourth story outer bay windows feature bracketed stone balconettes; this feature is repeated at the 11th story center bay windows; bracketed pilasters divide each bay at the 12th story with arched tympanum at each window followed by a blind arcade that runs the width of the building; stone cornice

Alterations: Non-historic metal-and-glass double-leaf door with sidelights and segmental-arched transom; windows replaced; canvas-and-metal awing at entrance runs to the curb

Building Notes: Historic lot 53, now condominium lots 1001-1070.

Site Features: Recessed areaway surrounded by stone hip-wall

North Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

West Facade: Not designed (historic)

Facade Notes: One-over-one windows with simple stone sills

WEST 87TH STREET (EVEN NUMBERS)

264 West 87th Street see 552 West End Avenue

300 West 87th Street see 555 West End Avenue

WEST END AVENUE (ODD NUMBERS)

401 West End Avenue (aka 401-403 West End Avenue; 301-303 West 79th Street)

Borough of Manhattan Tax Map Block 1244, Lot 12

Building Name: New Century

Date: 1900-01 (NB 69-1900)

Architect/Builder: William B. Franke

Original Owner: William B. Franke

Type: Flats building

Style: Altered Beaux Arts

Stories: 9

Material(s): Red and buff brick; limestone; terra cotta

Decorative Metal Work: Possibly historic grilles in basement

Significant Architectural Features: Two-story stone base, three at corners; third story rusticated buff brick; ninth story buff brick with terra-cotta bands; rounded corners (northeast and southeast); stone balconies with elaborately carved brackets; quoins; keyed surrounds at third story; full terra-cotta surrounds at fourth through ninth stories; terra-cotta stringcourses

Alterations: Porch removed (prior to 1939); stoop painted and resurfaced, non-historic railing; marquee; one bay of windows enlarged (prior to 1939); balcony railings removed at corners; basement resurfaced; cornice removed, parapet parged; signage; standpipe; doorbell and light at basement

Building Notes: Originally constructed with two apartments per floor, the apartments were reconfigured in 1934-35 into six apartments on upper floors and five on the first by architect J. M. Berlinger. It was probably at this time that the porch was removed and the alterations to the windows made. It is possible that the enframements removed from the south facade were reused on the east facade.

Site Features: Non-historic areaway railing on painted concrete curb; concrete steps to basement; concrete-paved service alley with possibly historic fence and gate; brick and concrete retaining wall and metal fence on north property line.

Notable History and Residents: Augustus S. Knight (1864-1948), medical director of the Metropolitan Life Insurance Company from 1899 to 1934, resided in the building at the time of both the 1910 and 1920 censuses.

East Facade: Designed (historic, resurfaced, altered)

Stoop: Resurfaced stoop (Gate under stoop - replaced)

Porch(es): Removed

Door(s): Replaced primary door; door in basement replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

South Facade: Designed (historic, altered)

Facade Notes: Southwest corner chamfered; concrete and stone areaway; one bay of windows enlarged, enframements removed; bay of small windows added prior to 1939; balustrades removed

from balconies; basement resurfaced; non-historic service door; windows replaced; historic grilles at basement

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Rounded corner on northeast with full surrounds; red brick; two angular bays; stone lintels and sills; clay tile coping; windows mixed or replaced; non-historic grilles at basement

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; stone lintels and sills; some repointing; brick chimney with metal flue; windows replaced

References: "Dr. A. S. Knight Dies of Auto Injuries," *NYT* March 22, 1948, 23; NYC, Department of Buildings, ALT 3314-1934; U. S. Census records, 1910 and 1920.

411 West End Avenue (aka 409-411 West End Avenue; 302-304 West 80th Street)

Borough of Manhattan Tax Map Block 1244, Lot 19

Date: 1935-36 (NB 100-1935)

Architect/Builder: George F. Pelham, Jr.

Original Owner: Wallenstein Realty Corporation

Type: Apartment House

Style: Moderne

Stories: 20 and penthouse and tower

Material(s): Brick; stone; metal

Special Windows: Corner windows

Decorative Metal Work: Decorative metal trim at entrance, center bays (shadowed with dark brick), setbacks, and bulkhead; metal balconies; possibly historic railings at setbacks; possibly historic window grilles on first story

Significant Architectural Features: Two-story, polished stone entrance with rounded reveal, inset lights, possibly historic metal-and-glass doors, possibly historic marquee framework; stone water table; three story tower with pinnacles

Alterations: Windows replaced; through-wall air conditioners; some brick replaced; canopy on south setback; several grilles altered for air conditioners; siamese hydrant

Site Features: Grilles in sidewalk; concrete paved areaway with historic metal fence and gate on south side; stairs at rear with possibly historic railing across landing

Notable History and Residents: This building replaced a ten-story apartment house known as Traymore Hall. Among the building's tenants were actress Sandy Dennis and saxophonist Gerry Mulligan.

East Facade: Designed (historic, some brick replaced)

Door(s): Possibly historic primary door; non-historic metal door at secondary entrance

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

South Facade: Not designed (historic) (partially visible)

Facade Notes: Corner windows; setbacks; metal railings; tower with metal trim and pinnacles; windows replaced; security camera; possibly historic grilles, one altered for air conditioner

North Facade: Designed (historic)

Facade Notes: Basement windows following slope of site; metal trim and balconies; windows replaced; through-wall air conditioners; possibly historic gate (altered) at service entrance; non-historic grilles at basement; basement windows replaced, some with metal panels and one with a louvered vent; vent; remote utility meter and siamese hydrant

West Facade: Not designed (historic) (partially visible)

Facade Notes: Some brick replaced; railings at second setback replaced; windows replaced; pipes and bulkhead on roof

References: "19-Story House Planned for West End Av. Corner," *NYT*, April 27, 1935, 30; Salwen, 305.

425 West End Avenue (aka 301 West 80th Street)

Borough of Manhattan Tax Map Block 1244, Lot 44

Date: 1898-1900 (NB 591-1898)

Architect/Builder: Townsend & Harde

Original Owner: Charles H. Lowen & Herbert S. S. Harde

Type: Flats building

Style: Renaissance Revival with alterations

Stories: 7

Material(s): Brick; stone or cast stone; terra cotta

Decorative Metal Work: Fire escapes

Significant Architectural Features: Two-story rusticated brick and stone or cast-stone base; porch with engaged fluted columns and decorated metopes; shallow projecting bays with quoins; large rounded corner; stone or terra-cotta window surrounds, with pediments at third story; stone or terra-cotta banding and stringcourses; stone or terra-cotta balconies at fifth story

Alterations: Trim painted; cornice replaced with a brick fascia; balconies restored; marquee; lights; non-historic grilles, altered for air conditioners; one window in basement replaced with louvered vent; security camera

Building Notes: Not clear from images if porch historically enclosed; fire escapes added after the 1939-40 tax photograph.

Site Features: Possibly historic metal fence and gates, one gate on east altered with metal mesh and plate; part of areaway on east side built over; areaway on south side narrow; concrete paving at service alley; metal gate and razor wire across service alley

Notable History and Residents: Constructed as large flats for 14 families, by 1930 many of the households, especially those headed by women, were sharing their apartments with "guests" and lodgers. It became a single room occupancy residence in 1940 and was reconverted into an apartment building in 1978.

East Facade: Designed (historic, painted, some brick replaced)

Stoop: Possibly historic

Porch(es): Historic

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Possibly historic metal fence on painted stone or concrete curb

Areaway Paving Material: Concrete

South Facade: Designed (historic)

Facade Notes: Basement brick; some brick replaced; windows replaced, one in basement infilled; non-historic grilles at basement and first story; security camera and conduit; chimney parged, metal chimney stack; remote utility meter

North Facade: Not designed (historic) (partially visible)

Facade Notes: Front facade extends at the return; brick parged, painted and replaced; possibly historic, small window; air conditioning unit at first story; railing on roof

West Facade: Not designed (historic) (partially visible)

Facade Notes: Design of south facade continues at return; brick; segmental-arched fenestration; windows replaced; through-wall air conditioners

References: NYC, Department of Buildings, ALT 3494-1940, ALT 1038-1978, Certificates of Occupancy 27935, July 28, 1941, 80098, March 12, 1980; U. S. Census records, 1930.

433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street)

Borough of Manhattan Tax Map Block 1244, Lot 46

Building Name: The Calhoun School

Date: 1973-75 (NB 43-1973)

Architect/Builder: Costas Machlouzarides

Original Owner: The Calhoun School

Type: Institutional

Style: None

Stories: 5, now 8

Material(s): Travertine; concrete; glass; stucco

Special Windows: Windows with non-rectilinear frames

Significant Architectural Features: Concrete piloti at ground floor; bronze-tinted glass curtain walls at first through fifth stories; bowed travertine-clad enframement; metal spandrels

Alterations: Four-story addition: ribbon windows at sixth and eighth stories; stucco facade; tall metal mesh fence; rooftop lab and mechanical equipment; large louvered vent at first story; remote utility meters

Building Notes: Mailing address is on West End Avenue but entrance faces West 81st Street.

Site Features: Black granite terrace with concrete deck engraved with "The Calhoun Learning Center;" metal fence with signage; planting beds; metal benches; enclosure with metal fence at first story; siamese hydrants on north and east

Notable History and Residents: The Calhoun School, originally the Jacobi School, was established in 1896 by Laura Jacobi at 158-160 West 80th Street as a "brother-and-sister" school, then evolved into a school for the daughters of the city's Jewish elite. The school moved to 309 West 92nd Street in 1923 and the following year it was renamed The Calhoun School in honor of Mary Edwards Calhoun, Headmistress from 1916 to 1942. A co-educational program for the lower grades that ended in 1937 was re-established in 1958. The middle and upper school became co-ed in 1971. The current building by Costas Machlouzarides replaced the two townhouses at 431 and 433 West End Avenue that housed the lower school beginning in 1958. The addition which was designed by FX Fowle (2003-04) includes a gym, theater, laboratories, and an eco-friendly roof-top learning center.

East Facade: Designed (historic, altered)

Windows: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Possibly original metal fence

Areaway Paving Material: Concrete

South Facade: Not designed (historic) (partially visible)

Facade Notes: Stucco; ribbon windows with louvers; roof-top bulkhead and fence; thin vertical wall at southwest corner of roof; pipe or chimney

North Facade: Designed (historic)

Facade Notes: Possibly historic staircase with metal treads and pipe railings; bronze glass and black brick at first story; possibly historic entrance with metal-and-glass doors; The Calhoun School in raised letters; concrete terrace with planters, bike rack and concrete trash bins; basement with glass windows, some partially infilled with vents or fans.

West Facade: Not designed (historic) (partially visible)

Facade Notes: Stucco; setbacks; bulkhead, mechanical equipment area with metal mesh; ribbon and hopper widow; chimney, fence and railings

References: "Calhoun School: School History" (<http://www.calhoun.org/page.cfm?p=13> accessed October 24, 2011)

441-451 West End Avenue (aka 301-305 West 81st Street; 300-306 West 82nd Street)

Borough of Manhattan Tax Map Block 1244, Lot 72

Date: 1925-26 (NB 410-1925; 382-1925)

Architect/Builder: George F. Pelham

Original Owner: Marcus Brown Construction Co., Inc.

Type: Apartment building

Style: Colonial Revival

Stories: 15

Material(s): Brick; limestone; terra cotta

Special Windows: Some historic six-over-six and four-over-four wood sash

Significant Architectural Features: One-story stone base; English bond brick; two two-story entrance surrounds with fluted pilasters, molded door surround, decorative frieze, and double window with bracketed sill, surmounted by double window with Baroque surround; possibly historic 15-light, double-leaf doors with six-light transoms; two-story segmental-arched window enframements with paneled spandrels and tympana; terra-cotta stringcourses and window sills; cornice with decorative frieze; possibly historic lights

Alterations: Windows replaced (except as noted); marquee; repointing, patching, and painting; doorway at northeast corner converted to a window; signage; vents; three siamese hydrants; remote utility meter

Building Notes: Although built under separate New Building permits, 441 and 451 were designed by the same architect for the same owner and share a continuous facade. Certificate of Occupancy 64949 (issued September 22, 1967) notes the conversion of part of the cellar of 451 into a parking garage.

Site Features: Historic fence across light court (atop wall of basement) and concrete driveway and parking area on West 81st Street; historic metal fence and gate, with non-historic stockade fence across light court and areaway on West 82nd Street; wood pavilion in north light court.

Notable History and Residents: The American composer Elliott Carter, Jr. lived at 451 West End Avenue with his parents at the time of the 1930 census. The author Bruce Bliven, Jr. lived in 451 for many years beginning in the mid-1960s.

East Facade: Designed (historic, painted, patched, repointed)

Door(s): Possibly historic primary door; possibly historic door at 451 West End Avenue

Windows: Mixed

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

South Facade: Partially designed (historic)

Facade Notes: Light court not designed; light court tan brick; basement continues across light court; historic metal fence at first story; windows mixed, some historic six-over-six sash at upper stories; non-historic window grilles at first story; possibly historic windows at basement; non-historic grilles with screens; siamese hydrant; basement patched and painted; some brick replaced in light court; through wall air conditioners; signage; fuel pipe; remote utility meters and vents

North Facade: Partially designed (historic)

Facade Notes: Similar to south facade; basement windows infilled; windows mixed, some historic six-over-six and four-over-four sash at upper stories; non-historic grilles; patched, repointed, and some brick replaced; historic metal fence and gate across light court, with non-historic stockade fence; siamese hydrant and spigot; small wood pavilion, vent, light, cables, and conduits in light court; signage

West Facade: Not designed (historic) (partially visible)

Facade Notes: Tan brick, some brick replaced; basement painted; non-historic grilles; pipe railing; lights with conduits; windows mixed, some historic six-over-six sash at upper stories; metal cladding at roofline; water tank; cables

References: New York Telephone Directory, 1966/67; Salwen, 302; U. S. Census records, 1930.

465 West End Avenue (aka 301 West 82nd Street)

Borough of Manhattan Tax Map Block 1245, Lot 19

Building Name: Umbria

Date: 1910-11 (NB 558-1910)

Architect/Builder: D. Everett Waid

Original Owner: Harry Schiff

Type: Apartment House

Style: Medieval Revival

Stories: 12 and penthouse

Material(s): Buff brick; stone; terra cotta

Decorative Metal Work: Areaway fence; grille work in transom and sidelights

Significant Architectural Features: Two-story stone base; possibly historic stone stoop with brass railings; segmental-arched entrance with decorated reveal; pilasters topped by lions and shields; metal-and-glass door with elaborately decorated transom; quadruple window above entrance with paneled surround; terra-cotta surrounds at third, 11th, and 12th stories with brick panels (panels at third story raised); terra-cotta stringcourse at third story with grotesques and rosettes, more heavily decorated above entrance; stringcourse with gargoyle and rosettes below 11th story; terra-cotta window enframements; quadruple windows with paneled mullions; perforated parapet wall; central pediment with cartouche, ribbon and shields

Alterations: Some brick replaced; balconies removed; marquee; lights with conduits; hydrant (though fence)

Site Features: Historic areaway fence with stone posts, historic gates (one now fixed in place); diamond plate stairs with pipe railing; metal gate with barbed wire across areaway on south side; non-historic fence and gate on south side with intercom and lock in reveal; concrete-paved service alley on west with diamond plate ramp with pipe railing, stone wall and stockade fence

Notable History and Residents: Milt Gross, the newspaper cartoonist lived in the building in 1930.

East Facade: Designed (historic, patched, altered)

Stoop: Possibly historic

Door(s): Historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Historic stone and decorative metal fence

Areaway Paving Material: Concrete

South Facade: Designed (historic, altered)

Facade Notes: Brick, some replaced; balconies removed; double-leaf wood door with sidelight and transom of textured glass at basement; non-historic grille and transom; windows replaced; non-historic grilles, one altered to accommodate air conditioner at basement; signage; stone curb replaced

North Facade: Not designed (historic) (partially visible)

Facade Notes: Buff brick, some replaced particularly at the roofline; repointing; windows replaced; coping; metal fence at roof; full-height metal pipe

West Facade: Not designed (historic) (partially visible)

Facade Notes: Buff and red brick, some replaced; metal door; fire escape with balcony at seventh floor; stone sills; windows replaced; non-historic grilles at first story; window at basement level infilled; water tank; rooftop bulkhead; pipes; conduits

References: U. S. Census records, 1930.

471 West End Avenue

Borough of Manhattan Tax Map Block 1245, Lot 24

Date: 1885-86; 1912-13 (NB 1738-1885; ALT 952-1912)

Architect/Builder: McKim, Mead & White; Comyns & Todaro

Original Owner: George W. Rogers; Henry Hellerman

Type: Row house

Style: Altered Renaissance Revival

Stories: 4 and basement

Material(s): Brick; stucco

Significant Architectural Features: Decorative brick work; round-arched windows at third story with shell tympana; corbelled brick and terra-cotta cornice

Alterations: Stoop removed; entrance relocated; basement and first story stuccoed; windows reconfigured (except as noted); mansard roof; pedimented wall dormer; fire escape; railing on roof; intercom; lights; postal release box

Building Notes: Originally three stories and a basement, a fourth story was added in 1912. The major alterations noted above were made at that time. The fire escape and roof railing were probably added in the 1930s when the building was converted into a multiple-family dwelling. The house appears as it did at the time of the 1939-40 tax photograph.

Site Features: Possibly historic brick and concrete wall with brick posts and non-historic metal work; built-in planters; metal hatch; concrete paving; concrete steps with non-historic pipe railing; wood storage bin for trash receptacles

Notable History and Residents: No. 471 West End Avenue is the only surviving member of a group of six row houses on the southwest corner of West 83rd Street and West End Avenue designed by McKim, Mead & White for George W. Rogers. Historian John Clark Ridpath resided in the house at the turn of the century and it continued to be occupied as a single family home at least through 1920. It was briefly used as a private sanatorium by Dr. Harold A. Foster who purchased the building in 1929; however, within two years the building was converted into a Class A tenement by the architects John S. Van Wart and Sidney Wein. Under the ownership of the Esjol Realty Corp., a physician's office with private entrance was added in 1937.

East Facade: Designed (historic, altered)

Stoop: Removed

Door(s): Possibly historic primary door; possibly historic office door

Windows: Possibly historic (upper stories); possibly historic (basement)

Security Grilles: Possibly historic (basement)

Roof: Pitched - slate (historic)

Notable Roof Features: Wall dormer

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Possibly historic brick and concrete with non-historic metal work

Areaway Paving Material: Concrete

North Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; windows; narrow court with metal fence between buildings

References: "Connolly Set Free in Court," *NYT*, March 7, 1899, 9; "Flat Sold by Bank Will Be Altered," *NYT*, December 11, 1936, 52; "Historian Ridpath Ill," *NYT*, March 18, 1900, 5; NYC, Department of Buildings, ALT 952-1912, ALT 554-1931, ALT 402-1937.

473 West End Avenue (473-475 West End Avenue; 300-308 West 83rd Street)

Borough of Manhattan Tax Map Block 1245, Lot 25

Date: 1923-24 (NB 573-1923)

Architect/Builder: Gaetan Ajello

Original Owner: West 83rd Street Corporation

Type: Apartment House

Style: Renaissance Revival

Stories: 15

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Metal-and-glass door

Significant Architectural Features: Entrance surround with cartouche; stone or terra-cotta balcony at sixth story; stone or terra-cotta stringcourses, those at fourth and 14th stories incorporating bracketed lintels; swags with cartouches at 14th story; full window surrounds at first, third, sixth, and 15th stories; surrounds at fourth story terminate at molded stringcourse; round-arched window openings at 15th story; bracketed sills; some historic six-over-six and eight-over-eight sash

Alterations: First story base and surrounds painted; brick repointed and some replaced; windows replaced (except as noted); non-historic grilles on first story, some altered for air conditioners; cornice removed; marquee; lights; doorbell; sign; vents

Building Notes: Cartouche over the entrance inscribed with "AP" the initials of Anthony Paterno, the developer; cornerstone inscribed G. Ajello, Architect.

Site Features: Metal roll-down gate with razor wire at service alley on West 83rd Street; siamese hydrant; concrete driveway; stone wall with stockade fence between properties; storage bins; metal fence between 471 and 473 West End Avenue

East Facade: Designed (historic, repointed, some brick replaced)

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone; concrete with metal nosing at corner

Areaway Wall/Fence Materials: Metal fence

Areaway Paving Material: Concrete

South Facade: Not designed (historic) (partially visible)

Facade Notes: Red and tan brick; brick replaced and repointed; stringcourse continues from east; windows mixed; solarium at first story; possibly historic metal grille on southeast; through-wall air conditioners; fence on roof

North Facade: Designed (historic)

Facade Notes: Sixth story unornamented; through-wall air conditioners; cornice removed; basement windows replaced; mixed windows; non-historic grilles at first story; stonework at first story painted; spigot; remote utility meter; vents

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red and tan brick, some repointed or replaced; stone sills; windows replaced, two reconfigured; fire escape with two balconies; water tank; through-wall air conditioners; light with conduit; pipe; security camera; conduits; cables; metal gate at basement

483 West End Avenue (aka 481-485 West End Avenue; 301 West 83rd Street)

Borough of Manhattan Tax Map Block 1245, Lot 70

Date: 1915 (NB 126-1915)

Architect/Builder: Schwartz & Gross

Original Owner: West End Eighty-Third Corporation

Type: Apartment building

Style: Colonial Revival with alterations

Stories: 12

Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Central stone enframed entrance and transom; high stone water table base; paired windows with shared simple stone sills and bracketed sills at the fourth and eighth stories; three bays are separated by small single windows; terra-cotta cornice that wraps the building at the 11th story sill level; a series of circular and semi-circular terra-cotta medallions above windows at the 12th; topped by a stone cornice

Alterations: Windows replaced throughout; stone base painted; balconettes at all third story windows removed and balconettes at center bay at seventh and tenth stories removed; non-historic metal-and-glass double doors at main entrance; non-historic light fixtures at main entrance; security cameras at southwest corner of building; non-historic rooftop metal railings

Site Features: Metal grilles in sidewalk on West End Avenue and West 83rd Street

Notable History and Residents: Founded in 1989, West End Intergenerational Residence offers educational and child development programs for homeless young women with children, and offers affordable permanent housing with supportive services for senior citizens.

East Facade: Designed (historic, painted, balconettes and terra-cotta ornament removed)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

North Facade: Designed (historic)

Facade Notes: Brick facade; windows with molded stone sills

South Facade: Designed (historic)

Facade Notes: High stone water table base; paired windows with shared simple stone sills and bracketed sills at the fourth and eighth stories; three bays are separated by small single windows; terra-cotta cornice that wraps the building at the 11th story sill level; a series of circular and semi-circular terra-cotta medallions above windows at the 12th story; topped by a stone cornice; metal security fencing and service alleyway

West Facade: Designed (historic) (partially visible)

Facade Notes: Metal stairs lead to recessed areaway; metal fire escape from second to roof

487 West End Avenue

Borough of Manhattan Tax Map Block 1245, Lot 73

Date: 1891-92; 1939 (NB 1110-1891; ALT 3470-1939)

Architect/Builder: Lamb & Rich; Elias K. Herzog

Original Owner: Gerald L. Schuyler; Henry Lenzer

Type: Apartment House

Style: Moderne with alterations

Stories: 5

Material(s): Brick; glazed brick

Significant Architectural Features: First story features glazed brick with recessed areaway with tiled stairs, main entrance with transom, a wood lintel and glass block sidelights; paired one-over-one center bay window; upper stories feature paired one-over-one windows with stone sills; glazed brick accents between stories; decorative multi-colored glazed brick detail and glazed header bricks

Alterations: Multi-pane casement windows replaced; non-historic light fixture above main entrance with non-historic wood-and-glass door, non-historic areaway planter, stairs and paving; non-historic metal railing at roofline.

Site Features: Recessed areaway

Notable History and Residents: Originally one of six buildings designed by Lamb & Rich for Gerald L. Schuyler, it was altered in 1939 by Elias K. Herzog for then owner Henry Lenzer.

East Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); not historic (basement)
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Parged concrete block
Areaway Paving Material: Glazed tile

References: NYC, Department of Buildings, ALT 3470-1939.

489 West End Avenue

Borough of Manhattan Tax Map Block 1245, Lot 74

Date: 1891-92 (NB 1110-1891)
Architect/Builder: Lamb & Rich
Original Owner: Gerald L. Schuyler
Type: House
Style: Flemish Revival with alterations
Stories: 4 and basement
Material(s): Brick; brownstone

Special Windows: Tripartite bay window at second and third stories

Significant Architectural Features: Stone stoop leads to first story main entrance with historic fanlight transom and sidelights; central paired window with stone enframements; stone banding acts as sill at this level; stone cornice marks transition to second story; banded brickwork at second and third stories; center tripartite bay window second stories a feature that is repeated at the third stories with Ionic columns separating the windows; brownstone colonnettes rest on bracketed cornice at each side of main facade; paired windows with a wide flat stone lintel and keystone at fourth story; Flemish gable with stone cap and stone finials at each step

Alterations: Windows replaced; non-historic wood door with sidelights; first story resurfaced; non-historic light fixture

Site Features: Recessed areaway with non-historic iron railings and gate

Notable History and Residents: One of six row houses designed by Lamb & Rich in 1891, along with 307 West 83rd Street and 487 West End Avenue (altered).

East Facade: Designed (historic, resurfaced, first story rustication removed)

Stoop: Resurfaced stoop (Gate under stoop - replaced)
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); not historic (basement)
Roof: Pitched - stone and brick (historic)
Notable Roof Features: Flemish gable
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

495 West End Avenue (aka 491-497 West End Avenue; 300-310 West 84th Street)

Borough of Manhattan Tax Map Block 1245, Lot 75

Building Name: The Hohenzollern

Date: 1907 (NB 32-1907)

Architect/Builder: George F. Pelham

Original Owner: Lorenz Weiher

Type: Apartment building

Style: Beaux Arts

Stories: 10

Material(s): Granite; limestone; brick; terra cotta

Decorative Metal Work: Cast-iron railings at areaway that wraps the building; window grilles at basement; railings on balconies at fifth story

Significant Architectural Features: One-story stone base, with pedimented enframements at the basement windows; two-story portico supported by granite columns; ornate limestone and terra-cotta window enframements at first story through third stories and eighth and ninth stories; quoins at third and fourth stories; historic balconettes with iron railings and ornately detailed brackets at sixth story; a series of terra-cotta enframements and decorative details surround the windows at fourth through tenth stories; terra-cotta cornice at seventh story sill level; denticulated iron cornice at roofline

Alterations: Main entrance door replaced; some bricks replaced at fifth and sixth stories,

Site Features: Wide areaway that is partially recessed and accessible by stairs encased by a cast-iron and stone curb railing at north and south sides of building

East Facade: Designed (historic)

Stoop: Historic

Door(s): Replaced primary door; secondary entrance on West 84th street

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Original (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Paving Material: Earth, concrete

South Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade

North Facade: Designed (historic)

Facade Notes: One-story stone base, with pedimented enframements at the basement; ornate limestone and terra-cotta window enframements at first through third stories and eighth and ninth stories; quoins at third and fourth stories; historic balconettes with iron railings and ornately detailed brackets at sixth story; a series of terra-cotta enframements and decorative details surround the windows at fourth through tenth stories; terra-cotta cornice at seventh stories sill level; denticulated iron cornice at roofline

West Facade: Not designed (historic)

Facade Notes: Gated alley at west facade

505 West End Avenue (aka 503-505 West End Avenue; 301-303 West 84th Street)

Borough of Manhattan Tax Map Block 1246, Lot 29

Date: 1920-21 (NB 416-1920)

Architect/Builder: Gaetan Ajello

Original Owner: 505 West End Avenue Corporation

Type: Apartment House

Style: Renaissance Revival with alterations

Stories: 14

Material(s): Brick; limestone

Significant Architectural Features: Two-story rusticated limestone base with high water table; stone quoins at first and second stories, this feature is repeated in brick at the third through 14th stories; central entrance with one-story arched transom, wood-and-glass multi-pane door with sidelights, historic light fixtures flank the entrance; windows with simple stone sills; stone balconette at windows above entrance; stone banding at third story that wraps the building; stone window enframements at windows on the third and 14th stories

Alterations: All windows replaced; bronze plaque at northwest corner; at entrance canvas-and-metal awning that runs to the curb; cornice removed

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

North Facade: Designed (historic)

Facade Notes: Two-story rusticated limestone base with high water table; stone quoins at first and second stories, this feature is repeated in brick at the third through 14th stories; windows with simple stone sills; stone balconette at windows above entrance; stone banding at third story that wraps the building; stone window enframements at windows on the third and 14th stories

West Facade: Not designed (historic)

Facade Notes: Iron fire escape

515 West End Avenue (aka 511-519 West End Avenue, aka 300-304 West 85th Street)

Borough of Manhattan Tax Map Block 1246, Lot 36

Date: 1925-26 (NB 696-1925)

Architect/Builder: J. M. Felson

Original Owner: 515 West End Avenue, Inc.

