

Riverside-West End Historic District Extension II Designation Report

June 23, 2015



Cover photographs, clockwise from upper left: 315 Riverside Drive, 780 West End Avenue, 777 West End Avenue, 303 to 319 West 107th Street, West End Avenue looking north from West 100th Street.
Christopher D. Brazee and Lisa Kersavage, June 2015

Riverside-West End Historic District Extension II Designation Report

Essay researched and written by Marianne S. Percival
Building Profiles and Architects' Appendix by
Marianne S. Percival and Christopher D. Brazee
Additional Research by Christopher D. Brazee and Jay Shockley

Edited by
Mary Beth Betts
Director of Research

Photographs by
Christopher D. Brazee

Map by
Daniel H. Watts

Commissioners
Meenakshi Srinivasan, Chair

Frederick Bland
Diana Chapin
Wellington Chen
Michael Devonshire
Michael Goldblum

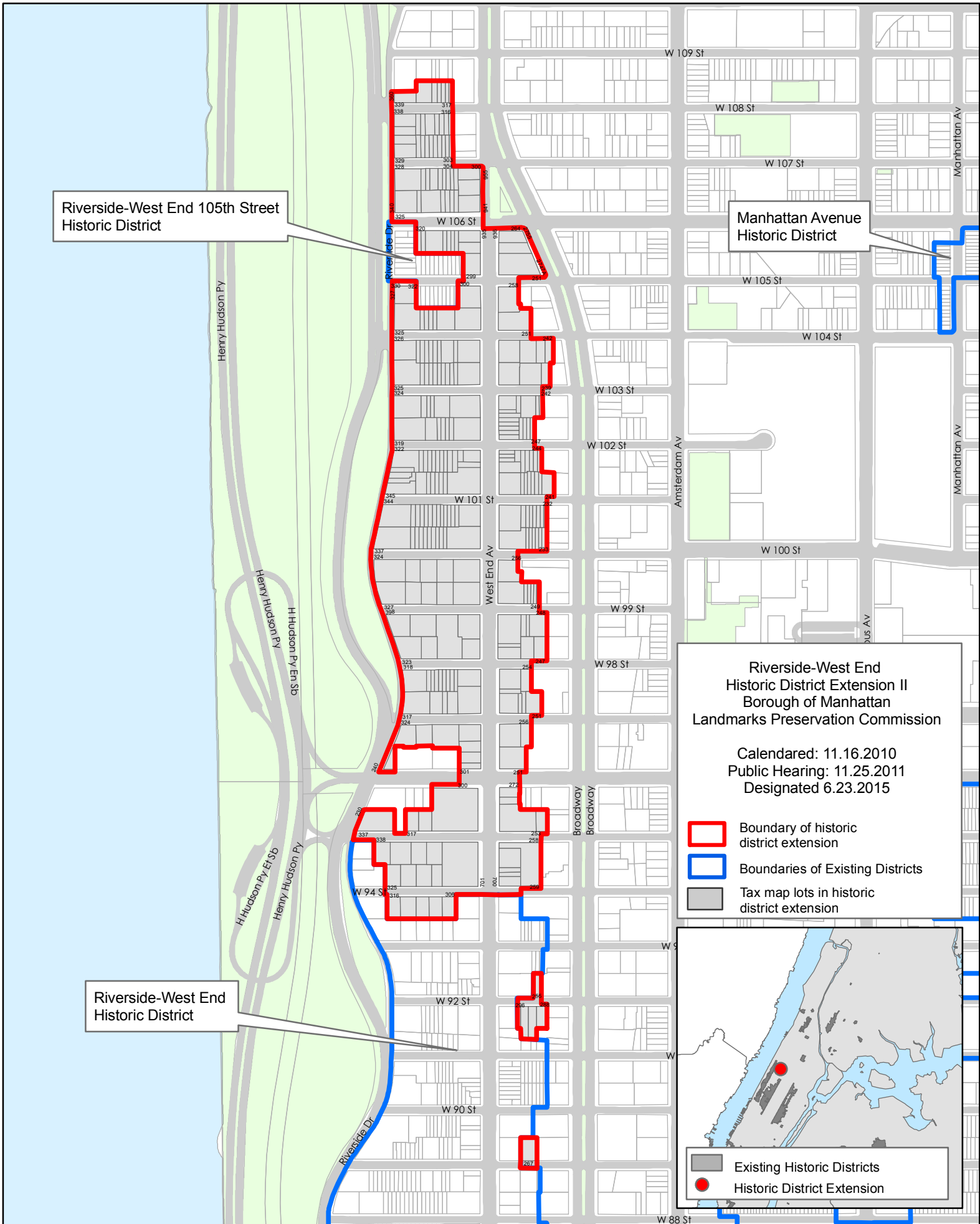
John Gustafson
Adi Shamir-Baron
Kim Vauss
Roberta Washington

Sarah Carroll, Executive Director
Mark Silberman, Counsel
Jared Knowles, Director of Preservation
Lisa Kersavage, Director of Special Projects and Strategic Planning

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Riverside-West End Historic District Extension II
 Borough of Manhattan
 Landmarks Preservation Commission

Calendared: 11.16.2010
 Public Hearing: 11.25.2011
 Designated 6.23.2015

- Boundary of historic district extension
- Boundaries of Existing Districts
- Tax map lots in historic district extension

Existing Historic Districts

● Historic District Extension

TESTIMONY AT THE PUBLIC HEARING

On October 25, 2011, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Riverside-West End Historic District Extension II (Item No. 3). The hearing had been duly advertised in accordance with the provision of law. Twenty-seven witnesses spoke in favor of the designation as proposed, including Assemblymember Daniel O'Donnell, State Senator Adriano Espaillat, and representatives of Manhattan Borough President Scott Stringer, City Councilmember Inez E. Dickens, State Assemblymember Linda Rosenthal, State Senator Thomas K. Duane, Manhattan Community Board 7, the Historic Districts Council, New York Landmarks Conservancy, ArchNadzor (Moscow, Russia), Coalition for a Livable West Side; West End Preservation Society; West 75th Street Block Association, Landmark West!, Westsiders for Responsible Development, as well as residents and neighbors. Three witnesses spoke in opposition to the designation including the Real Estate Board of New York, an owner and a neighbor. Subsequent to the hearing the Commission received approximately 336 letters and e-mails regarding designation of the Riverside-West End Historic District Extension II.* Of the total, five were opposed to designation and one owner requested removal of her building from the district. Among those in favor were 210 letters and e-mails opposed to modification of the boundaries of the district as originally proposed, including letters from Congressman Jerrold Nadler, Manhattan Borough President Gale A. Brewer, New York State Assemblymember Daniel O'Donnell, City Councilmember Helen Rosenthal singly and with City Council Speaker Melissa Mark-Vivarito, the New York Landmarks Conservancy, West End Preservation Society, Historic Districts Council, and Landmark West!. An additional 48 letters focused on retaining P.S. 75 within the boundaries.

*This total may include some duplication.

RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION II BOUNDARIES

SECTION 1 of the proposed Riverside-West End Historic District Extension II consists of the property bounded by a line beginning at the southeast corner of Riverside Drive and West 95th Street, extending northerly along the eastern curblineline of Riverside Drive to a point on a line extending westerly from the northern property line of 230 Riverside Drive (aka 337 West 95th Street), easterly along said line and the northern property line of 230 Riverside Drive (aka 337 West 95th Street); southerly along the eastern property line of 230 Riverside Drive (aka 337 West 95th Street) to the northern curblineline of West 95th Street; easterly along the northern curblineline of West 95th Street to a point on a line extending southerly from the western property line of 317 West 95th Street (aka 317-319 West 95th Street); northerly along said line and the western property line of 317 West 95th Street (aka 317-319 West 95th Street); easterly along the northern property lines of 317 West 95th Street (aka 317-319 West 95th Street) and 311 West 95th Street (aka 311-315 West 95th Street) to a point on the western property line of 735 West End Avenue (aka 721-735 West End Avenue; 301-309 West 95th Street; 300-308 West 96th Street), northerly along part of the western property line of 735 West End Avenue (aka 721-735 West End Avenue; 301-309 West 95th Street; 300-308 West 96th Street) to the southern curb line of West 96th Street, easterly along the southern curb line of West 96th Street to a point on a line extending

southerly from the western property line of 301 West 96th Street (aka 737-739 West End Avenue), northerly along said line and the western property lines of 301 West 96th Street (aka 737-739 West End Avenue), 741 West End Avenue (aka 741-745 West End Avenue) and part of the western property line of 749 West End Avenue (aka 747-751 West End Avenue), westerly along the southern property lines of 308 West 97th Street (aka 306-308 West 97th Street) and 310 West 97th Street (aka 310-312 West 97th Street), northerly along part of the western property line of 310 West 97th Street (aka 310-312 West 97th Street), westerly, southerly, westerly, northerly, and westerly along the southern property lines of 316 West 97th Street and 244 Riverside Drive (aka 318-324 West 97th Street) to point of intersection with the eastern property line of 243 Riverside Drive (aka 240-243 Riverside Drive), southerly along the eastern property line of 243 Riverside Drive (aka 240-243 Riverside Drive) to the northern curblineline of West 96th Street, westerly along the northern curblineline of West 96th Street, northerly along the eastern curblineline of Riverside Drive to a point on a line in the middle of West 105th Street, easterly along said line to a point on a line extending northerly from the eastern property line of 325 Riverside Drive (aka 325-327 Riverside Drive; 322-330 West 105th Street), southerly along said line and the eastern property line of 325 Riverside Drive (aka 325-327 Riverside Drive; 322-330 West 105th Street) and part of the eastern property line of 320 Riverside Drive (aka 320-323 Riverside Drive; 323-325 West 104th Street), easterly along part of the northern property line of 320 Riverside Drive (aka 320-323 Riverside Drive; 323-325 West 104th Street), the northern property lines of 321 through 309 West 104th Street (aka 305-313 West 104th Street), and part of the northern property line of 905 West End Avenue (aka 901-905 West End Avenue; 301-303 West 104th Street), northerly along the western property line of 915 West End Avenue (aka 911-919 West End Avenue; 300 West 105th Street) and continuing to a point on a line in the middle of West 105th Street, easterly along said line to a point on a line extending southerly from the western property line of 925 West End Avenue (aka 921-927 West End Avenue; 297-299 West 105th Street), northerly along said line and the western property line of 925 West End Avenue (aka 921-927 West End Avenue; 297-299 West 105th Street), westerly along part of the southern property line of 929 West End Avenue (aka 929-931 West End Avenue) and the southern property lines of 302 through 320 West 106th Street, northerly along the western property line of 320 West 106th Street to a point on a line in the middle of West 106th Street, westerly along said line to a point on a line extending southerly from the eastern curblineline of Riverside Drive, northerly along said line and the eastern curblineline of Riverside Drive to a point on a line extending westerly from the northern property line of 360 Riverside Drive (aka 331-339 West 108th Street), easterly along said line and the northern property line of 360 Riverside Drive (aka 331-339 West 108th Street), northerly along part of the western property line of 329 West 108th Street (aka 327-329 West 108th Street), easterly along the northern property lines of 329 West 108th Street (aka 327-329 West 108th Street) through 317 West 108th Street, southerly along the eastern property lines of 317 West 108th Street through 303 West 107th Street and a line extending southerly to the southern curblineline of West 107th Street, easterly along the southern curblineline of West 107th Street, to the western curblineline of West End Avenue; southerly along the western curblineline of West End Avenue to the southwest corner of West 106th Street, easterly across West End Avenue and along the southern curblineline of West 106th Street to the western curblineline of Broadway; southerly along the western curblineline of Broadway to the northern curblineline of West 105th Street, westerly along the northern curblineline of West 105th Street to a point on a line extending northerly from the eastern property line of 908 West End Avenue (aka 908-918 West End Avenue; 258-260 West 105th Street), southerly along said line and southerly, easterly, and southerly along part of the eastern property

line of 908 West End Avenue (aka 908-918 West End Avenue; 258-260 West 105th Street), easterly along part of the northern property line of 900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street) southerly along the eastern property line of 900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street) and a line extending from the eastern property line of 900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street) to the southern curb line of West 104th Street, easterly along the southern curb line of West 104th Street to a point on a line extending northerly from the eastern property line of 242 West 104th Street, southerly along said line and the eastern property line of 242 West 104th Street, westerly along part of the southern property line of 242 West 104th Street, southerly along the eastern property line of 239 West 103rd Street and a line extending from the eastern property line of 239 West 103rd Street to the northern curblines of West 103rd Street, westerly along the northern curblines of West 103rd Street to a point on a line extending northerly from the eastern property line of 242 West 103rd Street, southerly along said line and the eastern property line of 242 West 103rd Street, westerly along the southern property lines of 242 and 244 West 103rd Street (aka 244B West 103rd Street) and part of 250 West 103rd Street (aka 246-252 West 103rd Street), southerly along the eastern property line of 247 West 102nd Street and a line extending southerly from the eastern property line of 247 West 102nd Street to the southern curblines of West 102nd Street, easterly along the southern curb line of West 102nd Street to a point on a line extending northerly from the eastern property line of 244 West 102nd Street, southerly along said line and the eastern property line of 244 West 102nd Street; easterly along the northern property line of 241 West 101st Street (aka 241-243 West 101st Street), southerly along the eastern property line of 241 West 101st Street (aka 241-243 West 101st Street) to the northern curblines of West 101st Street, westerly along the northern curblines of West 101st Street to a point on a line extending northerly from the eastern property line of 232 West 101st Street, southerly along said line and the eastern property lines of 232 West 101st Street and 233 West 100th Street to the northern curblines of West 100th Street, westerly along the northern curblines of West 100th Street to a point on a line extending northerly from part of the eastern property line of 820 West End Avenue (aka 814-822 West End Avenue; 256-280 West 100th Street), southerly along said line and southerly, easterly, and southerly along the eastern property line of 820 West End Avenue (aka 814-822 West End Avenue; 256-280 West 100th Street), easterly along part of the northern property line of 808 West End Avenue (aka 806-810 West End Avenue; 259-269 West 99th Street) and the northern property lines of 257 through 249 West 99th Street, southerly along the eastern property line of 249 West 99th Street and a line extending southerly from the eastern property line of 249 West 99th Street to the southern curblines of West 99th Street, easterly along the southern curblines of West 99th Street to a point on a line extending northerly from the eastern property line of 250 West 99th Street (aka 248-256 West 99th Street), southerly along said line and the eastern property lines of 250 West 99th Street and 251 West 98th Street (aka 247-253 West 98th Street) to the northern curblines of West 98th Street; westerly along the northern curblines of West 98th Street to a point on a line extending northerly from the eastern property line of 254 West 98th Street (aka 254-256 West 98th Street), southerly along said line and the eastern property line of 254 West 98th Street (aka 254-256 West 98th Street), easterly along part of the northern property line of 251 West 97th Street (aka 251-255 West 97th Street), southerly along the eastern property line of 251 West 97th Street (aka 251-255 West 97th Street) to the northern curblines of West 97th Street, westerly along the northern curblines of West 97th to a point on a line extending northerly from the eastern property line of 258 West 97th Street (aka 256-258 West 97th Street), southerly along said line and the eastern property line of 258 West 97th Street (aka

256-258 West 97th Street), westerly along part of the southern property line of 258 West 97th Street (aka 256-258 West 97th Street), southerly along the eastern property line of 740 West End Avenue (aka 740-750 West End Avenue; 251 West 96th Street) and a line extending southerly from the eastern property line of 740 West End Avenue (aka 740-750 West End Avenue; 251 West 96th Street) to the northern curbline of West 96th Street, westerly along the northern curbline of West 96th Street to a point on a line extending northerly from the eastern property line of 736 West End Avenue (aka 736-738 West End Avenue; 272 West 96th Street), southerly along said line and the eastern property lines of 736 West End Avenue (aka 736-738 West End Avenue; 272 West 96th Street) and 732 West End Avenue (aka 732-734 West End Avenue), easterly along part of the northern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street), southerly along part of the eastern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street), easterly along part of the northern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street) and the northern property line of 255 West 95th Street (aka 253-255 West 95th Street), southerly along the eastern property line of 255 West 95th Street (aka 253-255 West 95th Street) and a line extending southerly from the eastern property line of 255 West 95th Street (aka 253-255 West 95th Street) to the northern curbline of West 95th Street, westerly along the northern curbline of West 95th Street to a point on a line extending northerly from the eastern property line of Pomander Walk, southerly along said line and the eastern property line of Pomander Walk to the northern curbline of West 94th Street, westerly along the northern curbline of West 94th Street to a point on a line extending southerly from the eastern property line of 700 West End Avenue (aka 269 West 94th Street) to the southern curbline of West 94th Street, westerly along the southern curbline of West 94th Street to point on a line extending northerly from the eastern property line of 306 West 94th Street, southerly along said line and the eastern property line of 306 West 94th Street, westerly along the southern property lines of 306 through 316 West 94th Street, northerly along the western property line of 316 West 94th Street to the northern curbline of West 94th Street, westerly along the northern curbline of West 94th Street to a point on a line extending southerly from the western property line of 321 West 94th Street (aka 321-325 West 94th Street), northerly along said line and the western property line of 321 West 94th Street (aka 321-325 West 94th Street), westerly along part of the southern property line of 336 West 95th Street (aka 334-338 West 95th Street), northerly along the western property line of 336 West 95th Street (aka 334-338 West 95th Street) to the southern curbline of West 95th Street, and westerly along the southern curbline of West 95th Street to the point of beginning.

SECTION 2 of the proposed Riverside-West End Historic District Extension II consists of the property beginning on the southern curbline of West 92nd Street at a point on a line extending northerly from the eastern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), southerly along said line and the eastern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), westerly along the southern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), southerly along part of the eastern property line of 292 West 92nd Street, westerly along the southern property lines of 292 and 294 West 92nd Street, northerly along part of the western property line of 294 West 92nd Street, westerly along the southerly property line of 296 West 92nd Street, northerly along the western property line of 296 West 92nd Street to the northern curbline of West 92nd Street, easterly along the northern curbline of West 92nd Street to a point on a line extending southerly from the western property line of 255 West 92nd Street, northerly along said line and the western property line of 255 West 92nd Street, easterly along the

northern property line of 255 West 92nd Street and southerly along the eastern property line of 255 West 92nd Street and a line extending from the eastern property line of 255 West 92nd Street to the southern curbline of West 92nd Street, easterly along the southern curbline of West 92nd Street to the point of beginning.

SECTION 3 of the proposed Riverside-West End Historic District Extension II consists of the property bounded by a line beginning on the southern curbline of West 89th Street at a point on a line extending southerly from the eastern property line of 267 West 89th Street, northerly along said line and the eastern property line of 267 West 89th Street, westerly along the northern property line of 267 West 89th Street; southerly along the western property line of 267 West 89th Street and a line extending from the western property line of 267 West 89th Street to the southern curbline of West 89th Street, easterly along the southern curbline of West 89th Street to the point of beginning.