Type: Apartment building

Style: Classical Revival with alterations

Stories: 15

Material(s): Brick; stone

Special Windows: Tripartite window groupings with one-over-one windows at the third through 15th story

Decorative Metal Work: Non-historic metal security grilles at first story windows

Significant Architectural Features: Two-story rusticated limestone base; two-story pedimented entrance with flanking paired Corinthian pilasters; non-historic metal-and-glass door; two wood-and-glass secondary doors near the north and south corners of main facade; historic six-over-six windows at the second and third stories; channel cornice at third story wraps the building this feature is repeated at the 14th story; upper stories have central tripartite window groupings with balustrade at corner windows

Alterations: Cornice removed; windows replaced at upper stories; main entrance door replaced; some windows replaced

Site Features: Gated alley at west facade

East Facade: Designed (historic)

Door(s): Replaced primary door; two wood-and-glass secondary doors near the north and south corners of main facade

Windows: Possibly historic at some stories

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Asphalt

North Facade: Designed (historic)

Facade Notes: Two-story rusticated limestone base; historic six-over-six windows at the second and third stories; channel cornice at third story wraps the building this feature is repeated at the 14th story; upper stories have central tripartite window groupings with balustrade at corner windows

West Facade: Not designed (historic) (partially visible)

525 West End Avenue (aka 301-307 West 85th Street)

Borough of Manhattan Tax Map Block 1247, Lot 29

Date: 1912-13 (NB 602-1912)

Architect/Builder: Schwartz & Gross

Original Owner: West End Avenue & 85th Street Company

Type: Apartment building

Style: Classical Revival with alterations

Stories: 13

Material(s): Brick; stone

Decorative Metal Work: Historic iron railings on all balconettes

Significant Architectural Features: Three-story rusticated base; central two-story entrance with decorative arch at second story; stone balustraded balconette at third story, supported by several scrolled brackets, a feature that is repeated at third, eighth and tenth stories this feature wraps the building and acts as a cornice at the 12th story; paired scrolled brackets supports a balustraded

balconette that wraps the facade; decorative spandrel panels at windows at the 13th story;
Alterations: Cornice removed at main façade; partial removal on secondary southern facade; some windows replaced; non-historic light fixtures at main entrance; canvas awning at main entrance that runs to the curb

Site Features: Stone curbed areaway with iron railings at the main and south eastern facades partially recessed at southern facade; gated recessed light court at southern facade and gated service alley

East Facade: Designed (historic)

Door(s): Replaced primary door; possibly historic wood double-leaf door at southern part of facade

Windows: Replaced (upper stories); mixed (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Mixed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone curb with iron fencing

Areaway Paving Material: Earth/ concrete

South Facade: Designed (historic)

Facade Notes: Three-story rusticated base; Light court with gated recessed areaway and secondary entrances; stone balustraded balconette at third story, supported by several scrolled brackets, a feature that is repeated at third, eighth and tenth stories this feature wraps the building and acts as a cornice at the 12th story; paired scrolled brackets supports a balustraded balconette that wraps the facade; decorative spandrel panels at windows at the 13th story; partial cornice remains at the southern facade

West Facade: Not designed (historic) (partially visible)

Facade Notes: Gated service alley

535 West End Avenue (aka 531-535 West End Avenue)

Borough of Manhattan Tax Map Block 1247, Lot 7502

Date: 2008-12 (104874860-01-NB 2008)

Architect/Builder: Lucien Lagrange/David Shteierman

Original Owner: Imico West End, LLC

Type: Apartment building

Style: None

Stories: 20

Material(s): Brick; stone; granite

Special Windows: Arcaded windows at second, 15th, and 20th stories.

Decorative Metal Work: Balconette with decorative metal railings at curved corner windows at fifth through 12th stories

Significant Architectural Features: New building; twenty-story brick and stone building with granite water table; prominent curve at corner featuring three-story rusticated limestone base arcaded windows at second story a feature that is repeated at 14th and 20th stories; two-story arched metal-and-glass main entrance on southern facade, featuring a keystone with a cornice above;

denticulated cornice at third story that wraps the building; multi-pane casement windows throughout; stone enframements at fourth story windows; balconette with decorative metal railings at curved corner windows at fifth through 12th stories; denticulated cornice at 15th story; window arcade at 20th story topped by stone cornice at roofline

Building Notes: New building, Certificate of Occupancy issued January 3, 2012. Historic lots 36, 135, 35, 34, and 33, now condominium lots 1101-1131.

South Facade: Designed (new building)

Door(s): Original primary door; secondary entrance on West 86th Street and on West End Avenue

Windows: Original (upper stories); original (basement)

Roof: Pitched (original)

Storefront(s): Original

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

East Facade: Not historic

Facade Notes: Large multi-pane window at first story, two secondary entrances with double-leaf metal-and-glass doors; five metal louvered windows at second story.

West Facade: Not historic (partially visible)

545 West End Avenue (aka 541-551 West End Avenue; 301 West 86th Street)

Borough of Manhattan Tax Map Block 1248, Lot 29

Building Name: The Florence

Date: 1924-25 (NB 422-1924)

Architect/Builder: George F. Pelham

Original Owner: Omaha Realty Company

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 15 and penthouse

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Two-story rusticated stone base; two-story entrance enframingent with pilasters supporting a carved entablature; decorative lintel; metal-and-glass door; windows of outer bays with brick surrounds; terra-cotta sill courses with bas-relief swags at sixth and 14th stories; bracketed cornice with anthemion; possibly historic lights

Alterations: Brick partially replaced; balconies removed, fronts cut and reattached to wall as decoration; basement window replaced with wood panels; through-wall air conditioners; marquee replaced; garden with pergolas on roof; doorbell; mirrors; perforated vent; siamese hydrant

Site Features: Pipe

Other Structures on Site: Two-car garage (ALT 1829-1969)

East Facade: Designed (historic, some brick replaced)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); replaced (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone; concrete with metal nosing at corner

South Facade: Designed (historic)

Facade Notes: Some brick replaced; double-leaf wood door and transom; stone steps; possibly historic half-grilles at first and fifth story; windows replaced, basement windows with wood panels; through-wall air conditioners; siamese hydrant and remote utility meter; possibly historic gate with non-historic signage and light at service entrance; concrete sidewalk and concrete curb with metal nosing

North Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, some replaced; windows replaced; chimney; pergola; water tank on metal structure; non-historic railing

West Facade: Not designed (historic) (partially visible)

Facade Notes: Yellow brick, some replaced; stone base (painted); stone sills; windows replaced, one at basement with metal plate, one at sixth story with louvered vent; grille at first story altered for air conditioner; conduits, lights cables, security camera, doorbell; concrete-paved driveway; two-story garage with stepped parapet, openings altered, single metal door

555 West End Avenue (aka 553-559 West End Avenue; 300 West 87th Street)

Borough of Manhattan Tax Map Block 1248, Lot 36

Building Name: St. Agatha's School for Girls (later Cathedral College, now St. Agnes Boys' High School)

Date: 1907-08 (NB 575-1907)

Architect/Builder: William A. Boring

Original Owner: New York Protestant Episcopal Public School

Type: Institutional

Style: Collegiate Gothic

Stories: 6

Material(s): Brick; limestone

Special Windows: Copper oriel (sash replaced); small windows with wood one-over-one sash

Decorative Metal Work: Areaway fence with quatrefoil design

Significant Architectural Features: Stone base and basement; arched entrance with molded reveal and carved label molding with angel label stops and cartouche; recessed doorway; three-story projecting center bay featuring triple windows with molded surrounds; medallions in form of open books in spandrels; triple windows with keyed surrounds; Tudor-arched fenestration at sixth story; copper oriel at sixth story; label moldings at first and sixth stories; brick and stone crenellated parapet decorated with a pattern of blind arcades topped by quatrefoils; brick and stone colonnettes with owl corbels and crenellated caps; stone colonnettes

Alterations: Windows and transoms replaced (except as noted); stoop railings; parapet altered; metal fence behind parapet; metal sign; doorbell; lock; pipe, spigot, conduits and light at basement; siamese hydrant extends from wall through fence; metal chimney on roof

Building Notes: Carved plaques on the plinths of the entrance commemorate the date of construction (1907) and Cathedral College (1941). There are possibly historic window grilles within entrance.

Site Features: Historic areaway fence on stone curb along both frontages

Notable History and Residents: The school was built by the New York Protestant Episcopal School Corporation (aka Trinity School) to house St. Agatha's School for Girls (established 1898) its sister school. Trinity sold the building to the Roman Catholic Archdiocese in 1941 and it became the home of Cathedral College, a high school and college seminary. Since 1992, it has housed St. Agnes Boys' High School, a Roman Catholic school formerly located on East 44th Street.

East Facade: Designed (historic, parapet altered)

Stoop: Historic

Door(s): Replaced primary door

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Possibly historic (upper stories); possibly historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Historic metal fence with stone posts

Areaway Paving Material: Concrete

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Yellow brick; stair tower with crenellated parapet; windows mixed, possibly historic one-over-one windows in stair tower and three-over-three windows with transoms; stone sills and lintels; metal grilles; fire escape; vaulted gymnasium with copper flashing

North Facade: Designed (historic)

Facade Notes: Vaulted gymnasium with copper flashing on roof; possibly historic windows and grilles in basement; grouped windows, with full surround, across first and second story of western bay; windows with colored glass lights at fourth story; windows replaced (except as noted); gymnasium glazing replaced with brick; some patching and repointing; parapet altered, louvered vents in parapet; non-historic fences at roof; basement service entrances with possibly historic gate on northeast, metal door on northwest; areaway fence altered by non-historic addition and gate; concrete and diamond plate staircases to basement

References: Timothy C. Jacobson, *Charity and Merit: Trinity School at 300* (Lebanon, NH: University Press of New England, 2009), 143-4, 166 (Google books); "History of Neumann College,"

(<http://www.archny.org/seminary/saint-john-neuman-seminary-college/history-of-the-neumann-college>, accessed June 7, 2011); St. Agnes High School History (<http://www.staghs.org/page24.php>, accessed February 8, 2011).

WEST END AVENUE (EVEN NUMBERS)

400 West End Avenue (aka 400-406 West End Avenue; 267-269 West 79th Street)

Borough of Manhattan Tax Map Block 1227, Lot 1

Building Name: Wexford

Date: 1930-31 (NB 25-1930)

Architect/Builder: Margon & Holder

Original Owner: 267 West 79th Street Corporation

Type: Apartment building

Style: Art Deco

Stories: 18 and penthouse

Material(s): Brick; cast stone; concrete

Decorative Metal Work: Window grilles on first story; possibly historic railings at setbacks

Significant Architectural Features: Two-story cast-stone base (partially on concrete water table); brick work with random raised bricks, center bays with decorative brick spandrels; cast-stone entrance surround with fluted pilasters and geometric and foliate decorations; metal-and-glass door, etched glass transom; professional office with recessed entrance and two steps; possibly historic 15-light door (now fixed) to south of main entrance; multiple setbacks with decorative cast-stone banding; possibly historic light fixtures; possibly historic railings at setbacks

Alterations: Windows replaced; non-historic door, railing, oculus windows, signage and light at professional office; through-wall air conditioners; marquee replaced; siamese connection and perforated vent in wall; non-historic grille on south door

Building Notes: The original Certificate of Occupancy gives the height as 19 and penthouse; the latest calls it 18 and penthouse.

Site Features: Possibly historic metal fence across service alley on south side; service alley with concrete ramp and metal staircase; metal grilles and diamond plate hatch in sidewalk on south side

West Facade: Designed (historic, painted, repointed)

Door(s): Historic primary door; non-historic door on north; possibly historic 15-light door on south (non-functioning)

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Stone; concrete with metal nosing at corner

Areaway Paving Material: Concrete

South Facade: Designed (historic)

Facade Notes: Some repointing; door replaced; windows replaced; possibly historic grilles at first story; through-wall air conditioners; possibly historic railings at setbacks; non-historic trellis added to railing of first setback on southwest corner; awning on third setback on southeast corner; brick bulkhead at roof; gardens on some setbacks; possibly historic lights; intercom; pipes; possibly historic metal fence at service alley

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Red and tan brick; possibly historic metal railings at setbacks; some brick replaced other areas repointed; windows replaced; full-height metal chimney with supports; through-wall air conditioners; pipes

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Multiple setbacks; textured red brick at upper stories and roof bulkheads; tan brick; some brick replaced; windows replaced; non-historic grilles at first story; possibly historic railings at setbacks; non-historic solarium at penthouse; through-wall air conditioners; stockade and metal fence with razor wire at first setback on northeast corner; non-historic lights, camera, and signage above basement; fire alarm at first story

410 West End Avenue (aka 408-410 West End Avenue)

Borough of Manhattan Tax Map Block 1227, Lot 63

Date: 1898-99 (NB 291-1898)

Architect/Builder: Henry Andersen

Original Owner: John Westervelt

Type: Flats building

Style: Beaux Arts

Stories: 7

Material(s): Buff Roman brick; limestone; bluestone; terra cotta

Special Windows: Round-arched window openings above entrance

Decorative Metal Work: Balcony railings; window guards at fourth and fifth stories

Significant Architectural Features: Two-story basket arch with quoins and cartouche; windows above entrance separated by round-arched panel with rosette; bas-relief spandrels and cartouches at first and second stories; bracketed balcony at third story; windows at third story with keyed surrounds and scrolled keystones; windows at fourth through sixth stories with terra-cotta surrounds; bracketed sill course at fourth story; broken pediments at fifth story; bracketed balcony with metal railings at seventh story; windows at seventh story with elaborate consoles; projecting cornice

Alterations: Porch removed; entrance altered; stonework painted; some windows reconfigured; sills raised for air conditioners; lights with conduits; remote utility meter

Site Features: Metal grille in sidewalk

Notable History and Residents: Originally built to house 14 families and their servants, by the 1920s some of the apartments were being shared with boarders. No. 410 was converted into a single room occupancy residence in the 1950s and reconverted into an apartment building with six units per floor in 1964-65. David Warfield (1866-1951), a famous character actor, and protégé of David Belasco, lived in the building with his family in 1900 around the time that he was making the transition from vaudeville to the legitimate theater. The architect, Samuel R. T. Very resided in the building with his parents in 1910 before entering into practice.

West Facade: Designed (historic, painted)

Porch(es): Removed

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Stone

East Facade: Not designed (historic) (partially visible)
Facade Notes: Facade parged; windows replaced

References: "David Warfield, 84, Famous Actor, Dies, *NYT*, June 28, 1951, 22; NYC, Department of Buildings, ALT 1623-1951, ALT 1667-1964, Certificates of Occupancy, 40248 September 23, 1952, 62716, January 25, 1966; U. S. Census records, 1900 and 1910.

412 West End Avenue (aka 252-256 West 80th Street)

Borough of Manhattan Tax Map Block 1227, Lot 61
Date: 1898-1900 (NB 596-1898)
Architect/Builder: Henry Andersen
Original Owner: John Westervelt
Type: Flats building
Style: Beaux Arts
Stories: 8
Material(s): Buff Roman brick; Indiana limestone; terra cotta

Special Windows: Round-arched window openings over entrance
Decorative Metal Work: Balcony railings; window guards; fire escape
Significant Architectural Features: Two-story basket arch with quoins and cartouche; windows above entrance separated by round-arched panel with rosette; bas-relief spandrels and lintels with cartouches at first and second stories; bracketed balcony at third story; bracketed sill course at fourth story; windows at third story with keyed surrounds and elaborate keystones; windows at fourth through seventh stories with full surrounds, broken pediments at sixth story; balcony with brackets and metal railing at seventh story; windows at eighth story with elaborate consoles; projecting cornice
Alterations: Porch removed; entrance altered; two windows in basement infilled; lights
Site Features: Metal grilles in sidewalk; possibly historic metal fence on stone or concrete curb on West 80th Street; metal wall with door and razor wire at service alley
Notable History and Residents: Among the early residents was the architect James L. Burley, who later, in partnership with Theodore C. Visscher, designed many of the buildings on the campus of Lehigh University.

West Facade: Designed (historic)
Stoop: Painted
Porch(es): Removed
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Possibly historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Stone; concrete with metal nosing at corner

South Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; segmental-arched fenestration; upper story parged; windows replaced, two in basement infilled; possibly historic grilles at basement; fire escape

North Facade: Designed (historic)

Facade Notes: Basement stone; possibly historic fire escape, balconies enlarged at fourth, seventh and eighth stories; basement windows mixed, some possibly historic wood sash (altered), others replaced, one with louvered vent; possibly historic grilles in basement; possibly historic metal door in basement; fuel pipe and siamese hydrant; historic fence and gate on stone curb; windows replaced; some historic window guards removed; part of column and third story stringcourse missing at northeast corner

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; segmental-arched windows; fire escape; partially parged; metal chimney; water tank

References: LPC, Architects files; U. S. Census records, 1910.

420 West End Avenue (aka 420-422B West End Avenue; 255-259 West 80th Street)

Borough of Manhattan Tax Map Block 1228, Lot 1

Date: 1915-16 (NB 255-1915)

Architect/Builder: Schwartz & Gross

Original Owner: J. C. Mayer & M. C. Mayer, Inc.

Type: Apartment building

Style: Renaissance Revival

Stories: 13

Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Cornerstone with “Schwartz & Gross, Architects, 1916”; two-story terra-cotta entrance surround with balcony and segmental pediment; terra-cotta sills; brick spandrels with diamond-shaped decoration at second and third stories; decorative course at fourth story incorporating terra-cotta balconies and balustrades; decorative spandrel panels at fifth, seventh, and ninth stories; decorative plaques at 11th story; terra-cotta cornice at 12th story; terra-cotta surrounds and decorative spandrels and tympana at 12th and 13th stories; corbel table with cartouches; parapet with decorative plaque and scrolls

Alterations: Some brick repointed or replaced; air-raid sign; water table and entrance painted; marquee removed; bird deterrent wire in entrance pediment; basement window with vent; siamese hydrant

Building Notes: Certificates of Occupancy refer to it as 12 stories.

Site Features: Metal grilles and utility access hatch in sidewalk on West 80th Street; pipe

Notable History and Residents: The cartoonist Rube Goldberg (1883-1970) made his home in 420 West End Avenue in 1920.

West Facade: Designed (historic, painted, repointed, some brick replaced)
Door(s): Replaced primary door; possibly historic door and transom
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); possibly historic (basement)
Sidewalk Material(s): Concrete
Curb Material(s): Stone; concrete with metal nosing at corner

South Facade: Designed (historic)
Facade Notes: Entrance with possibly historic cheek walls; door replaced; possibly historic three-light transom; windows replaced; brick repointed; water table and cheek walls painted; hanging signs; non-historic lights; parged above 13th story; remote utility meters

East Facade: Partially designed (historic) (partially visible)
Facade Notes: L-shaped plan; brick, repointed and painted; cornice and stringcourses at return; design of primary facades executed in brick at upper stories; stone sills; roof deck; segmental-arched fenestration; fire escape; bulkhead; dish antenna; cell phone antennas

References: Alden Whitman, "Rube Goldberg, Cartoonist, Dies at 87," *NYT*, 12/8/1970, 1; U. S. Census records, 1920.

424 West End Avenue (aka 424-436 West End Avenue; 278-280 West 81st Street)

Borough of Manhattan Tax Map Block 1228, Lot 61

Building Name: West River House
Date: 1979-83 (NB 12-1979)
Architect/Builder: Philip Birnbaum
Original Owner: 81st West River Company
Type: Apartment building with commercial ground floor
Style: Modern
Stories: 21 and penthouse
Material(s): Brick

Significant Architectural Features: L-shaped footprint; multi-hued brickwork with stone or concrete stringcourses; cantilevered metal-and-glass marquee; building name in raised letters on lintel; brickwork recessed above first story windows; recessed paired balconies; concrete panels at parapet; metal-and-glass railing at roof

Alterations: Brick patched above entrance; marquee and main entrance door rebuilt

Building Notes: The through-wall air conditioning part of original construction.

Site Features: Built in planters; grilles in sidewalk; standpipe in planter on West 81st Street

Notable History and Residents: This apartment building replaced All Angels' Episcopal Church (Samuel B. Snook, 1888-90).

West Facade: Designed (historic)
Door(s): Replaced primary door; original
Windows: Original
Storefront(s): Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal nosing

South Facade: Designed (historic) (partially visible)

Facade Notes: Multi-hued brick; continuation of frieze from front; metal-and-glass railing at setback; brick bulkheads; penthouse on West 81st Street wing; projecting corner bay on interior corner; balconies overlooking light court.

North Facade: Designed (historic)

Facade Notes: Commercial ground floor; garage entrance with electric signs; louvered vent above garage entrance; metal service door; angled bays with corner windows; balconies at second story; recessed balconies; ceramic veneer at parapet; metal-and-glass railing at roof; penthouse; chimney with multiple vents; remote utility meters, standpipe and sign

East Facade: Designed (historic) (partially visible)

Facade Notes: L-shaped; multi-hued brick; concrete or stone stringcourses; balconies with metal railings; metal-and-glass railings at setbacks; bulkheads and penthouse

440 West End Avenue (aka 440-444 West End Avenue; 267-275 West 81st Street)

Borough of Manhattan Tax Map Block 1229, Lot 1

Date: 1927-28 (NB 450-1927)

Architect/Builder: Schwartz & Gross

Original Owner: 1081 Park Avenue, Inc.

Type: Apartment building

Style: Renaissance Revival

Stories: 15 and penthouse

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Possibly historic railing at roof

Significant Architectural Features: Stone base with round-arched, keyed entrance with cartouche; metal-and-glass door with fanlight transom; quoins, two-story colonnades with engaged pilasters and bas-relief spandrels above entrance and at 13th and 14th stories; stone or terra-cotta stringcourses, lintels, and sills

Alterations: Windows replaced; some brickwork repointed and stone patched; marquee replaced; lights

Site Features: West End Avenue: grillwork hatch; West 81st Street: fuel pipe, diamond plate and grillwork hatches

Notable History and Residents: The actress Jill Clayburgh and her husband, the playwright David Rabe, were residents.

West Facade: Designed (historic, repointed)

Door(s): Historic primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Stone; concrete with metal nosing at corner

Areaway Wall/Fence Materials: Stone wall with possibly historic fence at northwest corner

South Facade: Designed (historic)

Facade Notes: Brick rooftop bulkheads (including water tank); chimney; windows replaced, one on first story with vent; non-historic metal grilles on first story; doors replaced; signage; doorbell/buzzer; stone cheek walls at service entrance; non-historic metal mesh gate, light and sign at service entrance; siamese hydrant; spigot; remote utility meter

North Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; stone sills; possibly historic six-over-six windows at second story, others replaced; grilles first story; 15th story partially parged and partially replaced

East Facade: Not designed (historic) (partially visible)

Facade Notes: Tan and red brick, some replaced; chimney; bulkhead; windows replaced

References: Salwen, 303.

450 West End Avenue (aka 448-452 West End Avenue; 256-260 West 82nd Street)

Borough of Manhattan Tax Map Block 1229, Lot 61

Date: 1930-31 (NB 273-1930)

Architect/Builder: Boak & Paris

Original Owner: 450 West End Avenue Corporation

Type: Apartment House

Style: Renaissance Revival

Stories: 18 and penthouse

Material(s): Brick; terra cotta or cast stone

Decorative Metal Work: Possibly historic railings on setbacks; window guard above entrance; possibly historic railings and grille at entrance to professional offices

Significant Architectural Features: Flemish bond; entrance with terra-cotta or cast-stone enframement, triple window with keyed surround and cartouche; windows at first and second stories with keyed surrounds, decorative spandrel panels; cast-stone or terra-cotta sill course at third story; some historic six-over-one sash; quoins; multi-story bays with subtle brick pilasters and basket-weave brick spandrels, terminating with windows with full surrounds; cast-stone plaques; possibly historic lights at entrance; crenellated parapets at the setbacks; pediment with finials

Alterations: Through-wall air conditioners; dish antennas; some brick replaced; signage; vent; spigot; remote utility meter

Site Features: On West 82nd Street: siamese hydrant; pipe; brick wall at service alley with non-historic metal door, light, intercom and razor wire; metal grilles in sidewalk

West Facade: Designed (historic, repointed, some brick replaced)

Door(s): Replaced primary door; door to professional office replaced

Windows: Mixed

Security Grilles: Mixed (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Stone; concrete with metal nosing at corner

South Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, some replaced; windows mixed

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; windows mixed; through-wall air conditioners; brick repointed, some replaced; stepped, cast-stone water table; non-historic grilles, three altered for air conditioners

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, some replaced; windows mixed; conduit; some brick replaced; one setback built out on southeast corner; security cameras; brick chimney; rooftop bulkhead (designed)

460-466 West End Avenue (aka 253-257 West 82nd Street)

Borough of Manhattan Tax Map Block 1230, Lot 1

Building Name: Grammar School No. 9 (later Public School 9/ John Jasper School, now Mickey Mantle School/Public School 811M)

Date: 1893-96 (NB 1087-1893)

Architect/Builder: C. B. J. Snyder

Original Owner: Mayor, Aldermen, and Commonality, City of New York

Type: Institutional

Style: Dutch Renaissance Revival

Stories: 5

Material(s): Yellow ironspot Roman brick; limestone

Decorative Metal Work: Basement window grilles; gate at areaway; historic railings at central stoop

Significant Architectural Features: Rock-faced limestone base; yellow ironspot Roman brick with limestone sills and trim; three L-shaped stoops with bluestone steps; double stoop with bluestone steps at main entrance with balustrade perforated with trefoils at landing; Tudor-arched porch supported by foliate impostes and columns with foliate capitals, surmounted by a pinnacled balustrade incised with Public School on front, perforated by quatrefoils on sides; Tudor-arch entrance with multi-light transom; elaborate dormers with finials

Alterations: Railings (except as noted) removed, one at main entrance replaced; new school number and name added to porch; dedicatory plaque; parapet replaced

Building Notes: The alterations above were noted at the time of the school's designation as a New York City Landmark, July 14, 2009 (LP-2318). Grammar School No. 9 is also listed on the National Register of Historic Places (1987). The inscription of the street names in the lintel course at the corner is historic.

Site Features: Schoolyard at rear; non-historic gate with lock on south; tall thin brick walls at east and north boundary lines; handicapped access ramp with metal railings on east

Notable History and Residents: Originally Grammar School No. 9, the building was renamed Public School 9 after consolidation in 1898, and in 1916 designated the John Jasper School for the then recently deceased teacher and principal of its predecessor school. In the 1950s, the school, like others on the West Side, experienced a significant influx of Puerto Rican students. In 1965, the school was re-designated Public School 148 and renamed for Peter Cooper, founder of the Cooper Union, who introduced evening classes to the public school system in 1848. By 1987 it was

renamed the Livingston School, and it was again re-named and designated in 2002 as the Mickey Mantle School, Public School 811M, an elementary school for special needs students. Among the school's alumni is the artist Roy Lichtenstein who attended the school in the 1930s.

West Facade: Designed (historic)

Stoop: Historic

Porch(es): Altered

Door(s): Replaced primary door; side doors replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); original (basement)

Roof: Pitched - clay tile (replaced)

Cornice: Not historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone; corner concrete with metal nosing

Areaway Wall/Fence Materials: Historic metal gate

South Facade: Designed (historic)

Facade Notes: Four stoops: two L-shaped, one double, and one perpendicular to the facade; possibly historic brass railings at stoops; fenestration similar to west facade except small windows with label moldings, alternating windows staggered between stories; historic grilles at basement; terra-cotta grille work at third and fourth stories of center three bays; stepped gables with corbelled chimneys and six graduated Gothic-arched windows, two of them blind, with stone surround and label moldings; central gable with foliate footstones, pinnacle, and three Gothic-arched windows, with multi-light transoms; dormers with pinnacles *Alterations:* balustrade of double stoop partially replaced; doors and parapet replaced; basement windows partially replaced, upper story windows replaced, one at first story infilled; non-historic grilles at upper stories; non-historic lights; through-wall air conditioners at first story; double hydrant; concrete sidewalk and stone curb

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick; stepped parapet; chimney with corbelled base, clad in Roman brick above roof line; asymmetrical fenestration.

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick; stepped parapet; red brick chimneys with limestone caps, one partially clad in Roman brick; asymmetrical fenestration; stone sills and lintels; windows replaced, uppermost windows painted; non-historic grilles; facade partially replaced or repointed; metal beams installed along rear of facade; railing, netting, and dunnage on roof

References: LPC, *Grammar School No. 9 (Later Public School 9/ John Jasper School, Now Mickey Mantle School/Public School 811M) (LP-2318)* (New York: City of New York, 2009), prepared by Olivia Klose, with additional research by Gale Harris and Jay Shockley, 6.

470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street)

Borough of Manhattan Tax Map Block 1230, Lot 61

Building Name: Belvoir

Date: 1927-28 (NB 397-1927)

Architect/Builder: George F. Pelham

Original Owner: 470 West End Avenue Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 15 and penthouse

Material(s): Buff brick; cast stone; terra cotta

Special Windows: Double stained-glass windows by entrance

Decorative Metal Work: Possibly historic railings at roof and ninth-story windows

Significant Architectural Features: Two-story base with stone or cast-stone water table, cast-stone or terra-cotta plaques, quoins, and two-story entrance enframingent with broken pediment; metal-and-glass door and lights; some wood six-over-one sash; terra-cotta window enframingents at eighth, ninth, and 14th stories

Alterations: Base and entrance painted; some brick lintels replaced; through-wall air conditioners; marquee replaced; doorbell; bulkhead, pipes, and gardens on roof; signage; security camera

Site Features: Planting beds; non-historic metal fence on brick and stone wall; bench; siamese hydrant; pipe and spigot on west; pipe and siamese hydrant on north; concrete paved areaway on northeast with possibly historic metal fence and gate, altered with metal plate and intercom; concrete staircase with pipe railings

Notable History and Residents: Known as the Belvoir, the building takes its name from one of the two flats buildings that it replaced.

West Facade: Designed (historic, some brick replaced)

Door(s): Possibly historic primary door; secondary door replaced, non-historic grille

Windows: Mixed (upper stories); altered (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Non-historic metal on brick and stone wall

Areaway Paving Material: Concrete

South Facade: Not designed (historic) (partially visible)

Facade Notes: Buff brick, partially replaced, painted or parged below roof-line; clay tile coping; light court; windows replaced; through-wall air conditioners; water tank on metal support; penthouse; pipes; roof-top gardens

North Facade: Designed (historic)

Facade Notes: Base painted; some brick replaced; windows replaced, two at first story with textured glass; non-historic window grilles on first story; three entrances, one with historic dentiled transom bar, doors replaced; fixed awning over one door; through-wall air conditioners; signage.

East Facade: Not designed (historic) (partially visible)

Facade Notes: Buff brick, some replaced, painted or parged at roof-line; light court; windows replaced; narrow return at northeast corner; through-wall air conditioners; brick chimney with metal flue; brick penthouse, painted or parged; metal ladder; pipes; gardens; water tank

References: "The World's New York Apartment House Album," NYPL Digital Gallery, ID 417162 and 417166, accessed February 7, 2011.

490 West End Avenue (aka 480-492 West End Avenue; 243-255 West 83rd Street)

Borough of Manhattan Tax Map Block 1231, Lot 1

Date: 1912-13 (NB 462-1912)

Architect/Builder: Neville & Bagge

Original Owner: Charion Construction Company

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 12

Material(s): Limestone; brick; terra cotta

Decorative Metal Work: Decorative metal canopy over main entrance

Significant Architectural Features: H-plan building that reads like two buildings; raised limestone base, brick-and-stone belt course wraps the building; two fluted Doric columns flank main entrance with large windows with iron grille borders, encased by terra-cotta enframements with foliate details; stone bracketed balconettes at windows at second floor; denticulated cornice that wraps the building at the fourth story a feature that is repeated at the 11th story; ornate terra-cotta plaques adorns corners at third story; stone window enframements at windows at 11th story; bracketed stone cornice at roofline

Alterations: Balconettes at the fourth and seventh stories removed; windows replaced throughout; rooftop addition

Site Features: Corner lot H-plan building that reads like two buildings

West Facade: Designed (historic)

Door(s): Altered primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Roof: Pitched (flat)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

South Facade: Historic-partially designed-altered

Facade Notes: H-plan building that reads like two buildings; raised limestone base; recessed gated light court with secondary entrances; brick-and-stone belt course wraps the building; stone bracketed balconettes at windows at second story; denticulated cornice that wraps the building at the fourth story a feature that is repeated at the 11th story; ornate terra-cotta plaques adorns corners at third story; stone window enframements at windows at 11th story; topped by bracketed stone cornice at roofline

East Facade: Designed (historic) (partially visible)

Facade Notes: Brick facade; windows with molded stone sills

498 West End Avenue (aka 494-498 West End Avenue; 274-280 West 84th Street)

Borough of Manhattan Tax Map Block 1231, Lot 64

Date: 1911-12 (NB 346-1911)

Architect/Builder: Neville & Bagge

Original Owner: Charles E. McManus

Type: Apartment House

Style: Renaissance Revival with alterations

Stories: 12

Material(s): Limestone; brick; terra cotta

Special Windows: One-over-one wood windows at first story

Decorative Metal Work: Iron canopy and brackets over entrance, iron security door grille and transom and sidelights, security grilles at basement windows.

Significant Architectural Features: Rusticated limestone from first to third stories, Ionic pilasters framing entrance; cornice at fourth and 11th stories; ornate terra-cotta enframements with keystones at each window; arched terra-cotta extrados with ornate tympanum over 12th story windows

Alterations: Cornice removed at roof line, some windows replaced

West Facade: Designed (historic)

Stoop: Original

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); possibly historic (basement)

Security Grilles: Original (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

North Facade: Designed (historic)

East Facade: Designed (historic) (partially visible)

500 West End Avenue (aka 500-506 West End Avenue; 267-281 West 84th Street)

Borough of Manhattan Tax Map Block 1232, Lot 7502

Building Name: San Jose

Date: 1914-15 (NB 279-1914)

Architect/Builder: Schwartz & Gross

Original Owner: Paterno Construction Company

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 12

Material(s): Limestone; brick; terra cotta

Special Windows: Stained-glass window at first story courtyard

Decorative Metal Work: Security grilles at ground story windows; gate at courtyard

Significant Architectural Features: Two-story limestone entrance with pediment flanked by paired Ionic pilasters; limestone balconettes at the third, sixth, and ninth stories

Alterations: Two-story rooftop addition; canvas-and-metal awning over main entrance that extends to the end of the curb

Building Notes: Originally lot 1, now condominium lots 1101-1194.

West Facade: Designed (historic)

Door(s): Replaced primary door; courtyard wood-and-glass doors

Windows: Replaced (upper stories); mixed (basement)

Security Grilles: Possibly historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

South Facade: Designed (historic)

Facade Notes: Limestone balconettes at the third, sixth, and ninth stories; one-story projecting courtyard entrance featuring a central stained-glass window with flanking wood-and-glass doors

East Facade: Designed (historic) (partially visible)

Facade Notes: Brick facade; windows with molded stone sills

508 West End Avenue

Borough of Manhattan Tax Map Block 1232, Lot 64

Date: 1888-89 (NB 987-1888)

Architect/Builder: Joseph H. Taft

Original Owner: James B. Gunn

Type: Row house

Style: Dutch Renaissance Revival

Stories: 4 and basement

Material(s): Brick; stone

Special Windows: Angled bay at second and third stories

Decorative Metal Work: Non-historic iron security grilles at first story and basement windows; iron fencing at areaway.

Significant Architectural Features: Angled bay at second and third stories; stone stoop with iron railings and newel posts; period wood-and-glass door with transom, porticoed entrance with Corinthian columns supporting a stone balconette; first story windows with transom and stone rope band detail; windows with stone enframements at second and third stories; fourth story features balconette with brownstone railing; stone cornice and stepped gable

Alterations: First story facade painted; non-historic door at main entrance; some windows replaced

Site Features: Recessed areaway with secondary entrance and stone hip-wall with non-historic metal railings

West Facade: Designed (historic, painted)
Stoop: Possibly historic stoop (possibly historic gate under stoop)
Door(s): Possibly historic primary door; basement entrance
Windows: Possibly historic (upper stories); possibly historic (basement)
Security Grilles: Not historic (upper stories); possibly historic (basement)
Roof: Pitched (possibly historic)
Notable Roof Features: Mansard; Dutch gable
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Stone/ metal
Areaway Paving Material: Concrete

510 West End Avenue

Borough of Manhattan Tax Map Block 1232, Lot 63

Date: 1888-89 (NB 987-1888)
Architect/Builder: Joseph H. Taft
Original Owner: James B. Gunn
Type: Row house
Style: Altered Dutch Renaissance Revival
Stories: 4 and basement
Material(s): Brick; stone

Significant Architectural Features: L-shaped stone stoop; period wood-and-glass double-leaf door with transom at main entrance; first story paired windows with segmental-arched transom with decorative stone rope band and raised coin detail at transom; cornice at second story acts as sill for three windows with transom; feature is repeated at the third story; wide decorative brick work band runs the width of the building and acts as sill for fourth story windows

Alterations: First story painted; non-historic metal security grilles at first story and basement windows; through-wall air conditioner at fourth story; all decorative details have been removed at the fourth story

Site Features: L-shaped stoop; recessed areaway; stone hip-wall with metal fencing

West Facade: Designed (historic, painted)
Stoop: Possibly historic stoop (possibly historic gate under stoop)
Door(s): Possibly historic primary door; basement entrance
Windows: Mixed (upper stories); mixed (basement)
Security Grilles: Not historic (upper stories); not historic (basement)
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Stone
Areaway Paving Material: Concrete

514 West End Avenue (aka 512-516 West End Avenue; 258 West 85th Street)

Borough of Manhattan Tax Map Block 1232, Lot 61

Date: 1923-24 (NB 488-1923)

Architect/Builder: Gaetan Ajello

Original Owner: 514 West End Avenue Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 15

Material(s): Brick; stone

Special Windows: Arched windows at 15th story

Significant Architectural Features: Stone water table and one-story base; one-story main central entrance with wood-and-glass double doors; stone enframements at windows at first and second stories; decorative brick quoins from second to 15th stories; stone cornice at fourth story wraps the building; channel cornice at fifth story wraps the fifth story; bracketed stone balconette at sixth story with decorative stone window enframements; arched windows with keystones, balustrade, and stone enframements at 15th story, topped by a denticulated stone cornice at the roofline

Alterations: Through-wall air conditioners; dot the facades; windows replaced

Site Features: Gated alleyway

West Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

North Facade: Designed (historic)

South Facade: Partially designed (historic) (partially visible)

520 West End Avenue (aka 265 West 85th Street)

Borough of Manhattan Tax Map Block 1233, Lot 1

Building Name: Leech House

Date: 1892 (NB 10-1892)

Architect/Builder: Clarence True

Original Owner: Richard G. Platt

Type: Free-standing house

Style: Elizabethan/Gothic/Romanesque Revival

Stories: 5 and basement

Material(s): Red sandstone; Tiffany (ironspot) brick

Special Windows: Three-story oriel window

Decorative Metal Work: Historic window grilles at basement and decorative tympanum above entrance,

Significant Architectural Features: Elaborately carved entrance on West 85th Street linked by a carved corner bay on shorter West End Avenue facade; articulated by continuous band courses with intermittent balustrades and parapets; asymmetrical composition with complex roofline of ornamental intersecting gables and angled pyramidal dormer; arched recessed balconette

Alterations: Door replaced; brick painted at upper stories; some windows replaced at upper stories; iron fencing on top of entire areaway wall

Building Notes: Designated New York City Landmark August 2, 1988, (LP-1693).

Site Features: Low sandstone wall with stone coping along both facades interrupted by stoop

South Facade: Designed (historic)

Stoop: Original stoop (historic gate under stoop)

Door(s): Replaced primary door

Windows: Possibly historic (upper stories); historic (basement)

Security Grilles: Possibly historic (upper stories); original (basement)

Roof: Pitched - asphalt shingles (replaced)

Notable Roof Features: multiple intersecting gables angled pyramidal dormers

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone/iron

Areaway Paving Material: Concrete

West Facade: Designed (historic)

Facade Notes: Carved corner bay on shorter West End Avenue facade; articulated by continuous band courses with intermittent balustrades and parapets; asymmetrical composition with complex roofline of ornamental intersecting gables and angled pyramidal dormer; arched recessed balconette

East Facade: Designed (historic) (partially visible)

Facade Notes: Brick facade; stone sills; balcony at fourth story with stone and metal railings; windows replaced

522 West End Avenue (aka 522-526 West End Avenue)

Borough of Manhattan Tax Map Block 1233, Lot 2

Date: 1923-24 (NB 588-1923)

Architect/Builder: Rosario Candela Original Owner: 522 West End Avenue Corporation

Type: Apartment House

Style: Romanesque Revival

Stories: 15

Material(s): Brick; stone; terra cotta

Special Windows: Arched windows at the first, third, and 15th stories with ornate terra-cotta enframements; historic six-over-one windows at the fourth, 11th and 12th stories

Significant Architectural Features: Two-story arched terra-cotta enframements with flanking paired fluted pilasters at main entrance; decorative arched terra-cotta tympanums above window at first, third and 14th stories; machicolated cornice spanning the width of the building at the third, and 12th stories and at the roofline; some historic six-over-six windows remain; denticulated stone cornice at roofline

Alterations: Some windows replaced; canvas-and-metal awning over main entrance that extends to the end of the curb; some repointing above windows at fifth and sixth stories

West Facade: Designed (historic)

Door(s): Replaced primary door; secondary entrance at southern part of main facade

Windows: Replaced (upper stories); not visible (basement)

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

South Facade: Not designed (historic)

Facade Notes: Brick façade; chimney stack; windows with molded stone sills; light court

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade; windows with molded stone sills; light court

530 West End Avenue (aka 528-530 West End Avenue; 282-286 West 86th Street)

Borough of Manhattan Tax Map Block 1233, Lot 7501

Date: 1911-12 (NB 609-1911)

Architect/Builder: Mulliken & Moeller

Original Owner: 86th Street & West End Avenue Company

Type: Apartment building

Style: Renaissance Revival

Stories: 13

Material(s): Brick; terra-cotta

Special Windows: Historic six-over-one windows

Decorative Metal Work: Historic security grilles at first story

Significant Architectural Features: Rusticated terra-cotta first story; two-story central main entrance with elaborate terra-cotta enframements with a balconette and a series of decorative details; elaborate terra-cotta window enframements at the corners at the fourth story; elaborately decorated window terra-cotta enframements at the 12th and 13th stories and cornice; historic elaborately decorated terra-cotta cornice at roofline

Alterations: Some windows replaced; lintels removed at some windows; some bricks replaced or repointed; canvas-and-metal awning over main entrance that extends to the end of the curb

Building Notes: Originally lot 61, now condominium lots 1001-1046.

Site Features: Low stone curb with metal fencing surrounds planted areaway that wraps the building; gated service alley at northern facade

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Possibly historic

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone/metal

North Facade: Designed (historic)

Facade Notes: Rusticated terra-cotta first story; elaborate terra-cotta window enframements at the corners at the fourth story; elaborately decorated window terra-cotta enframements at the 12th and 13th stories and cornice; historic elaborately decorated terra-cotta cornice at roofline; gated service alley

East Facade: Not designed (historic) (partially visible)

Facade Notes: Brick facade; windows with molded stone sills; metal fire escape spanning the width of the facade from first to 13th stories

540 West End Avenue (aka 540-546 West End Avenue; 261-263 West 86th Street)

Borough of Manhattan Tax Map Block 1234, Lot 7502

Building Name: St. Paul's Methodist Episcopal Church now Church of St. Paul and St. Andrew (Methodist)

Date: 1895-97 (NB 577-1895)

Architect/Builder: R. H. Robertson

Original Owner: Corporation of St. Paul's M. E. Church

Type: Religious

Style: Romanesque/Renaissance Revival

Stories: 3

Material(s): Yellow Roman brick; terra cotta

Special Windows: Stained glass windows

Significant Architectural Features: Marble stoop; two-story arcaded entrance porch with grillwork transoms, second story oculi with terra-cotta enframements incorporating angels; round arched windows at third story; oculi in gable; decorative frieze; square tower with hipped roof, round arched windows and open belfry; octagonal tower with columned entrance portico with heavy tympanum, rose window, round-arched windows and oculi with terra-cotta surrounds, open belfry with balconies and decorative frieze, hipped roof; cornerstone

Alterations: Stoop railings removed from facade; tower roofs replaced; electrical conduit; lights in arches; door replaced, transom infilled and lintel supported by steel beams in octagonal tower; protective netting; some repairs to windows, one in south tower replaced with panel (LPC 97-3699), one in north tower partially replaced or covered with plexiglass

Building Notes: The church and attached parish hall was designated a New York City Landmark November 24, 1981 (LP-1126). Since then projects ranging from the removal and temporary replacement of deteriorated material, and the installation of protective netting to the installation of new HVAC equipment and an accessibility ramp have been carried out with the advice and consent of the Landmarks Preservation Commission. The church, which shares the building with the West Side Center for Community Life (WSCCL), has become a commercial condominium. Originally lot 1, the new lots are 1101 (church) and 1102 (WSCCL).

Site Features: Standing display box partially replaced by fabric sign; historic metal fence at areaway on south with non-historic gate and enclosure at basement steps; display boxes attached to fence on south; concrete staircase to basement with pipe railing; altered metal fence (lower portion possibly historic) with gate and intercom on north; north areaway concrete, staircase to basement; possibly historic railings at basement staircase and basement light well of church; metal storage

bins for trash

Notable History and Residents: St. Paul's Methodist Episcopal Church was founded as the Mulberry Street M.E. Church in 1834. It moved to a new church at the northeast corner of Fourth Avenue (Park Avenue South) and East 22nd Street in 1857 where it remained until 1893. St. Andrew's Methodist Episcopal Church began as a prayer meeting organized on West 69th Street in 1875. By 1882, a small stone chapel was erected on West 71st Street but the congregation outgrew that building by 1889 and a new church designed by J. C. Cady & Co. was built on West 75th Street between Amsterdam and Columbus Avenues. In 1937 the two congregations merged, and St. Andrew's sold its building to the West Side Institutional Synagogue. In addition to its own congregation, the church and its attached parish house have recently served as temporary homes of Congregation B'nai Jeshurun and West Park Presbyterian Church. Part of the cellar is occupied by the West Side Center for Community Life.

West Facade: Designed (historic)

Stoop: Original

Porch(es): Original

Door(s): Historic primary door; door of south tower replaced

Windows: Mixed

Roof: Pitched - towers: standing seam (replaced)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Altered historic metal fence

Areaway Paving Material: Concrete

South Facade: Designed (historic)

Facade Notes: Two-story arcade with flat- and round-arched windows and decorative terra-cotta spandrels, each bay separated by Corinthian pilasters; clerestory with round-arched windows and buttresses; three-story parish hall with hipped-roof entrance pavilion featuring a round-arched entrance with columns and pilasters; clay tile roofs; accessibility ramp and stairs with cheek walls and metal railing (LPC 04-3606); entrance porch resurfaced with concrete (LPC 04-3606); doors replaced; signage; protective netting at entrances; non-historic basement door with lights and conduit; metal box with lock in wall at basement landing; basement windows replaced (LPC 03-5697); metal grilles (mesh and barred) on basement windows, one altered for air-conditioner; windows in third story of parish house altered for air conditioners; part of cornice supported by metal bracing; signage, non-historic display box attached to fence; siamese hydrant across areaway; remote utility meter

North Facade: Designed (historic) (partially visible)

Facade Notes: Similar to south facade; tile roof; buttresses partially painted; brick chimney; two-story brick connector with terra-cotta window surrounds, stringcourse and cornice; possibly historic windows; metal grilles at first story; concrete stoop with metal treads and possibly historic railings; doors at first story and basement (basement door replaced LPC 04-3164, amended); railing, air-conditioner, flue on roof (LPC 03-5697)

References: LPC, *Church of St. Paul and St. Andrew (originally St. Paul's Methodist Episcopal Church) Designation Report (LP-1126)* (New York: City of New York, 1981), prepared by Andrew S. Dolkart and Nancy Goeschel.

550 West End Avenue

Borough of Manhattan Tax Map Block 1234, Lot 64

Date: 1895-97 (NB 577-1895)

Architect/Builder: R. H. Robertson

Original Owner: Corporation of St. Paul's Methodist Episcopal Church

Type: Free-standing house

Style: Renaissance Revival

Stories: 4

Material(s): Pale yellow Roman brick; terra cotta

Special Windows: Sash with curved glass

Decorative Metal Work: Possibly historic window guards at second story and dormer; stoop railing

Significant Architectural Features: Two-story rounded bay; L-shaped stoop with marble treads and landing; brick pilasters with Corinthian capitals; terra-cotta door and window enframements and trim; ox-eye window; temple-like wall dormer with ox-eye in pediment

Alterations: Stoop walls resurfaced and painted; ox-eye window infilled with brick; light at entrance; remote utility meter on stoop; balustrade above bay removed

Site Features: Shared areaway with church (q.v.)

Notable History and Residents: The 1930 census records show that Rose Hickey operated a rooming house in the rectory. Two years later, the church submitted an application to the Department of Buildings to convert the rectory into a tenement but withdrew it later in the year. A subsequent application for interior alterations returned it to use as a single-family residence. In 1952, a separate apartment was created on the first story for the Assistant Rector.

West Facade: Designed (historic)

Stoop: Partially resurfaced

Door(s): Replaced primary door

Windows: Historic

Roof: Pitched - asphalt shingles (replaced)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

South Facade: Designed (historic) (partially visible)

Facade Notes: Flat-headed and round-arched windows with terra-cotta enframements; basement windows mixed; historic sash on upper stories; possibly historic grilles (basement) and window guards (upper); chimneys (both tarred on west); door at basement; fire escape; conduits; cables; leaders

References: NYC, Department of Buildings, ALT 676-1932, ALT 1361-1932, ALT 107-1952; U. S. Census records, 1930.

552 West End Avenue (aka 264 West 87th Street)

Borough of Manhattan Tax Map Block 1234, Lot 61

Building Name: St. Ignatius Protestant Episcopal Church (aka St. Ignatius of Antioch Episcopal Church)

Date: 1901-02 (NB 1351-1901)

Architect/Builder: Charles C. Haight

Original Owner: St. Ignatius Church in the City of New York

Type: Religious

Style: Gothic Revival

Stories: 1; 3

Material(s): Stone

Special Windows: Stained-glass windows (church and parish hall)

Decorative Metal Work: Areaway fence

Significant Architectural Features: Rock-faced granite ashlar, pink at basement, grey at upper stories; Tudor-arched single and double windows with segmental and flat lintels at basement; side aisle with crenellated parapet; gables with crosses; Parish House: arched entrance; small lancet window; triple cinquefoil windows set within flat headed stone surrounds and arched stained-glass windows; sloped roof, gabled dormers and octagonal vent; possibly historic light at entrance; possibly historic wood sash at basement

Alterations: Display case and signage; lights with conduits; door replaced; intercom, doorbell, and signage; stained-glass window altered for air conditioner; dormer windows replaced; grille in basement altered for air conditioner; metal vent under Parish Hall landing

Building Notes: The church entrance is on West 87th Street, Parish House entrance on West End Avenue. The church is listed on the National Register of Historic Places.

Site Features: Concrete-paved areaway with possibly historic fence; stone steps to basement and metal grille on the north side; change in elevation, metal ladder, two metal grilles and gooseneck pipe on the west side; non-historic pamphlet boxes and wood boards attached to fence

Notable History and Residents: St. Ignatius was founded in December 1871 by Dr. Ferdinand C. Ewer, a devoted Anglo-Catholic, and similarly-minded members of his former congregation. The parish of St. Ignatius had several homes in mid-Manhattan before the parish, under Fr. Arthur Ritchie, purchased the corner property at West End Avenue and West 87th Street. The parish hired Charles Coolidge Haight, who designed the overall plan and many of the buildings at the General Theological Seminary, to design the building. The firm of John Hardman and Company of Birmingham, England manufactured the pictorial stained glass windows.

West Facade: Designed (historic)

Stoop: Historic

Door(s): Replaced primary door

Windows: Mixed (upper stories); historic (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Roof: Pitched - asphalt tile (replaced)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Historic metal fence

Areaway Paving Material: Concrete

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Exposed wall of Parish Hall covered with standing-seam metal siding; rock-faced granite on church

North Facade: Designed (historic)

Facade Notes: Gabled porch with cross, stone stoop, arched entrance, blind arcade and stained-glass and blind windows; arched stained-glass windows in the side aisles, nave and transept; crenellated parapet on northwest corner of side aisle; basement fenestration similar to west facade; cornerstone at basement entrance; door and stoop railings replaced; non-historic display box; possibly historic light at entrance; flag pole; Episcopal Church sign on metal brackets at corner; safety glass on window nearest porch; metal door at basement with intercom and non-historic light; one basement window and the under-stoop opening infilled; building number stenciled on wall; basement windows covered with mesh grilles and/or plastic sheeting; non-historic lights and conduits at basement; roof-replaced; concrete sidewalk and curb

References: "Saint Ignatius of Antioch Episcopal Church: History of Saint Ignatius' Church" (<http://www.saintignatiusnyc.org/history>, accessed February 7, 2012).

RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I ARCHITECTS APPENDIX

Gaetan Ajello (1883-1983)

255 West 84th Street (aka 2319-2331 Broadway)
310 West 85th Street
473 West End Avenue (aka 473-475 West End Avenue; 300-308 West 83rd Street)
505 West End Avenue
514 West End Avenue (aka 512-516 West End Avenue; 258 West 85th Street)

Gaetan (or Gaetano) Ajello, was an Italian-born and trained architect and engineer who immigrated to the United States in 1902 where he soon established himself as an architect. His earliest recorded work in New York City was a six-story apartment house on East 115th Street that he designed in 1906. In the course of his nearly 20-year career he designed more than 30 apartment buildings for several of the Upper West Side's major developers particularly the Campagna and Paterno families. During World War I, Ajello appears to have temporarily ceased his residential and commercial work, working as an architect and engineer for Standard Aircraft Co. in Elizabeth, New Jersey. Ajello designed the Claremont Theater at 134th and Broadway, a designated New York City Landmark, one of the first purpose built movie theaters in 1913 and his residential work is found in Morningside Heights as well as the Upper West Side/Central Park West, Riverside-West End, and Carnegie Hill Historic Districts. In the Riverside-West End Historic District Extension I, he was responsible for five apartment houses, two of which were for the Paternos. Ajello left the architectural profession in the 1920s and briefly returned to Italy, returning to the United States in the 1930s. Ajello was an inventor and designed an improved reinforced concrete flooring and an airplane breaking system. Ajello died in New York in 1983, at the age of 100.

References

“Airplane Brake Tested,” *New York Times (NYT)*, February 11, 1925, 2; Ancestry.com, *World War I Draft Registration Cards, 1917-19*. [database on-line]. Provo, UT: Ancestry.com Operations, 2005; Christopher Gray, “Streetscapes: Remembering an Architect Who Shaped the West Side,” *NYT*, June 11, 2006, J7; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (December 6, 2005) <http://www.MetroHistory.com>; “Obituary 1 – No Title,” *NYT*, September 5, 1983, 30; “The Real Estate Field,” *NYT*, April 3, 1914, 18.

Henry Andersen (c. 1852-?)

316 West 82nd Street
345 West 85th Street
410 West End Avenue (aka 408-410 West End Avenue)
412 West End Avenue (aka 252-256 West 80th Street)

Henry Andersen (also spelled Anderson) was born in Denmark and immigrated to the United States in the early 1880s. He began his architectural practice in New York circa 1882. Andersen's work, mostly residential, encompassed row houses, French flats, tenements, and hotels, as well as store-and-loft buildings, stables, warehouses, and office buildings. He

continued his prolific practice until 1912. Andersen's designs are represented in the Upper West Side/Central Park West, Metropolitan Museum, Expanded Carnegie Hill, Tribeca West, Hamilton Heights, and Hamilton Heights/Sugar Hill Northwest Historic Districts, and Greenwich Village Historic District and Extension. In the Riverside-West End Historic District Extension I, he was responsible for the two flats at 410 and 412 West End Avenue, the tenements at 316 West 82nd Street and 345 West 85th Street.

References

Dennis Steadman Francis, *Architects in Practice in New York City, 1840-1900* (New York: Committee for the Preservation of Architectural Records, 1979), 11; Landmarks Preservation Commission (LPC), architects files; U. S. Census records, 1900 and 1910; James Ward, *Architects in Practice in New York City, 1900-1940* (New York: Committee for the Preservation of Architectural Records, 1989), 3.

Edward L. Angell (c. 1850-?)

Amidon, 233 West 83rd Street (aka 2301-2305 Broadway)

Edward L. Angell, a prolific New York City architect, practiced from 1886 until 1904 briefly leaving solo practice to enter partnership with William Higginson in the firm of Angell and Higginson from 1897-99. A residential architect, he designed row houses, flats, and apartment buildings employing a mixture of historical styles including neo-Grec, Queen Anne, Romanesque and Renaissance Revival. Examples of his work are located in the Greenwich Village, Upper West Side/Central Park West, and West End-Collegiate Historic Districts. In addition to his architectural practice to which he evidently returned in 1916, he received a patent for improved waste control for plumbing fixtures and wrote letters to the editor on fire safety in buildings. In the Riverside-West End Historic District Extension I, he designed the flats at 233 West 83rd Street on the northwest corner of Broadway.

References

Ancestry.com, *U.S. Patent and Trademark Office Patents, 1790-1909* [database on-line] Provo, UT: Ancestry.com Operations, 2008; Francis, 11; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (December 26, 2006) <http://www.MetroHistory.com>; LPC, architects files; "An Ounce of Prevention," *NYT*, March 22, 1899, 2; "Tinder in Fire-Proof Theatres," *NYT*, January 10, 1904; U. S. Census records, 1920.

Berg & Clark

Charles I. Berg (1856-1926)
Edward H. Clark (d. 1901)

307 West 82nd Street
309 West 82nd Street
311 West 82nd Street
313 West 82nd Street
315 West 82nd Street

The firm of Berg & Clark was established in 1886 by Charles I. Berg and Edward H. Clark. The partnership continued until 1897 during which time they were responsible for the design or alteration of buildings in New York City, Westchester County, and Connecticut. One of the firm's earliest commissions was the alteration of the Eighth Presbyterian Church (now Saint John's Lutheran Church), 81 Christopher Street, a designated New York City Landmark.

Charles I. Berg was born in Philadelphia and studied at the Ecole des Beaux-Arts and with several architectural firms in London. He returned to the United States and was established as an architect in New York by 1880. Except for his partnership with Clark, Berg was in solo practice. Among his commissions were the design of the ambulance stations and vaccine laboratories for the Department of Health and the Windsor Arcade (demolished). Among his most important commissions was the 20-story Gillenger Building (1897, demolished) at Wall and Nassau Streets, one of the city's significant skyscrapers. He also served as consulting architect on the design of the Presidential Palace in Havana, Cuba.

Little is known about Edward H. Clark. He was established as an architect in New York by 1885 and entered into partnership with H. Edwards-Picken that same year. Prior to this he appears to have worked for McKim, Mead & White. After the break with Berg, he continued in solo practice.

Both Charles I. Berg and Edward H. Clark were Fellows of the American Institute of Architects, and members of the New York Chapter of the AIA and Architectural League of New York. Berg was also a member of the Society of Beaux-Arts Architects.