SUMMARY

The Riverside-West End Historic District Extension II consists of approximately 344 residential and institutional buildings. Built primarily between the mid-1890s and the early 1930s, these buildings represent the various phases of development that transformed the once rural area between West 89th Street and West 108th Street west of Broadway into a dense urban enclave of speculatively built single-family dwellings and grand high-rise apartment buildings.

The character and sense of place of the district derives from its two spines: Riverside Drive and West End Avenue. Both have a remarkably homogeneous character – lined by large apartment buildings creating a strong streetwall, with some small clusters of row houses and mansions dating to the area’s earlier periods of development. The side streets knit together the two great avenues, and are lined with architecturally significant row houses, mansions, and other residential buildings. With the exception of some neighborhood-oriented institutional buildings (including schools and religious structures), the proposed historic district is almost exclusively residential.

While today the district’s sense of place is created by the large apartment buildings and consistent street wall on West End Avenue and Riverside Drive, these buildings replaced some of the earliest development in the area. Between the mid-1890s and the first decade of the 20th century developers hired some of the city’s most prominent residential architects including Clarence True, C. P. H. Gilbert, Schneider & Herter, Neville & Bagge, M. V. B. Ferdon, George F. Pelham, Janes & Leo, Gilbert A. Schellenger, Henry Andersen, John Hauser and others to design single-family row houses in a variety of styles and materials. At the same time, some of the same architects were hired by developers to design multiple dwellings known as flats. Early buildings were compatible in scale and materials with the neighboring houses but with the advent of the smaller, more practical electric elevator, larger buildings of six to nine stories covering multiple lots were constructed throughout the Extension.

On the side streets and in some small clusters on West End Avenue and Riverside Drive there are picturesque ensembles of row houses in the Renaissance Revival, Romanesque Revival, Queen Anne, Colonial Revival and Beaux-Arts styles in brownstone and/or brick with decorations in terra-cotta or copper. One such example is the group at 854-858 West End Avenue and 254 West 102nd Street (Schneider & Herter, 1892-93, individually designated New York City Landmarks). Within the rows a rhythmic pattern was often established by the applications of elements such as bow fronts, bay and oriel windows, dormers, gables, and balconies.

At the turn of the century, in an astonishingly rapid transformation rare in the development of the city, many of the single-family houses and small flats, which were less than 30 years old at the time, were demolished and replaced with apartment buildings of 12 to 15 stories on West End Avenue, Riverside Drive, and the large cross streets such as West 96th and West 106th Streets,. Multiple factors contributed to this transformation, particularly the rising cost of constructing and maintaining single family homes and the completion of the IRT subway in 1904, which made the area accessible to the city’s growing population. 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, the first of which was the Stanley Court apartments at 945 West End Avenue (Charles E. Birge, 1905).

The apartment building construction trend continued into the 1920s with buildings by George & Edward Blum, Nast & Springsteen, Rouse & Goldstone, Neville & Bagge, Herman Lee Meader, Schwartz & Gross, Gaetan Ajello, Emery Roth, Rosario Candela, George F. Pelham

and Sugarman & Berger. Under the Multiple Dwelling Law of 1929, all new residential construction came under the regulations established by the 1916 zoning legislation, which had previously only controlled the design of commercial buildings like the extension's two apartment hotels: the 24-story Hotel Paris, 752 West End Avenue (Sugarman & Berger, 1929-31), and the 29-story Master Building, 310 Riverside Drive (Harvey Wiley Corbett, of the firm of Helmle, Corbett, & Harrison, Sugarman & Berger, associated architects, 1928-29, a designated New York City Landmark). By 1931, the most productive period of construction in the Riverside West End Historic District Extension II, which included the construction of a Byzantine Revival style synagogue for Congregation Ansche Chesed (Edward L. Shire, 1926-28) and the Tudor Revival style row house complex known as Pomander Walk (King & Campbell, 1921, a designated New York City Landmark), came to an end.

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

THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE RIVERSIDE- WEST END HISTORIC DISTRICT EXTENSION II

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 to the east of the Riverside-West End Historic District Extension II.¹ The Dutch had allotted parcels of land in the city 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 to Isaac Bedlow that extended from roughly West 89th Street to West 107th Street from the Hudson River to the middle of the island. Thomas Dongan (governor, 1682-88) granted a large triangular parcel north of the Bedlow property to the Mayor, Alderman and Commonality of the City of New York. What is now the Riverside-West End Historic District Extension II is contained within these two allotments.³

One of the earliest residents was Theunis Idens Van Huyse (aka Theunis Eidesse Van Huyse) who had purchased the Bedlow tract in 1688 at a time when Bloomingdale was only accessible by water or Native American trail. Beginning in the early 18th century, following the opening of the Bloomingdale Road in 1703, the area became an attractive location for the country estates of the city's wealthy. In the 1760s, Charles Ward Apthorp purchased two parcels of the Van Huyse land including what was likely the original Van Huyse house which overlooked modern-day West 96th Street.⁴ In 1764, Apthorp sold part of the farm between West

¹ The nearest documented settlements, Rechewanis and Konaande Kongh, were located near the main trail that 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 Long Ago in the City of New York*, enl. ed. (New York: Harmony Books, 1972), 132; Eric Homberger, *Historical Atlas of New York City* (New York: Henry Holt, 1944), 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 The majority of the Riverside West End Historic District Extension II falls within the Bedlow patent, only the two northernmost blocks of the district are part of the city's holdings. The city sold its parcel, the triangle between the Harlem patent and the Hudson River from 107th Street to roughly 125th Street, in 1701 to Jacob de Key to pay for a new city hall and ferry house. The parcel was sold by De Key's heirs to Adrian Hogeland (Hoogeland) and Harman Van de Water in 1735 who partitioned the land between them, the western portion going to Hogeland. In 1784 and 1785 Hogeland's executors conveyed his holdings to Nicholas De Peyster. Nicholas De Peyster's house stood at 114th Street near the Hudson River until 1835 when it burnt down. James E. Mooney, "Dongan, Thomas" in *Encyclopedia of the City of New York*, 2nd ed. (New Haven: Yale University Press, 2010), 374; Stokes, 6: 69, 97-98; Hopper Stryker Mott, *The New York of Yesterday: A Descriptive Narrative of Old Bloomingdale* (New York: G. P. Putnam, 1908), 25.

⁴ Theunis Idens Van Huyse occupied the land with his family for some 30 years. In 1720 the land was surveyed into eight equal lots, most of which were conveyed to his heirs. Apthorp bought what were lots 3, 4, 5 and part of lot 2. Apthorp had also purchased part of the former DeLancey estate to the south; the Van Huyse parcels are also referred to as Apthorp's northern desmesne. Stokes, 6: 69-70, 97, 125; Landmarks Preservation Commission, (LPC), *Riverside West End Historic District Extension I Designation Report (LP-2463)* (New York: City of New York, 2012), 5, fn. 6, prepared by Theresa Noonan and Marianne Percival; Office of the Register, New York County, *Re-Indexed Block Indexes of Conveyances Prior to 1917, Section 4*.

96th and West 99th Streets to Gerrit Striker, a slave owner, who built a new mansion overlooking the cove at the foot of West 96th Street and named the farm “Striker’s Bay.”⁵ To the north of Striker’s Bay, Humphrey Jones purchased, in 1752, what had been the western portion of the George Dyckman farm extending from West 99th to West 107th Streets with its house overlooking the river.⁶

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).⁷

The Riverside-West End Historic District Extension II, like the rest of the Upper West Side, saw little development during the first half of the 19th century. Apthorp died in 1797 after which his lands were conveyed to various owners including Dr. Valentine Mott, the city’s preeminent surgeon who purchased a large irregular parcel between West 93rd and West 96th Streets in 1833 and built a house off the Bloomingdale Road.⁸ The landholdings throughout the Extension were surveyed into lots from the 1830s to the 1870s and sold in parcels. In the 1830s, part of the Rogers estate was sold to William Furniss, a merchant and stock broker, who built a large house between West 99th and West 100th Streets west of West End Avenue.⁹ Following the death of James Striker in 1831, Striker’s Bay became a tavern. Its landlord, in 1841, James Francis, was the inventor of an improved metal lifeboat.¹⁰ Other homes were converted into hotels while others were put to institutional use.¹¹

⁵ Striker’s holding extended eastward almost to Columbus Avenue. James Striker, Gerrit’s son, was also a slave owner. Apthorp, whose father was a merchant and slave trader in Massachusetts, retained the rest of the land which was described in 1780 as 300 acres of meadow and orchard with a house, located around today’s West 91st Street and Columbus Avenue, and various out buildings. Henry Schenawolf, “Apthorp Mansion,” June 2, 2014 (<http://www.harryschenawolf.com/apthorp-mansion>, accessed August 14, 2014); Mott, 55, 123; Stokes, 6, pl. 84B-e, pp. 70, 141.

⁶ George Dyckman, the husband of Catalina Van Huysse, was deeded lots 6 and 7 of Theunis Van Huysse’s farm in 1720 and several years later purchased lot 8 from his brother-in-law, Abraham de Lamontaine. The westerly half of the property was sold to Johannes Van Berhoudt Gloudisz around 1749, who built a dwelling house south of 102nd Street west of West End Avenue and various out buildings. Around 1796 the property was sold to Herman Le Roy, two years later it was purchased by Robert T. Kemble, and in 1811 by William Rogers and his wife Ann. Stokes, 6, 115-116; James Riker, *Revised History of Harlem: Its Origin and Early Annals* (New York: New Harlem Publishing Co, 1904), 545; Mott, 46.

⁷ LPC, *West End-Collegiate Historic District Designation Report (LP-1419)* (New York: City of New York, 1984), 8, prepared by Jay Shockley.

⁸ Mott died in 1865 and in 1868 the house, which was in the path of the Boulevard (later Broadway), was moved closer to the Hudson River. Mott, 18.

⁹ The Furniss house remained standing until the early 20th century. By then it was home to an artist’s colony, where Gertrude Stein wrote her novel *Q. E. D.* (published posthumously). Peter Salwen, *Upper West Side Story: A History and Guide* (New York: Abbeville Press, 1989), 213-214.

¹⁰ Mott, 13; “Obituary: Joseph Francis,” *New York Times*, May 11, 1893, 4.

¹¹ The Humphrey Jones House or, as it was sometimes known, the Anne Rogers house which stood between 101st and 102nd Streets west of West End Avenue until c. 1859, became the Abbey Hotel in 1843, William and Sarah Heyward’s house between 106th and 107th Streets west of West End Avenue became the Woodlawn Hotel; the Valentine Mott house became an orphanage operated by St. Michael’s Episcopal Church. in 1887. Mott, 44, 47, 19.

*Late 19th Century Development in the Historic District Extension*¹²

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.¹³ 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.¹⁴ 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.¹⁵ However, the Panic of 1873 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.¹⁶ When the Ninth Avenue Elevated was completed to West 155th Street in 1879, the Riverside-West End Historic District Extension II, three blocks west of the line was largely vacant.¹⁷ All the streets in the Extension were open west of the Boulevard (aka Broadway) but only West 96th Street, West 99th Street (between Broadway and West End Avenue), and West 101st Street had been graded and paved.¹⁸

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

¹² This section is based largely on LPC, *West End Collegiate Historic District Designation Report*.

¹³ "West Side Number," *Real Estate Record and Builders Guide*, 46 suppl. (December 20, 1890), 24.

¹⁴ The lines were established in 1819 and 1823. Salwen, 31.

¹⁵ *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.

¹⁶ *Ibid.*, 86-87.

¹⁷ Stations were opened at West 86th, West 93rd, West 99th and West 104th Streets by late June, that at West 110th Street by September. *Map of that Part of the City and County of New York North of 50th Street* (New York: M. Dripps, 1851); George W. Bromley, *Atlas of the Entire City of New York* (New York: George W. Bromley & E. Robinson, 1879); pl. 25-26; *The City of New York* (New York: Galt and Hoy, 1879); Stan Fischler, *Uptown Downtown: A Trip through Time on New York's Subways* (New York: Hawthorn Books, 1976), 252.

¹⁸ John James Robertson Croes, *The West Side of the City of New York* (New York: Croes & Van Winkle, 1879).

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.¹⁹

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.²⁰

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-established 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 (both 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.²¹

Between 1885 and 1891, as other parts of the Upper West Side were seeing increased development activity, the blocks between West 89th and West 109th Streets west of Broadway were still largely vacant with a scattering of wood frame or brick houses and stables.²² The earliest surviving building within the Extension is the small brick, and terra-cotta house in the Queen Anne style which the architect Ralph S. Townsend designed in 1884 as his private residence. Originally located on West End Avenue just below West 102nd Street it was moved by

¹⁹ "Settling the West Side," *New York Times*, September 11, 1886, 8.

²⁰ Lori Zabar, "The Influence of W. E. D. Stoke's Real Estate Career on West Side Development," (Master's Thesis, Columbia University, 1977), 16, 31.

²¹ Opened to the public in 1880, the drive remained incomplete until the construction of the 96th Street viaduct (1900-02). Early maps show three streams running through a natural declivity into a triangular cove, called Striker's Bay, at what is now West 96th Street and the Hudson River. Apparently cut off from access to the river by the Hudson River Railroad tracks when the line opened in the 1840s, the cove was not filled in until construction began on the park and road in the mid-1860s. 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; Dripps, 1851; *Plan of New York City, from the Battery to Spuyten Duyvil Creek* (New York: M. Dripps, 1867), pl. 14; Egbert L. Viele, *Sanitary & Topographical Map of the City and Island of New York* (New York: Ferd. Mayer & Co, 1865).

²² E. Robinson and R. H. Pidgeon, *Robinson's Atlas of the City of New York* (New York: E. Robinson, 1885), pl. 24 and 25; George W. and Walter S. Bromley, *Atlas of the City of New York: Manhattan Island* (Philadelphia: G. W. Bromley & Co, 1891), pl. 36-38.

a subsequent owner to its current site at 302 West 102nd Street in 1893. By the end of the decade the Queen Anne style house at 233 West 100th Street (Alonzo E. Hudson, 1889-90) was constructed for Joseph Hassell and a Romanesque Revival style house at 330 West 108th Street (Frank Freeman, 1889) was constructed for the banker Samuel G. Bayne.²³

Beginning in the 1890s, intensifying development reached the Riverside-West End Historic District Extension II. Like the areas of the Upper West Side to the south and east, the area went through several distinct phases over the next four decades. The earliest phase between roughly 1890 and 1910 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 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 and Riverside Drive as earlier row houses and flats were replaced by newer larger buildings.

*Row Houses*²⁴

Speculative row house construction in the Riverside-West End Historic District Extension II did not begin until the 1890s and stretched well into the first decade of the 20th century. Designed by some of New York's leading architects including Clarence True, C. P. H. Gilbert, Schneider & Herter, Neville & Bagge, M. V. B. Ferdon, George F. Pelham, Janes & Leo, Gilbert A. Schellenger, Henry Andersen, Henri Fouchaux, Edward Chester Smith (later Chestresmith), and John Hauser, these rows ranged in style, size, massing, and materials. Picturesque ensembles in eclectic variations of the popular Renaissance Revival, Romanesque Revival, Queen Anne, Colonial Revival and Beaux-Arts styles are found throughout the extension. A particularly interesting grouping is the four brownstone houses at 854-858 West End Avenue and 254 West 102nd Street (Schneider & Herter, 1892-93).²⁵ Combining elements of the Queen Anne and Romanesque Revival styles, the three houses facing West End Avenue feature inset porches, balconies, gables, chimneys, and dormers; a turret anchors the corner. On West 102nd Street, 858 West End Avenue and 254 West 102nd Street, to which it is connected by a rusticated archway, have high L-shape stoops, balconies, entrances with unusual carved columns, and carved parapets. Other architects executed their designs in brownstone as well, like the Renaissance Revival style rows at 319-327 West 101st Street (1892), 315-321 West 104th Street (1893) and 241-251 West 103rd Street (1890-91) all by M. V. B. Ferdon.²⁶ Others

²³ The house at 233 West 100th Street, built as a single family dwelling, had been used variously as a Red Cross Hospital, a Tammany Hall affiliated political clubhouse and due to its proximity to Broadway, a mixed-use dwelling with stores before being returned to single-family use around 1985. Christopher Gray, "Streetscapes: West End Avenue, Three Apples of Somebody's Eye," *New York Times*, September 5, 2010, RE8; New York City, Department of Buildings (DOB), CO 97185-1990.

²⁴ This section based largely on LPC, *Riverside-West End Historic District Designation Report (LP-1626)* (New York: City of New York, 1989), prepared by the Research Department..

²⁵ The four houses are individually designated New York City Landmarks (LP-1619-1623, 1990).

²⁶ From roughly 1910 to 1920, 245 West 103rd Street was the home of the actor Humphrey Bogart, his sisters, and their parents, Dr. Belmont Bogart, a physician and Maud Humphrey, the renowned illustrator. U.S. Census records,

combined different types and textures of stone with brick, to which they added decorative elements in terra cotta or copper, such as the Romanesque Revival/Renaissance Revival style row at 310-318 West 107th Street (Charles Buek, 1898-99) which features a rough-faced rusticated stone base, brick and stone upper stories with stone lintels and mansard roof with pressed-metal dormers.

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. The Renaissance Revival style row at 302 to 316 West 98th Street (John Hauser, 1896-97) and the Romanesque Revival/Renaissance Revival style row 308-314 West 102nd Street (M. V. B. Ferdon, 1892) alternate only two designs. Hauser's brownstone-fronted row with its intact high stoops follows an ABABABAB pattern alternating round- with flat-arched entrances with elaborately carved surrounds and flat facades decorated with pilasters and carved decoration with bowed bays with highly carved piers and moldings. Ferdon's row follows an ABBA pattern, each house with its rough-faced stone base, carved door surround and spandrels, and cornice with three-tiered denticulation, is distinguished by either a full-height angular bay or a two-story rounded bay supported by a bracket.²⁷ At the turn of the century, Neville & Bagge designed a row of six houses in the Renaissance Revival style at 245-255 West 101st Street. Here the houses share rusticated stone bases, with segmental-arched openings, brick upper stories, balconettes, and elaborate cornices distinguished from each other in a ABCCBA pattern featuring projecting squared bays with quarter-round oriels, oculi, and carved and modillioned lintels; single-story bowed oriels decorated with columns and supported by carved brackets; and full-height bowed bays.

In the 1890s, the architect Clarence True popularized the American basement plan which lowered the stoop nearly to grade elevating the dining area and offering more privacy and elegance for entertaining. True designed two rows in the Renaissance Revival style, one at 319-323 West 106th and 340-343 Riverside Drive (1898-99), represented by its lone survivor 319 West 106th Street, the other at 303-319 West 107th Street (1897-98) is extant. Other examples of row houses on this same plan executed in the Renaissance Revival, Colonial Revival, and Beaux-Arts styles can be found throughout the extension. Among them are the pair of Beaux-Arts style houses at 352-353 Riverside Drive (Robert D. Kohn, 1899-1901), the Renaissance Revival style row at 303-309 West 106th Street (Janes & Leo, 1899), and the Colonial Revival style row at 302-308 West 107th Street (Neville & Bagge, 1907-08).