In the Riverside-West End Historic District Extension I, the partners designed the five row houses on the north side of West 82nd Street.

References

The American Architect and Building News 17 (January 17, 1885), 36; "Built for Church Charities," *NYT*, May 14, 1893, 17; "Charles I. Berg, Architect, Dead," *NYT*, October 14, 1926, 25; Francis, 15, 21; "Union Savings Bank: History" (<http://www.unionsavings.com>, accessed March 28, 2011); *Who's Who in New York City and State* (New York: L. R. Hamersly Co., 1904), 54.

Charles E. Birge (1871-1942)

The Selkirk, 308 West 82nd Street

Educated at the Massachusetts Institute of Technology and the Ecole des Beaux-Arts in Paris, Charles E. Birge spent his early career in Chicago, but he soon opened a practice in New York that he maintained until his retirement in 1937. Birge is best known for his designs for William Randolph Hearst and for Schrafft's candy stores. Examples of his work can be found in the Upper East Side, Upper West Side/Central Park West and NoHo Historic Districts, as well as the Riverside-West End Historic District, where he designed the Clarendon, a neo-Renaissance style apartment building on Riverside Drive. In the Riverside-West End Historic District Extension I, Birge designed the Elizabethan Revival style Selkirk, originally an apartment hotel, at 308 West 82nd Street.

References

“Charles Birge, 71, Retired Architect”, *NYT*, November 23, 1942, 23; LPC, “Architects’ Appendix,” *NoHo Historic District (LP- 2039)* (New York: City of New York, 1999), prepared by Donald G. Presa; LPC, “Architects’ Appendix,” *Riverside-West End Historic District Designation Report (LP-1626)* (New York: City of New York, 1989), prepared by the Research Department; LPC, “Architects’ Appendix,” *Upper East Side Historic District Designation Report (LP-1051)* (New York: City of New York, 1981), prepared by the Research Department.

Philip Birnbaum (1907-1996)

West River House, 424 West End Avenue (aka 424-436 West End Avenue; 278-280 West 81st Street)

Philip Birnbaum was born in New York City where he attended Stuyvesant High School and studied architecture at Columbia University, graduating in 1934. He established his own architectural practice by 1937 and soon became a prolific producer of suburban six-story elevator apartment houses—many located in Queens. By the late 1940s Birnbaum had apparently diversified his practice, designing a wider range of building types and adopting an increasingly Modern architectural vocabulary. He also began to receive larger commissions including multi-building apartment complexes and skyscraping residential towers, many on Manhattan’s Upper East Side and in Queens where he lived for many years. Birnbaum continued his prolific practice into the 1980s, by some accounts designing more than 300 buildings in New York City including 1 Lincoln Plaza at Broadway and West 63rd Street, The Hotel Parker Meridien on West 57th Street, Trump Plaza on East 61st Street, and the Kennedy House in Forest Hills, Queens. He was most noted for his efficient interior layouts and, by the 1960s, for his trademark use of cantilevered balconies, landscaping, and small driveways or porte cocheres. In the Riverside-West End Historic District Extension I he was responsible for the design of West River House, at 424 West End Avenue. Other examples of his work are represented in the Upper East Side, Borough Hall, and Grand Concourse Historic Districts.

References

Ancestry.com, *Social Security Death Index* [database on-line]. Provo, UT: Ancestry.com Operations Inc., 2010; David Dunlap, “Philip Birnbaum, 89, Builder Celebrated for His Efficiency,” *NYT*, November 28, 1996, D18; LPC, “Architects’ Appendix,” *Grand Concourse Historic District Designation Report (LP-2403)* (New York: City of New York, 2011) prepared by Jennifer L. Most, Marianne S. Percival, and Donald Presa.

George and Edward Blum

George Blum (1870-1928)

Edward Blum (1876-1944)

328 West 86th Street (aka 326-328 West 86th Street)

Edward Blum was born in Paris and graduated from Columbia University in 1899, returning to Paris to continue his education at the Ecole des Beaux-Arts from 1901 to 1903. His

brother George attended the Ecole in 1904. The firm of George & Edward Blum received its first commissions in 1909 for apartment buildings and gained prominence for their designs. The firm was responsible for seven neo-Renaissance style apartment buildings in the Upper West Side/Central Park West and Riverside-West End Historic Districts. They also were responsible for buildings in the Expanded Carnegie Hill, Ladies Mile, Upper East Side, and Audubon Park Historic Districts and Harlem's famed Hotel Theresa (1912-13, a designated New York City Landmark). The Blums are noted for using glazed brick and terra cotta in a distinctive manner and for experimenting with designs that lacked traditional cornices. Within the Riverside-West End Historic District Extension I, the Blum brother's 328 West 86th Street has an elegant facade of tapestry brick highlighted with terra-cotta ornament and narrow balconies.

References

Andrew S. Dolkart and Susan Tunick, *George & Edward Blum* (New Jersey: Princeton University Press, 1993); LPC, "Architects' Appendix," *Audubon Park Historic District Designation Report (LP-2335)* (New York City of New York, 2009), prepared by Jennifer L. Most; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District Designation Report (LP-1834)* (NY: City of New York 1993), prepared by the Research Department; LPC, *Hotel Theresa Designation Report (LP-1843)* (New York: City of New York, 1993), prepared by Andrew S. Dolkart, 4; LPC, "Architects' Appendix," *Ladies Mile Historic District Designation Report (LP-1609)* (New York: City of New York, 1989) prepared by the Research Department; LPC, "Architects' Appendix," *Riverside-West End Historic District Designation Report*; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report (LP-1051)* (New York: City of New York, 1981), prepared by the Research Department; LPC, "Architects' Appendix," *Upper West Side/Central Park West Historic District Designation Report (LP-1647)* (New York: City of New York, 1990), prepared by the Research Department; Henry F. and Elsie R. Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles, Hennessey & Ingalls, 1970), 62.

Boak & Paris

Russell M. Boak (1896-1981)

Hyman Paris (1890-?)

100 Riverside Drive (aka 100-102 Riverside Drive; 327-333 West 82nd Street)

450 West End Avenue (aka 448-452 West End Avenue; 256-260 West 82nd Street)

Austrian-born Hyman Paris was not registered as an architect in New York until 1922; however, records indicate that he was employed by George F. Pelham in 1917 and had practiced architecture as early as 1913. Russell M. Boak was educated in the New York public school system and briefly at Cooper Union and the New York Structural Institute. He was employed as a draftsman by Emery Roth from 1912-1923, and was an associate of the firm from 1923-1927 when he established his partnership with Hyman Paris. Boak & Paris designed numerous buildings in Manhattan and in the 1930s they were most active in the design of apartment buildings, including several located in the Greenwich Village, Upper East Side, West End-Collegiate, Upper West Side/Central Park West, and Expanded Carnegie Hill Historic Districts as well as the Midtown Theater, a designated New York City Landmark. In the Riverside-West

End Historic District Extension I they were responsible for the large apartment buildings at 450 West End Avenue and 100 Riverside Drive. Boak & Paris dissolved in 1942. Boak maintained an individual practice until 1944 when he formed a partnership with Thomas O. Raad.

References

American Institute of Architects (AIA), "Application for Corporate Membership: Russell M. Boak," 1957; Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on line], Provo: Ancestry.com Operations, 2005; LPC, *Midtown Theater (now Metro Theater) Designation Report (LP-1615)* (NY: City of New York, 1989), prepared by Lynn D. Marthey, 3.

William A. Boring (1859-1937)

St. Agatha's School for Girls (later Cathedral College, now St. Agnes Boys' High School), 555 West End Avenue (aka 553-559 West End Avenue; 300 West 87th Street)

William Alciphron Boring was born in Carlinville, Illinois, and began his architectural education at the University of Illinois (1880-82) before his family moved to Los Angeles in 1882. He worked as a draftsman for Pasadena architect Clinton B. Ripley, with whom he formed Ripley & Boring. In 1883, he established a new partnership with Sidney I. Haas. During this period, Boring worked on the design of schools, buildings (now demolished) on the University of Southern California campus, the first Los Angeles Times Building (demolished), and hotels, including the Hotel Arcadia in Santa Monica (demolished). In 1886, Boring arrived in New York to attend Columbia University, studying with William R. Ware for a year. In 1887, he was hired by McKim, Mead & White, where he met Edward L. Tilton. The two men attended the Ecole des Beaux-Arts in Paris from 1887-90 and returned to the office of McKim, Mead & White in 1890. Within a year Boring and Tilton had formed their own firm. They were joined briefly by Nathan C. Mellen for the Casino (1891-92) in Belle Haven, Connecticut and the grand Hotel Colorado (1891-93) in Glenwood Springs, Colorado. Their first prominent work was the design of the buildings for the U.S. Immigration Service on Ellis Island (1897-1901, part of the Ellis Island Historic District) which received a Gold Medal at the Exposition Universelle of 1900. The firm also designed the buildings for the Jacob Tome Institute (1900-05) in Port Deposit, Maryland; 29-35 Ninth Avenue (1902-03) in the Gansevoort Market Historic District; the Brooklyn Heights Casino (1904-05); and Casino Mansion Apartments (1910, Boring), 75 Montague Street which are included in the Brooklyn Heights Historic District. The formal partnership ended in 1904 although both men continued in association until 1915, sharing offices and equipment as they worked independently.

William A. Boring was extremely active and influential in design and planning circles. He was a founder and first president (1893-94) of the Society of Beaux-Arts Architects; a founder (1894) and trustee of the American School of Architecture in Rome, which was absorbed in 1897 by the American Academy of which he served as treasurer; vice-president and fellow of the American Institute of Architects (AIA) and a president of the New York chapter; chairman of the AIA committee that helped advance the creation of the Senate Park (McMillan) Commission in 1901, which advised on the layout of governmental buildings and parks in the federal core of Washington, D. C.; a president of the Architectural League (1910-12); a member of the U. S. Council of Fine Art; architect on New York's Art Commission; and an associate of the National Academy of Design. Boring was awarded the AIA New York Chapter's medal of

honor in 1927. He was responsible for the town layout and design of numerous buildings (1904-09) in Bogalusa, Louisiana for the Great Southern Lumber Company; Flower Hospital (1909), York Avenue and East 63rd Street; Whitney Manufacturing Company plant (1909) and Connecticut Institute for the Blind (1911), Harford; Mount St. Mary's College (1912), North Plainfield, New Jersey; and the American School for the Deaf (1922, with Isaac Allen), West Hartford. Boring left his full-time practice to join the faculty of Columbia University's School of Architecture, becoming a professor of design (1915), director (1919), and the first dean (1931) until his retirement in 1934.

Among Boring's designs is the American Seamen's Friend Society Sailors' Home and Institute, 505-507 West Street (a designated New York City Landmark). In the Riverside-West End Historic District Extension I, Boring designed St. Agatha's School for Girls (now St. Agnes Boys High School) for the New York Protestant Episcopal Public School, as a sister institution to the Trinity School.

References

Dictionary of American Biography 11, suppl. 2 (1958), 53-54; Gordon W. Fulton and Henry V. Taves, "Biographical Sketch" and "Design Work of William A. Boring" in *William Alciphron Boring Collection Catalogue* (NY: Columbia University, 1980); LPC, *American Seamen's Friend Society Sailor's Home and Institute Designation Report (LP-2080)* (New York: City of New York, 2000), prepared by Jay Shockley, and *Ellis Island Historic District Designation Report (LP-1902)* (New York: City of New York, 1993), prepared by Anthony Robins and Elisa Urbanelli; "William Alciphron Boring," *National Cyclopaedia of American Biography*, 14 and 27 (1907, 1930), p. 316 and 59-60.

Bosworth & Holden

Francke Huntington Bosworth (1876-1949)
Frank Holden (1870-1937)

105 Riverside Drive (1910 alteration)

The firm of Bosworth & Holden was formed in 1902. Francke H. Bosworth was born in New York. He did his undergraduate studies at Yale, graduating in the class of 1897, after which he spent four years at the Ecole des Beaux-Arts studying architecture. Frank Holden was born in Chicago and was trained at the Chicago Manual Training School before entering the Massachusetts Institute of Technology, graduating in the class of 1894. He followed this with three years at the Ecole des Beaux-Arts where he studied under Marcel Lambert. Upon his return to the United States he first settled in Aurora, Illinois before moving to New York City where he worked for the firms of Howard & Cauldwell, Carrere & Hastings, and Heins & Lafarge before entering into partnership with Bosworth. Between 1902 and 1918 the firm of Bosworth & Holden specialized in designing residential and institutional buildings. In 1918-19, Bosworth served with the American Red Cross in France after which he entered Academe as a professor and dean in the College of Architecture at Cornell University. He was a member of the New York State Board of Examiners for Architects, past president of the Association of Collegiate Schools of Architecture, and a fellow of the American Institute of Architects. Holden entered the firm of Hoggson Brothers, bank specialists, as director of architecture. After World War I, he

joined Kohn & Butler as an associate and worked on the R. H. Macy store. He then joined R. H. Macy & Co. as director of interior design. He later returned to private practice specializing in store design. Holden was a member of the American Institute of Architects, the Architectural League of New York, and the Society of Beaux-Arts Architects.

In the Riverside-West End Historic District Extension I, Bosworth & Holden were responsible for the 1910 alteration to the house at 105 Riverside Drive.

References

“F. H. Bosworth, 73, Architect, Is Dead,” *NYT*, April 29, 1949, 23; “Frank Holden, 67, Architect, Is Dead,” *NYT*, May 30, 1937, 18.

Brunner & Tryon

Arnold William Brunner (1857-1925)

Thomas Tryon (1859-1920)

324 West 86th Street

New York-born Arnold William Brunner attended schools in New York and England before entering the Massachusetts Institute of Technology in 1877. He graduated in 1879 and was hired as a draftsman by the architectural office of George B. Post. In 1883 he resumed his studies abroad traveling through Europe, and returned to New York two years later. Brunner was a president of the New York Chapter of the American Institute of Architects and a member of the Architectural League of New York. His partner, Thomas Tryon, was born in Hartford, Connecticut and received his architectural training in New York. Tryon was a Fellow of the American Institute of Architects, a member of its New York chapter, and member of the Architectural League.

Brunner and Tryon’s partnership lasted from 1886 to 1897 during which time they designed, among other buildings, the Chemistry Building at the University Heights campus of the University of the City of New-York (aka New York University, now Bronx Community College, CUNY), the studio of Daniel Chester French (11th Street, 1888), Temple Beth El (Fifth Avenue and 76th Street, 1890 demolished), the Educational Alliance at 191-197 East Broadway (1889-91), and, in collaboration with Buchman & Deisler, the Mount Sinai Dispensary at 149-151 East 67th Street (1889-90, an individually designated New York City Landmark). Examples of the firm’s commercial work are 144 West 14th Street, an individually designated New York City Landmark, and two buildings in the NoHo Historic District and Extension. Two other synagogues by the firm, Congregation Shaaray Tefila on West 82nd Street (1893-94) and Congregation Shearith Israel on Central Park West (1896-97, an individually designated New York City Landmark) are included within the Upper West Side/Central Park West Historic District. The Renaissance Revival multiple dwelling at 324 West 86th Street in the Riverside-West End Historic District Extension I, is one of the few residential buildings attributed to the firm.

The firm dissolved in 1897 and both partners continued to practice independently. Tryon was later associated with the firm of Tryon, Brown & Burnham with Louis Brown and George Burnham (1899-1900). Brunner won the competitions for Mt. Sinai Hospital in New York (1898), the Federal Building in Cleveland (1901), and in 1910, the Department of State Building

in Washington, D. C. (never built). With William M. Aiken, he designed the Public Baths on East 23rd Street (1904-06) and East 11th Street (1904-05), both individually designated New York City Landmarks. He also produced city plans for Baltimore, Denver, Rochester and Albany, as well as the chapel and general plan for Denison University in Granville, Ohio.

References

LPC, *144 West 14th Street (aka 138-146 West 14th Street) Designation Report (LP-2315)* (New York: City of New York, 2008), prepared by Matthew A Postal, 3-4; LPC, "Architects Appendix," *NoHo Historic District Designation Report (LP-2129)* (New York: City of New York, 2003) prepared by Donald G. Presa; LPC, "Architects Appendix," *NoHo Historic District Extension Designation Report (LP-2287)* (New York: City of New York, 2008), prepared by Marianne Percival and Katherine Horak; LPC, architects files; "Ready for Education Work," *NYT*, September 7, 1894, 9.

Rosario Candela (1890-1953)

325 West 86th Street (aka 323-329 West 86th Street)
334 West 86th Street (aka 332-338 West 86th Street)
522 West End Avenue

Born in Sicily, Rosario Candela came to the United States at the age of nineteen and graduated from the Columbia School of Architecture in 1915. Noted as the architect of many large luxury apartment houses on the Upper East Side, Candela was also responsible for the design of a variety of buildings throughout his career. In addition to many Manhattan apartment buildings he designed several public schools in New York and Baltimore, Maryland. Among his more interesting projects was the former United States Embassy building in London (the lower stories were the work of the noted Architect John Russell Pope, while the upper residential stories were by Candela). He was associated with the Walt Whitman Houses and Raymond Ingersoll Houses (originally Fort Green Houses), projects for the New York City Housing Authority. Candela designed six luxury apartment buildings on Fifth Avenue in the Upper East Side Historic District; the designs of these buildings were inspired by the details and compositional methods of the Italian Renaissance. Two large apartment houses and the Stanhope Hotel (all on Fifth Avenue) within the boundaries of the Metropolitan Museum Historic District are designed in a refined yet imposing style to effectively contrast with the townhouses of an earlier era along Fifth Avenue. Mr. Candela's designs are also found in the Upper West Side/Central Park West, Expanded Carnegie Hill, and Hamilton Heights/Sugar Hill Northwest Historic Districts. In the Riverside-West End Historic District Historic District Extension I, Candela designed the apartment buildings at 325 West 86th Street, 334 West 86th Street, and 522 West End Avenue in the Renaissance Revival and Romanesque Revival styles.

References

Andrew Alpern, *The New York Apartment Houses of Rosario Candela and James Carpenter* (NY: Acanthus Press, 2001); LPC, "Architects' Appendix," *Riverside-West End Historic District Designation Report*; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; LPC, "Architects' Appendix," *Upper West Side/Central Park West Historic District Designation Report*; LPC, Architects' Appendix," *Hamilton Heights/Sugar Hill*

Northwest Historic District Designation Report (LP-2064) (New York: City of New York, 2000), prepared by Mathew A. Postal and Donald G. Presa; LPC, *Metropolitan Museum Historic District Report (LP-0955)* (New York: City of New York, 1977); “Rosario Candela, Architect, Is Dead,” *NYT*, October 7, 1953, 29.

Clinton & Russell

Charles William Clinton (1838-1910)
William Hamilton Russell (1856-1907)

103 Riverside Drive (1910 alteration)
104 Riverside Drive (1910 alteration)

Charles W. Clinton was born and raised in New York. He received architectural training in the office of Richard Upjohn, leaving in 1858 to begin an independent practice. In 1859 he began a three year partnership with Anthony B. McDonald, Jr. From 1862 to 1894 he practiced alone or in association with Edward T. Potter. Most of his important buildings during this period were office buildings based on Italian Renaissance prototypes. Clinton designed a row of Renaissance Revival style houses in the Upper West Side/Central Park West Historic District of which one survives. He also designed the Seventh Regiment Armory at 63 Park Avenue (1877-79, a designated New York City Landmark).

William H. Russell, another native New Yorker, studied at the Columbia School of Mines before joining the firm of James Renwick, his great uncle, in 1878. He became a partner in 1883 and the firm became known as Aspinwall, Renwick & Russell.

Beginning in 1894 the partnership of Clinton & Russell was responsible for scores of building including early skyscrapers, luxury apartment houses, institutions, fashionable hotels, and townhouses. Many of their designs can be found in the West Chelsea, NoHo, Upper East Side, SoHo, Upper West Side/Central Park West, Metropolitan Museum, and Ladies Mile Historic Districts. They were also responsible for the Apthorp and Graham Court Apartments (both designated New York City Landmarks).

Clinton continued in practice following the death of his partner and the firm itself continued until at least 1940. The design for the alterations to 103 and 104 Riverside Drive in the Riverside-West End Historic District Extension I was carried out after the death of both partners. Undoubtedly, the firm of Clinton & Russell was chosen for this job due to the influence of Frederick W. Winterburn, an architect who had worked for the firm and lived at 104 Riverside Drive.

References

“Charles W. Clinton,” and “Clinton & Russell,” *Macmillan Encyclopedia of Architects*, vol. 1, ed. Adolf K. Placzek (New York: Free Press, 1982), 426; LPC, “Architect’s Appendix,” *West Chelsea Historic District Designation Report (LP-2302)* (New York: City of New York, 2008), prepared by Christopher D. Brazee and Jennifer L. Most; LPC, *103 Riverside Drive House Designation Report (LP-1672)* (New York: City of New York, 1991), draft prepared by Lynne Marthey, revised by Jay Shockley, 6; Ward, 14, 37; Withey, 126, 533.

Comyns & Todaro

David J. Comyns (1878-1936)
Vincent S. Todaro (1891-1972)

471 West End Avenue (1912 alteration)

David J. Comyns, who is listed variously as a contractor and an architect, was born in New York. He served as an inspector and Acting 1st Assistant in the Executive Bureau of the Tenement House Department before entering into private architectural practice in 1907. He continued to practice independently through 1911 then formed what appears to be a one-year partnership with Vincent S. Todaro. In the late 1920s, he served several years as an inspector for the Bureau of Buildings after which he returned to private architectural practice.

Vincent S. Todaro was born in Italy and immigrated to the United States with his parents. He began his architectural career in New York by 1910 and continued to practice at least through the 1950s. He designed buildings and alterations throughout the city, particularly in Brooklyn where he lived, and was a member of the local chapter of the American Institute of Architects.

In the Riverside-West End Historic District Extension I, Comyns & Todaro were responsible for the alteration of 471 West End Avenue in 1912.

References

American Institute of Architects (AIA), *American Architects Directory*, 3rd ed., (New York: R. R. Bowker, 1970). 921; Ancestry.com, *Social Security Death Index* [database on-line], Provo, UT: Ancestry.com Operations Inc., 2011; "Apartment Hotel Tried for Cooking," *NYT*, October 9, 1926, 19; "Architects File Building Plans," *NYT*, May 13, 1938, 37; "Building Plans Filed," *NYT*, August 12, 1942, 34; April 3, 1946, 52; April 3, 1947, 44; July 26, 1947, 21; June 27, 1947, 35; September 9, 1950, 24; August 1, 1951, 39; June 23, 1952, 32; June 26, 1952, 47, April 27, 1954, 50; April 26, 1955, 49; May 1, 1955, 48, January 8, 1955, 25; August 25, 1955, 37; March 31, 1956, 22; March 30, 1956, 40; October 20, 1956, 44; July 10, 1958, 45; May 22, 1958, 49; March 20, 1959, 48; May 6, 1959, 66; June 30, 1959, 50; July 8, 1959, 46; "Church and School in Building Plans," *NYT*, July 3, 1951, 42; City of New York, *First Report of the Tenement House Department, January 1, 1902-July 1, 1903* (New York: Martin Brown Press, [1903]), 233 (Google Books, June 21, 2012); *Estimates of the Departments, Board of Education, Judiciary and Officers of the City of New York, Including Various Charitable Institutions for the Year 1903* (New York: Mail & Express Co., 1902), 395 (Google Books, June 21, 2012); "Obituary," *NYT*, October 18, 1936, N9; "New \$200,000 House Planned for Bronx," *NYT*, October 30, 1936, 43; Office of Metropolitan History, "Manhattan NB Database 1900-1986," (June 21, 2012), <http://www.MetroHistory.com>; "Park Ave. Suites to Cost \$1,300,000," *NYT*, December 27, 1945, 38; "Plans Are Approved to Alter Buildings," *NYT*, October 8, 1947, 43; "Plans for 2 Flats on East Side Filed," *NYT*, February 1, 1940, 43; "School for Music Called a Business," *NYT*, November 10, 1929, RE8; U. S. Census records, 1900-1940; Ward, 15, 78.

Deutsch & Schneider

Maurice Deutsch (1884-1957)

Walter S. Schneider (1890-?)

305 West 86th Street (aka 303-307 West 86th Street)

The partnership of Deutsch & Schneider lasted for only two years. Maurice Deutsch, an architect and engineer, received an engineering degree from Columbia University in 1906. As an engineer working for the Foundation Co., Deutsch designed the track layout of Grand Central Terminal and was considered an expert in countering the effect of vibrations on buildings. Deutsch is credited with improvements in cast concrete and concealed beam construction. His interest in the problems of low-cost housing led to the chairmanship of a research sub-committee of the Committee on Property Improvement for Mayor Fiorello LaGuardia in 1938. He designed several apartment buildings in the Upper West Side of Manhattan, several of which can be found in the Upper West Side/Central Park West, Riverside Drive-West 80th-81st Street, and Riverside-West End Historic Districts.

Walter S. Schneider was born in New York and received his architectural education at Columbia University and the Ecole des Beaux-Arts. He began practicing architecture in 1910 and was in charge of facilities design and construction for the U. S. Navy from 1918-19. He is credited with the designs of the B'nai Jeshurun Synagogue (1908, 257 West 88th Street) in conjunction with Henry B. Herts and the Unity Synagogue/later Mt. Neboh Synagogue (1926-27, 130 West 79th Street, demolished).

The firm's work is represented in the Expanded Carnegie Hill Historic District where they designed 17 East 89th Street in association with Gaetan Ajello. In the Riverside-West End Historic District Extension I, Deutsch & Schneider designed the 12-story apartment house at 305 West 86th Street.

References

AIA, "Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works: Walter S. Schneider;" *Key to the Architects of Greater New York* (New York, 1900), 303, 419; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District Designation Report*; LPC, "Architects' Appendix," *Riverside-West End Historic District Designation Report*; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; LPC, *Mount Neboh Designation Report (LP-1272)* (NY: City of New York, 1982); "Maurice Deutsch, Engineer Here, Dies; Designed Grand Central Track Layout," *NYT*, June 21, 1957, 25; Norval White and Elliot Willensky with Fran Leadon, *AIA Guide to New York City*, 5th ed. (New York: Oxford University Press, 2010), 367, 389.

Joseph M. Dunn (c. 1844-?)

347 West 84th Street

Joseph M. Dunn was born in Ireland and immigrated to the United States with his parents. At the age of 15 he is listed as an architectural apprentice. He was established as architect in New York by 1872 and remained in practice through at least 1894. He executed a

number of commissions for the Goelet family over the years. Dunn's commercial work included stores in the SoHo-Cast Iron Historic District, including the cast-iron 47-49 Mercer Street (1872-73) for Alexander Roux, and 39 and 43-45 Wooster Street (1884-85), and the neo-Grec style cast-iron fronted 857 Broadway (1884) for Peter Goelet, in the Ladies' Mile Historic District. In the early 1880s, Dunn was responsible for alterations, expansion, and new construction of buildings for numerous New York charitable institutions on Ward's, Hart's, and Randall's Islands, including wings and a dome for the New York Lunatic Asylum (A. J. Davis, 1835-39) on Blackwell's (now Roosevelt) Island, which is an individually designated New York City Landmark. Dunn also designed row houses, including the Renaissance Revival style 103 to 131 West 74th Street (1887-88) in the Upper West Side/Central Park West Historic District. His work is also represented in the Greenwich Village and Gansevoort Market Historic Districts. Within the Riverside-West End Historic District Extension I, Dunn was responsible for the row house at 347 West 84th Street.

References

Francis, 28; Margot Gayle and Edmund V. Gillon, *Cast-Iron Architecture in New York* (New York: Dover, 1974), 84; *Manufacturer & Builder* (July 1880), 152, (January 1883), 8 and (April 1884), 80; LPC, "Architects' Appendix," *Gansevoort Market Historic District Designation Report (LP-2132)* (New York: City of New York, 2003), prepared by Jay Shockley; LPC, architects files; U. S. Census records, 1860 and 1880.

H. I. Feldman (1896-1981)

316 West 84th Street (aka 314-318 West 84th Street)

Hyman Isaac Feldman was born in Lemberg (now Lviv, Ukraine) and brought to New York in 1900. He studied at Cornell, Yale, and Columbia, and began an architectural practice in New York in 1921. Over the course of his long career he designed well over 4,000 residential and commercial buildings, including many hotels and apartment houses; he also wrote articles on economics, real estate, and architecture. In 1932, the Brooklyn Chamber of Commerce presented him with its first award for best apartment house design for the Cranlyn Apartments (1931) at 80 Cranberry Street in the Brooklyn Heights Historic District.

Many of Feldman's most interesting designs were Art Deco style apartment buildings, examples of which can be found in the Grand Concourse, Riverside-West End, and Upper West Side/Central Park West Historic Districts. His career reached its apex in Manhattan after World War II where he designed numerous apartment houses some of which are represented in the Upper East Side Historic District. Feldman was also the designer of housing projects for the New York City Housing Authority. In the Riverside-West End Historic District Extension I, Feldman designed the apartment building at 316 West 84th Street.

References

"H.I. Feldman, Head of Architecture Concern, Dies," *NYT*, January 27, 1981, B19; "Hyman Isaac Feldman," *Who's Who in American Jewry* (1938-39); LPC, "Architects' Appendix," *Grand Concourse Historic District Designation Report*; LPC, "Architects' Appendix," *Riverside-West End Historic District Designation Report*; LPC, "Architects' Appendix," *Upper East Side*

Historic District Designation Report; LPC, "Architects' Appendix," Upper West Side/Central Park West Historic District Designation Report.