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 1910. During the first decade of the 20th century as row house speculation slowed, wealthy homeowners continued to build private residences along Riverside Drive. William and Clara Baumgarten hired the firm of Schickel & Ditmars to design a town house in the Beaux-Arts style at 294 Riverside Drive (1900-01). Several years later William B.

1910-1920. The Bogart residency is commemorated by a plaque and the renaming of the block as Humphrey Bogart Place.

²⁷ No. 314 West 102nd Street has been altered with the removal of the stoop but the door surround remains.

Tuthill, architect of Carnegie Hall, designed a neo-French Renaissance mansion at 351 Riverside Drive (1907-09) for tobacco merchant Morris Schinasi and his wife Laurette.²⁸

A brief revival of row house construction took place in 1921 when Thomas Healy hired the architectural firm of King & Campbell to design the complex of two-family dwellings known as Pomander Walk.²⁹ Designed with Tudor Revival elements, particularly half-timbering, 16 two-story “cottages” face one another across the private, eponymous landscaped walkway that bisects the block east of West End Avenue between West 94th and West 95th Streets. Four three-story buildings face out on each of the cross streets; the remainder of the L-shaped lot incorporates three two- to 2 ½- story houses. Originally offered as “light housekeeping” flats, the complex is now a cooperative.

*Flats*³⁰

Multiple dwellings, or “tenements,”³¹ 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 12 East 18th Street (demolished) designed by the prominent Beaux-Arts trained architect Richard Morris Hunt. Inspired by a popular Parisian housing type these early apartments were referred to as “French flats.” The success of the Dakota (Henry J. Hardenberg, 1880-84, 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. The earliest of these buildings emulated the neighboring row houses in materials, style, ornament, compatible scale, and architectural elements. The five-story, brick and/or stone, buildings at 702 and 704 West End Avenue (Neville & Bagge), 244 West 101st Street (Gilbert A. Schellenger), and 304 West 102nd Street (Ralph S. Townsend) were built in 1895-96, and all designed in the prevailing Renaissance Revival style.³²

²⁸ Both houses are designated New York City Landmarks.

²⁹ A 27-building complex, Pomander Walk was designated an individual New York City Landmark in 1982 (LP-1279). It derives its name from a popular play of the period.

³⁰ 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.

³¹ From 1866 to 1874, third 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 dwelling 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.

³² The earliest flats building within the extension is 260 West 99th Street. Built between 1884 and 1886, before development in the area intensified, the five-story Renaissance Revival style brick building with brownstone trim was designed by William Schickel. It recently underwent renovation, which included the removal of the stoop to

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.³³ With the added convenience, new flats throughout the historic district extension, often constructed on multiple lots, rose from six to nine stories. The Renaissance Revival style Dorothea at 329 West 101st Street, (Neville & Bagge, c. 1898) and West End Hall at 840 West End Avenue (George F. Pelham, 1904) and the Beaux-Arts style Alimar at 925 West End Avenue (aka 921-927 West End Avenue; 297-299 West 105th Street) (Janes & Leo, 1899) offered prospective tenants spacious suites including servants' quarters, and the latest conveniences.³⁴

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 have a window overlooking a street, yard, or light court. The majority of flats buildings following passage of the law were built out to the property line, forming a continuous street wall, their light courts incorporated on the side elevations like those of the Beaux-Arts style buildings at 310, 316, 311 and 317 West 95th Street (Schneider and Herter, 1902-03), the Renaissance Revival style Holland Court Apartments at 315-17 West 98th Street (Schwartz & Gross, 1908-09), the Secession style Bretton Court at 306-310 West 100th Street (Schwartz & Gross, 1910), and the Renaissance Revival style 251 and 255 West 98th Street (Gaetan Ajello, 1912-13). Henry Fouchaux's Beaux-Arts style Buckingham Court, 310 West 99th Street (1901-02) and Schneider & Herter's Renaissance Revival style 336 West 95th Street (1901-02) incorporated the light courts as a significant feature of their designs, using them as grand entrance courts. To break up the solid mass of his Renaissance Revival style building at 839 West End Avenue (1901-02), George F. Pelham incorporated three light courts along the two street facades. Unusual among the flats buildings of the Riverside-West End Historic District Extension II is H. Alban Reeves' Schuyler Arms, at 305 West 98th Street (1901-04). Drawing on the successful plan of the Dakota Apartments on Central Park West, Reeves located the entrance within the courtyard, accessible, in this case, through a vaulted arcade.³⁵

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

provide handicapped access to the building. These smaller flats/tenements continued to be built into first decade of the 20th century.

³³ Cromley, 155.

³⁴ The Alimar originally had a curved mansard roof which was removed in the 1970s, the upper story was rebuilt in 1997. The general floor plan of these buildings included from two to four apartments per floor. New York Public Library (NYPL), "Classic Six: New York City Apartment Building Living, 1880s-1910s," [digital collection images 417427, 417383, 416479, 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) and *The 1913 Supplement to the World's Loose Leaf Album of Apartment Houses Containing Views and Ground Plans of the Newest High Class Apartment Houses in New York City* (New York: The New York World, 1913) (accessed April 24, 2015).

³⁵ The Schuyler Arms is now merged with 304 and 306 West 99th Street in a single lot but retains a distinct entrance.

Riverside Avenue, was “universally acknowledged to be one of the most beautiful and picturesque [streets] in the world.”³⁶

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 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 the 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 the 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.³⁷

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 30 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.³⁸ The neo-Gothic style apartment house at 290 Riverside Drive (aka 290-291 Riverside Drive; 335-345 West 101st Street) (George F. Pelham, 1923-24), replaced the row house at 291 Riverside Drive (C. P. H. Gilbert, 1896-97).³⁹ The Renaissance Revival style apartment houses at 355 Riverside Drive (aka 332-338 West 108th Street) (Alfred C. Bossom, 1922) and 360 Riverside Drive (aka 331-339 West 108th Street) (Gaetan Ajello, 1915) replaced the two large Richardsonian Romanesque mansions on Riverside Drive designed by Frank Freeman for the banker Samuel G. Bayne.⁴⁰

³⁶ Andrew Scott Dolkart, “West End Avenue Survey: A Proposal for Historic District Designation” (New York, 2009), 8-9; E. Idel Zeisloft, *The New Metropolis* (New York: D. Appleton, 1899), 618, quoted in LPC, *West End-Collegiate Historic District Designation Report*, 19.

³⁷ “West End Avenue Residences Going,” *New York Times* (August 10, 1924), RE1.

³⁸ LPC, *West End Collegiate Historic District Designation Report*, 20.

³⁹ Gilbert designed a trio of row houses at 291-293 Riverside Drive, no. 292 and 293 remain. *Real Estate Record and Builders’ Guide*, August 15, 1896, 243.

⁴⁰ “Old New York in Photos #37: Riverside Drive and 108th Street,” *Stuff Nobody Cares About* <http://stuffnobodycaresabout.com/2014/04/23/old-new-york-photos-37> (accessed June 4, 2015).

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 1902.⁴¹ 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.⁴²

Prior to World War I apartment buildings of 12 to 14 stories, with flat roofs, no setbacks, limestone base, brick upper stories, terra-cotta trim and projecting cornices were constructed on West End Avenue and Riverside Drive. The buildings were designed in the Renaissance Revival, Beaux-Arts, and Arts and Crafts styles by some of the most prominent architects in the field such as Schwartz & Gross, Rouse & Goldstone, Neville & Bagge, George F. Pelham, and George & Edward Blum. Several of the buildings are of particular note due to the elaborate use of terra-cotta decoration including William L. Rouse’s Renaissance Revival style Peter Stuyvesant Apartments (1908-09) at 258 Riverside Drive with its two-story arcade faced with blue terra cotta, George & Edward Blum’s Arts and Crafts style apartments at 780 West End Avenue (aka 772-780 West End Avenue; 258-268 West 98th Street) (1912-14) and 838 West End Avenue (aka 832-838 West End Avenue; 246 West 101st Street) (1912-13) whose facades juxtapose Roman brick with unusual foliate- and geometric-patterned terra-cotta details, and Neville & Bagge’s Beaux-Arts style Bennington Corners, a pair of apartment buildings at 801 West End Avenue (aka 301 West 99th Street) and 817 West End Avenue (aka 815-187 West End Avenue; 300-304 West 100th Street) (1910-11) particularly noted for the terra-cotta parapets featuring large peacocks in full display. Unique among the pre-war buildings is Herman Lee Meader’s Arts and Crafts style Cliff Dwelling (1914-16) at 243 Riverside Drive (240-243 Riverside Drive).⁴³ Meader incorporated geometric and other decorative elements, such as corn, tomahawks, panthers, bucrania, and masks associated with the Native-Americans and Meso-Americans. 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.⁴⁴ Throughout the 1920s buildings in the Renaissance, Colonial, Classical and Medieval Revival and neo-Gothic styles were constructed along West End Avenue and Riverside Drive by architects such as Rosario Candela, George F. Pelham, Sugarman & Berger, Schwartz & Gross, J. M. Felson, Lucien Piscioti, and Emery Roth.

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.⁴⁵ 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

⁴¹ Dolkart, 14-15.

⁴² Ibid, 14-15.

⁴³ Also referred to as the Cliff Dweller, it was originally designed as an apartment hotel.

⁴⁴ Ibid, 17, 19-20.

⁴⁵ Probably the first apartment hotel in the district is The Schuyler Arms, 305 West 98th Street (1901-04). Although described in building records as an apartment house or flats, a 1903 advertisement in the *New York Times* lists it as an apartment hotel, offering residents furnished or unfurnished suites, with or without kitchen; maid and restaurant service. Advertisement, *New York Times*, September 6, 1903, 18.

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.⁴⁶ From the exterior there was little difference in the appearance of apartments and apartment hotels except for their height. The 15-story Renaissance Revival style Hotel Marcy, 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street) (Emery Roth, 1926-27) offered residents one-room suites including serving pantries with refrigeration.⁴⁷ The two tallest buildings within the district are the 24-story Art Deco style Hotel Paris, 752 West End Avenue (aka 752-758 West End Avenue; 260-268 West 97th Street); (Sugarman & Berger, 1929-31) and the 29-story Master Building, 310 Riverside Drive (aka 310-312 Riverside Drive; 323-325 West 103rd Street) (Harvey Wiley Corbett of the firm of Helmle, Corbett & Harrison, with Sugarman & Berger, associated architects, 1928-29, a designated New York City Landmark). The Hotel Paris offered suites of one to four rooms, some with terraces and provided amenities such as a restaurant, swimming pool, gym, roof garden and lounges.⁴⁸ The Master Building, the highest building in this section of Riverside Drive included a home for the Nicholas Rorich Museum, and the Master Institute of United Arts. The Art Deco style building with its multiple setbacks is particularly noted for its use of ironspot brick that is graded in color from purple at the base to gray at the tower.

Only two apartment buildings were constructed in the extension in the years immediately following passage of the Multiple Dwelling Law in 1929 that placed all residential buildings under the zoning law. The Medieval Revival style 230 Riverside Drive (Charles Lench, 1930-31) and the Art Deco style 315 Riverside Drive (Boak & Paris, 1930) which rise 18 and 19 stories. These two 1930s buildings on Riverside Drive brought to an end the most active period of construction within the extension.

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

The flats and apartment buildings in the Riverside-West End Historic District Extension II housed middle-class and upper middle-class families, many with servants, headed by businessmen and professionals in a variety of fields. The luxury apartment houses built in the 1920s and 1930s on Riverside Drive and West End Avenue continued 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.⁴⁹

⁴⁶ Ibid, 20-22.

⁴⁷ The Marcy was later converted into the Edgar J. and Lyndon Perkin Williams Memorial Residence operated by the Salvation Army.

⁴⁸ The initial certificate of occupancy for the Hotel Paris describes it as a transient hotel, but contemporary brochures describe it as “most convenient for year round residence as well as shorter visits.” By the 1940s it is described in certificates of occupancy as a class B hotel and the accommodations referred to as apartments. New York City, Department of Buildings, Certificates of Occupancy, 17926, October 19, 1931, and 37387, June 29, 1950; Display ad, *New York Times*, August 9, 1927, 5; Hotel Paris-Paris Apartments and Health Club, 752 West End Ave., “Hotel Paris,” YR.4078.MH, New York Real Estate Brochure Collection, Avery Architectural and Fine Arts Library, Columbia University <http://nyre.cul.columbia.edu/projects/view/YR.4078.MH> (accessed June 4, 2015).

⁴⁹ 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, 2, 5, 6, 7, 8, 12.

To serve the needs of the growing population of the Riverside West End Historic District Extension II, from the 1920s to the 1950s smaller religious congregations purchased and converted row houses into worship space and living quarters for their respective clergy.⁵⁰ However with the growing Jewish population in the area, Congregation Anshe Chesed, the third oldest Jewish congregation in the city, purchased the property at the northeast corner of West End Avenue and West 100th Street on which they built a synagogue and community center designed by Edward I. Shire (1926-28) in the Byzantine Revival style.⁵¹

At the same time, the row houses and older flats and apartments underwent a significant change in population. In 1919, the Tenement Houses Act was amended to permit the conversion of single-family row house into multi-family residences.⁵² As a result, many of the houses were remodeled into apartments or operated as boarding or lodging houses such as the row houses at 244-252 West 102nd Street (George F. Pelham, 1898-99) and 292-293 Riverside Drive. In 1920 census takers recorded the presence of eight families and 19 lodgers at 246 West 102nd Street and 252 West 102nd Street was operated exclusively as a rooming house with 27 lodgers. By the 1930 census the entire row had been converted to rooming houses. The large, multi-room suites of the early flats and apartment buildings, which had been designed to offer tenants the same comfort as a single-family home appear to have undergone the same fate as the row houses as census records report the presence of multiple boarders or lodgers within individual apartment 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, 26 of the Riverside-West End Historic District Extension II's row houses, flats, apartments and apartment hotels 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.⁵³

⁵⁰ 321 West 101st Street (M. V. B. Ferdon, 1892) served as the home of the Anglican Universal Church of Christ in the U. S. A. (co-founded by its archbishop the Rt. Rev. George W. Plummer) for many years beginning in 1925; 296 West 92nd Street (Clarence True, 1893), the long-time home of Nahan Franko, an orchestra conductor once associated with the Metropolitan Opera, became the home of a Pentecostal congregation from the 1930s through 1990s; 312 West 101st Street (George F. Pelham, 1900-01) became the Bulgarian Eastern Orthodox Church and rectory in 1947; and 321 West 100th Street (Janes & Leo, 1900-01) has been used by Congregation Kahal Minchas Chinuch since 1950. "Red Fox, Lecturer, to Become Priest," *New York Times*, December 28, 1925, 4; "Nahan Franko Dies; Noted Conductor," *New York Times*, June 8, 1930, 26; "Topics of Sermons That Will Be Preached Tomorrow in Pulpits of the City," *New York Times*, November 27, 1937, 8; New York City, Department of Buildings, ALT 1242-1947, Job 101919275-1998, and CO 60944-1965; New York County, Office of the Register, Deeds and Conveyances, Liber 4677, p. 463 (June 8, 1950).

⁵¹ The congregation built the first purpose built synagogue in the Lower East Side on Norfolk Street, which later became Anshe Slonim Synagogue and is now a performing arts space run by the Angel Orenshanz Foundation. LPC, *Anshe Slonim Synagogue (originally Anshe Chesed Synagogue) Designation Report (LP-1440)* (New York: City of New York, 1987), prepared by Virginia Kurshan.

⁵² 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.

⁵³ Another class of buildings was the bachelor apartment which differed from single room occupancy in that bathroom and occasionally cooking facilities are en suite. "Bachelor Apartment," <http://financial-dictionary.thefreedictionary.com/bachelor+apartment> (accessed June 10, 2015)

Post-War Era and 21st Century

Although gentrification did 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.⁵⁴ In the 1970s and 1980s young professionals began moving into the Upper West Side. The population, which had remained predominately white after the war, despite an increased minority presence, by the early 21st century had a median income which met or exceeded that of the rest of Manhattan.⁵⁵

Construction restarted after World War II with the completion of two small apartment houses 711 West End Avenue (Horace Ginsbern & Associates, 1950-52) and 345 Riverside Drive (aka 320-328 West 107th Street) (Charles E. Greenberg & Marvin Ames, 1950) and the construction of P. S. 75, 735 West End Avenue (Eric Kebbon, 1948-50). The following decade Wechsler & Schimenti, designed an apartment building at 308 West 103rd Street (1961) after which no new construction took place within the bounds of the extension until the 16-story apartment at 732 West End Avenue (Nicholas Boduva, 2008-2014) was completed.

The early built fabric of the extension has remained relatively intact. The most frequent alterations through the district have been the removal of stoops, replacements of entrances, roof top additions or alterations, and window and door replacement.

Within a period of roughly 40 years from the 1890s to the 1930s, the Riverside- West End Historic District Extension II 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 and tenements, 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, represents the development in microcosm, once restricted to single-family residential

⁵⁴ By the 1950s condition in the SROS had begun to deteriorate and the city banned any additional conversions in 1954. Several of the buildings converted to SROs in the 1940s on West 94th, 95th, and 97th Streets remain classified as hotels by the Department of Buildings. 305 West 97th Street is operated by the Volunteers of America as supportive housing. Marti Weithman and Gerald Lebovits, “Single Room Occupancy Law in New York City,” *New York Real Property Law Journal*, 36 (Summer 2008), 23.

⁵⁵ The most specific statistical division that is applicable to the Riverside-West End Historic District Extension II is Census tracts 175, 179, 183, 187, 191, and 195 that cover the area west of Amsterdam Avenue from West 85th Street to West 110th Street. U.S. Bureau of the Census, *Census Tract Data on Population and Housings 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; Census of Population and Housing* (Washington, D. C.: U.S. Government Printing Office, 1952), Table 1; U.S. Bureau of the Census, *1960, Final Report PHC (1)-104, Part 1 Census Tracts: New York, NY Standard Metropolitan Statistical Area Part 1, New York City* (Washington D. C.: U.S. Department of Commerce, 1962), Table P-1; U.S., Bureau of the Census, *1970 Census of Population and Housings Series PHC(1) Census Tracts Part 14, New York, N. Y. SMSA* (Washington: U. S. Department of Commerce, 1972), Table P-1; 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), Table P-1; U.S. Census Bureau, American Fact Finder: Income in the Past 12 Months (in 2010 Inflation-Adjusted Dollars: 2006-2010 American Community Survey 5-year Estimates (S1901) (Internet, accessed June 10, 2015)”; U.S. Census Bureau, American FactFinder, “Profile of General Population and Housing Characteristics: 2010, 2010 Census Summary File 1 (DP-1) (Internet, accessed June 10, 2015).

construction, it is lined with tall apartment buildings with a remarkably consistent street height, interspersed with smaller flats, row and town houses, and the Congregation Anshe Chesed synagogue and community house. The Riverside-West End Historic District Extension II with its broad array of residential buildings complements the existing Riverside-West End and Riverside-West 105th Street Historic Districts.

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 II contains buildings and other improvements that have a special character and a special historic and aesthetic interest and value and that represent one or more eras in the history of New York City and that 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 II contains a large collection of architecturally significant examples of residential building types including apartment houses, apartment hotels, free-standing houses, row houses and flats, dating primarily from the 1890s to the 1930s; that these building types represent distinct phases in the development of the Riverside-West End Historic District Extension II; that the character and sense of place of the district derives from its two spines: Riverside Drive and West End Avenue, which have a remarkably homogeneous character; that the rapid transformation of West End Avenue, in which single-family dwellings less than 30 years old were demolished and redeveloped 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 gives the district a cohesive and distinctive sense of place; that these buildings were designed by some of New York's premier residential architects such as Clarence True, C. P. H. Gilbert, Schneider & Herter, Neville & Bagge, M. V. B. Ferdon, George F. Pelham, Janes & Leo, Gilbert A. Schellenger, John Hauser, William B. Tuthill, Schwartz & Gross, Henry Fouchaux, Gaetan Ajello, Alfred C. Bossom, Rosario Candela, Rouse & Goldstone; George & Edward Blum, Herman Lee Meader, Sugarman & Berger, J. M. Felson, Emery Roth, Harvey Wiley Corbett, 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 II's development; that a significant collection of late 19th- and early 20th-century row houses and low density flats is found at the northern end of West End Avenue which otherwise is dominated by large apartment buildings; that the side streets knit together Riverside Drive and West End Avenue and are lined with architecturally significant row houses and other low-scale residential buildings from the late 19th- and early 20th-century; and that to serve the growing population, Edward I. Shire designed a Byzantine Revival synagogue at 251 West 100th Street (aka 251-257 West 100th Street; 824-830 West End Avenue) for Congregation Anshe Chesed the third oldest congregation in New York City.

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 II, Borough of Manhattan, which consists of three sections bounded as follows:

SECTION 1 of the proposed Riverside-West End Historic District Extension II consists of the property bounded by a line beginning at the southeast corner of Riverside Drive and West 95th Street, extending northerly along the eastern curblineline of Riverside Drive to a point on a line extending westerly from the northern property line of 230 Riverside Drive (aka 337 West 95th

Street), easterly along said line and the northern property line of 230 Riverside Drive (aka 337 West 95th Street); southerly along the eastern property line of 230 Riverside Drive (aka 337 West 95th Street) to the northern curbline of West 95th Street; easterly along the northern curbline of West 95th Street to a point on a line extending southerly from the western property line of 317 West 95th Street (aka 317-319 West 95th Street); northerly along said line and the western property line of 317 West 95th Street (aka 317-319 West 95th Street); easterly along the northern property lines of 317 West 95th Street (aka 317-319 West 95th Street) and 311 West 95th Street (aka 311-315 West 95th Street) to a point on the western property line of 735 West End Avenue (aka 721-735 West End Avenue; 301-309 West 95th Street; 300-308 West 96th Street), northerly along part of the western property line of 735 West End Avenue (aka 721-735 West End Avenue; 301-309 West 95th Street; 300-308 West 96th Street) to the southern curb line of West 96th Street, easterly along the southern curb line of West 96th Street to a point on a line extending southerly from the western property line of 301 West 96th Street (aka 737-739 West End Avenue), northerly along said line and the western property lines of 301 West 96th Street (aka 737-739 West End Avenue), 741 West End Avenue (aka 741-745 West End Avenue) and part of the western property line of 749 West End Avenue (aka 747-751 West End Avenue), westerly along the southern property lines of 308 West 97th Street (aka 306-308 West 97th Street) and 310 West 97th Street (aka 310-312 West 97th Street), northerly along part of the western property line of 310 West 97th Street (aka 310-312 West 97th Street), westerly, southerly, westerly, northerly, and westerly along the southern property lines of 316 West 97th Street and 244 Riverside Drive (aka 318-324 West 97th Street) to point of intersection with the eastern property line of 243 Riverside Drive (aka 240-243 Riverside Drive), southerly along the eastern property line of 243 Riverside Drive (aka 240-243 Riverside Drive) to the northern curbline of West 96th Street, westerly along the northern curbline of West 96th Street, northerly along the eastern curbline of Riverside Drive to a point on a line in the middle of West 105th Street, easterly along said line to a point on a line extending northerly from the eastern property line of 325 Riverside Drive (aka 325-327 Riverside Drive; 322-330 West 105th Street), southerly along said line and the eastern property line of 325 Riverside Drive (aka 325-327 Riverside Drive; 322-330 West 105th Street) and part of the eastern property line of 320 Riverside Drive (aka 320-323 Riverside Drive; 323-325 West 104th Street), easterly along part of the northern property line of 320 Riverside Drive (aka 320-323 Riverside Drive; 323-325 West 104th Street), the northern property lines of 321 through 309 West 104th Street (aka 305-313 West 104th Street), and part of the northern property line of 905 West End Avenue (aka 901-905 West End Avenue; 301-303 West 104th Street), northerly along the western property line of 915 West End Avenue (aka 911-919 West End Avenue; 300 West 105th Street) and continuing to a point on a line in the middle of West 105th Street, easterly along said line to a point on a line extending southerly from the western property line of 925 West End Avenue (aka 921-927 West End Avenue; 297-299 West 105th Street), northerly along said line and the western property line of 925 West End Avenue (aka 921-927 West End Avenue; 297-299 West 105th Street), westerly along part of the southern property line of 929 West End Avenue (aka 929-931 West End Avenue) and the southern property lines of 302 through 320 West 106th Street, northerly along the western property line of 320 West 106th Street to a point on a line in the middle of West 106th Street, westerly along said line to a point on a line extending southerly from the eastern curbline of Riverside Drive, northerly along said line and the eastern curbline of Riverside Drive to a point on a line extending westerly from the northern property line of 360 Riverside Drive (aka 331-339 West 108th Street), easterly along said line and the northern property line of 360 Riverside Drive (aka 331-339 West 108th Street), northerly

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

along the southern curbline of West 99th Street to a point on a line extending northerly from the eastern property line of 250 West 99th Street (aka 248-256 West 99th Street), southerly along said line and the eastern property lines of 250 West 99th Street and 251 West 98th Street (aka 247-253 West 98th Street) to the northern curbline of West 98th Street; westerly along the northern curbline of West 98th Street to a point on a line extending northerly from the eastern property line of 254 West 98th Street (aka 254-256 West 98th Street), southerly along said line and the eastern property line of 254 West 98th Street (aka 254-256 West 98th Street), easterly along part of the northern property line of 251 West 97th Street (aka 251-255 West 97th Street), southerly along the eastern property line of 251 West 97th Street (aka 251-255 West 97th Street) to the northern curbline of West 97th Street, westerly along the northern curbline of West 97th to a point on a line extending northerly from the eastern property line of 258 West 97th Street (aka 256-258 West 97th Street), southerly along said line and the eastern property line of 258 West 97th Street (aka 256-258 West 97th Street), westerly along part of the southern property line of 258 West 97th Street (aka 256-258 West 97th Street), southerly along the eastern property line of 740 West End Avenue (aka 740-750 West End Avenue; 251 West 96th Street) and a line extending southerly from the eastern property line of 740 West End Avenue (aka 740-750 West End Avenue; 251 West 96th Street) to the northern curbline of West 96th Street, westerly along the northern curbline of West 96th Street to a point on a line extending northerly from the eastern property line of 736 West End Avenue (aka 736-738 West End Avenue; 272 West 96th Street), southerly along said line and the eastern property lines of 736 West End Avenue (aka 736-738 West End Avenue; 272 West 96th Street) and 732 West End Avenue (aka 732-734 West End Avenue), easterly along part of the northern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street), southerly along part of the eastern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street), easterly along part of the northern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street) and the northern property line of 255 West 95th Street (aka 253-255 West 95th Street), southerly along the eastern property line of 255 West 95th Street (aka 253-255 West 95th Street) and a line extending southerly from the eastern property line of 255 West 95th Street (aka 253-255 West 95th Street) to the northern curbline of West 95th Street, westerly along the northern curbline of West 95th Street to a point on a line extending northerly from the eastern property line of Pomander Walk, southerly along said line and the eastern property line of Pomander Walk to the northern curbline of West 94th Street, westerly along the northern curbline of West 94th Street to a point on a line extending southerly from the eastern property line of 700 West End Avenue (aka 269 West 94th Street) to the southern curbline of West 94th Street, westerly along the southern curbline of West 94th Street to point on a line extending northerly from the eastern property line of 306 West 94th Street, southerly along said line and the eastern property line of 306 West 94th Street, westerly along the southern property lines of 306 through 316 West 94th Street, northerly along the western property line of 316 West 94th Street to the northern curbline of West 94th Street, westerly along the northern curbline of West 94th Street to a point on a line extending southerly from the western property line of 321 West 94th Street (aka 321-325 West 94th Street), northerly along said line and the western property line of 321 West 94th Street (aka 321-325 West 94th Street), westerly along part of the southern property line of 336 West 95th Street (aka 334-338 West 95th Street), northerly along the western property line of 336 West 95th Street (aka 334-338 West 95th Street) to the southern curbline of West 95th Street, and westerly along the southern curbline of West 95th Street to the point of beginning.

SECTION 2 of the proposed Riverside-West End Historic District Extension II consists of the property beginning on the southern curblineline of West 92nd Street at a point on a line extending northerly from the eastern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), southerly along said line and the eastern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), westerly along the southern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), southerly along part of the eastern property line of 292 West 92nd Street, westerly along the southern property lines of 292 and 294 West 92nd Street, northerly along part of the western property line of 294 West 92nd Street, westerly along the southerly property line of 296 West 92nd Street, northerly along the western property line of 296 West 92nd Street to the northern curblineline of West 92nd Street, easterly along the northern curblineline of West 92nd Street to a point on a line extending southerly from the western property line of 255 West 92nd Street, northerly along said line and the western property line of 255 West 92nd Street, easterly along the northern property line of 255 West 92nd Street and southerly along the eastern property line of 255 West 92nd Street and a line extending from the eastern property line of 255 West 92nd Street to the southern curblineline of West 92nd Street, easterly along the southern curblineline of West 92nd Street to the point of beginning.

SECTION 3 of the proposed Riverside-West End Historic District Extension II consists of the property bounded by a line beginning on the southern curblineline of West 89th Street at a point on a line extending southerly from the eastern property line of 267 West 89th Street, northerly along said line and the eastern property line of 267 West 89th Street, westerly along the northern property line of 267 West 89th Street; southerly along the western property line of 267 West 89th Street and a line extending from the western property line of 267 West 89th Street to the southern curblineline of West 89th Street, easterly along the southern curblineline of West 89th Street to the point of beginning.

Meenakshi Srinivasan, Chair

Frederick Bland, Michael Devonshire, Michael Goldblum, John Gustafson, Adi Shamir-Baron, Kim Vauss, Roberta Washington

BUILDING PROFILES

BROADWAY, WEST SIDE (ODD NUMBERS)

2745 Broadway (aka 2741-2747 Broadway; 251-259 West 105th Street; 920-928 West End Avenue)

Borough of Manhattan Tax Map Block 1877, Lot 1

Date: 1912 (NB 604-1912)

Architect/Builder: Schwartz & Gross

Original Owner: Harry Schiff

Type: Apartment building

Style: Renaissance Revival

Stories: 13

Material(s): Brick; limestone

Decorative Metal Work: Window grilles; entrance door and frame (primary and secondary entrances); fences in front of light courts and service ways

Significant Architectural Features: Tripartite composition with three-story base, eight-story middle section, and two-story upper section; West 105th Street facade divided into three wings by two light courts; granite watertable; base clad in limestone, with beltcourses above second and third stories, as well as ornamented third-story spandrels; base of central wing on West 105th Street features recessed entryway with brick paving, elaborate limestone lintels, battered piers with foliate capitals, iron-and-glass double-leaf doors with transom, second-story windows separated by columns; upper stories clad in brick with window openings with stone sills and steel lintels; stone balconettes at fifth, eighth, and 10th stories; beltcourse above 11th story; bracketed cornice with balustrade separates middle and upper sections; upper section features limestone ornament including double-height piers, spandrels, and arched tympanum above top story

Alterations: Windows replaced (historically one-over-one double hung wood sash); profile of cornice parapet flattened, patterned brickwork flattened and parged, coping removed

South Facade: Designed (historic)

Door(s): Historic primary door; historic iron-and-glass double-leaf doors with transom and side lights west end avenue secondary entrance

Windows: Replaced

Security Grilles: Historic (upper stories)

Storefront(s): Replaced

Cornice: Altered

Sidewalk Material(s): Concrete

Curb Material(s): Granite (West 105th Street and West End Avenue); concrete with metal plating (Broadway)

Areaway Paving Material: Brick pavers in recessed entranceway

East Facade: Designed (historic)

Facade Notes: Similar to West 105th Street facade; storefront infill within historic openings with retractable cloth awnings

West Facade: Designed (historic)

Facade Notes: Similar to West 105th Street facade; secondary entrance with double-height limestone enframing featuring geometric ornament; historic iron-and-glass double-leaf doors with transom and side lights

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

Facade Notes: Brick side wall visible from both Broadway and West End Avenue; two wings separated by light court; limestone base returns around building corners a few feet; beltcourses extend width of facade; regular arrangement of window openings; sunken concrete yard accessed from Broadway via historic iron fence and metal stairs, and from West End Avenue via historic iron fence and metal ramp

2749-2751 Broadway

See 930 West End Avenue

2753-2755 Broadway

See 936 West End Avenue

POMANDER WALK

Pomander Walk (aka 3-10, 15-22 Pomander Walk)

Borough of Manhattan Tax Map Block 1242, Lot 9

Building Name: Pomander Walk

Date: 1921 (NB 154-1921)

Architect/Builder: King & Campbell

Original Owner: Thomas Healy

Type: Row house

Style: Tudor Revival

Stories: 2

Material(s): Brick; stucco; half-timbering

Decorative Metal Work: Wrought-iron stoop railings (new)

Significant Architectural Features: Concrete stoops; pent door hoods (nos. 5, 7, 10, 15, 16, 19, 22); pedimented door hood (no. 20); pent roof (no. 3); round-arched entrances (nos. 6, 8, 18); depressed arched entrance (no. 21); gables (full width no. 4, 9, 17, 20; centered no. 7, 15); four-over-four and six-over-six double-hung sash; multi-light doors; shutters; flower boxes

Alterations: Repair, replacement and restoration of facades, doors, windows, and decorative elements as approved by the Landmarks Preservation Commission.

Building Notes: The 27 building complex known collectively as Pomander Walk was designated a New York City Landmark in 1982 (LP-1279). Its central feature is a through-block, private pedestrian street of 16, 2-story cottages. Thomas Healy, an Irish-born developer hired the architectural firm of King & Campbell to “recreate the village atmosphere” of Lewis Parker’s then popular period comedy, *Pomander Walk*, from which the development took its name.

Site Features: Raised walkway; concrete staircases with metal railings; metal gates; wooden guard box; metal lanterns; garden plots

Other Structures on Site: 261-267 West 94th and 260-274 West 98th Street. (See North and South Facades.)

Interior Facade: Designed (historic, painted, resurfaced)

Stoop(s): Possibly historic

Door(s): Mixed primary doors

Windows: Mixed

Roof: Replaced (pitched - asphalt)

Areaway Paving Material: Concrete

North Facade: Designed (historic)

Facade Notes: 260-266 West 95th Street (aka 258-260, 262-262½, 262A, 264-264½, 264A, 266-266A): 3 stories; fieldstone, brick, stucco, and half-timbering in various proportions; concrete and brick stoops; flat-, round-, and segmental- arched entrances; multi-light doors; six-over-six sash; possibly historic security grilles (some replaced in kind); gable; hipped and peaked roofs, replaced; lights; fire escape; facades facing Pomander Walk, chamfered. 270-274 West 95th Street (aka 268-270, 272, 274 West 95th Street; 714 West End Avenue): 2 and 2 ½ story cottages: concrete and brick stoops; stucco, brick and half-timbering in various proportions; gables; pent door hood and lintels; shutters; flower boxes; multi-light doors; six-over-six double-hung sash; roofs replaced; two dormers (West End Avenue); possibly historic security grilles (some replaced) Alterations: Repair, replacement and restoration of facades, doors, windows, and decorative elements as approved by the Landmarks Preservation Commission Site: grille; stone archway at main entrance (between 262 and 264 West 95th Street) topped by parapet carved with name, date, owner and architects; stone and brick archway at service entrance (between 266 and 270 West 95th Street); metal mesh gates; diamond plate hatch; pipe; grille; concrete sidewalk; stone curb (West 95th Street); concrete curb with metal edge (West End Avenue)

South Facade: Designed (historic)

Facade Notes: 261-267 West 94th Street (aka 259-261, 263-263½, 263A, 265-265½, 265A, 267 West 94th Street): 3 stories; fieldstone, brick, stucco, and half-timbering in various proportions; small gable; multi-light doors; six-over-six sash; possibly historic grilles; fire escapes; roofs replaced; lights; facades facing Pomander Walk, chamfered; historic hanging sign Alterations: Repair, replacement and restoration of facades, doors, windows, and decorative elements as approved by the Landmarks Preservation Commission. Site: Stone and brick archway, roof replaced; metal gate with intercom; historic statue of a rooster removed for repair (per maintenance personnel 4/3/2015); concrete sidewalk, concrete curb with metal edge.

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

Facade Notes: Parged; segmental-arched windows; ramp with pipe railing; leaders; cables

RIVERSIDE DRIVE

230 Riverside Drive (aka 337 West 95th Street)

Borough of Manhattan Tax Map Block 1253, Lot 7503

Date: 1930-31 (NB 333-1930)

Architect/Builder: Charles H. Lench

Original Owner: Ciluzzi Construction Corporation

Type: Apartment building

Style: Medieval Revival

Stories: 18 and penthouse

Material(s): Brick; stone; terra cotta

Special Windows: Metal casements

Decorative Metal Work: Railings at balconette and setbacks; possibly historic metal-and-glass door and transom

Significant Architectural Features: Stone water table; entrance with full surround, columns, and carved lintel and details; denticulated band course at first story; sill course and diagonal-bond brick spandrel with diamond-shaped decoration at second story; molded band course at third story; chamfered corner offset by decorative moldings terminating in griffin gargoyles; bracketed hoods at 13th story; partially denticulated band course at 15th story incorporating bracketed balconette; two-story arcade at 16th and 17th stories with twisted columns; setbacks with denticulated coping; crenelated water tank enclosure with round-arched openings and gargoyles; possibly historic glass canopy at penthouse

Alterations: Through-wall air conditioners; marquee; first story grilles altered for air conditioners; siamese hose connection; lights; signage; camera; conduit; louvered vents

Building Notes: Entrances on west and south facades. Originally lot 52, it is now condo lots 1301 through 1561.