Jacob M. Felson (1886-1962)

515 West End Avenue

Born in Russia, Jacob M. Felson immigrated to the United States with his parents in 1888. He studied at Cooper Union and began to practice architecture in 1910. Felson designed many movie theaters and apartment buildings in New York, and his designs are represented in the Upper West Side/Central Park West, Upper East Side, Grand Concourse, and Riverside-West End Historic Districts.

In 1938 he became president of Fleetwood Enterprises, Inc., which specialized in the erection of apartment buildings. He also designed private homes in Westchester County and in New Jersey. In the Riverside-West End Historic District Extension I, Felson designed the apartment building at 515 West End Avenue.

References

"Jacob M. Felson, Architect, Designed Movie Houses, 76," *NYT*, October 19, 1962, 31; LPC, "Architects' Appendix," *Grand Concourse Historic District Designation Report*; LPC, "Architects' Appendix," *Riverside-West End Historic District Designation Report*; "Architects' Appendix," *Upper East Side Historic District Designation Report*; "Architects' Appendix," *Upper West Side/Central Park West Historic District*.

FXFowle Architects

Bruce S. Fowle (b.1937)

The Calhoun School, 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street) (expansion)

FXFowle Architects is an architectural, interior design, planning, and urban design firm with offices in New York, Washington D.C., and Dubai. The firm has a wide ranging portfolio of projects including residential, commercial, corporate, museum, recreational, and educational facilities and has received numerous design awards, including the National Honor Award for Design from the AIA for the Conde Nast Building, 4 Times Square.

The firm was originally founded in 1978 as Fox & Fowle by principles Robert F. Fox, Jr. (b. 1941) and Bruce S. Fowle. Robert F. Fox, Jr. received his Bachelor of Architecture degree from Cornell University in 1965 and his Masters degree from Harvard University in 1973. He then entered the architectural office of Emery Roth & Sons where he remained until 1977, after which he entered the office of Brown, Daltas & Associates. He formed a new partnership with Richard Cook in the firm of Cook+Fox Associates in 2003.

Bruce S. Fowle, the remaining founding principal, received his Bachelor of Architecture degree from Syracuse University in 1960. After which he worked for the architectural firms of Edward Larabee Barnes and Brown, Daltas & Associates. Fowle received the Harry B. Rutkins Award for Service to the AIA New York Chapter in 2010.

The work of Fox & Fowle is represented in the Expanded Carnegie Hill and Riverside-West End Historic Districts. Renamed FXFowle Architects in 2005, the firm is represented in the Riverside-West End Historic District Extension I by their design of the expansion for the Calhoun School at 433 West End Avenue for which the firm won an award.

References

LPC, "Architects Appendix," *Riverside-West End Historic District Designation Report*; FXFowle Architects, LLP (<http://www.fxfole.com/firm/>, accessed October 28, 2011); "Robert F. Fox, Jr." (http://en.wikipedia.org/wiki/Robert_F._Fox,_Jr., accessed October 28, 2011).

William B. Franke (b. 1843-?)

The New Century, 401 West End Avenue (aka 401-403 West End Avenue; 301-303 West 79th Street)
Congregation Kehilath Jacob, 305 West 79th Street

Little is known about the education and career of William B. Franke. He was born in Muenster, Germany and immigrated to the United States in 1869. He was established as an architect in Brooklyn in 1875 and moved his office to Manhattan in 1879. One of his commissions, the Montana (1890), is located in the Mount Morris Park Historic District. In the Riverside-West End Historic District Extension I, he is responsible for the New Century apartments at West 79th Street and West End Avenue. The adjacent Congregation Kehilath Jacob synagogue is housed in what was originally the laundry and garage annexed to the apartment building. Franke continued to practice as an architect at least until 1906, the last two years working out of his apartment in the New Century.

References

Ancestry.com, *U.S. Passport Applications, 1795-1925* [database on-line] Provo: Ancestry.com Operations, 2007; Francis, 32; Ward 26.

George B. de Gersdorff (1866-?)

340 West 85th Street (aka 336-340 West 85th Street)

George Bruno de Gersdorff was born in Salem, Massachusetts. He received his undergraduate degree from Harvard (1888) and attended the Massachusetts Institute of Technology (1889-90). He continued his education at the Ecole des Beaux-Arts studying there from 1890 to 1894. Upon his return to the United States he entered the offices of McKim, Mead & White. He is credited for designing the Harvard football stadium (1903), the first concrete stadium in the United States. De Gersdorff established a partnership with Herbert Dudley Hale in 1903. He left in 1905 and practiced independently until at least 1936. His work is represented in the Upper East Side Historic District where he designed new facades for buildings on East 70th and 77th Streets, and was responsible for the alteration of a house on East 71st Street. In the Expanded Carnegie Hill Historic District he converted two 1890s row houses at 10-12 East 94th Street into a single dwelling for his cousin Joseph H. Choate, Jr. In the Riverside-West End

Historic District Extension I, Gersdorff designed the building at 340 West 85th Street, now occupied by the Volunteers of America, as a clubhouse and dwelling for the Three Arts Club.

References

“C. A. de Gersdorff, Lawyer, 78, Is Dead,” *NYT*, January 23, 1944, 37; LPC, “Architects Appendix,” *Expanded Carnegie Hill Historic District Designation Report*; LPC, “Architects’ Appendix,” *Upper East Side Historic District Designation Report*; Ward, 19; *Who’s Who in America*, 1911, 1924.

C. P. H. Gilbert (1861-1952)

259 West 85th Street
261 West 85th Street
272 West 86th Street
274 West 86th Street
276 West 86th Street
278 West 86th Street

Although he was the architect of a great many opulent residences for New York’s leading families, Charles Pierrepont Henry Gilbert remains a relatively unknown figure today. Born in New York City, he attended Columbia University and the Ecole des Beaux-Arts. The early years of his career were spent in the mining towns of Colorado and Arizona. In 1883, Gilbert established a partnership in New York City with George Kramer Thompson, and in the late 1880s, he designed several Romanesque Revival buildings located within the Park Slope Historic District. In the 1890s Gilbert designed a significant number of neo-Renaissance style row houses on the Upper West Side and in other neighborhoods, most of which are sophisticated essays in the use of light-colored brick, limestone, and terra cotta. During the late 1890s, he began to receive commissions from prominent members of New York society. Gilbert designed in a variety of styles, according to the tastes and desired image of his wealthy clients. With equal success he designed homes in the neo-French Renaissance style for banker Henry Seligman at 30 West 56th Street (1899-1901, a designated New York City Landmark), the Beaux-Arts style at the Delamar mansion at 233 Madison Avenue (1902-05, a designated New York City Landmark), the Chateausque Francois I style for the Felix and Frieda Warburg Mansion (1906-08), and created a refined and subtly detailed neo-Italian Renaissance mansion for Otto and Addie Kahn (1914-18), which was designed in conjunction with the English architect J. Armstrong Stenhouse. Both of the latter are individually designated New York City Landmarks and included within the boundaries of the Expanded Carnegie Hill Historic District. For no. 1067 Fifth Avenue, the second luxury apartment building built on the avenue, Gilbert adapted the Francois I style, increasing the scale to suit an apartment house.

One of the city’s most prolific architects, C. P. H. Gilbert’s work can be found in the Upper East Side, Hamilton Heights/Sugar Hill Northwest, West End Collegiate, and Metropolitan Museum Historic Districts. In the Riverside-West End Historic District Extension I, Gilbert designed six row houses in the Renaissance Revival style. Gilbert retired in his later years to his home in Pelham Manor, New York. When he died at age 92 in the 1952, he was one of the oldest living members of the American Institute of Architects.

References

Francis, 34; LPC, "Architects Appendix," *Hamilton Heights/Sugar Hill Northwest Historic District Designation Report*; LPC, architects files.

Jason Gold (date not determined)

Metropolitan Montessori School, 323-325 West 85th Street (annex)

Jason Gold received his undergraduate degree in Architecture and Urban Planning from Princeton University in 1981 and his Masters degree in architecture from Columbia University in 1985. He began his career at Skidmore Owings & Merrill, where he served as Senior Designer from 1986-1989. He opened his own practice in 1989 and was a partner in the firm Elson & Gold, from 1993-1997. He joined the firm of Murphy Burnham & Buttrick in 1998 where he was Senior Associate. Two years later he joined Richard H. Lewis Architect in the same capacity. In the Riverside-West End Historic District Extension I, he was responsible for designing the annex to the Metropolitan Montessori School.

References

Richard H. Lewis Architect (<http://www.richardhlewis.com>, accessed April 20, 2012)

Thomas E. Gooch (b. 1861-?)

339 West 85th Street
349 West 85th Street

Little is known about the education and career of Thomas E. Gooch. Born in New York, he first is listed as an architect in the 1894-95 Brooklyn directory. Based on entries in the New York City directories, he appears to have practiced independently for the next 12 years, part of that time as a draftsman. By 1910 he had moved to New Jersey but it is unclear if he continued to practice. His only recorded jobs appear to be the two buildings in the Riverside-West End Historic District Extension I for the developer W. E. D. Stokes.

References

Lain's Brooklyn Directory, 1894-95; *Real Estate Record and Builders' Guide* 61(June 25, 1898): 1109; (August 6, 1898): 202; *Trow's New York City Directory*, 1895/96-1906/07; U. S. Census records, 1900 and 1910.

Gronenberg & Leuchtag

Herman Gronenberg (1889-1931)

Albert J. H. Leuchtag (d.1959)

250 West 85th Street (aka 2333-2339 Broadway)
315 West 86th Street (aka 313-321 West 86th Street)
345 West 86th Street (aka 343-347 West 86th Street)
110-118 Riverside Drive (aka 329-337 West 83rd Street; 348 West 84th Street)

Herman Gronenberg and Albert J. H. Leuchtag formed a successful architectural partnership and were active in the first decades of the 20th century. The firm specialized in the design of apartment buildings and examples of their work can be seen in the Upper East Side and Extension, Expanded Carnegie Hill, NoHo, Grand Concourse, and Greenwich Village Historic Districts. Gronenberg died in 1931 and five years later the *New York Times* announced that A. J. H. Leuchtag had resumed the practice of architecture. In the Riverside-West End Historic District Extension I the firm designed four apartment houses.

References

Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on-line] Provo: Ancestry.com Operations, 2005; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District Designation Report*; LPC, "Architects' Appendix," *Upper East Side Historic District Extension Designation Report (LP 2373)* (New York: City of New York, 2010), prepared by Christopher D. Brazee and Jennifer L. Most; LPC, "Architects' Appendix," *Upper West Side/Central Park West Historic District Designation Report*; Obituaries, *NYT*, June 18, 1931, 27 and April 28, 1959, 35; "Real Estate Notes," *NYT*, May 26, 1936, 42.

Charles Coolidge Haight (1841-1917)

St. Ignatius Protestant Episcopal Church and Parish House, 552 West End Avenue (aka 264 West 87th Street)

Charles Coolidge Height was born in New York City and graduated from Columbia College (now a part of Columbia University) in 1861. After serving in the Civil War, Haight studied architecture and worked with New York architect Emlen T. Littell, then opened his own office in New York in 1867. His successful career was advanced through his family and ties with the Episcopal Church – his father was the Rev. Benjamin I. Haight, assistant rector of Trinity Church. In the 1870s he was appointed architect of the Trinity Church Corporation, and subsequently designed many buildings which the Corporation developed, including an apartment house at Charlton and King Streets (1882), and the Trinity Vestry offices at Fulton and Chapel Streets (1886), both now demolished.

Haight's early buildings were churches and residences in the Victorian Gothic and English Tudor styles. He later gained recognition for his public and educational buildings, many in the English Collegiate Gothic style, including the General Theological Seminary (1883-1901, now part of the Chelsea Historic District), buildings at Yale University (1894-1914, later buildings completed in association with Alfred Morton Githens), and Trinity School (1893-94, 139-147 West 91st Street, a designated New York City Landmark). Haight also designed buildings for Columbia's mid-town campus (1874-84, demolished), the New York Cancer Hospital (1884-86, later the Towers Nursing Home, a designated New York City Landmark), and the Second Battery Armory in the Bronx (1908-11, a designated New York City Landmark). Haight's work for the Trinity Church Corporation is prominent in Tribeca, including five warehouses in the Tribeca West Historic District, four of which were built for the Protestant Episcopal Society for the State of New York for the Promotion of Religion and Learning, a subsidiary of Trinity Church of which Haight was a director. Haight also designed three warehouses in the Tribeca North Historic District and two store-and-loft buildings within the

Tribeca East Historic District. Two of Haight's later churches in New York City are the Chapel of St. Cornelius the Centurian (1905-06) in the Governor's Island Historic District and St. Ignatius Protestant Episcopal Church (also known as St. Ignatius of Antioch Episcopal Church) in the Riverside-West End Historic District Extension I.

References

"Charles Coolidge Haight," *Dictionary of American Biography* (New York: Scribner's, 1929), v. 4; "Charles Coolidge Haight," *Macmillan Encyclopedia of Architects* ed. by Adolf K. Placzek (New York: Free Press, 1982), v. 2, 296-297; "Charles Coolidge Haight," *Who Was Who in America* (Chicago: Marquis-Who's Who, 1967), v. 1, 500; "Charles Coolidge Haight Dead," *NYT*, February 9, 1917, 11; Francis, 36; LPC, "Architects' Appendix," *Tribeca East Historic District Designation Report (LP-1711)* (New York: City of New York, 1992) prepared by David M. Breiner and Margaret M. M. Pickart; LPC, *Governors Island Historic District Designation Report (LP-1946)* (New York: City of New York, 1996) prepared by the Research Department; LPC, *Second Battery Armory Designation Report (LP-1794)* (New York: City of New York, 1992) prepared by Jay Shockley, edited by Marjorie Pearson; LPC, *Trinity School and the Former St. Agnes Parish House Designation Report (LP-1659)* (New York: City of New York, 1989) prepared by Margaret Maliszewski, edited by Marjorie Pearson; Withey, 255.

Harde & Short

Herbert Spencer Styne-Harde (1873-1958)

Richard Thomas Short (1869-?)

Red House, 350 West 85th Street (346-352 West 85th Street)

Herbert Spencer Styne-Harde studied architecture in London and established an architectural practice in New York City in 1894. His early work included the design of several tenement buildings. Between 1895 and 1900 Harde worked with both James E. Ware & Associates and Ralph Townsend on Upper West Side tenement projects, two of which Harde owned. Richard Thomas Short was born in Canada and immigrated to the United States with his family in 1886 and settled in Brooklyn. He established an architectural practice in Brooklyn in 1894 and moved to Manhattan in 1898. He worked for James E. Ware as head draftsman and it was in Ware's office that Harde and Short met. Short won first prize in an influential model tenement design competition sponsored by the Charity Organization Society in 1900.

The firm of Harde & Short was established in 1901 with a commission from the City & Suburban Homes Company for a pair of buildings at the western end of the company's York Avenue (Avenue A) Estate (a designated New York City Landmark). The partners revised Short's competition design, incorporating features from James E. Ware's designs for the company's First Avenue Estate. The firm went on to design other apartment buildings including 45 East 66th Street (1906, a designated New York City Landmark and part of the Upper East Side Historic District), the exuberant Francois I style Alwyn Court (1907-09, a designated New York City Landmark), and 44-48 West 77th Street a studio building in the Upper West Side/Central Park West Historic District. One of their earliest commissions was Red House at 350 West 85th Street (1903-04). This previously designated New York City Landmark is now incorporated into the Riverside-West End Historic District Extension I.

Short also worked independently of Harde and designed a variety of building types, including the 23rd Police Precinct Station House (1907-08, a designated New York City Landmark) at 134-138 West 30th Street, and the Moorish style Kismet Mosque Shriner Temple (1909), 92 Herkimer Street, Brooklyn.

References

Ancestry.com, *Index to Petitions for Naturalization Filed in New York City, 1792-1989* [database on-line] Provo, UT: Ancestry.com Operations, 2007; Francis, 37, 69; LPC, *Red House, 350 West 85th Street Designation Report (LP-1265)* (New York: City of New York, 1982) prepared by Donald Presa and Barbara Cohen; U. S. Census records, 1900.

Henry J. Hardenbergh (1847-1918)

All Angels' Episcopal Church (originally the parish house), 251 West 80th Street

Born in New Brunswick, New Jersey, of Dutch lineage, Henry Janeway Hardenbergh attended the Hasbrouck Institute in Jersey City, and received architectural training from the Beaux-Arts-trained Detlef Lienau in 1865-70. Hardenbergh, who began his own architectural practice in New York in 1870, became one of the city's most distinguished architects. Recognized for their picturesque compositions and practical planning, his designs were often inspired by the French, Dutch, and German Renaissance styles. Hardenbergh was a prolific architect and designed many types of buildings, including numerous freestanding country homes and city row houses, hotels, apartment buildings, and commercial structures. Hardenbergh is best known for his luxury hotel and apartment house designs, among them in New York are: the Dakota Apartments (1880-84, a designated New York City Landmark and part of the Upper West Side/Central Park West Historic District), the Hotel Martinique (1897-98, 1901-03, 1909-11, a designated New York City Landmark), the original Waldorf Hotel (1893-95, demolished), and the Plaza Hotel (1905-07, a designated New York City Landmark). He also designed the Raleigh Hotel (1898-1911, demolished) and the Willard Hotel (1900-01) in Washington, D. C., the Hotel Windsor (1906 with Bradford Lee Gilbert) in Montreal, and the Copley Plaza Hotel (1910-12) in Boston. Among his commercial commissions were several important office buildings such as the Western Union Telegraph Company Building at Fifth Avenue and 23rd Street (1884, located in the Ladies Mile Historic District), the Astor Building on Wall Street (1885, demolished), and the John Wolfe Building at Maiden Lane and William Street (1895, demolished), the Schermerhorn Building, 376-380 Lafayette Street (1888-89, a designated New York City Landmark included in the NoHo Historic District), and the Consolidated Edison Building (1910-11, addition 1912-14, a designated New York City Landmark). Hardenbergh was associated with Edward S. Clark, president of the Singer Sewing Machine Co. and owner of the Dakota in several row house developments in the Upper West Side/Central Park West Historic District built between 1879 and 1885. On the east side of Manhattan he designed seven Northern Renaissance style buildings in the Hardenbergh/Rhineland Historic District as well as Renaissance Revival style houses in the Expanded Carnegie Hill Historic District. Nos. 13 and 15 West 54th Street (1896-97, both designated New York City Landmarks) are examples of his later town houses executed in the German Renaissance style. Not known for ecclesiastical designs, Hardenbergh was commissioned by the Corporation of All Angels Church to design the

parish hall, which now serves as the church, as an adjunct to the church designed by Samuel B. Snook (1888-90, demolished).

Hardenbergh was a founder of the American Fine Arts Society, designing its headquarters building at 215 West 57th Street (1891-92, a designated New York City Landmark), and the Municipal Art Society of New York. He joined the American Institute of Architects in 1867 and was elected Fellow in 1877, was an associate of the National Academy of Design, and was a member and president (1901-02) of the Architectural League. The Hardenbergh firm continued for many years after his death.

References

David Dunlap, *From Abyssinian to Zion* (NY: Columbia University Press, 2004), 9; LPC, "Architects Appendix," *NoHo Historic District Designation Report*; LPC, "Architects' Appendix," *Upper West Side/Central Park West Historic District Designation Report*; LPC, *Hotel Martinique Designation Report (LP-1983)* (New York: City of New York, 1998) prepared by Virginia Kurshan, 2-3; LPC, *Hardenbergh/Rhineland Historic District (LP-1985)* (New York: City of New York, 1998) prepared by Jay Shockley.

H. E. Hartwell (1852-?)

327 West 83rd Street (325-327 West 83rd Street)

Little is known about Horace Edgar Hartwell who practiced architecture in New York City between 1895 and 1906. Census records indicate that he was born in Massachusetts in 1852. He designed two row houses at 6 and 8 West 95th Street in the Upper West Side/Central Park West Historic District. In the first decade of the 20th century he appears in directories as president of two companies Botolph Co. and Boylston Construction Co. In 1904-05 Hartwell served as architect on three buildings owned by Botolph Co. In the Riverside-West End Historic District Extension I, he designed the tenement at 327 West 83rd Street.

References

Francis, 37; LPC, "Architects' Appendix," *Upper West Side/Central Park West*; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (April 1, 2011), <http://www.MetroHistory.com>; *Trow's Co-partnership and Corporation Directory*, 1906 (Google books, April 1, 2011); U. S. Census records, 1880 and 1900; Ward, 33.

Elias K. Herzog (1891-1969)

487 West End Avenue (1939 alteration)

Elias K. Herzog was born in Olo, Austria, and received his diploma for Architects and Engineers in Vienna in 1918. He worked for Rolla and Neffi in Vienna before immigrating to this country in 1920s and serving as chief draftsman for William I. Hohausser. He practiced independently from 1930 at least until 1958. Herzog was responsible for the new facade on 9 East 75th Street in the Upper East Side Historic District. In the Riverside-West End Historic District Extension I, he designed the Moderne style facade on the row house at 487 West End Avenue originally designed by Lamb & Rich for Gerald L. Schuyler.

References

AIA, *American Architects Directory*, 2nd ed. (New York: Bowker, 1962), 308; Ancestry.com, *U. S. Naturalization Records Indexes, 1794-1995* [database on-line] Provo, UT: Ancestry.com Operations, 2007; Ancestry.com, *Social Security Death Index* [database on-line] Provo, UT: Ancestry.com Operations, 2010.

Hill & Turner

George Hill (1861-?)

Thornton Floyd Turner (1865-1920)

Euclid Hall, 2345 Broadway (aka 2341-2357 Broadway; 251-253 West 85th Street; 250 West 86th Street)

George Hill and Thornton Floyd Turner entered into a brief partnership between 1896 and 1900. George Hill, architect and civil engineer, was born in New York City. He graduated from Rutgers College in 1879 after which he attended Stevens Institute of Technology where he received his M.S. and C.E. degrees in 1882. He worked for the U.S. Coast and Geodetic Survey on mapping New Jersey and served as resident engineer in the construction of the railroad between Laredo, Texas and Monterey, Mexico. He worked independently for five years before becoming chief of staff for the architectural firm of Carrere & Hastings. He established his own office in 1892 and within a few years entered into partnership with Thornton F. Turner. He was the architect of the Livingston and Decourcy buildings in New York City; the Episcopal church in Englewood, NJ; private residences in New York, New Jersey, and Connecticut; stations for the Central Railroad of New Jersey; factories and a skating rink. He authored several published articles on the architectural profession and was a member of the American Society of Civil Engineers, the American Society of Mechanical Engineers, and an associate member of the American Institute of Electrical Engineers. He continued to practice architecture until the late 1920s.

Thornton Floyd Turner was born in Englewood, New Jersey and educated at Princeton where he received his Bachelor of Science degree in 1888 and continued his education at Paris. He was established as an architect in New York City as of 1894 and two years later began his association with George Hill. A member of the Society of Beaux-Arts Architects and Fellow of the American Institute of Architects, Turner left the architectural profession for the Episcopal clergy. He attended General Theological Seminary in New York City being ordained to the diaconate in 1902 and the priesthood in 1903. He served several parishes in the northeast the last St. Peter's Church, Bennington, Vermont.

In the Riverside-West End Historic District Extension I, Hill & Turner were responsible for Euclid Hall, a block-long flats building on the west side of Broadway between West 85th and West 86th Streets.

References

The Abridged Compendium of American Genealogy: First Families of America. (Chicago: A. N. Marquis, 1925), 658 (Google books, April 4, 2011); *Biographical Directory of the State of New York 1900* (New York: Biographical Directory Company, 1900), 503 (Google books, April 4,

2011); Francis, 39, 77; *The National Cyclopaedia of American Biography*, v. 10 (NY: James T. White, 1900), 485-6 (Google books, April 4, 2011); Ward 35, 79; Albert Nelson Marquis, *Who's Who in New England*, 2nd ed. (Chicago: A. N. Marquis & Company, 1916), 1083 (Google books, April 4, 2011).

William I. Hohauser (1896-?)

Franklin Towers (later Cambridge House Hotel, now Atria West 86), 333 West 86th Street (aka 331-341 West 86th Street)

William I. Hohauser was born in New York City and educated at Cooper Union and Columbia University, graduating in 1917 with a B. S. in Civil Engineering. From 1916 to 1917 he was Naval Architect at the Brooklyn Navy Yard and from 1917 to 1920 he was associated with M. H. Harrison. In 1923 he organized his own firm, first named Hohauser Associates, Inc., and later changed to William I. Hohauser, Inc. Among his principal works are a series of housing projects including the Fort Greene Houses (1942) in Brooklyn, the Stephen Foster Houses in New York (1950), and the Bronx River Houses (1952). Hohauser won numerous citations for his work, including a New York State Association of Architects Award in 1949 for the apartment house at 870 Fifth Avenue, in the Upper East Side Historic District. In the Upper West Side/Central Park West Historic District, Hohauser undertook commercial alterations in 1936 on a pair of flats buildings. Within the Riverside-West End Historic District Extension I he designed the building originally known as Franklin Towers at 333 West 86th Street.

References

American Architects Directory, 2nd ed., 319; LPC, "Architect's Appendix," *Upper West Side/Central Park West Historic District Designation Report*.

Harry T. Howell (1865-1921)

323 West 83rd Street

Little is known about the education and training of architect Harry T. Howell. Howell was established as an architect in the Bronx by 1897 and continued to practice until 1918. He designed buildings in Manhattan and the Bronx and his work is represented in the Morris High School and Bertine Block Historic Districts. The flats building at 323 West 83rd Street in the Riverside-West End Historic District Extension I may be among his earliest commissions.

References

Francis, 41; LPC, *Bertine Block Historic District Designation Report* (LP-1900) (NY: City of New York, 1994) prepared by Andrew S. Dolkart; LPC, *Morris High School Historic District Designation Report* (LP-1258) (New York: City of New York, 1982) prepared by Deborah Schwartz and Charles J. Hasbrouck; Obituary, *NYT*, April 16, 1921, 10; Office of Metropolitan History, "Manhattan NB Database 1900-1986," (April 4, 2011), <http://www.MetroHistory.com>; U. S. Census records, 1900-1920; Ward, 37.

Frederick Jacobson (1842-?)

342 West 85th Street (aka 342-344 West 85th Street)

Danish-born Frederick Jacobson (or Jacobsen) was established as an architect in New York by 1891. In 1897 he moved his practice to Brooklyn, but one year later he returned to Manhattan, practicing architecture through 1921. Jacobson designed residential and commercial buildings, including the loft building at 414-416 West Broadway (1913) in the SoHo-Cast Iron Historic District and alterations to store-and-loft buildings in the Ladies Mile Historic District. In the Expanded Carnegie Hill Historic District, Jacobson designed the Alamo and two other flats buildings in the Renaissance Revival style. In the Riverside-West End Historic District Extension I, Jacobson designed the Renaissance Revival style flats at 342 West 85th Street.

References

Francis, 43, 90; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District Designation Report*; United States Census records, 1900, 1910; Ward, 40

Janes & Leo

Elisha Harris Janes (1874-1924)

Richard Leopold Leo (1872-1911)

349 West 86th Street

Little is known about the lives and careers of Elisha Harris Janes and Richard Leopold Leo despite the many buildings they designed in Manhattan at the turn of the century. The firm of Janes & Leo was formed by 1897, specializing in apartment buildings and town houses designed predominantly in the Beaux-Arts style. Major examples of their work are the Alimar (925 West End Avenue, 1899), the Manhasset (2801-2821 Broadway, 1902-05, a designated New York City Landmark), and in the Upper West Side/Central Park West Historic District, the Dorilton (1900-02, a designated New York City Landmark). The latter is given particular prominence by its high mansard roof and location at the northeast corner of Broadway and West 71st Street. Town houses designed by the firm on the Upper West Side are concentrated near Riverside Park, including those in the Riverside Drive-West 105th Street and Riverside-West End Historic Districts. Several others are located on the Upper East Side in the Metropolitan Museum Historic District. Janes & Leo were responsible for the neo-Gothic style All Souls Church (88 St. Nicholas Avenue, 1900, a designated New York City Landmark) and a group of three Beaux-Arts style apartment houses on St. Nicholas Avenue that are included the Hamilton Heights/Sugar Hill Northwest Historic District in Harlem. They also designed the Leyland, a Renaissance Revival style tenement, in the Riverside Drive/West 80th-81st Street Historic District. In the Riverside-West End Historic District Extension I they designed the elegant Beaux-Arts style row house at 349 West 86th Street. Elisha Janes continued to practice architecture until 1922 following the death of his partner in 1911. He designed a small building the NoHo Historic District with August W. Cordes.

References

Ancestry.com, *U.S. Passport Applications, 1795-1925* [database on-line] Provo, UT: Ancestry.com Operations, 2007; Ancestry.com, *World War I Registration Cards, 1917-18* [database on-line] Provo, UT: Ancestry.com Operations, 2005; Francis, 44; LPC, “Architects’ Appendix,” *Hamilton Heights/Sugar Hill Northwest Historic District Designation Report*; LPC “Architects’ Appendix,” *Riverside-West End Historic District Designation Report*; Obituaries, *NYT*, March 30, 1924, 58 and September 28, 1911, 8; U. S. Census records 1910, 1920; Ward, 40.