West Facade: Designed (historic, painted, patched, repointed)

Door(s): Possibly historic primary door

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

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

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

North Facade: Partially designed (historic)

Facade Notes: Red and yellow brick, patched and repointed; design of primary facade continues on upper stories of the west wing; light court; multiple setbacks with possibly historic metal railings; windows replaced; brick water tank enclosure with coping and blind arch (east); crenelated water tank enclosure with coping, drip molding and gargoyles (west); metal chimney; bulkhead on roof of penthouse; non-historic grille altered for air conditioning; vent in wall; metal screen across light court; cables; through-wall air conditioners

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; accessibility ramp with pipe railing; possibly historic metal-and-glass door and transom; possibly historic lights; windows mixed, metal casements at third and 15th stories; non-historic grilles, some altered for air conditioners, at first story, mixed grilles at basement; brick patched and repointed, water table painted; through-wall air conditioners; camera; marquee; intercom; metal fence and gate with intercom across service alley Site: siamese hydrant; grille; concrete sidewalk; stone curb

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

Facade Notes: Multiple setbacks; red and yellow brick, repointed and patched; southernmost bays (above the ninth story) with detailing similar to primary facade; red brick penthouse on north with fence and pipes on roof; possibly historic railings at terraces; windows mixed, historic metal casements at 14th story; brick water tank enclosure (east) with blind arches; crenelated water tank enclosure (west) with coping, drip moldings at blind arches and gargoyles; through-wall air conditioners; grilles at first story, one altered for air conditioner; camera, conduits, awnings, light, and railing at first story; metal pipes; chimney Site: concrete paved areaway with metal fence and ramps; compressor; handicapped lift

243 Riverside Drive (aka 240-243 Riverside Drive)

Borough of Manhattan Tax Map Block 1887, Lot 1

Building Name: Cliff Dwelling or Cliff Dweller

Date: 1914-16 (NB 369-1914)

Architect/Builder: Herman Lee Meader

Original Owner: Palmer Realty Co.

Type: Apartment Hotel

Style: Arts and Crafts with Native- and Meso-American decorative elements

Stories: 12

Material(s): Brick; terra cotta

Significant Architectural Features: Raised brick in geometric patterns at first, second, and 12th stories; brick stringcourses; three-story entrance surround with geometric spandrel and cartouche featuring a buffalo head, corn, snakes, tomahawks, and masks; two-story terra-cotta piers at corners with bulcrania and pendant spears; band course with mountain lions and Meso-American masks; windows at first story with decorative sills; pendants at 11th story; Misson-style influenced parapet and gable, modillioned cornice; pendant design at corners with mask, geometric pattern, and rosette

Alterations: Non-historic stoop railings; entrance remodeled; cornice removed below arched window; water tank enclosure removed; bulkhead with standing seam roof; three windows cut into parapet (by 1940); corner towers simplified; non-historic lights; plaques; railing on roof; basement windows infilled with masonry and mesh grille

Site Features: Pipe rail fence on stone curb

West Facade: Designed (historic)

Stoop: Replaced

Door(s): Replaced primary door

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

Security Grilles: Not historic (basement)

Cornice: Altered

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

North Facade: Designed (historic)

Facade Notes: Narrow corner of building; similar decoration to primary facade; single bay of windows

South Facade: Designed (historic)

Facade Notes: 14 stories; brick; decorative panels same as to primary facade; angled metal bays with paneled spandrels; stepped parapet; bulkhead with standing seam roof and railing; possibly historic fire escape; residential entrance with metal-and-glass door with stylized house number 243; marquee; service entrance with metal gate, stone steps and possibly historic door; windows replaced; possibly historic grilles; lights with conduits; mirrors; intercom; remote utility meter Site: Concrete sidewalk; concrete curb with metal edge

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

244 Riverside Drive (aka 318-324 West 97th Street)

Borough of Manhattan Tax Map Block 1887, Lot 36

Date: 1907 (NB 105-1907)

Architect/Builder: Robert T. Lyons

Original Owner: Robert T. Lyons

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Yellow and white brick; stone; terra cotta

Significant Architectural Features: Two pavilions around central light court; rusticated stone at first story; quoins; windows with brick and stone or terra-cotta surrounds with scrolled keystones, windows above second story have paneled brick spandrels; terra-cotta stringcourse at sixth story; plaques with lion's heads and swags at parapet; entrance with full surround; windows of court with stone or cast-stone lintels and sills

Alterations: Entrance to court altered; stoop railing; awning and marquee; windows at basement infilled; cornice removed; roof-top bulkhead on north pavilion; lights; cameras with conduits; spigot

Building Notes: Fire escapes in light court installed in 1929.

Site Features: Possibly historic pipe railing; non-historic gate at driveway

West Facade: Designed (historic, painted, patched)

Stoop: Resurfaced

Door(s): Replaced primary door

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

North Facade: Designed (historic)

Facade Notes: Single long facade similar to primary facade; fire escapes, one possibly historic, with diamond plate landing across areaway; windows replaced, those at the basement infilled, two incorporate small mesh grilles; one opening at first story altered; non-historic basement gate; lights and cameras with conduits; conduit; remote utility meter; pipe Site: diamond plate and concrete steps to basement; pipe rail fence with concrete or stone posts; concrete sidewalk and curb with metal edge.

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

Facade Notes: Brick, patched; angular bay; windows replaced; panning in bay replaced; possibly historic fire escapes; light and camera with conduits Site: concrete driveway

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

Facade Notes: Brick; fence at roof

250 Riverside Drive (aka 313-317 West 97th Street)

Borough of Manhattan Tax Map Block 1887, Lot 40

Building Name: Victoria

Date: 1902-03 (NB 66-1902)

Architect/Builder: George F. Pelham

Original Owner: West Side Construction Co.

Type: Flats building

Style: Renaissance Revival with alterations

Stories: 9 and basement

Material(s): Ironspot brick; stone

Significant Architectural Features: Brick and stone base, rusticated at first and second story; brick quoins on east; turret; two-story stone entrance surround incorporating doorway with tresse molding, paired second-story windows with cartouche, and balcony with elaborate brackets and finials; stone balconies at fourth, sixth, and eighth stories; molded stringcourse at seventh story; windows with flared lintels and scrolled keystones at third, fourth, fifth, and seventh stories

Alterations: Cornices at eighth story and roof removed; fire escapes; fixed awning at entrance; non-historic grille at basement altered for air conditioner; some basement windows infilled; bird deterrent wires; lights

Building Notes: Entrance on West 97th Street

Site Features: Non-historic pipe rail fence; gooseneck pipe; siamese connection through fence; concrete ramp

South Facade: Designed (historic, repointed, altered)
Stoop: Painted
Door(s): Possibly historic primary door
Windows: Replaced (upper stories); replaced; altered (basement)
Security Grilles: Not historic (basement)
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; chimney; fire escapes; wires; cables; camera, conduit

West Facade: Designed (historic)
Facade Notes: Two pavilions with round bays and turret linked across light court by arched gateway with keystone and balustrade; decorative details similar to primary facade; light court framed by brick quoins; light court tan brick (some replaced) with stone lintels and sills; window at first story of court reconfigured; brick base below light court painted; metal vent pipe, light and wires in light court; windows replaced; non-historic grilles at first story and basement, some at first story altered for air conditioners; wires; two balconies removed from north pavilion; bulkhead on roof Site: Concrete paved areaway; concrete sidewalk; concrete curb with metal edge

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, painted, repointed; segmental-arched windows; brick lintels; windows replaced

258 Riverside Drive (aka 256-258 Riverside Drive; 318 West 98th Street)
Borough of Manhattan Tax Map Block 1887, Lot 65

Building Name: Peter Stuyvesant
Date: 1908-09 (NB 151-1908)
Architect/Builder: William L. Rouse
Original Owner: Century Holding Co.
Type: Apartment building
Style: Renaissance Revival with alterations
Stories: 13
Material(s): Brick; stone; terra cotta

Special Windows: Leaded-glass windows at entrance
Decorative Metal Work: Historic security gate and surround at entrance
Significant Architectural Features: Rusticated stone base; granite stoop; entrance with carved surround and segmental-arched pediment; two-story arcaded windows with keyed surrounds, keystones and balustrades; windows at fourth and 11th stories with full surrounds; windows with flared brick lintels and keystones at fifth through 10th stories; raised diaper pattern brickwork at 11th through 13th stories with decorative

stringcourses; two-story arcaded windows with cartouches, blue terra-cotta surrounds and spandrels with rosettes; denticulated molding at roofline
Alterations: Balconies removed prior to 1940; cornice removed; lights; stoop railings; cameras with conduits
Site Features: Possibly historic pipe rail fence with stone posts

West Facade: Designed (historic, patched)
Stoop: Possibly historic
Door(s): Historic primary door
Windows: Replaced
Security Grilles: Not historic (upper stories)
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Metal; stone

North Facade: Designed (historic)
Facade Notes: Similar to primary facade; balconies and cornice removed; brick patched; windows replaced; possibly historic gate at basement service entrance; mixed window grilles at basement; pipe; alarm box; camera with conduit; grilles at first story Site: non-historic metal fence and gate across service alley; possibly historic pipe rail fence with stone posts; concrete-paved areaway; grilles; stand pipe; concrete sidewalk; curb stone and concrete with metal edge

South Facade: Partially designed (historic) (partially visible)
Facade Notes: Raised diaper-patterned brickwork; patched and repointed; decorative stringcourses; windows replaced

East Facade: Partially designed (historic) (partially visible)
Facade Notes: Brick, with raised diaper patterning at the upper three stories; decorative stringcourses; inset bay windows; windows with flared brick lintels and cast-stone keystones; facade patched and repointed; windows replaced; possibly historic grilles at basement; lights with conduits; diamond plate staircase with metal railing; concrete paved-areaway; vents in wall; bulkhead, water tank, and pipe on roof; railing at roof

260 Riverside Drive (aka 319-323 West 98th Street)
Borough of Manhattan Tax Map Block 1888, Lot 1

Building Name: Chesterfield
Date: 1909-10 (NB 588-1909)
Architect/Builder: William L. Rouse and L. A. Goldstone
Original Owner: Barkin Construction Co.
Type: Apartment building
Style: Renaissance Revival with alterations
Stories: 10
Material(s): Brick; stone

Decorative Metal Work: Possibly historic balconettes

Significant Architectural Features: Stone base; carved spandrels at second story; entrance with Ionic columns supporting a broken pediment; rounded chamfer at corner; windows with brick lintels and stone sills at third through eighth stories; two-story arcaded windows with paneled pilasters, keystone and carved spandrels alternating with piers with carved panels; parapet with swags and roundels, denticulated and egg-and dart moldings, and shields

Alterations: Balconies and cornice removed; stoop with steps and accessibility ramp; non-historic pipe railings; basement windows infilled with wood or metal plates, one with vents; siamese connection; lights; plaque

Building Notes: The building entrance is on West 98th Street. The pier with windows and carved spandrel is historic; the entrance in court on west appears to be inactive.

Site Features: Possibly historic gate and fence across service alley; gate reinforced

South Facade: Designed (historic, painted, patched, repointed)

Stoop: Replaced

Door(s): Replaced primary door

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

Security Grilles: Mixed (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

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

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

Facade Notes: Brick, stone; first bay similar to primary facade: first story stone with carved spandrel, ninth and 10th stories stone with decorative courses; stone sills and lintels except brick lintels in first bay; windows replaced; wires; cables at basement Site: diamond plate staircase with railing; concrete paved-areaway

West Facade: Designed (historic)

Facade Notes: Two pavilions with partially designed light court; exterior facade similar to primary facade; possibly historic balconettes; base painted, brick patched and repointed; basement windows infilled; mixed grilles at basement; pipe through basement window; windows replaced; balconies and cornice removed Light Court: brick with one-bay wide stone returns at first and second stories with carved spandrels and at ninth and tenth stories with flat- and round-arched windows and fluted sill course; full height angled bays; brick stringcourses; wave-patterned stringcourse below parapet; stone stoop; entrance with full surround and arched pediment with roundel; historic metal-and-glass door and transom; brick lintels and stone sills; brick patched, painted, and repointed; windows replaced; possibly historic grilles at basement and half-grilles at first story; red tile paving in court; chain across entrance to court; lights; court appears to be used as a parking pad Site: Concrete sidewalk and curb

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

Facade Notes: Brick, patched, repointed; stone lintels and sills; windows mixed; fire escape; parged bulkhead on roof

265 Riverside Drive (aka 264-266 Riverside Drive; 388-398 West 99th Street)

Borough of Manhattan Tax Map Block 1888, Lot 36

Building Name: Clifden; Clifden Court

Date: 1909 (NB 157-1909)

Architect/Builder: George F. Pelham

Original Owner: West Side Construction Co.

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 11 and basement

Material(s): Brick; limestone

Decorative Metal Work: Balconette railings; glass-and-metal door and transom

Significant Architectural Features: Rusticated stone base; brick upper stories with banding at fourth and 10th stories; portico with paired fluted columns and plain pilasters supporting an entablature; carved lintel above door; balconettes at third and 11th stories; stone or brick lintels with stone keystones, scrolled at fourth and ninth stories; double windows with stone or brick mullions; paneled spandrels at third story; decorative band courses at fourth and 10th stories; decorative brickwork panels at 11th story; rounded chamfer at corner

Alterations: Cornice removed; light; non-historic grille at first story altered for air conditioner; metal gate under stoop; remote utility meters; siamese connection; leader; wire

Building Notes: Per conversation with the superintendent on June 17, 2014, the balconettes on the 11th story are replacements

Site Features: Pipe rail fence with painted posts

West Facade: Designed (historic, cleaned)

Stoop: Resurfaced

Porch(es): Historic

Door(s): Possibly historic primary door; service door replaced

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

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete, metal edged at corner

Areaway Wall/Fence Materials: Metal; concrete or stone

Areaway Paving Material: Concrete

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; windows replaced; balconies at 11th story removed; some brick lintels replaced; mixed grilles at basement, some non-historic grilles altered for air conditioners; basement door replaced; decorative hook; lights; pipe; camera Site: pipe railing with painted concrete or stone posts; stand pipe; concrete-paved areaway; concrete stairs with pipe railing; metal fence across service alley; concrete sidewalk; concrete curb with metal edge

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; stone sills; fire escapes

270 Riverside Drive (aka 270-272 Riverside Drive; 321-327 West 99th Street)
Borough of Manhattan Tax Map Block 1888, Lot 43

Building Name: Glen Cairn
Date: 1910-11 (NB 259-1910)
Architect/Builder: Rouse & Goldstone
Original Owner: Highwood Realty & Construction Co.
Type: Apartment building
Style: Renaissance Revival with alterations
Stories: 12
Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Balconettes; railing above portico on Riverside Drive elevation
Significant Architectural Features: Stone base; stone stoop with cheek walls; upper stories brick laid in Flemish bond, rusticated at corners; decorative terra-cotta panels at 10th story; paneled piers at 11th and 12th stories; geometric-patterned brick and carved spandrels; cornice at third story; entrance with full surround, egg-and-dart molding, and scrolled brackets supporting a molded lintel with hood and cartouche; denticulated and egg-and-dart moldings at roofline
Alterations: Cornice removed except for molding; balconies removed; stoop railing; lights; remote utility meter; sign
Building Notes: Formal entrances on both Riverside Drive and West 99th Street, unclear which is the main entrance
Site Features: Pipe railing with stone posts; stand pipe; diamond plate staircase; pipes; spigot; diamond plate hatch; metal plate; curb painted

South Facade: Designed (historic, patched)
Stoop: Possibly historic
Door(s): Replaced primary door; basement door replaced
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); not historic (basement)
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Metal and stone
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; vents in wall; stone sills; windows replaced; fire escape

West Facade: Designed (historic)
Facade Notes: Similar to primary facade; stone stoop; portico with marble columns and pilasters supporting an entablature and balcony; balconette railings; entrance with molded surround and elaborate keystone; window above entrance with eared surround, carved

lintel and broken segmental pediment with cartouche; historic metal-and-glass door and transom; brick repointed and patched; windows replaced; non-historic grilles at basement and first story Site: pipe railing with stone posts; concrete sidewalk; concrete curb with metal edge

North Facade: Partially designed (historic) (partially visible)
Facade Notes: Brick, patched; railing on roof

276 Riverside Drive (aka 322-324 West 100th Street)

Borough of Manhattan Tax Map Block 1888, Lot 87

Date: 1910-11 (NB 208-1910)

Architect/Builder: W. L. Rouse & L. A. Goldstone

Original Owner: West Side Const. Co.

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 12

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Possibly historic balconies; balconettes; metal-and-glass door surround

Significant Architectural Features: Stone base rusticated at first and second stories; upper stories brick laid in Flemish bond, rusticated at corners; stone stoop; three-bay-wide portico with banded columns and pilasters on paneled plinths separated by balustrades, entablature with rosettes and triglyphs; round-arched entrance with carved keystone; windows at second story with balconettes; first-story windows at entrance with possibly historic casement windows; balconies with scrolled foliate brackets; stone or cast-stone sills; terra-cotta stringcourses at 10th story; brick panels with terra-cotta details; brick and terra-cotta piers at 11th and 12th story, terra-cotta spandrel panels and plaques; frieze, brackets, and moldings at roof line

Alterations: Entrance altered; door replaced; lights; balconette above door replaced by grille altered for air conditioner; basement window infilled; grilles at second story altered for air conditioner; cornice removed except for brackets, frieze and denticulated molding; cables; lights; spigot

Building Notes: Entrance on West 100th Street; some decoration missing from frieze of portico

Site Features: Pipe railing with stone posts; roll-down gate across service alley; pipe; diamond plate hatch; bulkhead; siamese connection through fence

North Facade: Designed (historic, patched)

Stoop: Historic

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

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

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

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

Facade Notes: Brick, patched; clay coping; stone sills; windows replaced; non-historic grille at first story; fire escape; cables

West Facade: Designed (historic)

Facade Notes: Similar to primary facade; non-historic window grilles altered for air conditioners; windows replaced; cornice removed; camera with conduits; door at service entrance replaced; siamese connection Site: areaway infilled; diamond plate ramp; gooseneck pipe

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

Facade Notes: Brick, patched; clay coping; stone sills; windows replaced; cellular phone antenna

280 Riverside Drive (aka 327-337 West 100th Street)

Borough of Manhattan Tax Map Block 1889, Lot 1

Date: 1925-26 (NB 479-1925)

Architect/Builder: Rosario Candela

Original Owner: Charles V. Paterno

Type: Apartment building

Style: Colonial Revival

Stories: 15 and basement

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Half grilles; balconette

Significant Architectural Features: Chamfered corner; entrance surround with fluted pilasters, rosettes, cartouche with cornucopia, and segmental-arched pediment set within two-story fluted pilasters topped by a balconette; paneled reveal with cable molding; double windows at first and second stories paired with full surrounds with decorative terra-cotta spandrel panels and segmental-arched pediments alternating with paired windows with terra-cotta spandrel panels; terra-cotta cornice with denticulated molding and decorative frieze above third story; terra-cotta lintels at fourth story; double windows at 14th and 15th stories paired with full terra-cotta surrounds, decorative spandrels and tympana, and balustrades alternating with single windows with flared lintels (14th story) and lintel course incorporating decorative terra cotta lintels (15th story); one window with historic six-over-six sash at sixth story; stepped parapet with terra-cotta cartouches with swags, rosettes and caducei

Alterations: Doorbell; postal release box; lights; historic half-grilles incorporated into non-historic full grilles; siamese hose connection; non-historic grilles at basement altered for air conditioners; one window at basement with bi-leaf panel; house number

Building Notes: Entrance on West 100th Street

Site Features: Non-historic metal fence and gate with barbed wire across service alley; grilles in mid-sidewalk

South Facade: Designed (historic, painted, patched, repointed)

Door(s): Replaced primary door

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

Security Grilles: Mixed (upper stories); mixed (basement)
Sidewalk Material(s): Concrete
Curb Material(s): Stone

East Facade: Not designed (historic) (partially visible)
Facade Notes: Yellow brick, patched, painted, repointed; windows replaced; wires; cables;
possibly historic window grille; pipes; fire escape; water tank

West Facade: Designed (historic)
Facade Notes: Similar to primary facade; historic metal half-grilles; facade patched, repointed
and painted; windows replaced; windows at eighth story reconfigured as picture
windows, small window replaced with air conditioner; non-historic grilles at basement,
some altered for air conditioners; light; cameras with conduits; service door replaced;
doorbell; perforated vent Site: concrete sidewalk; stone curb

North Facade: Not designed (historic) (partially visible)
Facade Notes: Yellow brick, patched; windows replaced

285 Riverside Drive (aka 334-344 West 101st Street)
Borough of Manhattan Tax Map Block 1889, Lot 36

Date: 1925-26 (NB 505-1925)
Architect/Builder: Rosario Candela
Original Owner: Paterno Construction Co.
Type: Apartment building
Style: Renaissance Revival
Stories: 15 and basement
Material(s): Brick; stone

Decorative Metal Work: Balconette above entrance; half-grilles; metal-and-glass door and
transom; possibly historic lights

Significant Architectural Features: Stone base; entrance with fluted pilasters and cable molding
supporting a segmental pediment with decorated tympanum incorporated within two-
story surround with paired fluted pilasters supporting lintel with metal balconette;
windows at first and second stories paired with terra-cotta surrounds with carved
spandrels and friezes; terra-cotta cornice above third story; windows at fourth story with
terra-cotta lintels; windows at 13th and 14th stories paired with full surrounds with
balustrades; small windows at 13th and 14th stories with terra-cotta lintels; some historic
four-over-four, six-over-six, and eight-over-eight sash; parapet with roundels and swags

Alterations: Parapet replaced (except for decoration); lintels replaced; non-historic grilles at
basement altered for air conditioners; some storm and screen windows; through-wall air
conditioners; cameras with conduits; plaques; brass siamese connection; access hatch for
fuel tank with vent and sign; basement windows infilled

Building Notes: The entrance is on West 101st Street. At the time of designation there is a
sidewalk shed across the facade.

Site Features: Non-historic metal gate at service alley

North Facade: Designed (historic, patched, repointed)
Door(s): Possibly historic primary door
Windows: Mixed (upper stories); replaced (basement)
Security Grilles: Historic (upper stories); not historic (basement)
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Yellow brick, patched; windows mixed some possibly historic four-over-four and six-over-six sash; roof-top bulkheads; pipes, television antennas; water tank on metal supports; through-wall air conditioners; fire escape; conduits Site: diamond-plate steps with metal railings; concrete paved areaway

West Facade: Designed (historic)
Facade Notes: Similar to primary facade; entrance with single step and cheek walls; door replaced; upper facade patched and repointed; windows mixed, some historic four-over-four sash; non-historic grilles at ground floor altered for air conditioners; cameras with conduit; plaque; remote utility meter; spigot; lights Site: concrete sidewalk; stone curb

South Facade: Not designed (historic) (partially visible)
Facade Notes: Yellow brick, patched; windows replaced; antenna on roof; through-wall air conditioners

290 Riverside Drive (aka 290-291 Riverside Drive; 335-345 West 101st Street)
Borough of Manhattan Tax Map Block 1889, Lot 40

Date: 1923-24 (NB 140-1923)
Architect/Builder: George F. Pelham
Original Owner: Paterno Construction Co.
Type: Apartment building
Style: Neo-Gothic
Stories: 16 and basement
Material(s): Brick; stone

Significant Architectural Features: Stone base; two-story entrance incorporating a Tudor-arched entrance with rosettes, piers with crockets and scallop shells and windows with drip molding with crockets; band course with foliate corbels at fifth story; narrow, angular piers and brickwork spandrels from fifth through 16th stories; terra-cotta decoration at parapet

Alterations: Windows at basement infilled and replaced; lights; siamese hose connection; spigot
Site Features: Non-historic fence and gate with barbed wire across service alley

South Facade: Designed (historic, painted, patched, repointed)
Door(s): Replaced primary door; secondary door replaced
Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); mixed (basement)
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

East Facade: Not designed (historic) (partially visible)
Facade Notes: Yellow brick, patched, parged; brick band courses added at each story above the eighth floor; stone or cast-stone sills; water tank; bulkheads; pipes; chimneys; windows replaced Site: diamond plate staircase with railings; concrete-paved areaway

West Facade: Designed (historic)
Facade Notes: Similar to primary facade; brick, patched; entrance with non-historic hood, lights and door; possibly historic cheek walls; windows replaced; non-historic window grilles; non-historic shutters; lights; remote utility meter Site: pipe; concrete sidewalk; stone curb except at corner

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, patched, repointed; light court; windows replaced; non-historic grilles

292 Riverside Drive

Borough of Manhattan Tax Map Block 1889, Lot 42

Date: 1896-97 (NB 1163-1896)
Architect/Builder: C. P. H. Gilbert, architect/Harvey Murdock, builder
Original Owner: Abram S. Post
Type: Row house
Style: Renaissance Revival with alterations
Stories: 4 and basement
Material(s): Brick; stone

Significant Architectural Features: Rusticated base; three-story rounded bay; door hood; possibly historic grilles at cellar windows; paneled window lintels at second and third stories; keystones at third story of bay; denticulated cornice on bay; modillioned cornice

Alterations: Entrance restored; brackets of doorhood altered; non-historic railings on stoop, balconette, bay and roof; light; intercom; remote utility meters

Building Notes: In 1925, the stoop was altered to conform to the 18 inch allowable projection beyond the building line (ALT 2463-1925). 292 and 293 Riverside Drive were converted to single-room apartments with kitchenettes and bathrooms (some only semi-private) ("Two Houses Rebuilt," *New York Times*, September 7, 1941, 185) and upgraded in 1954 (ALT 333-1954).

Site Features: Non-historic fence and gate; diamond plate staircase with metal and wood railings (shared with 293 Riverside Drive); grilles

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

Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

293 Riverside Drive

Borough of Manhattan Tax Map Block 1889, Lot 43

Date: 1896-97 (NB 1162-1896)
Architect/Builder: C. P. H. Gilbert, architect/Harvey Murdock, builder
Original Owner: Sarah H. Corwith
Type: Row house
Style: Renaissance Revival with alterations
Stories: 4 and basement
Material(s): Brick; stone

Significant Architectural Features: Rounded bay; rusticated basement and first story; foliate lintel at entrance; molded stringcourse at first story; historic grilles at cellar; triple window with engaged columns and denticulated lintel; window at second story with full surround and modillioned lintel; windows at third story with full, eared surrounds with cartouches; denticulated stringcourse above third story; windows with full surrounds at fourth story; cornice with dentils, modillions, and brackets

Alterations: Entrance restored; non-historic railings on stoop, bay and roof; lights; intercom; windows at cellar infilled; basement door replaced

Building Notes: In 1941, 292 and 293 Riverside Drive were converted to single-room apartments with kitchenettes and bathrooms (some only semi-private) ("Two Houses Rebuilt," *New York Times*, September 7, 1941, 185) and upgraded in 1954 (ALT 332-1954).

Site Features: Non-historic fence; diamond plate staircase with pipe railing shared with no. 292; grilles

West Facade: Designed (historic, painted, resurfaced)
Stoop: Replaced stoop (gate under stoop - removed)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Mixed (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

North Facade: Not designed (historic) (partially visible)
Facade Notes: Painted; wires

294 Riverside Drive

Borough of Manhattan Tax Map Block 1889, Lot 76

Building Name: William and Clara Baumgarten House

Date: 1900-01 (NB 997-1900)

Architect/Builder: Schickel & Ditmars

Original Owner: William & Clara Baumgarten

Type: Free-standing house

Style: Beaux Arts

Stories: 5

Material(s): Limestone

Decorative Metal Work: Balcony and balconette railings; double-leaf window grille

Significant Architectural Features: Rusticated basement and first story; Ionic columns and scrolled brackets supporting balcony; double-leaf door with oculi; segmental-arched window with vermiculated keystone at first story; windows with scrolled keystones at second story; windows with cartouches at third story; windows with scrolled keystones and foliate decoration at fourth story; copper and stone-faced dormers

Alterations: Camera and light with conduits

Building Notes: Designed as a private residence it was converted to multi-family use in 1940.

The buildings was designated a New York City Landmark in 1991 (LP-1618). At the time, it was designated as 294 Riverside Drive House (William Baumgarten Residence).

Site Features: Decorative metal fence and gate on stone curb; metal stair with railing

Notable History and Residents: William Baumgarten, a German-born master cabinetmaker, worked for Herter Brothers and succeeded Christian Herter as the head of the firm in 1881. He left in 1891 and established his own firm William Baumgarten & Co. which continued the tradition of high-end interior decoration and furnishings. In 1893, Baumgarten established a factory in the Bronx for the production of Gobelin tapestries. Reference: Landmarks Preservation Commission, *294 Riverside Drive Houses (William Baumgarten Residence) Designation Report (LP-1618)* (New York: City of New York, 1991), 3-4.

West Facade: Designed (historic)

Stoop: Possibly historic stoop (historic gate under stoop)

Porch(es): Historic

Door(s): Historic primary door

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

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

Roof: Historic (pitched - slate)

Notable Roof Features: Dormers

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Rear extension, red brick; windows

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

Facade Notes: Rear extension, red brick; windows, one possibly removed; stone or terra-cotta sills

299 Riverside Drive (aka 295-299 Riverside Drive; 322-332 West 102nd Street)

Borough of Manhattan Tax Map Block 1889, Lot 72

Building Name: Rockledge Hall

Date: 1910-11 (NB 518-1910)

Architect/Builder: Evan T. MacDonald

Original Owner: Rockledge Construction Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 12 and basement

Material(s): Brick; stone; terra cotta

Special Windows: Possibly historic fan transoms and casement windows at first story; possibly historic metal-and-glass door and transom

Significant Architectural Features: Rusticated stone base; Flemish-bond brick upper facade; round-arched windows at first story with keystones; windows at third story with lintel course; windows at fourth through 12th stories with flared brick lintels with stone or terra-cotta keystones; terra-cotta sill courses at sixth, eighth, 10th and 11th stories; round and flat-arched windows at 11th and 12th stories paired with full terra-cotta surrounds; large plaques at 12th story with cartouches; copper cornice with brackets and roundels

Alterations: Stoop railings; windows at first story altered with one moveable pane; small windows possibly cut in at 11th and 12th stories, one with part of plaque incorporated in sill; lights with conduits; marquee replaced; metal hatch at basement

Building Notes: The entrance is on West 102nd Street.

Site Features: Pipe railing with painted posts; metal grille; metal fence and gate across areaway; pipe

North Facade: Designed (historic, repointed)

Stoop: Resurfaced

Door(s): Possibly historic primary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

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

Areaway Wall/Fence Materials: Metal and concrete or stone

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

Facade Notes: Brick laid in running bond, patched; windows with brick lintels and stone or terra-cotta sills; fire escape; non-historic metal railing on roof; non-historic grilles altered for air conditioners at first story; possibly historic grilles at basement; conduits Site: concrete steps with metal railings; concrete-paved areaway

West Facade: Designed (historic)

Facade Notes: Similar to primary facade; two entrances, one with full surround and keystone; doors replaced; intercom with electric keypad lock; non-historic grilles at basement, possibly historic half grilles at first story; windows at first story altered with single moveable pane; paired windows at 11th and 12th stories in round-arched surrounds; lights; camera with conduit; remote utility meter Site: pipe railings with painted posts; stand pipe; concrete sidewalk, stone curb except at corner, which is concrete with metal edge

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

Facade Notes: Brick laid in running bond with contrasting brick details; brick lintels; windows replaced; non-historic railing on roof

300 Riverside Drive (aka 300-302 Riverside Drive; 319 West 102nd Street)

Borough of Manhattan Tax Map Block 1890, Lot 1

Date: 1922 (NB 185-1922)

Architect/Builder: George F. Pelham

Original Owner: 300 Riverside Drive Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 14

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Iron grilles on primary and secondary entrance doors, sidelights, and transoms

Significant Architectural Features: Tripartite composition with two-story base, 10-story middle section, and two-story upper section; sections separated by projecting terra-cotta cornices; West 102nd Street facade divided into two wings by light court; limestone-clad basement with granite watertable; primary entrance recessed within light court, features limestone enframing with modillioned cornice and ornate iron grilles; historic iron-and-glass double-leaf doors with transoms and sidelights; window openings feature molded terra-cotta sills; corner windows at fourth, fifth, and 13th stories feature elaborate terra-cotta enframements; some historic six-over-six double-hung windows; bracketed masonry balconettes at ninth story; modillioned cornice with dentils, egg-and-dart molding, and antefixes

Alterations: Most windows replaced (historically six-over-six double hung); some through-wall air conditioners punched through facade

South Facade: Designed (historic, base painted)

Door(s): Original primary door; historic iron-and-glass double-leaf doors with transoms in riverside drive secondary entrance

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

Security Grilles: Historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Paving Material: Concrete pavers, granite steps and curbing at West 102nd Street entrance

West Facade: Designed (historic)

Facade Notes: Similar to West 102nd Street facade; secondary basement entrance with garlanded enframing, iron grilles on door and transom

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

Facade Notes: Brick side wall; cornices return slightly around building corner from primary facade; regular arrangement of rectangular window openings; service way accessed through historic metal fence and gate

305 Riverside Drive (aka 305-308 Riverside Drive; 318-324 West 103rd Street)

Borough of Manhattan Tax Map Block 1890, Lot 36

Date: 1909 (NB 784-1909)

Architect/Builder: Lawlor & Haase

Original Owner: Brookfield Construction Company (Henry W. Hodge, president)

Type: Apartment building

Style: Renaissance Revival

Stories: 12

Material(s): Brick; limestone

Decorative Metal Work: Original iron areaway fence

Significant Architectural Features: Tripartite composition with three-story base, six-story middle section, and three-story upper section; granite-clad basement and watertable; limestone base, rusticated lower two stories separated from smooth third story by molded cornice with dentil course; primary entrance features arched, molded enframing topped with a bracketed balconette with balustrade; first- and second-story arched window openings with voussoirs and scrolled keystones, third-story windows with molded enframing and scrolled keystone; brick-clad upper stories; fourth-story window openings feature full limestone enframings with denticulated lintels, other windows in middle section feature keystone lintels and bracketed sills; molded limestone beltcourse below 10th story; 10th- and 11th-story windows with full limestone enframings, some with bracketed lintels and some with scrolled keystones; 12th story clad in limestone featuring framed spandrels and molded window enframings with scrolled keystones

Alterations: Windows replaced (historically six-over-one double-hung sash); cornice removed; small rooftop addition visible above Riverside Drive facade

North Facade: Designed (historic)

Door(s): Possibly historic primary door; non-historic door in riverside drive secondary entrance

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

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete (Riverside Drive); concrete with metal plate (West 103rd Street)

Areaway Wall/Fence Materials: Iron fence with stone curb

Areaway Paving Material: Concrete

West Facade: Designed (historic)

Facade Notes: Similar to West 103rd Street facade; areaway ramp leads to secondary entrance in basement

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

Facade Notes: Brick side wall; regular arrangement of window openings; concrete service way accessed through non-historic metal fence and gate

310 Riverside Drive (aka 310-312 Riverside Drive; 323-325 West 103rd Street)

Borough of Manhattan Tax Map Block 1890, Lot 40

Building Name: Master Building

Date: 1928-29 (NB 24-1928)

Architect/Builder: Harvey Wiley Corbett of the firm Helmle, Corbett & Harrison, with Sugarman & Berger, associated architects

Original Owner: Master Building, Inc.