D. & J. Jardine

David Jardine (1830-1892)

John Jardine (1838-1920)

Metropolitan Montessori School, 323-325 West 85th Street (original structure)

Born in Scotland, David Jardine trained under his builder-architect father before immigrating to America in 1850. In New York City he established an architectural practice by 1855, then was a partner in Jardine & Thompson in 1858-60. John Jardine immigrated to the United States and worked for the United States government during the Civil War in the design of monitors and gunboats. He moved to New York City, and in 1865 the two brothers entered into partnership. The firm, which lasted until David’s death in 1892, was one of the more prominent, prolific, and versatile architectural firms in the city during the second half of the 19th century. George Jardine (1841-1902) immigrated to New York as well and joined his brothers and another partner Jay (Joseph) H. Van Norden in 1882.

D. & J. Jardine was active in row house development in Greenwich Village and on the Upper East and Upper West Sides from the late-1860s through the mid-1880s. The firm achieved prominence for its designs, in a variety of contemporary styles, for religious structures, store-and-loft buildings, warehouses, office buildings, and apartment houses. Examples of their cast-iron fronted commercial buildings can be found in the Tribeca East, Tribeca West, NoHo, Ladies’ Mile, and SoHo-Cast-Iron Historic Districts. In the Riverside-West End Historic District Extension I, the Jardines designed a two story stable for R. F. Carman which was later enlarged and is now part of the Metropolitan Montessori School.

Following their brother’s death, John and George Jardine joined with William Kent to form the firm of Jardine, Kent & Jardine.

References

LPC, *Bauman Brothers Furniture and Carpets Store Designation Report* (LP-2123) (New York: city of New York, 2008) prepared by Jay Shockley.

Kafka & Mott

Hugo Kafka (1843-1915)

Charles T. Mott (1855-?)

268 West 84th Street

270 West 84th Street

Hugo Kafka, a native of Austria-Hungary, attended the Polytechnikum in Zurich where studied under Gottfried Semper, and received the Medal of Art from the Vienna International Exposition in 1873. He immigrated to Philadelphia where he was associated with Herman Schwarzmann, the architect-in-chief of the Centennial Exposition of 1876. As early as 1878, Kafka had established his architectural practice in New York City, receiving numerous commissions for apartment buildings and houses. He also designed the Joseph Loth Silk Ribbon factory (a designated New York City Landmark) which was constructed in 1885-86 at 1818-1838 Amsterdam Avenue.

During his career Kafka formed several partnerships, the first of which was a brief association established in 1882 with Alfred B. Mullet, former Supervising Architect of the United States Treasury Department. In 1884-85, he had offices at 234 Broadway, as Hugo Kafka & Co. In 1887-88 Kafka was associated with William Schnickel & Co. At the turn of the century Kafka established the firm of Hugo Kafka & Sons with Hugo Jr. and Fred P. Kafka.

Charles T. Mott was born in Stapleton on Staten Island. By 1885 he had established his architectural practice in Brooklyn where the two Queen Anne style row houses at 940-942 President Street (1886) in the Park Slope Historic District have been attributed to him. In 1887 he moved his office to Manhattan where he became active in the design of row houses on the Upper West Side, employing an eclectic mixture of Renaissance Revival, Queen Anne, Romanesque Revival, and Francois I elements. Several of his row houses from the early 1890s are represented in the West End-Collegiate Historic District. Mott was a member of the American Institute of Architects from 1894-1914.

The partnership between Hugo Kafka and Charles T. Mott lasted from 1893 to 1896. During this time they designed several Renaissance Revival style row houses on West 75th Street and West 76th Street in the West End-Collegiate Historic District and the two buildings on West 84th Street in the Riverside-West End Historic District Extension I.

References

Ancestry.com, *California Passenger and Crew Lists, 1893-1957* [database on-line] Provo, UT: Ancestry.com Operations, 2008; Francis, 45, 56; *Journal of the American Institute of Architects* 3 (1915), 305; LPC, "Architect's Appendix," *Expanded Carnegie Hill Historic District Designation Report*; U. S. Census records 1900, 1920; Ward 41, 55; Withy, 329.

George Keister (1859-1945)

First Baptist Church in the City of New York, 265 West 79th Street (aka 2221-2229 Broadway)
120 Riverside Drive (aka 120-122 Riverside Drive; 359 West 84th Street)

Little is known of the background of George Keister who was in practice in New York from the mid-1880s until 1930. He began his career in partnership with Frank Wallis in 1887-88 after which he worked independently. Keister worked in a variety of styles, he designed neo-Grec, Renaissance Revival, and Colonial Revival style tenements and flats in the Greenwich Village Historic District and Extension II, the eclectic group of row houses (1891) that form the Bertine Block Historic District in the Bronx, and the eclectic Hotel Gerard (1893-94, a designated New York City Landmark), at 123 West 44th Street. Keister continued to design residential structures in the 20th century including the George L. McAlpin House, 9 East 90th Street (1902-03, a designated New York City Landmark) and 305 West 71st Street in the West 71st Street Historic District. However, he was best known in the later years as a theatre designer. Among his numerous theaters are the Belasco Theater (1906-07) and Apollo Theater (1913-14) both of which are designated New York City Landmarks. In the Riverside-West End Historic District Extension I, Keister designed the massive Romanesque Revival style First Baptist Church (1891-94) at the corner of Broadway and West 79th Street and the nine-story Medieval Revival style flats at 120 Riverside Drive.

References

Francis, 45; *Guide to New York City Landmarks*, 4th ed., ed. by Matthew A. Postal, text by Andrew S. Dolkart and Matthew A. Postal (NY: Wiley, 2009), 177; LPC, "Architects' Appendix," *Ladies Mile Historic District Designation Report*; LPC, Architects files; LPC, *West 71st Street Historic District Designation Report (LP-1611)* (New York: City of New York, 1989), prepared by Virginia Kurshan, 12; Ward, 42.

Lucien Lagrange (date not determined)

535 West End Avenue (aka 531-535 West End Avenue)

The Chicago-based architect Lucien Lagrange was born in France and raised in Paris and Provence. He dropped out of high school in 1957 and immigrated to Canada. He enrolled at McGill University in 1966 and studied architecture where his design philosophy was influenced by Peter Collins and Norbert Schoenauer. After graduating in 1972, Lagrange worked briefly for a planning firm in Montreal before accepting a job offer from the Chicago office of Skidmore, Owings & Merrill where he worked with Bruce Graham and Fazlur Khan. He opened his own practice in 1985. In New York City he designed The Hallmark, Brookdale Senior Living Center (2000, in association with Schuman Lichtenstein Claman Efrom) at 455 North End Avenue in Tribeca as well as the recently completed condominium at 535 West End Avenue in the Riverside-West End Historic District Extension I.

References

“Lucien Lagrange Architects” www.lucienlagrange.com (accessed April 5, 2011); Peter Sharoff, *Lucien Lagrange: The Search for Elegance* (Mulgrave, Australia: Images Publishing, 2008), 9-11 (Google books, April 6, 2011); Gerald R. Wolfe, *New York, 15 Walking Tours; An Architectural Guide to the Metropolis*, 3rd ed. (New York: McGraw-Hill, 2003), 42. (Google books, April 6, 2011).

Lamb & Rich

Hugh Lamb (1849-1903)
Charles Alonzo Rich (1855-1943)

Beverly, 265 West 81st Street (aka 263-265 West 81st Street)
307 West 83rd Street
487 West End Avenue (original building)
489 West End Avenue

Hugh Lamb was born in Scotland and was established as an architect in New Jersey by 1872 before coming to New York where he entered into partnership with Lorenzo B. Wheeler (1878-82). The firm designed French flats and row houses on the Upper East Side and in Greenwich Village. Charles Alonzo Rich was born in Beverly, Massachusetts. He studied engineering at Dartmouth College, graduating in 1875, and trained in architecture in both the United States (1875-79) and in Europe (1879-82).

Established in 1882, the firm of Lamb & Rich was active through 1899 and became one of New York City’s most prominent firms. Lamb & Rich were particularly noted for commercial and institutional architecture, producing designs in the Romanesque Revival, Chateausque, Renaissance Revival, Queen Anne, and neo-Gothic styles. Among these designs are: the Pratt Institute Main Building, Brooklyn (1885-87, a designated New York City Landmark); Millbank, Brinkerhof, and Fiske Halls at Barnard College (1890-97); the Harlem Club and Harlem Free Library (1889 and 1892 respectively) in the Mount Morris Park Historic District; Mount Morris Bank (later Corn Exchange Bank, 1889) at 81-85 East 125th Street (a designated New York City Landmark); the Berkeley School (later Mechanics’ and Tradesmen’s Institute, 1890, a designated New York City Landmark) at 20 West 44th Street; and Convent Avenue Baptist Church (originally the Washington Heights Baptist Church, 1897-99) in the Hamilton Heights Historic District and Extension. The firm also designed buildings at Colgate, Dartmouth, Smith, Williams, and Amherst Colleges. Lamb & Rich enjoyed an active practice in residential architecture as well, designing houses that are located in the Park Slope, Henderson Place, and Hamilton Heights Historic Districts, as well as, the Astral Apartments, 184 Franklin Street (1885-86, a designated New York City Landmark). The firm was also active on the Upper West Side of Manhattan where their work appeared as early as 1885 and many of their designs were published in architectural periodicals. The firm’s use of Richardsonian Romanesque in row house design acted as a catalyst to further expand the variety of styles chosen by other architects for houses in the area. Examples of the firm’s work are found in the Upper West Side/Central Park West, West End-Collegiate, and Riverside-West End Historic Districts with rows of houses in the Renaissance Revival, Romanesque Revival, Chateausque, and Queen Anne styles as well as a school and apartment building. In the Riverside-West End Historic District Extension I,

Lamb & Rich designed the houses at 307 West 83rd Street, 487 West End Avenue (altered in 1939 by Elias Herzog, q.v.), and 489 West End Avenue as well as the flats at 265 West 81st Street.

After 1899 the partners worked independently. Rich practiced alone until 1903, then became the senior partner in the firm of Rich & Mathesius and later Rich, Mathesius & Koyl, which designed commercial, institutional, and school buildings. Rich was elected a Fellow of the American Institute of Architects in 1913, and was a member of the Architectural League of New York. He retired from the practice in the 1930s.

References

“Charles A. Rich,” *Who Was Who in America*, v. 2, 496; “Charles A. Rich, 88, Architect, Is Dead,” *NYT*, December 5, 1943, 66; “Death List of a Day: Hugh Lamb,” *NYT*, April 4, 1903, 9; Francis, 48; “Hugh Lamb” obituary,” *American Art Annual*, ed. F. N. Levy (New York, 1903), v. 4, 142; LPC, “Architects’ Appendix,” *Ladies Mile Historic District Designation Report*; LPC, “Architects’ Appendix,” *Riverside-West End Historic District Designation Report*; LPC, “Architects Appendix,” *Upper West Side/Central Park West Historic District Designation Report*; LPC, *Bryant Park Studios Designation Report (LP-1542)* (NY: City of New York, 1988), prepared by Virginia Kurshan, 5; “Lamb and Rich,” *Macmillan Encyclopedia of Architects*, v. 2, 605; Sarah Bradford Landau, “The Row Houses of New York’s West Side,” *Journal of the Society of Architectural Historians* 1 (March 1975), 19-36; “Who’s Who in Architecture,” *American Art Annual*, (Washington, D. C., 1924-25), v. 21 451-452; Withey, 360, 506.

Costas George Machlouzarides (b.1928)

Calhoun School, 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street) (original building)

Costas George Machlouzarides was born on the island of Cyprus. He graduated from Columbia University’s School of Architecture in 1953 and opened his own firm in 1962. Among his major commissions were the Sierra Leone pavilion at the New York World’s Fair of 1964-65, the conversion of a movie theater into the Greater Refuge Temple (1966), 2081 Seventh Avenue, and the Episcopal Church of the Crucifixion (1967) at 149th Street and Convent Avenue. In 1962 he was a co-founder and treasurer of the Action Group for Better Architecture in New York which protested against the destruction of McKim, Mead & White’s Pennsylvania Station. In the Riverside-West End Historic District Extension I, Machlouzarides designed the original Calhoun School building that has since been enlarged by the firm of Fox and Fowle (now FFXFowle, q.v.).

References

AIA, *American Architects Directory* 3rd ed. (New York: R. R. Bowker, 1970), 585; Christopher Gray, “Streetscapes: Pennsylvania Station: On Preservation, ‘I Told You So’,” *NYT*, July 12, 1992, 308 [sic] and “Streetscapes: Costas Machlouzarides; A Surprising Architect of the Audacious,” *NYT*, June 13, 2004, RE10.

Margon & Holder

Irving Margon (1888-1958)
Adolph M. Holder (1897-?)

Wexford, 400 West End Avenue (aka 400-406 West End Avenue; 267-269 West 79th Street)

Although he practiced architecture in New York for over 40 years, little is known about Irving Margon. He began his career around 1916 designing apartment buildings and was responsible for the exterior and interior alterations to the commercial building at 125 Fifth Avenue in the Ladies Mile Historic District. He entered into partnership with Charles Glaser around 1921, with whom he designed the nine-story apartment building at 316-321 West 87th Street in the Riverside-West End Historic District. In 1928 he formed a new partnership with Adolph M. Holder. Little is known about Holder. He was born in New Jersey in 1897 and in 1920 listed his occupation as building superintendent for a construction firm. Margon & Holder's work is represented in the Upper West Side/Central Park West and the Riverside-West End Historic District. The firm is best known for the design of the 1931 Eldorado Apartments (with Emery Roth, consultant) a designated New York City Landmark. In 1932 the firm was dissolved and Margon returned to independent practice. His work is represented in both the Upper East Side and Greenwich Village Historic Districts. In the Riverside-West End Historic District Extension, the firm of Margon & Holder was responsible for the apartment building at 400 West End Avenue.

References

"Irving Margon," *NYT*, September 24, 1958, 27; LPC, *Eldorado Apartments Designation Report (LP-1521)* (New York: City of New York, 1985) prepared by Andrew S. Dolkart; LPC, "Architects' Appendix," *Ladies Mile Historic District Designation Report*; LPC, "Architects' Appendix" *Riverside-West End Historic District Designation Report*; U. S. Census records 1900 and 1920.

Mazza & Seccia

Theodore A. Mazza (1905-1971)
Eugene M. Seccia (1905-1971)

126 Riverside Drive (1966 alteration)

Theodore A. Mazza and Eugene M. Seccia appear to have entered into partnership around 1959. In 1930 Mazza lists his occupation as an architect in the census records while his future partner lists himself as a draftsman in an architectural firm. Both men established solo practices mostly designing and altering residential buildings in Manhattan and the Bronx. Mazza appears in newspaper records around 1946 and Seccia in 1953. In addition to redesigning the residential building at 126 Riverside Drive in the Riverside-West End Historic District Extension I in 1966, the firm's work is represented in the Greenwich Village Historic District Extension II

and the Upper East Side Historic District. Mazza later partnered with Ferdinand Innocenti in the firm of Mazza & Innocenti.

References

American Architects Directory, 3rd ed., 610; (Ancestry.com, *Social Security Death Index* [database online], (Provo, UT: Ancestry.com Operations, 2010); Thomas Buckley, “Fall-Out Shelter on East Side Survives Battle of Red Tape,” *NYT*, June 10, 1947, 48; “Building Plans Filed,” *NYT*, November 17, 1953, 55; Office of Metropolitan History, “Manhattan NB Database 1900-1986,” (May 24, 2010), <http://www.MetroHistory.com>; U. S. Census records, 1930.

McKim, Mead & White

Charles Follen McKim (1847-1909)
William Rutherford Mead (1846-1928)
Stanford White (1853-1906)

471 West End Avenue (original building)

McKim, Mead & White is among the best-known and influential American architectural firms. Charles Follen McKim and William Rutherford Mead began working together in 1872 with William Bigelow, forming the partnership McKim, Mead & Bigelow by 1877. When Bigelow left the firm in 1879 he was replaced by Stanford White and the firm was renamed McKim, Mead & White. The three men shared early training experience: all had studied in Europe, with McKim attending the Ecole des Beaux-Arts in Paris. McKim and Mead both had formal academic training and had apprenticed with New York architect Russell Sturgis, and both McKim and White had previously worked for H. H. Richardson. By the time Mead retired in 1919 the firm had executed nearly 1,000 commissions.

McKim, Mead & White was best known for its classically-inspired designs, although the early work of the firm was in the more romantic Shingle style. The firm’s key role, through McKim, in the planning and design of the World’s Columbian Exposition of 1893, was pivotal for the firm. The exposition captured the public’s imagination with its depiction of a brilliant, white classical city lit by electric lights, and the firm went on to become leading advocates of the new classical style that swept the country in the late 19th and early 20th century. Several of New York City’s important designated landmarks are early examples of the firm’s free classical style, including the Villard Houses (1882-85), Judson Memorial Church, Tower and Hall (1888-93; 1895-96), the King Model Houses (1891-92), the Brooklyn Museum (1893-1915), and the former Bowery Savings Bank (1893-95).

The firm was also responsible for the design of several important libraries at the turn of the century, including the Boston Public Library (McKim, 1887-95), Low Memorial Library (Columbia University, McKim, 1897), the Gould Memorial Library (New York University Bronx campus, White, 1900), and the J. Pierpont Morgan Library (1902-07), considered one of McKim’s finest designs (all designated New York City Landmarks). McKim was also responsible for the design of the firm’s 12 Carnegie branch libraries, assisted by William Mitchell Kendall (1865-1951) who entered the firm in 1882 and became partner in 1906.

The partnership of McKim, Mead & White ended when White was murdered by Harry K. Thaw in 1906. McKim, in poor health since a bicycle accident in 1895 and devastated by the loss

of his friend as well as the bad publicity, retired in 1907. Mead stayed on until 1919, but spent most of his time travelling. The talented and experienced junior partners continued the firm's work which, with name changes to reflect new partners, continued until the 1990s.

Within the Riverside-West End Historic District Extension I, the firm is represented by 471 West End Avenue, the sole remnant of a row they designed on the southwest corner of West End Avenue and West 83rd Street. Enlarged and altered in 1912, the house, now apartments, retains some of its decorative brickwork and arched fenestration.

References

LPC, "Architects' Appendix," *East 10th Street Historic District Designation Report (LP-2492)* (New York: City of New York, 2012) prepared by Christopher D. Brazee and Jennifer L. Most; LPC, *New York Public Library, Tompkins Square Branch Designation Report (LP-1998)* (New York: City of New York, 1999) prepared by Mary Dierickx; Leland M. Roth, "McKim, Mead & White," *Macmillan Encyclopedia of Architects*, Adolf K. Placzek, ed. (New York: The Free Press, 1982); Leland M. Roth, ed., *McKim, Mead & White 1879-1915* (New York: Arno Press, 1977); Leland M. Roth, *McKim, Mead & White, Architects* (New York: Harper & Row, 1983).

Edward A. Meyers (dates undetermined)

The Hyperion, 320 West 84th Street (aka 320-322 West 84th Street)

Little is known about Edward A. Meyers. He appears in directories in 1904 with an office at 1 Union Square West and appears to have had an active general practice between 1904 and 1907 mostly designing mixed-use tenements. His work is represented in the Greenwich Village Historic District and in the Riverside-West End Historic District Extension I he was responsible for the design of the Hyperion apartments at 302 West 84th Street. In 1909-10 he is listed in directories as working with the architect Charles B. Meyers. It is unclear if they were related.

References

New York City Directories, 1904-1916; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (May 27, 2011), <http://www.MetroHistory.com>.

Mulliken & Moeller

Harry B. Mulliken (1872-1952)

Edgar J. Moeller (1874-1954)

302 West 86th Street (aka 302-308 West 86th Street)

310 West 86th Street (aka 310-316 West 86th Street)

320 West 86th Street (aka 318-322 West 86th Street)

530 West End Avenue (aka 282-286 West 86th Street)

Harry B. Mulliken was born in Sterling, Illinois, and graduated from Columbia University in 1895. He studied architecture under William R. Ware and A. D. F. Hamlin, and in Paris. A member of the Architectural League, he was associated with D. H. Burnham in Chicago

in 1895-96 and Ernest Flagg in New York in 1897. Edgar J. Moeller also graduated from Columbia in 1895 and was elected president of the Columbia Alumni Federation in 1921. He remained involved in alumni affairs for most of his life.

Mulliken and Moeller had joined in practice by 1902 and designed many apartment buildings and hotels in New York. Their work is represented in the Upper West Side/Central Park West, Greenwich Village, and the Ladies Mile Historic Districts. In the Riverside-West End Historic District Extension I, they designed four apartment houses on West 86th Street and West End Avenue. The partnership was dissolved in 1916 after which the two architects practiced independently. Two buildings designed independently are located in the Upper West Side/Central Park West and Carnegie Hill Historic Districts.

References

“Edgar J. Moeller,” *NYT*, May 26, 1954, 29; Francis, 57; “Harry B. Mulliken,” *NYT*, June. 21, 1952, 15; LPC “Architects’ Appendix,” *Carnegie Hill Historic District Designation Report*; LPC, “Architects’ Appendix,” *Ladies Mile Historic District Designation Report*; “Moeller New Head of Columbia Alumni,” *NYT*, July 24, 1921, 1; “Mulliken & Moeller,” *American Art Annual*, ed. F. N. Levy (New York, 1924), v. 21, 440; *Stone: An Illustrated Magazine* 37 (September 1916): 474 (Google books, May 27, 2011); Ward, 54, 56.

Julius Munckwitz (c. 1831-1902)

126 Riverside Drive (original building)

Julius F. Munckwitz was born in Leipzig, Germany and immigrated to the United States in 1850. Beginning in 1857, he found employment in the New York City parks, including Central Park, and from 1862 to 1868 was working in the office of Calvert Vaux. In the Department of Public Parks, he worked in a variety of titles as architect and superintendent from 1871 to 1885. He collaborated with Vaux and Jacob Wrey Mould on the Central Park Boathouse (1872-76, demolished) and during 1883-84 Munchwitz oversaw the work on the massive stone retaining wall in Morningside Park begun by Mould. His son, Julius Munckwitz, Jr., succeeded him as architect to the Parks Department. From 1862 until his death, Munckwitz operated an independent architectural practice constructing many hotels, commercial and residential buildings in the city. He was a member of the New York Chapter of the AIA and elected a fellow in 1864. His work is represented in the Upper West Side/Central Park West and Ladies Mile Historic District and the Greenwich Village Historic District Extension. His Keller Hotel (1897-98) 150 Barrow Street (aka 384-385 West Street) is a designated New York City Landmark. In the Riverside-West End Historic District Extension I, Munckwitz was the original architect of the now heavily-altered apartment house at 126 Riverside Drive.

References

Francis, 57; “Julius Munckwitz,” *NYT*, November 12, 1902, 9; LPC, “Architects Appendix,” *Greenwich Village Historic District Extension Designation Report (LP-2184)* (New York: City of New York, 2006) prepared by Jay Shockley; LPC, *Keller Hotel Designation Report (LP-2212)* (NY: City of New York, 2007), prepared by Cynthia Danza, 2-3; LPC, *Morningside Park Designation Report (LP-2254)* (New York: City of New York, 2008), prepared by Jay Shockley, 11-12; Ward 56.

Neville & Bagge

Thomas P. Neville (dates undetermined)
George A. Bagge (dates undetermined)

DeWitt Court, 254 West 82nd Street
334 West 85th Street (332-334 West 85th Street)
309 West 85th Street
311 West 85th Street
315 West 85th Street
The Lancashire, 355 West 85th Street (aka 351-355 West 85th Street)
340 West 86th Street
480 West End Avenue (aka 480-492 West End Avenue; 243-255 West 83rd Street)
498 West End Avenue (aka 494-498 West End Avenue; 274-280 West 84th Street)
West Side Republican Club, 2307 Broadway

George A. Bagge established an architectural practice in New York by 1890. Thomas P. Neville began his career in 1892 when he joined Bagge in partnership. The firm of Neville & Bagge was active through the second decade of the 20th century, specializing in store-and-loft buildings (many of which are located in the Ladies Mile Historic District) and apartment houses designed in the neo-Renaissance style. Two such apartment buildings are found in the Riverside-West End Historic District in addition to a Renaissance Revival style flats building. The firm's residential work was concentrated on the West Side and in Harlem, and included row houses and apartment buildings located in the Chelsea, Hamilton Heights, and Mount Morris Park Historic Districts. Within the Riverside-West End Historic District Extension I, the firm was responsible for nine apartment or flats buildings mostly designed in the Renaissance Revival style as well as the Colonial Revival style building at 2307 Broadway originally built for the West Side Republican Club.

References

Francis, 13, 57; LPC, "Architects' Appendix," *Ladies Mile Historic District Designation Report*; "Neville & Bagge," New York Public Library Artists File, (Alexandria, Va., 1987); Robert A.M. Stern, et al, *New York 1900* (New York: Monacelli Press, 1983), 303-04.

Samuel B. Ogden & Co.

Samuel B. Ogden (c. 1865-1925)
John H. Tomlinson (dates undetermined)

125 Riverside Drive

Samuel B. Ogden joined his father in the architectural firm A. B. Ogden & Son in 1885 and in the course of the next decade the firm designed a wide array of building types, particularly multiple dwellings. Two years after his father's death in 1895, Samuel established his own firm S. B. Ogden & Co. in association with John H. Tomlinson. The new firm moved to a self-

designed office at 954 Lexington Avenue at the turn of the century that is now included in the Upper East Side Historic District. In the course of the early 20th century, S. B. Ogden's firm designed a diverse array of buildings, including stables, factories, tenements, flats, warehouses, and commercial buildings one of which, 676 Sixth Avenue, is included in the Ladies Mile Historic District. Among the most notable works was the 12-story building at 125 Riverside Drive in the Riverside-West End Historic District Extension I and the Alba Hotel at 203 West 54th Street. In Brooklyn, the firm was responsible for the small apartment house (1905-07) at 886 Union Street that is part of the Park Slope Historic District. S. B. Ogden closed the firm around 1909 and retired from practice.

References

Francis, 58; LPC, "Architect's Appendix," *Ladies Mile Historic District Designation Report*; LPC, *Estey Piano Company Factory Designation Report (LP-2195)* (NY: City of New York, 2006), 7-8, prepared by Michael D. Caratzas; LPC, *Park Slope Historic District Designation Report (LP-0709)* (New York: City of New York, 1973), 97; Obituary, *NYT*, September 27, 1925, E7; U. S. Census Records, 1900 and 1910; Ward, 58.

George F. Pelham (1866-1937)

The Forres, 251 West 81st Street (aka 2261-2271 Broadway)

310 West 83rd Street

312 West 83rd Street

314 West 83rd Street

316 West 83rd Street

320 West 83rd Street (aka 318-322 West 83rd Street)

324 West 83rd Street

319 West 84th Street

321 West 84th Street

323 West 84th Street

325 West 84th Street

327 West 84th Street

329 West 84th Street

331 West 84th Street

333 West 84th Street

335 West 84th Street

337 West 84th Street

339 West 84th Street

341 West 84th Street

343 West 84th Street

345 West 84th Street

330 West 85th Street

441-451 West End Avenue (aka 301-305 West 81st Street; 300-306 West 82nd Street)

470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street)

The Florence, 545 West End Avenue (aka 541-551 West End Avenue; 301 West 86th Street)

George Frederick Pelham was born in Ottawa, Canada and was brought to New York as a child. His father, George Brown Pelham, opened an architectural practice in New York in 1875 and served as an architect with the City's Parks Department. After being privately tutored in architecture and serving as a draftsman for a number of years, George F. Pelham opened his own office in 1890. A prolific architect, he specialized in apartment houses designed in neo-Renaissance, neo-Gothic, and neo-Federal styles during the 43 years that he practiced. Pelham's work is well-represented in the Riverside-West End Historic District. In the Riverside-West End Historic District Extension I, Pelham designed numerous row houses, flats, and apartment buildings between 1893 and 1927, the later buildings may have been done in conjunction with or by his son who worked in the firm between 1918 and 1927.

References

Francis, 60; LPC, "Architects' Appendix," *Ladies Mile Historic District Designation Report*; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; "George Frederick Pelham: Retired Architect, Who Practiced 43 Years, Dies at Verbank, N. Y.," *NYT*, February 9, 1937, 23; Ward, 60.

George F. Pelham, Jr. (1897-1967)

411 West End Avenue (aka 409-411 West End Avenue; 302-304 West 80th Street)
98 Riverside Drive (aka 95-99 Riverside Drive; 318-326 West 82nd Street)

George Frederick Pelham, Jr. was born in New Rochelle and educated at the New York School of Fine and Applied Arts and the Art Students League. He joined his father's firm in 1918 and remained chief draftsman until 1922 when he became a partner. He organized his own architectural firm in 1927-28. Among his well-known works is the Castle Village complex in Washington Heights for which he won a medal from the American Institute of Architects. He left his practice temporarily during World War II during which time he was executive engineer and director of airports for the military in 13 countries. In 1950 he closed his practice and joined the firm of Paul Tishman & Co. as vice president. He left in 1952 and became Executive Engineer for Thompson Starrett Co. From 1955-59 he was executive associate architect with Kelly & Gruzen. He is credited with designing more than 270 multiple-family dwellings in addition to churches, factories, airports, hotels, lofts, and office buildings between 1922 and 1950. He was a member of the American Institute of Architects and New York Society of Architects. His work is represented by two apartment buildings in the Expanded Carnegie Hill Historic District. In the Riverside-West End Historic District Extension I, he designed the apartment house at 411 West End Avenue, and possibly 98 Riverside Drive.

References

Baldwin Memorial Archive, American Institute of Architects; "G. F. Pelham 2d, Architect, Dead," *NYT*, June 20, 1967, 39.

Pollard & Steinam

George Mort Pollard (1865-?)
Joseph Lauferty Steinam (1873-?)