Type: Apartment hotel

Style: Art Deco

Stories: 29

Material(s): Brick; terra cotta

Significant Architectural Features: Ironspot brick facade graded in color from deep purple at the base to light grey at the tower; Lower two stories of building, where the museum was originally housed, differentiated from apartment tower above by over-scale entrances centered on both street facades, as well as by the omission of windows at the corners; primary entrance features paired glass doors framed by a glass transom and sidelights; cantilevered metal canopies extend above the entrances and openings above the canopies are filled with large, tripartite transom windows with blue leaded glass sidelights; a set of metal service doors and two pairs of paneled glass doors provide access to the theater at the eastern end of West 103rd Street facade; original wrought-iron grillwork remains in situ at the first-story windows and at a window above the main theater entrance; patterned brick panels created by header coursing with projecting bricks above the secondary doors and in some of the second-story window openings on the 103rd Street facade; upper stories feature corner windows and vertical bands of window openings with patterned brick spandrels; original metal one-over-one sash; original corner windows had metal folding casement sash and a few of these remain (most replaced with Chicago-style windows); setbacks above 14th story feature irregular and faceted massing, with angled corners and terrace creating a building-block appearance; parapets with corbelled brick bands are finished with terra-cotta cresting at the set-back upper stories; two-part octagonal tower with ornamental cap rises above irregularly massed setback stories

Building Notes: Individual landmark designated December 5, 1989 (LP-1661)

Notable History and Residents: Originally incorporated the Nicholas Roerich Museum--including galleries, library, and auditorium--on the ground floor; later housed the Riverside Museum, an art school, the Master Institute of United Arts, and the Library Theater

South Facade: Designed (historic)
Door(s): Historic primary door
Windows: Mixed
Security Grilles: Historic (upper stories)
Sidewalk Material(s): Concrete
Curb Material(s): Granite

West Facade: Designed (historic)
Facade Notes: Similar to West 103rd Street facade; Riverside Drive entrance, approached by steps, features glass doors in the reveals of the recessed entrance alcove, perpendicular to the glass window wall at the top of the steps; three-story northern wing, originally a restaurant, features wide opening retaining original design elements, although metal panels cover the windows and the leaded glass sidelights that surround the central door

North Facade: Designed (historic) (partially visible)
Facade Notes: Fully articulated side facade, similar to primary facades, above adjoining building

East Facade: Designed (historic) (partially visible)
Facade Notes: Fully articulated side facade, similar to primary facades, above adjoining building

315 Riverside Drive (aka 314-318 Riverside Drive; 324-326 West 104th Street)
Borough of Manhattan Tax Map Block 1890, Lot 73

Date: 1930 (NB 323-1930)
Architect/Builder: Boak & Paris
Original Owner: A. C. & H. M. Hall Realty Company
Type: Apartment building
Style: Art Deco
Stories: 19 and penthouse
Material(s): Brick; cast stone

Decorative Metal Work: Ground-floor window grilles with floral Art Deco motifs
Significant Architectural Features: Tripartite composition with two-story base, 14-story middle section, and three-story upper section; granite and cast-stone watertable; base clad in patterned brickwork; primary entrance features double-height cast-stone enframing with floral Art Deco motifs; cast-stone beltcourses above second and 16th stories; corner windows above beltcourses feature iron balconettes and cast-stone enframements and corbels; center and corner bays flanked by vertical brick piers running the height of the facade; center bays feature rounded brick spandrels while corner bays feature patterned brick spandrels with cast-stone insets; window openings feature cast-stone sills; many historic multi-over-one windows; upper section features several setbacks; terraces enclosed by historic iron railings above cast-stone coping; capped with two-story water tower enclosure

Alterations: Some windows replaced (historically multi-over-one double hung sash); a few air conditioners punched through Riverside Drive facade

North Facade: Designed (historic)

Door(s): Possibly historic primary door
Windows: Mixed
Security Grilles: Original (upper stories)
Sidewalk Material(s): Concrete
Curb Material(s): Granite

West Facade: Designed (historic)
Facade Notes: Similar to West 104th Street facade

South Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall; regular arrangement of window openings

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall; regular arrangement of window openings; service way accessed through brick wall with non-historic metal door

320 Riverside Drive (aka 320-323 Riverside Drive; 323-325 West 104th Street)
Borough of Manhattan Tax Map Block 1891, Lot 1

Date: 1928 (NB 116-1928)
Architect/Builder: Leo F. Knust
Original Owner: A. C. & H. M. Hall Realty Company
Type: Apartment building
Style: Renaissance Revival
Stories: 15
Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Second-story iron balconette
Significant Architectural Features: Tripartite composition with three-story base, 10-story middle section, and two-story upper section; sections separated by projecting terra-cotta cornices; granite watertable; primary entrance features double-height limestone enframement with bracketed cornice, cartouche, swags, and second-story Palladian window with iron balconette; historic wood-and-glass multi-paned double-leaf doors with transom; limestone and brick quoins at building corners; terra-cotta beltcourses below fifth and 13th floors; window openings feature stone sills; some historic six-over-one wood windows; modillioned cornice

Alterations: Most windows replaced (historically six-over-one double hung)

South Facade: Designed (historic)
Door(s): Historic primary door; historic multi-paned wood-and-glass single-leaf door in west 104th street secondary entrance
Windows: Mixed (upper stories); replaced (basement)
Security Grilles: Historic (upper stories); historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite (West 104th Street); bluestone (Riverside Drive)

West Facade: Designed (historic)

Facade Notes: Riverside Drive facade separated into two wings by light court; concrete-paved light court enclosed with historic iron fence

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

Facade Notes: Brick side wall; quoins return around building corner; regular arrangement of rectangular window openings; some historic six-over-one wood windows; concrete landing and sunken yard accessed through metal fence and gate (partially historic)

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

Facade Notes: Brick side wall; quoins return around corner; regular arrangement of rectangular window openings; some historic six-over-one wood windows

325 Riverside Drive (aka 325-327 Riverside Drive; 322-330 West 105th Street)

Borough of Manhattan Tax Map Block 1891, Lot 35

Date: 1920-21 (NB 48-1920)

Architect/Builder: Gaetan Ajello

Original Owner: Paterno Brothers

Type: Apartment building

Style: Colonial Revival

Stories: 13

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Second-story iron balconette

Significant Architectural Features: Tripartite composition with two-story base, 10-story middle section, and one-story upper section; Flemish-bond brick work; granite watertable; primary entrance features double-height enframement with molded piers, iron balconette below second-story window, and arched lintel below cornice; iron-and-glass double-leaf doors with transom and sidelights; first-, third-, and 13th-story window openings feature molded terra-cotta enframements, with sills connecting as a beltcourse or cornice; second-story openings feature terra-cotta drip lintels connecting as a beltcourse; upper stories openings feature bracketed sills and brick lintels; alternating pattern of recessed brick spandrels

Alterations: Windows replaced; cornice removed and replaced with brick parapet; several through-wall air conditioners

North Facade: Designed (historic, base and terra-cotta ornament painted)

Door(s): Historic primary door; non-historic metal door and gate in west 105th street secondary entrance

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

Security Grilles: Mixed (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Granite (Riverside); concrete with metal plate (West 105th Street)

West Facade: Designed (historic)

Facade Notes: Similar to West 105th Street

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

Facade Notes: Yellow brick side wall; regular arrangement of window openings; fire escape; service way accessed through metal gate

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

Facade Notes: Brick side wall, red in front section, yellow in rear; single bay of window openings in each section

340 Riverside Drive (aka 340-343 Riverside Drive; 321-325 West 106th Street)

Borough of Manhattan Tax Map Block 1892, Lot 1

Date: 1925 (NB 654-1925)

Architect/Builder: Sugarman & Berger

Original Owner: Ninto Building Corporation (Joseph Golding, president)

Type: Apartment building

Style: Renaissance Revival

Stories: 15 and penthouse

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Second-story window guards and Third-story iron balconettes

Significant Architectural Features: Tripartite composition with three-story base; nine-story middle section, and three-story upper section; granite watertable; ground floor clad in rusticated tapestry brick with radiating brick lintels; primary entrance on Riverside Drive features limestone enframing with scrolled brackets, shield medallion, and broken pediment; iron-and-glass double-leaf doors with transom; limestone beltcourse below second story; second and third story feature piers with brick quoins, recessed brick spandrels, and iron window guards and balconettes; modillioned limestone cornice above third story; middle stories feature brick piers, window openings with stone sills and soldier-brick lintels; some historic six-over-six double-hung sash windows; corbelled brick and terra-cotta cornice above 12th story; upper stories feature double-height terra-cotta window enframements with spandrels and arched tympanum as well as terra-cotta corner piers and beltcourses; arcaded terra-cotta frieze and brick parapet with balustrades

Alterations: Some through-wall air conditioners; most windows replaced (historically six-over-six double-hung sash)

West Facade: Designed (historic, watertable and entrance enframing painted)

Door(s): Historic primary door

Windows: Mixed

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

South Facade: Designed (historic)

Facade Notes: Similar to West 106th Street facade; secondary entrance with historic iron-and-glass single-leaf door with transom

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

Facade Notes: Brick side wall; regular arrangement of window openings; sunken concrete yard accessed via metal stair and historic iron fence and gate

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

Facade Notes: Brick side wall, partially painted

345 Riverside Drive (aka 320-328 West 107th Street)

Borough of Manhattan Tax Map Block 1892, Lot 32

Date: 1950 (NB 208-1950)

Architect/Builder: Charles E. Greenberg & Marvin Ames

Original Owner: Gildin Construction Company (Harry Gildin, president)

Type: Apartment building

Style: Moderne

Stories: 6

Material(s): Brick; cast stone

Decorative Metal Work: Historic fire escapes

Significant Architectural Features: Orange brick facade with red brick details and basement; West 107th Street and Riverside Drive facades both divided into two wings by light court; primary entrance with cast-stone enframement recessed in light court; window openings feature stone sills, corner windows with patterned brick enframements; some historic wood three-over-three double-hung sash, window panes arranged as narrow horizontal bands

Alterations: Access ramp with metal handrail installed at primary entrance; parapet rebuilt; most windows replaced (historically three-over-three double-hung sash, with individual panes arranged as narrow horizontal bands)

North Facade: Designed (historic)

Door(s): Possibly historic primary door

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

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

Sidewalk Material(s): Concrete

Curb Material(s): Granite (West 107th Street); concrete (Riverside)

Areaway Paving Material: Concrete paving with concrete ramp and planting beds

West Facade: Designed (historic)

Facade Notes: Wings both feature a recessed center bay with historic fire escape; concrete-paved light court enclosed with simple metal fence; secondary entrance with non-historic door

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

Facade Notes: Red brick side wall; regular arrangement of window openings; concrete vehicle ramp leads to basement garage entrance with non-historic roll-down door

351 Riverside Drive (aka 321-329 West 107th Street)

Borough of Manhattan Tax Map Block 1892, Lot 33

Building Name: Morris and Laurette Schinasi Residence

Date: 1907-09 (NB 749-1907)

Architect/Builder: William B. Tuthill

Original Owner: Morris Schinasi

Type: Free-standing house

Style: Neo French Renaissance

Stories: 2 1/2

Material(s): Limestone

Special Windows: Three-sided copper oriel at rear facade

Decorative Metal Work: Stained-glass sash and transoms (West 107th Street and side facades)

Significant Architectural Features: Primary entrance, offset to the right with a molded surround, is approached by steps flanked by wing-walls that terminate in high, square, newel posts; elaborate stone balconies appear at the second floor on either side of the main entrance, and are tied in with a broad band course that separates the two principal stories on all four sides; window and entrance openings with radiating lintels; modillioned roof cornice and paneled frieze; boldly projecting dormer windows composed of ornate pilasters with stone panels in the upper half, crowned by high curvilinear pediments; pitched roof of green terra-cotta tile surmounted, at the front of the building, by a cresting and two spiked finials

Building Notes: Individual landmark designated March 19, 1974 (LP-0844); work currently underway to modify north and east Facades per LPC permit

West Facade: Designed (historic)

Stoop: Original

Door(s): Historic primary door

Windows: Historic (upper stories); historic (basement)

Security Grilles: Historic (basement)

Roof: Historic (pitched - flat tile)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone (Riverside Drive); granite (West 107th Street)

Areaway Wall/Fence Materials: Marble knee wall and balustrade

South Facade: Designed (historic)

Facade Notes: 107th Street facade composed of projecting end sections and a recessed central section; the left end section, nearest Riverside Drive, contains a two-story bay surmounted by an ornamented parapet; center section contains window openings with stone mullions and transom bars

North Facade: Designed (historic) (partially visible)

Facade Notes: North Facade of the house, which faces the neighboring building on Riverside Drive, has the most elaborate treatment; at the rear there is a two-story oriel set above basement level; a broad first-story bay occupies the central portion of the facade; the

steeply pitched tile roof rises from the left hand side of this bay, while a vertical wall with windows is set slightly back from the right hand side; the rest of the north facade accords with the front of the building

East Facade: Designed (historic) (partially visible)

Facade Notes: Rear facade has a triple window with stone mullions and transom bars at the first story, and a three-sided copper oriel at the second story; tall stone chimney; terrace accessed through decorative iron fence set between tall stone piers

352 Riverside Drive

Borough of Manhattan Tax Map Block 1892, Lot 37

Date: 1899-1901 (NB 831-1899)

Architect/Builder: Robert D. Kohn

Original Owner: Adolph Openhym

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Second-story balconette railing; two-story copper oriel (side facade); copper cornice

Significant Architectural Features: Three-story, full-width rounded bay; rusticated limestone base with granite watertable; segmental-arched central entrance enframement topped with ornate cartouche; iron-and-glass double-leaf doors with intricate grillwork; segmental-arched ground-floor window openings; boldly projecting second-story balconette with elaborate scrolled brackets and decorative iron railing; red brick upper stories featuring central limestone section serving as window enframement, with quoins, second-story cartouche and denticulated lintel, and modillioned cornice topped with a balustrade; fourth-story windows framed with quoined limestone below a terra-cotta beltcourse; scrolled brackets supporting modillioned copper cornice; mansard roof; fifth-story dormer with terra-cotta enframement featuring central segmental-arched lintel with cartouche

Alterations: Storm windows installed in front of historic wood windows; rooftop deck with metal railing

Building Notes: Built as part of a pair of row houses at 352 and 353 Riverside Drive

West Facade: Designed (historic)

Door(s): Original primary door

Windows: Historic

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

South Facade: Designed (historic) (partially visible)

Facade Notes: Fully designed side wall; similar to primary facade with limestone base, brick upper stories with limestone window enframements; two-story angled oriel window clad in copper; one-story angled oriel window clad in limestone; limestone-clad dormer towards front, two copper-clad dormers toward rear; side yard enclosed by altered historic iron fence

353 Riverside Drive

Borough of Manhattan Tax Map Block 1892, Lot 66

Date: 1899-1901 (NB 831-1899)

Architect/Builder: Robert D. Kohn

Original Owner: Adolph Openhym

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Second-story balconette railing; two-story copper oriel (side facade); copper cornice

Significant Architectural Features: Three-story, full-width rounded bay; rusticated limestone base with granite watertable; segmental-arched central entrance enframement topped with ornate cartouche; iron-and-glass double-leaf doors with intricate grillwork; segmental-arched ground-floor window openings; boldly projecting second-story balconette with elaborate scrolled brackets and decorative iron railing; red brick upper stories featuring central limestone section serving as window enframement, with quoins, second-story cartouche and denticulated lintel, and modillioned cornice topped with a balustrade; fourth-story windows framed with quoined limestone below a terra-cotta beltcourse; scrolled brackets supporting modillioned copper cornice; mansard roof; fifth-story dormer with terra-cotta enframement featuring central segmental-arched lintel with cartouche

Alterations: Window sash replaced within historic frames, with historic transom bars (historically multi-paned-over-one double-hung sash); second-story window grilles installed; rooftop deck with metal railing

Building Notes: Built as part of a pair of row houses at 352 and 353 Riverside Drive

West Facade: Designed (historic)

Door(s): Original primary door

Windows: Mixed

Security Grilles: Mixed (upper stories)

Roof: Replaced (pitched - asphalt shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

North Facade: Designed (historic) (partially visible)

Facade Notes: Fully designed side wall; similar to primary facade with limestone base, brick upper stories with limestone window enframements; two-story angled oriel window clad

in copper; one-story angled oriel window clad in limestone; limestone-clad dormer towards front, two copper-clad dormers toward rear; concrete-paved side yard with planting beds accessed through altered historic iron fence

355 Riverside Drive (aka 332-338 West 108th Street)

Borough of Manhattan Tax Map Block 1892, Lot 64

Date: 1922 (NB 40-1922)

Architect/Builder: Alfred C. Bossom

Original Owner: 355 Riverside Drive Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 14 and penthouse

Material(s): Brick; terra cotta

Decorative Metal Work: Iron balconettes

Significant Architectural Features: Tripartite composition with two-story base, 11-story middle section, and one-story upper section; limestone watertable; lower section clad in corbelled brick with terra-cotta spandrels; primary entrance features double-height limestone enframing with fluted pilasters, denticulated cornice, and urns; elaborately ornamented terra-cotta beltcourse above second story; third-story window opening feature soldier-brick lintels, corner openings have terra-cotta enframements with broken pediments; iron balconettes at fourth and 13th stories; terra-cotta beltcourse below 14th story; 14th-story window openings feature terra-cotta enframements

Alterations: Fire escape installed

North Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Replaced

Security Grilles: Historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate (West 108th Street); granite (Riverside Drive)

West Facade: Designed (historic)

Facade Notes: Similar to West 108th Street facade

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

Facade Notes: Brick side wall; regular arrangement of window openings; 14th-story terra-cotta beltcourse and corner window enframements; concrete yard accessed through historic iron fence and gate

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

Facade Notes: Brick side wall; regular arrangement of window openings; 14th-story terra-cotta beltcourse and corner window enframements; concrete yard accessed through historic iron fence and gate

360 Riverside Drive (aka 331-339 West 108th Street)

Borough of Manhattan Tax Map Block 1893, Lot 1

Date: 1915 (NB 336-1915)

Architect/Builder: Gaetan Ajello

Original Owner: The Anthony A. Paterno Construction Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 13

Material(s): Brick; terra cotta

Significant Architectural Features: Tripartite composition with three-story base, nine-story middle section, and one-story upper section; granite watertable; primary entrance features double-height, arched limestone enframing with molded panels, roundels, and cartouche; lower-story window openings feature Renaissance-inspired terra-cotta enframements; denticulated terra-cotta beltcourse above second story, molded terra-cotta beltcourses above third and 12th stories; middle-story window openings feature alternating pattern of corbelled and plain brick lintels, with projecting stone sills; fifth-story balconette and window openings with elaborate terra-cotta enframing; upper-story window openings feature terra-cotta enframements with elaborate arched tympanum; modillioned cornice

Alterations: Four-story fire escape installed

Notable History and Residents: Named the Rutherford

South Facade: Designed (historic, terra-cotta elements painted)

Door(s): Possibly historic primary door

Windows: Historic

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite (West 108th Street); bluestone (Riverside Drive)

West Facade: Designed (historic)

Facade Notes: Similar to West 108th Street facade

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

Facade Notes: Brick side facade; regular arrangement of window openings; service way accessed through historic iron fence and gate

WEST 89TH STREET, NORTH SIDE (ODD NUMBERS)

267 West 89th Street

Borough of Manhattan Tax Map Block 1237, Lot 5

Date: 1910-11 (NB 751-1910)

Architect/Builder: Mulliken & Moeller

Original Owner: North Holding Co., Harry B. Mulliken, president

Type: Apartment building

Style: Tudor Revival

Stories: 8

Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Stone base; two-story keyed surround incorporating Tudor-arched entrance with tresse molding, foliate spandrels, triple window with molded sill, rosette corbels, and mullions with carved lancets, and foliate brackets supporting a stone balcony with quatrefoil decoration and rosettes; windows at first and second stories with keyed surrounds; fluted band course with quatrefoil panels and rosettes at third story; upper stories brick; stone balcony at eighth story; terra-cotta sills; windows of center and outer bays with keyed surrounds; decorative spandrel panels at eighth story; corbeled colonnettes; gargoyles; decorative stringcourses at cornice

Alterations: Cornice frieze replaced; metal balconettes replaced; cameras with conduits; lights with conduits; marquee; remote utility meter

Site Features: Historic railings at areaways; possibly historic gate across west areaway; grilles; diamond plate hatch; diamond plate steps (hidden by hatch); pipes; siamese standpipe

South Facade: Designed (historic, painted, repointed)

Door(s): Replaced primary door

Windows: Replaced

Cornice: Altered

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, replaced at roofline; clay tile coping; light court; stone or terra-cotta sills; windows replaced

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

Facade Notes: Brick, replaced at roofline; rear wing yellow brick; clay-tile coping; light court; stone or terra-cotta sills; windows replaced; chimney

WEST 92ND STREET, SOUTH SIDE (EVEN NUMBERS)

288 West 92nd Street (aka 288-290 West 92nd Street)

Borough of Manhattan Tax Map Block 1239, Lot 56

Date: 1898-99 (NB 935-1898)

Architect/Builder: Neville & Bagge

Original Owner: Emilio Vigna

Type: Flats building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Stone; brick; terra cotta

Significant Architectural Features: Rusticated stone base, basement rough-faced ashlar; windows at first story with voussairs; windows at second and sixth stories with full surrounds, second story also has molded lintels; windows in outer bays at third and fourth stories with full surrounds featuring carved and fluted Ionic columns supporting entablatures, turned balustrades, carved brackets, and carved pediments; windows of inner bays with flared lintels decorated with swags and scrolled keystones; round-arched windows at fifth story with brick and terra-cotta lintels; stringcourse with carved frieze; bracketed lintel with dentils and swag-decorated frieze

Alterations: Entrance altered; non-historic lights; fixed, fabric awning; intercom and postal release box in reveal; stoop rails replaced; fire escape; cameras with conduits; sign; cellular phone antenna and equipment; pipes; lights; window at basement altered and replaced with louvered grille; window at first story altered to accommodate air conditioner

Building Notes: Originally built as flats, 288 West 92nd Street was a single-room occupancy building from the early 1940s to the early 1960s when it was reconverted into apartments (CO 31278-1945; CO 58415-1963). The original columned entrance portico and decorative balconies at the third story were probably removed in 1942 (ALT 684-1942).