257 West 86th Street (aka 255-259 West 86th Street)

George Mort Pollard was born in Brooklyn and studied at the College of the City of New York (now City College). He established an architectural practice in New York around 1894 and formed a partnership in 1897 with Joseph Lauferty Steinam. Steinam was born in New York and studied architecture at Columbia University graduating in 1894. The firm designed a variety of buildings but specialized in the design of studio buildings, multiple dwellings developed to accommodate live/work spaces for artists, typically in duplex units. The firm's work is represented in the Upper West Side/Central Park West Historic District by several studio buildings on West 67th Street and by store-and-loft buildings in the NoHo and Ladies Mile Historic Districts. They also designed two studio buildings at 130 and 140 West 57th Street (1907-08) that are designated New York City Landmarks.

Pollard and Steinam returned to independent practices around 1912. Pollard designed the Hotel des Artistes (1915-18), a designated New York City Landmark within the Upper West Side/Central Park West Historic District. Steinam associated with W. L. Rouse and L. A. Goldstone on the design of the Hebrew Technical Institute (1915) and other projects. Steinam also designed the National Bank of Far Rockaway (c. 1912). He worked for a time as an architect for the United States Military Academy at West Point and was engaged in building construction for the atomic bomb project. He returned to private practice in 1945.

In the Riverside-West End Historic District Extension I, Pollard & Steinam designed the studio building at 257 West 86th Street.

References

“Architectural Terra Cotta Number,” *Brickbuilder* 21(February 1912), 66; “Hebrew Institute’s New Building,” *NYT*, February 14, 1915, XX7; LPC, “Architects Appendix,” *NoHo Historic District Designation Report*; LPC, Architects files; LPC, *130 West 57th Street Studio Building Designation Report (LP-2042)* (NY: City of New York, 1999) prepared by Virginia Kurshan, 5; LPC, *140 West 57th Street Studio Building (The Beaufort) Designation Report (LP-2043)* (New York: City of New York, 1999), prepared by Virginia Kurshan, 5; “Real Estate Notes,” *NYT*, December 8, 1945, 29; U. S. Census records, 1900-1930.

R. H. Robertson (1849-1919)

St. Paul’s Methodist Episcopal Church (now Church of St. Paul & St. Andrew (Methodist)), 540 West End Avenue (aka 540-546 West End Avenue; 261-263 West 86th Street)

St. Paul’s Methodist Episcopal Church (now Church of St. Paul & St. Andrew (Methodist)) Rectory, 550 West End Avenue

Robert Henderson Robertson was a successful and prolific architect who employed the popular architectural styles of the late-19th and early-20th centuries. Born in Philadelphia, he was

educated in Scotland (he was of Scottish ancestry) and at Rutgers College, from which he graduated in 1869; he apprenticed in the Philadelphia office of Henry A. Sims until around 1871. Robertson moved to New York City and worked for a short time in the office of George B. Post, and in 1873-74 for Edward Tuckerman Potter. With Potter's half-brother, William Appleton Potter, he formed the firm of Potter & Roberson in 1875. The partnership lasted until 1881 and produced over two dozen executed designs, many in the Victorian Gothic style. The firm is particularly known for Stuart Hall (1875-77), Princeton Theological Seminary; Witherspoon Hall (1875-77), Princeton University; the Baldwin House (1877-78), Newport, Rhode Island; and "Hillside" (Adam House, 1878), Oyster Bay, New York, the latter two in the Queen Anne style.

In the 1880s, Robertson became influenced by the Romanesque Revival sparked by the work of the distinguished Boston architect Henry Hobson Richardson; however he handled the style with a free interpretation. Critic Montgomery Schuyler in 1896 commented that "the Romanesque, or at least the Romantic, phase of [Robertson's] design seems to be so much the more characteristic and important as to constitute artistically the bulk of his work." Among his churches in this mode were the Madison Avenue Methodist Episcopal Church (1884, demolished), at East 60th Street; St. James Episcopal Church (1887, remodeled), Madison Avenue and East 71st Street; Rutgers Riverside Presbyterian Church (1889-90, demolished), Broadway and West 73rd Street; and St. Luke's Episcopal Church (1892-95), 285 Convent Avenue, located within the Hamilton Heights Historic District. Other works in this style included the Mott Haven Railroad Station (1885-86, demolished); the YWCA (1885-87), 7-11 East 15th Street, Margaret Louisa Home (1889-91), 14-16 East 16th Street, and MacIntyre Building (1890-92), 874 Broadway (all three within the Ladies' Mile Historic District); and Lincoln Building (1889-90), 1-3 Union Square West, a designated New York City Landmark.

In the early 1890s, he began looking to the Renaissance Revival and free Classical styles as seen in his United Charities Building (1891-92, with Rowe & Baker), 105 East 22nd Street (aka 287 Park Avenue South); the New York Savings Bank (1896-97), 81 Eighth Avenue, a designated New York City Landmark; and Engine Co. 55 (1898), 363 Broome Street, another designated New York City Landmark. In 1895-97 he designed the Romanesque/Renaissance Revival style St. Paul's Methodist Episcopal Church (now the Church of St. Paul & St. Andrew (Methodist)) and its Renaissance Revival style rectory located within the Riverside-West End Historic District Extension I. The church at 540 West End Avenue (aka 540-546 West End Avenue; 261-263 West 86th Street) with its combination of elements from the Early Christian, German Romanesque and early Italian Renaissance is an individually designated New York City Landmark. Robertson received a number of commissions for office buildings and skyscrapers downtown, including the Mohawk Building (1891-92), 160 Fifth Avenue, located within the Ladies' Mile Historic District; the Corn Exchange Bank Building (1893-94, 1902, demolished), 15 William Street; American Tract Society Building (1894-95) and Park Row Building (1896-99) (both designated New York City Landmarks). Among his later designs were the neo-Tudor style Bedford Park Presbyterian Church (1900), 2933 Bainbridge Avenue, the Bronx, and the Lying-In Hospital (1902), 305 Second Avenue. In 1902, Robertson took William A. Potter's nephew, Robert Burnside Potter, as a partner in the firm of Robertson and Potter. Thomas Markoe Roberson joined his father after 1908 in the firm of R. H. Robertson & Son.

References

LPC, *American Tract Society Designation Report (LP-2038)* (New York: City of New York, 1999) prepared by Jay Shockley, 4-5; LPC, Architects files; Montgomery Schuyler, "The Works of R.H. Robertson," *Architectural Record* 6 (Dec. 1896), 202.

Ross & McNeil

James Ross (1872-1944)
Charles R. McNeil (1866-1923)

305 West 84th Street
307 West 84th Street
309 West 84th Street
311 West 84th Street
315 West 84th Street
317 West 84th Street

James Ross was born in Williamsburg, Virginia. His father, a Scottish-born carpenter, moved the family to Yonkers. After graduating from the public schools, Ross studied architecture at Columbia University and later worked for architects Benjamin Silliman in Yonkers and Clarence True in New York. Charles R. McNeil was born in Litchfield, Connecticut and graduated from Columbia University in 1894. The two men established their partnership in 1899 and Ross continued to practice under the firm name after McNeil's death in 1923. The firm was responsible for the alteration of an existing row house in the Upper West Side/Central Park West Historic District and in the Riverside-West End Historic District Extension I they designed the row of five-story Beaux-Arts style dwellings at 305-317 West 84th Street.

References

Francis, 54, 66; "James Ross," *NYT*, July 20, 1944, 19; LPC, "Architect's Appendix," *Upper West Side/Central Park West Historic District Designation Report*; "Obituary Notes," *NYT*, May 2, 1923, 19; U. S. Census Records, 1900-1930; Ward, 66.

Rothzeid Kaiserman Thomson & Bee

Bernard Rothzeid (date undetermined)
Carl B. Kaiserman (date undetermined)
Peter Thomson (date undetermined)
Carmi Bee (date undetermined)

The Claremont, 255 West 85th Street

The firm of Rothzeid Kaiserman Thomson and Bee Architects (RKTB) was founded in 1963 by Bernard Rothzeid a graduate of Cooper Union and the Massachusetts Institute of Technology. Rothzeid who was known for remodeling brownstones and later for the rehabilitation and conversion of loft and other types of buildings for residential use began his career in solo practice. He was joined by Carl B. Kaiserman, Peter Thomson, and Carmi Bee and

the firm became known as Bernard Rothzeid & Partners, P. C. in 1976 and five years later the firm adopted its current name. Carmi Bee, a Cooper Union and Princeton trained architect is currently the president of the firm. Among the projects with which the firm was associated, often for the Rockrose Development Corp., were: the conversion of warehouse and stable buildings into apartments at nos. 704-712 Greenwich Street (1978-80, Rothzeid, Kaiserman & Thomson) in the Greenwich Village Historic District Extension; West Coast Apartments (1979-80s, Rothzeid, Kaiserman & Thomson), West and Horatio-Gansevoort Streets, residential conversion of the Manhattan Refrigerating Co. complex (1897-1935), in the Gansevoort Market Historic District; and the conversion into condominiums (1980, Rothzeid, Kaiserman & Thomson) of the Eagle Warehouse and Storage Co. of Brooklyn Building (1893, Frank Freeman), 28 Old Fulton Street in the Fulton Ferry Historic District. Rothzeid was also involved in the design of the Memphis Downtown (1986, Rothzeid Kaiserman Thomson & Bee), 140 Charles Street. In the Riverside-West End Historic District Extension I, the firm was responsible for the Claremont, a condominium at 255 West 85th Street.

References

A.I.A. Guide to New York, 267, 670; “Architect Opens Dark Interiors of Manhattan Houses to the Sky,” *NYT*, October 20, 1966, R1; “Architecture: 4 Honor Buildings,” *NYT*, June 18, 1979, C13; “Controlling Scale Near Historic Districts,” *NYT*, October 28, 1990, R7; “Designers,” *Interior Design* 64 (June 1993), 104; “Equity Library Theater Is Moving,” *NYT*, September 12, 1979, C22; “Loft Conversions Exceed New-Built Apartments,” *NYT*, October 12, 1980, R1; “Notices,” *Progressive Architecture* 57 (June 1976), 116; “A Recycled Factory Loft Restores the Luxury to City’s Luxury Housing,” *NYT*, July 7, 1977, 50; “Residential Conversion in West Village,” *NYT*, November 19, 1982, B7; “RKT&B, Architecture and Urban Design” (<http://rktb.com/home>, accessed April 25, 2012); “Warehouse at Fulton Ferry is Converted,” *NYT*, August 8, 1980, A19.

John E. Scharsmith (originally Schaarschmidt) (1865-?)

317 West 83rd Street (aka 317-321 West 83rd Street)

John E. Scharsmith emigrated from Switzerland and arrived in the United States in 1882. Within seven years he was established as an architect in New York where he continued to practice until at least 1930. Scharsmith worked briefly with Arthur M. Thom and James W. Wilson in the firm of Thom, Wilson & Schaarschmidt during which time the firm produced the design for the New Criminal Courts Building (replaced in 1939 by the present Criminal Courts and Prison Building, “The Tombs”). By the turn of the century Scharsmith was known as a specialist in residential design; among his designs are the Northern Renaissance style Swiss Home, a dormitory in the Upper West Side/Central Park West Historic District, and the Chatsworth Apartments at 340 and 344 West 72nd Street (a designated New York City Landmark). In the Riverside-West End Historic District Extension I, Scharsmith was responsible for the design of the flats at 317 West 83rd Street.

References

Ancestry. com, *U. S. Naturalization Record Indexes, 1791-1992 (Indexed in World Archives Project)* [database on-line] Provo, UT: Ancestry.com Operations, 2010; Francis, 67; LPC,

“Architects’ Appendix,” *Upper West Side/Central Park West Designation Report*; LPC, *The Chatsworth Apartments and Annex Designation Report (LP-1506)* (New York: City of New York, 1984); U. S. Census records 1900-1930; Ward, 68.

Gilbert A. Schellenger (1845-1921)

327 West 85th Street

Gilbert A. Schellenger was born in upstate New York and remained in the area until the early 1880s, practicing architecture and serving as an alderman for the city of Ogdensburg for one year. He moved to New York City and established an architectural practice by 1882. Schellenger had an extremely prolific practice and specialized in residential architecture in the 1880s-90s, designing speculative row houses and French flats, tenements, and small apartment buildings, often in groups. Schellenger skillfully employed a variety of revival styles, including Romanesque Revival, Queen Anne, Renaissance Revival, neo-Romanesque, and Beaux-Arts. Examples of his work are found in the Upper West Side/Central Park West, Carnegie Hill, Ladies’ Mile, Upper East Side, SoHo-Cast-Iron, and Greenwich Village Historic Districts and the two Greenwich Village Historic District Extensions. In the Riverside-West End Historic District Extension I, Schellenger is responsible for the five-story flats at 327 West 85th Street.

References

Francis, 67; LPC, architects files; LPC, “Architects’ Appendix,” *Greenwich Village Historic District Extension II Designation Report (LP-2366)* (New York: City of New York, 2010) prepared by Olivia Klose, Virginia Kurshan, and Marianne S. Percival; New York County, Surrogate’s Court, Petition for Letters of Administration for Gilbert A. Schellenger, Dec. 7, 1921; Ogdensburg, New York, *Charter, Ordinances and School Act of the City of Ogdensburg, New York* (Waatertown, NY: Hungerford-Holbrook Co., 1905), 60 (Google books, June 2, 2011); U.S. Census records, 1850, 1870, 1880, 1900-1920; Ward, 68.

Schwartz & Gross

Simon I. Schwartz (c.1877-1956)

Arthur Gross (1877-1950)

252 West 85th Street (aka 252-254 West 85th Street)

Lasanno Court (now Imperial Court), 307 West 79th Street (aka 307-313 West 79th Street)

324 West 84th Street (aka 324-326 West 84th Street)

Hotel Wayne (later Stetson House), 309 West 86th Street (aka 309-311 West 86th Street)

90 Riverside Drive (aka 90-94 Riverside Drive; 307-319 West 81st Street)

420 West End Avenue (aka 420-422B West End Avenue; 255-259 West 80th Street)

440 West End Avenue (aka 440-444 West End Avenue; 267-275 West 81st Street)

483 West End Avenue (aka 481-485 West End Avenue; 301 West 83rd Street)

The San Jose, 500 West End Avenue (500-506 West End Avenue; 267-281 West 84th Street)

525 West End Avenue (aka 301-307 West 85th Street)

Graduates of the Hebrew Technical Institute, Simon I. Schwartz and Arthur Gross were partners for nearly four decades. Schwartz, who began his career as a draftsman in the office of Henry Andersen, first teamed with Gross in 1903. Their partnership, which proved to be extremely successful, from the beginning specialized in luxury apartment buildings and hotels, including the Beaux-Arts style Colosseum at 435 Riverside Drive (1910), the Gothic-inspired 1185 Park Avenue (1920, in the Expanded Carnegie Hill Historic District), and 55 Central Park West (1929, in the Upper West Side/Central Park West Historic District), whose elevations display the influence of the Art Deco style. Schwartz & Gross are considered one of the firms whose numerous apartment houses helped shape the face of the Upper East and West Sides. Much of the firm's output has survived, particularly in the Audubon Park, Upper West Side/Central Park West, Riverside-West End, and Hamilton Heights Sugar Hill Historic Districts, as well as, the Upper East Side Historic District and Extension, and Hamilton Heights Historic District Extension. The firm also designed 409 Edgecombe Avenue (1916-17, a designated New York City Landmark), which was one of the most prestigious address for African-American New Yorkers from the 1930s through the 1950s, and several commercial structures, examples of which can be found throughout the Ladies' Mile Historic District and in the Tribeca West Historic District. In the Riverside-West End Historic District Extension I the firm of Schwartz & Gross was responsible for multiple apartment houses and an apartment hotel.

The firm of Schwartz & Gross was among a select group of architectural practices with Jewish principals, including the firms of Emory Roth, George & Edward Blum, and Rouse & Goldstone, that achieved prominence in early 20th century New York.

References

"Arthur Gross," *NYT*, November 27, 1950, 24; LPC, "Architects Appendix," *Upper East Side Historic District Extension Designation Report (LP-2373)* (New York: City of New York, 2010) prepared by Christopher D. Brazee and Jennifer L. Most; "Simon I. Schwartz," *NYT*, April 25, 1956, 35; Ward, 69.

Herman P. Seyfert (dates not determined)

256 West 85th Street
330 West 86th Street

Little is known about the life and career of Herman P. Seyfert. He was established in the practice of architecture in New York City by 1894 but does not appear to have practiced after 1900. In the Riverside-West End Historic District Extension I, Seyfert designed the tenement at 256 West 85th Street and row house at 330 West 86th Street.

References

Francis, 69.

C. B. J. Snyder (1860-1945)

Grammar School No. 9 (later Public School 9/John Jasper School; now Mickey Mantle School/Public School 881M), 460-466 West End Avenue (aka 253-257 West 82nd Street)

Charles B. J. Snyder, Superintendent of School Buildings, was the architect responsible for the planning, design, and construction of all new and expanded schools in the five boroughs after consolidation in 1898. Appointed to this position in 1891, when he oversaw only Manhattan and the annexed district of the Bronx, Snyder remained in that post until 1923. Little is known of his background beyond his birth in Stillwater, New York, and his architectural study with William E. Bishop. He was first listed in New York City directories in 1886, and remained in practice until around 1936. A specialist in school design, Snyder was recognized as a national leader in this regard in a 1905 article in *American Architect & Building News*. Snyder's achievements were particularly remarkable given the scale of new school construction in New York City. He is credited with the design of over 140 elementary schools, 10 junior high schools, and 20 high schools, as well as many additions and alterations throughout the course of his career. Twenty schools designed in whole or in part by Snyder, including Grammar School No. 9 included within the Riverside-West End Historic District Extension I, have been designated New York City Landmarks. Recognized for his inventiveness, with his designs and ideas widely published, he was also a member of the Society of Municipal Engineers, a Fellow of the American Institute of Architects and president of the American Society of Heating and Ventilating Engineers.

In his designs for new school structures, Snyder was well known for his embrace of a variety of architectural styles. His designs were considered inventive, handsome, and appropriately ornate to serve as civic monuments and community centers. In planning his school designs, Snyder's primary concern was for the health and safety of the students, and he focused on fire protection, ventilation, lighting, and heating systems and classroom size.

Snyder's long tenure as Superintendent of School Buildings resulted in the creation of a large body of distinguished New York City public school buildings. Snyder's schools formed architectural and community centerpieces for the neighborhoods in which they were built, and as a group, these surviving buildings constitute a series of monuments to New York City's tradition of investment in public education.

References

Andrew S. Dolkart and Matthew A. Postal, *Guide to New York City Landmarks*, 4th ed. (New York: Wiley, 2009); LPC, *Grammar School No. 9 (Later Public School 9/John Jasper School, Now Mickey Mantle School/Public School 811M Designation Report (LP-2318)* (New York: City of New York, 2009) prepared by Olivia Klose with additional research by Gale Harris and Jay Shockley; LPC, *(Former) Public School 64 Designation Report (LP-2189)* prepared by Virginia Kurshan (New York: City of New York, 2006), 4-5.

Stein, Cohen & Roth

Theodore Gottfried Stein (1857-?)
Eugene Yancey Cohen (1860-1936)
Emery Roth (1871-1948)

The Saxony, 250 West 82nd Street (aka 250-252 West 82nd Street; 2273-2277 Broadway)

Emery Roth was born in Galzecs, Hungary, and was sent to America in 1885. He first immigrated to Chicago and then moved to Bloomington, Illinois. With painting and drawing as his hobbies, and with no formal architectural training, he spent three years as an apprentice in an architectural firm. In Bloomington, Roth also worked as a carpenter/builder for a short time. After an unsuccessful attempt to find work in Kansas City, Roth was offered, and accepted, a position with Burnham & Root as a draftsman for the World's Columbian Exposition in Chicago. Roth assisted Julius Harder with the preparation of drawings for the celebrated Palace of Fine Arts (which had been designed by Charles B. Atwood) and drew plans for two small fair pavilions. He also assisted Richard Morris Hunt with modifications to his plans for the fair's Administration Building. Roth so impressed Hunt with his talent that he was promised a job in New York if he chose to relocate.

Faced with the difficulty of finding work in Chicago after the close of the Exposition, Roth opened a very successful mail-order architectural rendering business. He soon decided to move to New York and was hired into Hunt's office. While with Hunt, Roth drafted interior perspectives of the Breakers, Cornelius Vanderbilt's Newport, Rhode Island "cottage," and met Ogden Codman, Jr., an architectural and interior designer. After Hunt's death, Roth accepted a position with Codman, where he became familiar with historical styles.

In 1895 Roth opened his own office at 248 West 16th Street. Three years later, he bought the architectural practice of Theodore G. Stein & Eugene Yancey Cohen for \$1,000. As part of the agreement, Roth was entitled to represent himself as a partner in the firm of Stein, Cohen & Roth in order to capitalize on the established name of the firm; in reality, Roth worked on his own. To the firm's credit are the Irving Place Theater (1899-1900) and, in the Riverside-West End Historic District Extension I, the Saxony Apartments (1901), Roth's first apartment design.

Theodore G. Stein emigrated from Hungary in 1882 and was established as an architect in New York by 1885. One of his early commissions was The Amberg Theatre at 15th Street and Irving Place (1888) for the impresario Gustav Amberg. He returned to private practice following the dissolution of the firm and retired in 1909.

Eugene Yancey Cohen was born in Savannah, Georgia and received bachelor degrees from the College of the City of New York (1878) and Harvard (1881). He became a cotton broker in 1882 and was elected to a seat on the exchange in 1885. He began to study architecture in 1890 and opened his own practice in 1894 before joining with Stein and Roth. He retired from architecture in 1906. At the time of his death, he and his wife were residing in Alabama.

Shortly after the turn of the century Roth returned to independent practice, specializing in luxury apartment houses. The Hotel Belleclaire (1901-03, 2171-2179 Broadway, a designated New York City Landmark) which exhibits elements of the French Beaux-Arts and Viennese Secession styles, is considered Roth's first major work in New York City. In the 1900s and 1910s he experimented with the Art Nouveau style, and in the 1920s his designs became more classically-inspired and often incorporated elements of the Art Deco style. Roth's designs

include the San Remo Apartments (1928-29, 145 Central Park West), the Beresford Apartments (1928-29, 211 Central Park West), and the Eldorado Apartments (300 Central Park West, in association with Margon & Holder), all of which are in the Upper West Side/ Central Park West Historic District. In 1932 Roth's son Richard, and then his son Julian, joined the firm which was then known as Emery Roth & Sons. The younger Roths continued in practice after their father's death and enjoyed prolific careers.

References

Ancestry.com, *U.S. Passport Applications, 1795-1925* [database on-line] Provo, UT: Ancestry.com Operations, 2007; T. Allston Brown, *A History of the New York Stage from the First Performance in 1732 to 1901* (New York: Dodd, Mead and Co, 1903), v. 2, 224 (Google Books, June 2, 2011); Joshua L. Chamberlain, ed. *Universities and Their Sons: History, Influence and Characteristics of American Universities* (Boston, R. Herndon Co., 1899), v. 3, 160 (Google Books, June 2, 2011); "Eugene Yancey Cohen," *Harvard Alumni Bulletin* 39 (February 1, 1937), 549 (Google Books June 2, 2011); Francis, 22, 66, 72; *Key to the Architects of Greater New York* (New York, 1901), 56, 62; LPC, "Architects Appendix," *Ladies' Mile Historic District Designation Report*; LPC, "Architects Appendix," *Upper West Side/Central Park West Historic District Designation Report*; LPC, "Architects Appendix," *Tribeca West Historic District Designation Report (LP-1713)* (New York: City of New York, 1991), prepared by the Research Department; Steven Rutenbaum, *Mansions in the Clouds* (New York: Balsam Press, 1986); Ward, 74.

Howard Colton Stone (1860-1918)

Gertrude, 326 West 83rd Street

Howard Colton Stone was born Northampton, Massachusetts on June 12, 1860. He began his architectural career in New York City where he was in partnership with Charles F. Rose in the firm of Rose & Stone from 1887 to 1894. The firm's most famous work was the 1887-88 mansion for Isaac V. Brokaw (now demolished) at Fifth Avenue and East 79th Street. Among the firm's later designs were the row houses at 14-22 East 72nd Street and 49 East 79th Street in the Upper East Side Historic District. The partnership dissolved after 1894 and Stone established an independent practice in New York during which time he designed the building at 326 West 83rd Street in the Riverside-West End Historic District Extension I. He closed his New York practice after 1897 and moved to Montreal where he had a distinguished career with major commissions in Montreal and Winnipeg including several banks and the Walker Theatre (now the Burton Cummings Theatre for the Performing Arts, 1906). Stone died in Canada in 1918.

References

Ancestry.com, *1901 Census of Canada* [database on-line] Provo, UT: Ancestry.com Operations, 2006; Ancestry.com, *1911 Census of Canada* [database on-line] Provo, UT: Ancestry.com Operations, 2006; Ancestry.com, *U. S. Passport Applications, 1795-1925* [database on-line] Provo, UT: Ancestry.com Operations, 2007; City of Winnipeg, Historical Buildings Committee, "678 Main Street, Dominion Bank Building," (Winnipeg, 2007), [14-15]; Francis, 73; *Trow's New York City Directory, 1885/86-1900/01*; "Walker Theatre, The (Burton Cummings Theatre)," *The Canadian Encyclopedia* (<http://www.thecanadianencyclopedia.com>, August 19, 2011).

Sugarman & Berger

M. Henry Sugarman (1888-1946)

Albert G. Berger (1879-1940)

Broadway Fashion Building, 2315 Broadway (aka 2309-2315 Broadway; 250-260 West 84th Street)

M. Henry Sugarman was born in New York and studied at Columbia University, the National Academy of Design, and in England and France. He first practiced with New York architect J. E. R. Carpenter for eight years, and then worked in Alabama and South Carolina from 1915 to 1917. Upon his return to New York he opened his own firm. In 1919 he entered into partnership with William E. Bloodgood in the firm of Bloodgood & Sugarman which lasted until 1923. In that year he formed a new partnership with Arthur P. Hess and Albert G. Berger known as Sugarman, Hess & Berger shortly thereafter to be renamed Sugarman & Berger. Sugarman was a member of the American Institute of Architects and the New York Society of Architects. He was awarded the Gold Medal of the AIA in 1925.

Albert G. Berger was born in Hungary and studied architecture and engineering at the University of Budapest. He traveled to the United States in 1904 and began his architectural career with the New York firm of Schwartz & Gross where he assumed the position of chief draftsman. He later practiced with the firm of Starrett & Van Vleck, also of New York. He joined in partnership with Sugarman in the early 1920s. The work of Sugarman & Berger is represented in the Greenwich Village, Riverside-West End, Grand Concourse, Expanded Carnegie Hill, and Upper West Side/Central Park West Historic Districts. Within the Riverside-West End Historic District Extension I, the firm designed the Art Deco commercial building known as the Broadway Fashion Building.

References

Albert G. Berger obituary, *Pencil Points*, 21 (Dec., 1940), 24; LPC, *Greenwich Village Historic District Designation Report (LP-0489)* (New York: City of New York, 1969), prepared by the Research Department, 47, 49; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (April 27, 2012), <http://www.MetroHistory.com>; "M. Henry Sugarman," Avery Architectural Library Obituary File, (New York); *Trow's New York City Directory* (New York, 1922-23), 905; *Trow's New York City Classified Directory* (New York, 1925), 2461, 2462; Ward, 8, 76; Withey, 53, 582.

Joseph H. Taft (1855-1911)

330 West 84th Street

332 West 84th Street

334 West 84th Street

336 West 84th Street

338 West 84th Street

340 West 84th Street

342 West 84th Street

344 West 84th Street

346 West 84th Street
280 West 86th Street
508 West End Avenue
510 West End Avenue

Little is known about architect Joseph H. Taft. The son of a carpenter, he moved to New York City in the 1880s from the town of Cornwall, New York and established an architectural practice in 1887. Taft was particularly active in the design of row houses in the Upper West Side where his work can be found in the Riverside-West End Historic District and the current extension. In addition to his residential designs, Taft had wide-ranging commissions. In 1889 he designed the set for the ball and banquet held at the Metropolitan Opera House commemorating the 100th anniversary of George Washington's presidency, in 1894 he was acknowledged by *Godey's Magazine* for his work with the interior designer Georges A. Glaenzer, and in 1900 he received the gold medal for his design for the United States textile exhibit at the International Universal Exposition in Paris. A member of the Architectural League and an associate member of the Brooklyn Institute of Arts and Sciences, he continued to practice at least until 1909. In the Riverside-West End Historic District Extension I, Taft was responsible for a dozen row houses, three of which, 508 and 510 West End Avenue and 280 West 86th Street, are the last remaining examples of larger rows. Given its 1887 date, 280 West 86th Street may be one of Taft's earliest commissions in the city.

References

Francis, 74; "In Memoriam," *The Twenty-fourth Year Book of the Brooklyn Institute of Arts and Sciences, 1911-1912* (Brooklyn: The Institute, 1912), 42; "Joseph A.[sic] Taft," *American Art Annual*, 3, ed. F. N. Levy (New York, 1900), 130; "Obituaries," *NYT*, July 18, 1911, 9; "Opera House Decorations," *NYT*, April 23, 1889, 9; "Progress of Decorative Art in America," *Godey's Magazine* 129 (October 1894), 355-367; U. S. Census records, 1880, 1900, 1910; United States Senate, *Report of the Commissioner General for the United States to the International Universal Exposition, Paris, 1900* (Washington: USGPO, 1901), v. 2, 307, 310; Ward, 76.

John E. Terhune (dates undetermined)

311 West 83rd Street (aka 309-315 West 83rd Street) (original buildings)
328 West 84th Street

Although he practiced architecture in New York for many years, little is known about John E. Terhune; he began his career in 1882 and maintained an architectural office in Manhattan, between 1887 and 1895. Terhune designed buildings in the Mount Morris Park and the Ladies' Mile Historic Districts. In the Madison Square North Historic District, Terhune designed a six-story, Romanesque Revival style commercial structure with a prominent cast-iron bay and decorative terra-cotta panels. Terhune designed residential and commercial structures on the west side of Manhattan from the West 70s to West 136th Street including several apartment buildings in Harlem. In connection with Leopold Eidlitz, in 1888 Terhune designed the Union Square Theatre on 14th Street (demolished). In the Riverside-West End Historic District Extension I, Terhune is represented by the neo-Grec style rowhouse at 328 West 84th Streets, the sole survivor of a row of three, which may be the earliest surviving house in the historic district

extension. He also designed the four row houses, now combined and completely altered in to an apartment building known as 311 West 83rd Street.

References

Francis, 74; LPC, architects files; Robert A.M. Stern, Thomas Mellins, and David Fishman, *New York 1880: Architecture and Urbanism in the Gilded Age* (New York: The Monacelli Press, 1999), 792.

Mortimer P. Thain (1867-1910)

317 West 82nd Street
319 West 82nd Street
321 West 82nd Street
323 West 82nd Street
325 West 82nd Street

Mortimer Porter Thain, son of prominent attorney Alexander Thain, began his architectural career in New York City in 1892. He was associated with A. G. C. Fletcher for several years and designed several residential buildings before he went into practice with his brother Charles Chary Thain in 1902. The architectural firm of Thain & Thain was active in New York City from 1902 to 1909. Following his brother's death, Charles continued in solo practice. The firm designed the Beaux-Arts style Jacob Schiff house on Fifth Avenue, between East 77th Street and East 78th Street (demolished) and the Sadivian Arms (1906-1907) in the Hamilton Heights Historic District Extension. In the Riverside-West End Historic District Extension I, Mortimer P. Thain was responsible for the design of a row of five residences on West 82nd Street.

References

Francis, 75; LPC, "Architects' Appendix," *Hamilton Heights Historic District Extension Designation Report (LP-2044)* (New York: City of New York, 2000), prepared by Matthew A. Postal; Robert B. Mackay et al, eds. *Long Island Country Houses and Their Architects, 1860-1940* (New York: Society for the Preservation of Long Island Antiquities and W. W. Norton, 1997), 191; "Of Interest to the Building Trades," *Real Estate Record and Builders' Guide* 69 (April 1902) 703; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (April 27, 2012) <http://www.MetroHistory.com>; Ward, 77.

Thom & Wilson

Arthur M. Thom (c. 1850-?)
James W. Wilson (dates undetermined)

127 Riverside Drive (aka 354 West 85th Street)

Little is known of the backgrounds of either Arthur M. Thom or James W. Wilson, despite the prolific output of the firm between about 1874 and 1910. Thom was born in Prussia. They primarily designed row houses, French flats, and small apartment buildings many of which

are located in the Gansevoort Market, Greenwich Village, Hamilton Heights/Sugar Hill, Metropolitan Museum, Riverside-West End, Upper East Side, and Upper West Side/Central Park West Historic Districts and Upper East Side Historic District Extension. Their residential work was considered inventive within the range of popular contemporary styles. Thom & Wilson was also responsible for the Romanesque Revival style Harlem Courthouse (1891-93, a designated New York City Landmark) at 170 East 121st Street. The short-lived firm of Thom, Wilson, & Schaarschmidt designed the Criminal Courts Building (1890-94, demolished) on Centre Street in Manhattan. In the Riverside-West End Historic District Extension I, Thom & Wilson were responsible for the original design of the building at 127 Riverside Drive.

References

Francis, 74; LPC, "Architects Appendix," *Upper East Side Historic District Extension; Designation Report*; Ward, 77.

Ralph S. Townsend (d. 1921)

329 West 85th Street
331 West 85th Street
333 West 85th Street
335 West 85th Street
337 West 85th Street

Ralph Samuel Townsend (d. 1921) was one of the city's foremost architects of fashionable hotels and apartment houses. He established an architectural practice in New York City by 1881 and designed a number of stores, lofts, and apartment buildings located within the Greenwich Village Historic District. He also designed the Hotel Savoy and the Pierpont Hotel in the 1890s, office and loft buildings located within the Ladies' Mile Historic District, and apartment buildings and row house located within the Riverside-West End and the Upper West Side/Central Park West Historic Districts. At the turn of the century, he collaborated with architect Herbert Harde in the design of a number of apartment houses on the Upper West Side. Townsend was noted for skillful designs with bold ornamentation. He also designed a neo-Renaissance style store-and-loft building at 86 Thomas Street in the Tribeca West Historic District in 1901. In the NoHo area Townsend designed the double store in the Renaissance Revival style at 35 and 39 Bond Street and the building at 43-49 Bleecker Street in the NoHo Historic District Extension and NoHo East Historic District, respectively. In 1906, Townsend joined with Charles Albert Steinle and William Cook Haskell in the firm of Townsend, Steinle & Haskell, which was especially known for its designs of large apartment buildings, including the Kenilworth in the Upper West Side/Central Park West Historic District. Following the death of Townsend in 1921, the firm continued in active practice through 1936. Townsend was a member of the Architectural League and an associate member of the American Art Society.

Within the Riverside-West End Historic District Extension I, the five row houses at 329 to 337 West 85th Street have been previously designated as New York City Landmarks.

References

LPC, *NoHo Historic District Extension Designation Report (LP-2287)* (New York: City of New York, 2008) prepared by Marianne S. Percival and Kathryn Horak.

Townsend & Harde

Ralph S. Townsend (d. 1921)
Herbert Spencer Styne- Harde (1873-1958)

425 West End Avenue (aka 301 West 80th Street)

Herbert Spencer Styne- Harde studied architecture in London and set up a New York City architectural practice in 1894. His early work included the design of several tenement buildings. Between 1895 and 1900 Harde worked with both James E. Ware and Associates and Ralph Townsend (q.v.) on Upper West Side tenement projects, two of which Harde owned. Within the Riverside-West End Historic District Extension I, Townsend & Harde were responsible for the design of the seven-story flats building at 425 West End Avenue.

References

Francis, 37, 69; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*.

Tracy, Swartwout & Litchfield

Evarts Tracy (1869-1922)
Egerton Swartwout (1871-1943)
Electus Darwin Litchfield (1872-1952)

107-109 Riverside Drive (aka 334 West 83rd Street) (1910 alteration)

Evarts Tracy and Egerton Swartwout, alumni of Yale and former draftsmen in the office of McKim, Mead & White, went into partnership in 1900. Swartwout was born in Indiana and graduated from Yale in 1891, working for McKim, Mead & White until 1900. Tracy was born in New York and graduated from Yale in 1890, attended the Ecole des Beaux-Arts in 1892-94, and worked for McKim, Mead & White in 1891-95, with George A. Ballantine in 1896, and with H. VanBuren Magonigle in 1897-99. Tracy & Swartwout's first commission appears to have been the Yale Club of New York City Building (1900-01, a New York City Landmark). From about 1904 until 1909, they were joined by James Reily Gordon (1863-1937), and the firm of Gordon, Tracy & Swartwout achieved prominence with a number of public buildings across the United States. From about 1909 to 1912, Electus D. Litchfield joined the firm and it was renamed Tracy, Swartwout & Litchfield. Electus D. Litchfield was born in New York and educated at Brooklyn Polytechnic Institute and the Stevens Institute of Technology after which he was associated with the firms of Carrere & Hastings and Lord & Hewlett.

The firm of Tracy & Swartwout continued until Tracy's death in Paris in 1922 where he was assisting in post-war reconstruction. Swartwout continued to practice until 1941, designing mainly in a grand neo-Classical style. He was awarded the Gold Medal of the American Institute of Architects (1920) and served three terms as president of the New York chapter. After he left Tracy & Swartwout, Litchfield had a largely independent career (he was partners with Pliny Rogers from 1919 to 1926) that lasted until 1950, designing buildings throughout the country.

Among his designs in the New York metropolitan area are the Brooklyn Masonic Temple in the Fort Green Historic District, seven branch libraries, the Astoria Column in Queens and the Victory Memorial in Newark, N. J. During World War I, he planned Yorkship Village near Camden, N. J. to house 8,000 workers of the New York Shipbuilding Company for the Emergency Fleet Corporation. He won the competition to design the Red Hook Houses slum clearance project in Brooklyn where he set the standard for insisting that park and playground space be included in all slum clearance projects. He was a member of various citizens groups, including that which was instrumental in the restoration of City Hall Park, located in the African Burial Ground and the Commons Historic District. His own house at 171 East 73rd Street is a designated New York City Landmark, and a nine story neo-Georgian style apartment building he designed is in the Expanded Carnegie Hill Historic District. In Fieldston, he designed a large, Georgian Revival style house during the earliest years of the area's development.

In the Riverside-West End Historic District Extension I, the firm of Tracy, Swartwout & Litchfield was responsible for the alteration of the Riverside Drive facade of 107-109 Riverside Drive.

References

LPC, "Architects' Appendix," *Fieldston Historic District Designation Report (LP-2138)* (New York: City of New York, 2006) prepared by Virginia Kurshan, Donald G. Presa, Michael D. Caratzas, and Cynthia Danza; LPC, *(Former) Yale Club of New York Building (now Penn Club of New York) Designation Report (LP-2379)* (New York: City of New York, 2010), prepared by Jay Shockley, 7.

Clarence F. True (1860-1928)

Leech House, 520 West End Avenue (265 West 85th Street)
310 West 82nd Street
312 West 82nd Street
314 West 82nd Street
328 West 83rd Street (aka 328-330 West 83rd Street)
332 West 83rd Street
103 Riverside Drive
104 Riverside Drive
105 Riverside Drive
107-109 Riverside Drive (aka 334 West 83rd Street)
349 West 84th Street
351 West 84th Street
353 West 84th Street
355 West 84th Street
357 West 84th Street
316 West 85th Street
318 West 85th Street
320 West 85th Street
322 West 85th Street
324 West 85th Street
326 West 85th Street

Architect, developer, and builder, Clarence F. True built extensively on Manhattan's Upper West Side, designing numerous row houses and apartment houses as far north as Hamilton Heights. Trained in the office of Richard M. Upjohn, he established his own firm in 1884. Over the next decade and a half, True enjoyed success in New York City, building approximately 4,000 buildings. He worked in various revival styles, evolving from Gothic and Romanesque to Renaissance Revival. The firm remained active until the mid-1910s, under the name Clarence True & Son. Especially fine examples of True's work can be found in the West End-Collegiate, Riverside Drive-West 80th-81st Streets, Riverside-West End, Hamilton Heights, and Hamilton Heights/Sugar Hill Historic Districts as well as the Hamilton Heights Historic District Extension. Included among True's 21 residences in the Riverside-West End Historic District Extension I are Leech House at 520 West End Avenue, nos. 103 to 107-109 Riverside Drive, 332 West 83rd Street, and nos. 316 to 326 West 85th Street all of which are individually designated New York City Landmarks.

References

Francis, 78; *A History of Real Estate, Building and Architecture in New York City, 1898* (New York: Arno Press reprint, 1967); LPC, "Architects Appendix," *Riverside Drive-West 80th -81st Street Historic District Designation Report (LP-1429)* (New York: City of New York, 1985), prepared by Jay Shockley; LPC, "Architects' Appendix," *Hamilton Heights Historic District Extension Designation Report*; Clarence True, *A True History of Riverside Drive* (New York: Press of Unz & Co., 1899; reprinted by Far West 77th Street Block Association, 1974).

Jacob H. Valentine (1823-1903)

272 West 84th Street

Little is known about architect Jacob H. Valentine, whose practice was established in New York by 1880. He designed buildings in a variety of styles, ranging from Italianate and neo-Grec to Queen Anne and Renaissance Revival. Several flats, row houses, and a tenement were constructed according to his designs in the Upper West Side /Central Park West Historic District. Other examples of his residential work can be found in the Upper East Side Historic District. Within the Riverside-West End Historic District Extension I, Valentine was responsible for the design of the row house at 272 West 84th Street.

References

Francis, 77; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; LPC, "Architects' Appendix," *Upper West Side /Central Park West Historic District Designation Report*; and LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District*.

D. Everett Waid (1864-1939)

Umbria, 465 West End Avenue (301 West 82nd Street)

Architect Dan Everett Waid was born in upstate New York and had a prolific career that spanned more than 50 years. He graduated from Monmouth College in Illinois (1887), attended the Art Institute of Chicago, and studied architecture at Columbia University. From 1888 to 1894, Waid worked for the leading Chicago firm of Jenney & Mundie where he became head draftsman. After practicing independently in Chicago, Waid returned to New York in 1898 and was a partner with Ralph N. Cranford in the Brooklyn firm of Waid & Cranford until about 1902 during which time they designed the former Medical Society of the County of Kings building on Bedford Avenue in Crown Heights. In 1904, he formed a partnership with John Galen Howard (1864-1931) with whom he designed the Montclair (New Jersey) Public Library, Long Island College Hospital, Brooklyn, and Majestic Theater, Boston. Between 1908 and 1910 Waid formed a partnership with Arthur Ebbs Willauer (1876-1912) which produced two buildings for the B. F. Goodrich Company on Broadway and West 57th Street (1909, in association with Howard Van Doren Shaw) and an apartment house at 325 West 110th Street (1909).

Waid began his long association with the Metropolitan Life Insurance Company (now MetLife) in 1902 as its consulting architect overseeing the planning and construction of the company's own buildings and real estate projects and probably external projects such as the Empire State Building and Rockefeller Center which were financed by MetLife. During his association with the company, Waid designed the 1919-21 Annex building which was demolished 1946 to make way for the last section of the company's building at 11 Madison Avenue which he designed with Harvey Wiley Corbett (1928-33), the Canadian Head Office Building in Ottawa, Mount McGregor Sanatorium (1908-09, opened 1913), and three Queens housing projects (1922-24 with Andrew J. Thomas).

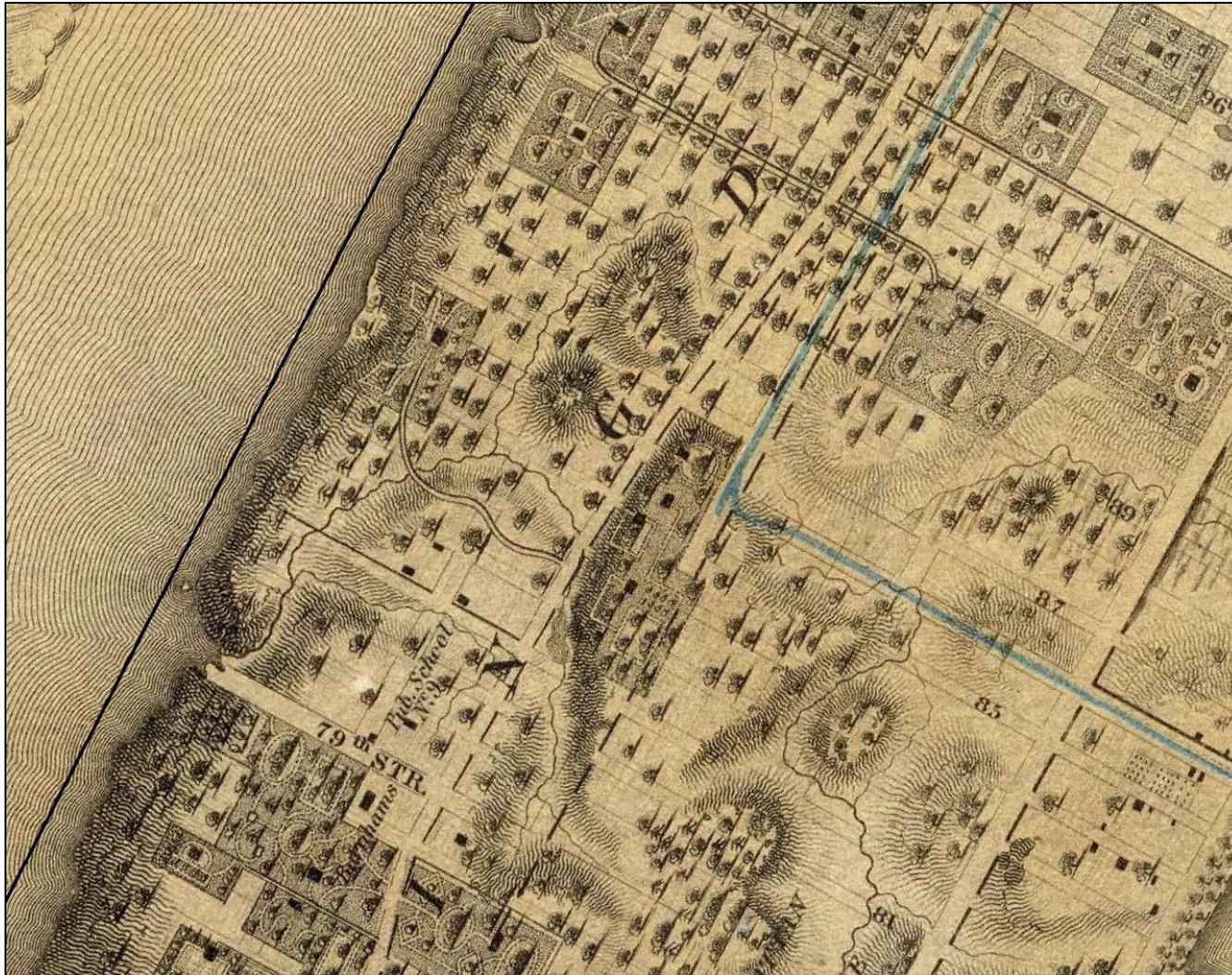
Waid was active in the American Institute of Architects (AIA) and its New York chapter. He was made a fellow in 1910, and served as treasurer and president from 1924 to 1926. In 1929 the AIA awarded him its annual medal of honor for "distinguished work and high professional standing." He was also active in the Architectural League of New York, the New York State Board of [Architectural] Examiners (1915-23), the Metropolitan Museum of Art, and New York Art Commission (1929-32). During World War I, Waid served as deputy director of housing for the Emergency Fleet Corporation.

Waid designed the 12-story apartment building known as the Umbria at 465 West End Avenue within the Riverside-West End Historic District Extension I.

References

AIA Historical Directory of American Architects, "D. Everett Waid," (accessed April 1, 2011) <http://communities.aia.org/sites/hdoaa/wiki>; "Apartment Houses With a Minimum of Waste Space," *National Builder* (Sept. 1922), 23-28; "D. E. Waid Receives Architects' Medal," *NYT*, Feb. 7, 1930, 40; "D. Everett Waid, Architect, Was 75," *NYT*, November 11, 1939, 29; "D[an] Everett Waid," *National Cyclopaedia of American Biography* 29 (New York: James T. White & Co., 1941), 347-348; "A Departure in Housing Finance," *Architectural Record* (July-December 1922), 139; Francis, 97; "The Housing Project of the Metropolitan Life Insurance Company," *Journal of the American Institute of Architects* (July 1922), 225-228; "A Mammoth New York Housing Operation," *Architectural Forum* (July 1922), 29-30; "The Metropolitan Annex, New

York City,” *The American Architect* (December 22, 1920), 827-836; “Metropolitan Life Insurance Company Tuberculosis Sanatorium,” *The Modern Hospital* (October 1916), 278-281; “Metropolitan Life Working for Safe Building,” *The Indicator* (October 5, 1912), 369; “Modern Apartment Buildings,” *Building Age* (July 1922), 41; “New Housing Project for the Metropolitan Life Insurance Company, New York,” *Architecture* (August 1922), 249-251; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (April 1, 2011) <http://www.MetroHistory.com>; Ward, 15, 34, 60, 75, 81; Sally B. Woodbridge, *John Galen Howard and the University of California* (Berkeley: University of California Press, 2002), 63.



J. H. Colton, "Topographical Map, City and County of New York (New York: J. H. Colton & Co., 1836)
(Courtesy of the David Rumsey Historic Map Collection (www.davidrumsey.com))



Matthew Dripps, "City and County of New York North of 50th Street (New York: Matthew Dripps, 1851)
(Courtesy of the David Rumsey Historic Map Collection (www.davidrumsey.com))



310-314 West 83rd Street (George F. Pelham, 1893)
Photo by Christopher D. Brazee, 2012



325-321 West 84th Street (George F. Pelham, 1893-94)
Photo by Christopher D. Brazee, 2012



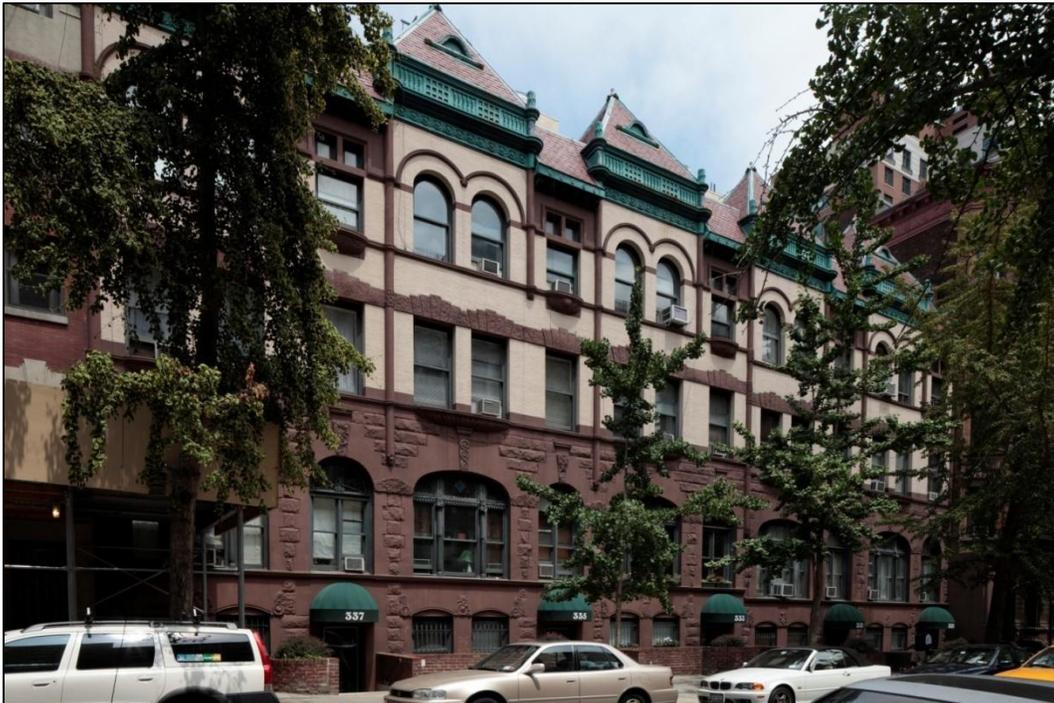
334-336 West 84th Street (Joseph H. Taft, 1888-89)
Photo by Christopher D. Brazee, 2012



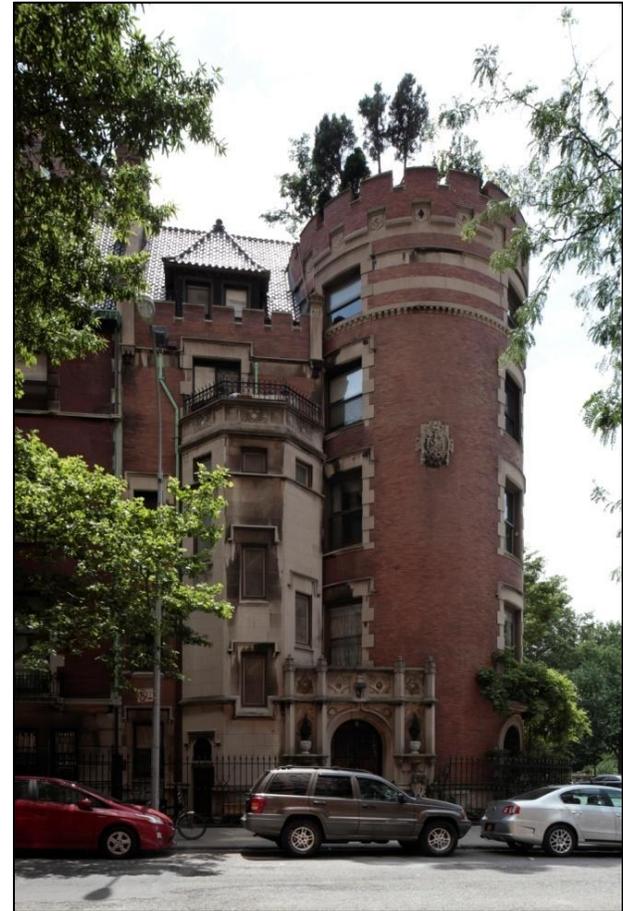
311-307 West 82nd Street (Berg & Clark, 1887-88)
Photo by Christopher D. Brazee, 2012



316-326 West 85th Street (Clarence True, 1892)



337-329 West 85th Street (Ralph Townsend, 1890-91)
Photos by Christopher D. Brazee, 2012



332 West 83rd Street and 107-109 Riverside Drive (aka 334 West 83rd Street)
(Clarence True, 1898-99)

Photos by Christopher D. Brazee, 2012



280 West 86th Street (Joseph H. Taft, 1887-88)
Photo by Marianne S. Percival, 2009



510-508 West End Avenue (Joseph H. Taft, 1888-89)
Photo by Christopher D Brazee, 2012



317-313 West 84th Street (Ross & McNeil, 1900)
Photo by Christopher D Brazee, 2012



355-351 West 84th Street (Clarence True, 1896-97)
Photo by Christopher D Brazee, 2012



John B. and Isabella Leech House, 520 West End Avenue
Clarence True (1892)
Photo by Christopher D. Brazee, 2009



349 West 86th Street (Janes & Leo, 1900-01)
Photo by Marianne S. Percival, 2009



327 West 85th Street (Gilbert A. Schellenger, 1894)
Photo by Christopher D. Brazee, 2012



316 West 82nd Street, Henry Andersen, 1895-96)
Photo by Christopher D. Brazee, 2012



The New Century, 401 West End Avenue
(William B. Franke, 1900-01)
Photo by Christopher D Brazee, 2012



412 and 410 West End Avenue (Henry Andersen, 1898-99)
Photos by Christopher D Brazee, 2012



Northwest corner of Broadway and West 81st Street: Beverly, 265 West 81st Street (Lamb & Rich, 1899-1900)
The Forres, 251 West 81st Street (George F. Pelham, 1899-1900),
Saxony, 250 West 82nd Street (Stein, Cohen & Roth, 1899-1900)
Photo by Christopher D. Brazee, 2012



Saxony, 250 West 82nd Street (Stein, Cohen & Roth, 1899-1900)
Photo by Marianne S. Percival, 2011



Euclid Hall, 2345 Broadway (Hill & Turner, 1899-1900)
Photo by Christopher D Brazee, 2012



Red House, 350 West 85th Street (Harde & Short, 1903-04)
Photo by Christopher D. Brazee, 2012



100 Riverside Drive (Boak & Paris, 1937-38)
Photos by Christopher D. Brazee, 2012



90 Riverside Drive (Schwartz & Gross, 1925-26)
Photos by Christopher D Brazee, 2012 (left) and Marianne S. Percival, 2011 (right)



505 and 515 West End Avenue (Gaetan Ajello, 1920-21 and J. M. Felson, 1925-26, respectively)
Photo by Christopher D. Brazee, 2012



470 West End Avenue, George F. Pelham (1927-28)
Photo by Christopher D. Brazee, 2012



309 West 86th Street (Schwartz & Gross, 1913-14)
Photo by Marianne S. Percival, 2009



333 West 86th Street (William I. Hohauser, 1925-27)
Photo by Marianne Percival, 2009



400 West End Avenue (Margon & Holder, 1930-31)
Photos by Christopher D. Brazee, 2012



411 West End Avenue (George F. Pelham, Jr., 1935-36)
Photos by Christopher D. Brazee, 2012



Broadway Fashion Building, 2315 Broadway (Sugarman & Berger, 1930-31)
Photo by Christopher D. Brazee, 2012



First Baptist Church of the City of New York
(George Keister, 1891-94)
265 West 79th Street
Photo by Marianne S. Percival, 2009



St. Paul's Methodist Episcopal Church (now Church of St. Paul & St.
Andrew (Methodist), 540 West End Avenue
(R. H. Robertson, 1895-97)
Photo by Christopher D. Brazee, 2012



St. Ignatius Protestant Episcopal Church/St. Ignatius
of Antioch Episcopal Church, 552 West End Avenue
(Charles C. Haight, 1901-02)
Photo by Marianne S. Percival, 2011



Congregation Kehilath Jacob (Carlebach Shul),
305 West 79th Street (William B. Franke, 1900-01)
Photo by Marianne S. Percival, 2009



Grammar School 9 (now Mickey Mantle School/ Public School 811M), 460-466 West End Avenue
(C. B. J. Snyder, 1893-96)
Photo by Christopher D. Brazee, 2012



St. Agatha's School for Girls (now St. Agnes Boys' High School), 555 West End Avenue
(William A. Boring, 1907-08)
Photo by Christopher D. Brazee, 2012



West River House, 424 West End Avenue
(Philip Birnbaum, 1979-83)
Photo by Christopher D Brazee, 2012