Site Features: Non-historic metal fence

North Facade: Designed (historic, painted)

Stoop: Resurfaced

Porch(es): Removed

Door(s): Replaced primary door; non-historic grille at basement

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

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, repointed, replaced at roofline; segmental-arched windows, one replaced, one infilled; cellular phone antennas; bulkhead with skylight; pipes; chimney

292 West 92nd Street

Borough of Manhattan Tax Map Block 1239, Lot 58

Date: 1898-99 (NB 713-1898)

Architect/Builder: Neville & Bagge

Original Owner: Leith & Glenn

Type: Flats building

Style: Renaissance Revival

Stories: 6 and basement; penthouse

Material(s): Stone; brick; terra cotta (?)

Special Windows: Round-arched, wood-framed double windows with engaged columns and transoms (sash replaced)

Significant Architectural Features: Rusticated base; second and sixth stories with stone banding; stoop with carved newels and balustraded railings; round-arched entrance with carved reveal and cartouche; round-arched windows at first story with elaborately carved keystones; sill courses at second, third and sixth stories, third story decorated with Greek key pattern; decorative plaques at third and fourth stories; windows at second story with full, molded surrounds; windows at center bay of third story with fluted Ionic columns supporting full entablature; windows at center bay of fourth story with fluted Ionic columns supporting a full entablature and paneled spandrels; round-arched windows at fifth story with molded surrounds with cartouches; flat-arched windows at sixth story with molded surrounds and foliate keystones; bracketed cornice with triglyph and metope frieze; possibly historic fire escape

Alterations: Non-historic lights with conduits; intercom with postal release box; remote utility meter; possibly historic grilles at basement altered; scissor gate in areaway; spigot; penthouse

Building Notes: Originally designed with two eight-room apartments per floor, the apartments were rearranged to provide four per floor in 1930 (ALT 92-1930). The fire escape was added at that time. The penthouse was added probably in the 1980s, it is not readily visible from the street (CO 95808-1990).

Site Features: Possibly historic fences and gate; steps resurfaced with slate; non-historic railing

North Facade: Designed (historic, painted)

Stoop: Painted

Door(s): Replaced primary door

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

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

Cornice: Original

Sidewalk Material(s): Concrete; slate

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick; clay coping

294 West 92nd Street

Borough of Manhattan Tax Map Block 1239, Lot 59

Date: 1898-99 (NB 713-1898)

Architect/Builder: Neville & Bagge

Original Owner: Leith & Glenn

Type: Flats building

Style: Renaissance Revival with alterations

Stories: 6

Material(s): Stone; brick; terra cotta (?)

Significant Architectural Features: Rusticated base; second and sixth stories with stone banding; round-arched entrance with carved reveal and cartouche; round-arched windows at first story with elaborately carved keystones; sill courses at second, third and sixth stories, third story decorated with Greek key pattern; decorative plaques at third and fourth stories; windows at second story with full, molded surrounds; windows at center bay of third story with fluted Ionic columns supporting full entablature; windows at center bay of fourth story with fluted Ionic columns supporting a full entablature and paneled spandrels; round-arched windows at fifth story with molded surrounds with cartouches; flat-arched windows at sixth story with molded surrounds and foliate keystones

Alterations: Stoop removed; cornice removed; non-historic lights; camera; carved reveal partially obscured; intercom; keystones at first story altered (originally the same as those at 292 West 92nd Street).

Building Notes: Originally designed with two apartments per floor, the apartments were rearranged to provide four per floor in 1939. It is likely that the fire escape was added at that time. (ALT 3138-1939)

Site Features: Areaway removed; diamond plate hatch

North Facade: Designed (historic)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick, partially parged; clay-tile coping; metal fence; pipe; windows replaced; fire escape; junction box; cables

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

Facade Notes: Brick; railing at roof

296 West 92nd Street

Borough of Manhattan Tax Map Block 1239, Lot 160

Date: 1893 (NB 11-1893)

Architect/Builder: Clarence F. True

Original Owner: Clarence F. True

Type: Row house

Style: Altered Elizabethan Revival

Stories: 3 and basement

Material(s): Stone

Significant Architectural Features: First story with rough-faced stone banding; lancet-arched entrance with drip molding and spandrel with ribbon and shield; windows at first story with carved heads; molded sills with foliate termini at first and second stories; lancet-shaped niche with foliate base; parapet and gable with molding

Alterations: Decorative details removed from parapet and peak of gable (by 1986); non-historic railings and window box holders; remote utility meter; light at basement

Site Features: Non-historic fence and gate; stone treads on stairs

North Facade: Designed (historic, resurfaced)

Stoop: Replaced stoop (gate under stoop - replaced)

Door(s): Replaced primary door; non-historic metal gate and transom

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

Security Grilles: Possibly historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete; stone

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

Facade Notes: Brick, partially parged; leader; window

WEST 92ND STREET, NORTH SIDE (ODD NUMBERS)

255 West 92nd Street

Borough of Manhattan Tax Map Block 1240, Lot 7501

Date: 1897 (NB 87-1897)

Architect/Builder: S. B. Ogden & Co.

Original Owner: Andrew J. Kerwin Jr.

Type: Flats building

Style: Renaissance Revival

Stories: 5

Material(s): Roman brick; stone

Significant Architectural Features: Stone base topped by heavy, molded band course; stoop with cheek walls; round-arched entrance with carved intrados supported by engaged columns; round-arched windows at first story with molded lintels springing from a carved

stringcourse; windows at second and third stories with full surrounds, some with bracketed lintels and/or cartouches, central windows paired, Ionic pilasters at second story supporting a carved entablature, carved spandrel and bracketed pediments at third; windows at fourth story with keyed surrounds, molded sill course and lintels; paired center windows with bracketed lintel; round-arched windows at fifth story with carved sill course and decorative lintels springing from molded stringcourse; bracketed cornice with foliate frieze and denticulation

Alterations: Marquee replaced; intercom; non-historic lights; conduits; railings added to stoop; grilles altered for air conditioners; remote utility meter

Building Notes: Built as French flats for 11 families, from the 1940s to the 1970s it was an SRO known as the Ridgefield Hotel, later the Better Ridgefield Hotel. (ALT 1560-1941; Michael Goodwin, "Suit Lost by West Siders to Close Hotel Over Its Use by Prostitutes," *New York Times*, August 12, 1979, 40.) Originally lot 8, it is now condo lots 1001-1017.

Site Features: Non-historic fences, gates, and handrails; concrete steps

South Facade: Designed (historic, painted)

Stoop: Painted stoop (possibly historic gate under stoop)

Door(s): Possibly historic 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): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, painted; clay tile coping; chimneys non-historic fence at roof; conduit

WEST 94TH STREET, SOUTH SIDE (EVEN NUMBERS)

306 West 94th Street

Borough of Manhattan Tax Map Block 1252, Lot 60

Building Name: The Alexander; Devon Residence; Hotel Alexander

Date: 1900-01 (NB 1269-1900)

Architect/Builder: George F. Pelham

Original Owner: Rachel Axelrod

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; stone

Special Windows: Stained-glass windows at entrance

Significant Architectural Features: Stone base; rough-faced rustication at basement; quoins; balustraded balconies; portico with fluted and carved Ionic columns supporting an entablature with carved frieze and balustraded balcony; entrance surround with pilasters,

carved panels, and stained-glass sidelights with carved corbels; door surround with tresse molding; segmental-arched windows at first story with keystones and pendants; band course at third story with balustrades; double windows at third story with eared surrounds with cartouches and wreathes; flared lintels with scrolled keystones, double windows with wreathes; at fourth through sixth stories; molded band course at seventh story; seventh story rusticated; double segmental-arched windows with eared surrounds decorated with cartouches and carved mullions and round-arched windows with eared surrounds at seventh story; modillioned cornice with fluted frieze

Alterations: Balcony of portico altered; fire escape (added by the 1980s); pipe railings on portico; railing on roof; lights; camera; conduits; remote utility meter; alarm; signage; bird deterrent wires

Building Notes: Designed and built as flats, 306 West 94th and 308 West 94th Street (q.v.) were converted into single room occupancy residences in the early 1940s (ALT 2230-1939, completed 1946). No. 306 was recently renovated into an extended stay hotel called the Hotel Alexander catering to tourists, students and business travelers.

Site Features: Possibly historic fence, partially altered, and gate; siamese connection through fence; signage on fence; diamond plate staircase with pipe railing; fence and gate with metal panels and barbed wire across service alley; fence continues along east property line

North Facade: Designed (historic, painted)

Stoop: Resurfaced

Porch(es): Historic

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: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Northernmost bays, similar to primary facade: flared lintels with keystones (some damaged or missing), full eared surrounds at seventh story; band courses at third and seventh stories; cornice; railing on roof; rear extension red brick with stone lintels and sills; coped roof; pressed metal angular bay; windows replaced

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

Facade Notes: Red brick, patched; segmental-arched windows; windows replaced; cables

308 West 94th Street

Borough of Manhattan Tax Map Block 1252, Lot 63

Building Name: Norfolk

Date: 1900-01 (NB 1269-1900)

Architect/Builder: George F. Pelham

Original Owner: Rachel Axelrod

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; stone

Decorative Metal Work: Possibly historic fence at balcony

Significant Architectural Features: Stone base; rough-faced rustication at basement; quoins; balustraded balconies; rusticated portico with carved panels, cartouche, and balustraded balcony; segmental-arched entrance; segmental-arched windows at first story with keystones; band course at third story with balustrades; double windows at third story with eared surrounds with cartouches and pendants; flared lintels with scrolled keystones at fourth through sixth stories, double windows with wreathes; molded band course at seventh story; seventh story rusticated; double segmental-arched windows with eared surround decorated with cartouches and carved mullions and round-arched windows with eared surrounds at seventh story; modillioned cornice with fluted frieze

Alterations: Three basement windows infilled; lights; alarms; wires; signage; conduits; railing on roof; remote utility meters

Building Notes: Designed and built as flats, 308 West 94th along with 306 West 94th Street (q.v.) was converted into a single room occupancy residence in the early 1940s (ALT 2230-1939, completed 1946).

Site Features: Possibly historic fence and gate; siamese connection through fence; signs on fence; diamond plate staircase with metal railing

North Facade: Designed (historic, painted)

Stoop: Resurfaced

Porch(es): Historic

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: Metal

Areaway Paving Material: Concrete

310 West 94th Street

Borough of Manhattan Tax Map Block 1252, Lot 65

Building Name: Fremont

Date: 1900-01 (NB 1269-1900)

Architect/Builder: George F. Pelham

Original Owner: Rachel Axelrod

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; stone

Decorative Metal Work: Art-Deco fire escapes (c. 1940); possibly historic half-grilles (fourth story)

Significant Architectural Features: Stone base; rough-faced rustication at basement; quoins; balustraded balconies; segmental- and round-arched windows at first story; band course at third story with balustrades; double windows at third story with eared surrounds with cartouches and pendants; flared lintels with scrolled keystones at fourth through sixth stories, double windows with wreathes; molded band course at seventh story; seventh story rusticated; double segmental-arched windows with eared surround decorated with cartouches and carved mullions and round-arched windows with eared surrounds at seventh story; modillioned cornice with fluted frieze

Alterations: Portico removed, entrance reconfigured; stoop railings; windows at first story altered, keystones removed; windows at basement infilled; grilles altered for air conditioners; marquee; lights; conduits; bird deterrent wires; signage; perforated vent; hose and spigot; remote utility meter; pipe; wires; chain-link fence on roof; fence on fire escape at seventh story; pipe

Building Notes: Originally constructed without fire escapes, the fire escapes were added circa 1940 (ALT 3328-1940).

Site Features: Non-historic metal fence and gate; planters; diamond plate hatch

North Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

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

Security Grilles: Not historic (upper stories)

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: Red brick; clay tile coping

314 West 94th Street (aka 312-314 West 94th Street)

Borough of Manhattan Tax Map Block 1252, Lot 7501

Building Name: The Vancouver

Date: 1906-07 (NB 584-1906)

Architect/Builder: George F. Pelham

Original Owner: Joseph H. Davis

Type: Tenement

Style: Colonial Revival

Stories: 6

Material(s): Brick; stone

Decorative Metal Work: Historic (not original) fire escape; historic metal-and-glass door and transom

Significant Architectural Features: Flemish-bond brickwork with contrasting headers; stone water table; stone banding at first and second stories, rusticated brick at sixth story; quoins; entrance surround with carved pilasters, building name carved in frieze; tressed molding around doorway; windows at first through fifth stories with flared lintels and scrolled keystones (except second story); stone and brick band courses at sixth story; modillioned cornice

Alterations: Some windows at basement infilled; through-wall air conditioners; marquee; lights; house number; spigot and hose; conduits; non-historic grilles altered for air conditioner; parapet balustrade removed by the 1980s; remote utility meter

Building Notes: Built as flats the building was converted into a SRO in 1940 and reconverted into apartments in the 1980s. (CO 32954-1947; CO 85581-1984; CO 115128-1998).

Originally Lot 68, it is now condominium lots 1001-1032.

Site Features: Possibly historic fence and gate, reinforced with metal mesh

North Facade: Designed (historic, painted)

Stoop: Altered

Door(s): Historic 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): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Red brick, parged at parapet; clay tile coping; wood fence

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

Facade Notes: Red brick, replaced at parapet, parged at light court; clay-tile coping; wood and metal fences on roof

316 West 94th Street

Borough of Manhattan Tax Map Block 1252, Lot 72

Building Name: Beau Rivage; West Shore Apartments

Date: 1902-03 (NB 348-1902)

Architect/Builder: George F. Pelham

Original Owner: West Side Construction Co.

Type: Flats building

Style: Colonial Revival

Stories: 6

Material(s): Brick; stone

Decorative Metal Work: Metal-and-glass door and side lights

Significant Architectural Features: Stone water table; stone banding at first and second stories; contrasting brick quoins; rusticated portico with Ionic capitals, segmental arched entrance

with tresse molding and cartouche; balcony; flared lintels with scrolled keystones at first, third, and fourth stories, no keystones at fifth; paneled spandrels at second story; bracketed cornice with cartouche decorated frieze

Alterations: Balustrades removed from portico and balcony; fire escape (added after 1940); stoop railings; stoop altered with brick planters; windows at basement partially infilled, one converted to door; non-historic grilles altered for air conditioners; marquee; intercom; postal release box; camera; lights; conduits; remote utility meter; signage

Site Features: Possibly historic fence and gates reinforced with metal mesh; diamond plate staircase with metal railing; pipes through fence; gooseneck pipe

North Facade: Designed (historic, painted, repointed)

Stoop: Resurfaced

Porch(es): Altered

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): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Red brick; clay-tile coping; cables and conduit

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

Facade Notes: Red brick; clay coping; brick and metal lintels, stone sills; windows replaced

WEST 94TH STREET, NORTH SIDE (ODD NUMBERS)

261-267 West 94th Street

See Pomander Walk

269 West 94th Street

See 700 West End Avenue

301-309 West 94th Street

See 711 West End Avenue

311 West 94th Street

Borough of Manhattan Tax Map Block 1253, Lot 16

Building Name: Orlando

Date: 1901-02 (NB 1730-1901)

Architect/Builder: George F. Pelham

Original Owner: Jacob Axelrod

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Iron spot brick; stone

Decorative Metal Work: Historic fire escape

Significant Architectural Features: Stone water table; brick quoins; stone banding at first and second story; portico with Ionic columns and pilasters, decorative frieze and balustraded balcony; doorway with decorative molding; windows at first, third and fourth stories with flared lintels and scrolled keystones; windows at fifth story with flared lintels; molded stringcourses and sills; pressed metal cornice with decorated frieze panels

Alterations: Balustrade above entrance altered for fire escape; windows at basement infilled; pipes; non-historic grille altered for air conditioner; lights; signage; remote utility meter

Site Features: Possibly-historic fence and non-historic gate reinforced with metal mesh; siamese connection through fence; diamond plate staircase; metal railing

South Facade: Designed (historic, painted)

Stoop: Resurfaced

Porch(es): Historic

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): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Red brick, partially painted; segmental-arched windows with stone sills; windows replaced; wires; leader

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

Facade Notes: Brick, parged; clay-tile coping; segmental-arched windows; pipes

315 West 94th Street

Borough of Manhattan Tax Map Block 1253, Lot 13

Building Name: Royal Mount Hotel; Georgian Court

Date: 1900-01 (NB 1074-1900)

Architect/Builder: Schneider & Herter

Original Owner: Gustave Bauhahn

Type: Flats building

Style: Renaissance Revival with alterations

Stories: 7

Material(s): Red Roman brick; stone

Decorative Metal Work: Historic fire escapes and balconies

Significant Architectural Features: Central light court; entrance surround with columns and pilasters; first story stone, upper stories brick; cornice above second story continues into light court; slightly bowed five-story bays with carved base; segmental-arched windows at first story; windows with keyed surrounds at second story; bracketed lintels with rosettes at third story; flared lintels with end blocks and scrolled keystones at fourth story; bracketed sills and incised lintels with segmental-arched pediments supported by foliate brackets at fifth story; flared lintels with foliate keystones at sixth story; eared lintels with keystones at seventh story; lintels and sills in light court similar, simplified at second, third, and fifth stories

Alterations: Some keystones damaged or removed; two windows at basement infilled; cornice removed; marquee; alarm and lights with conduits; wires; cables; pipes; remote utility meter

Building Notes: Basement brick. Built as flats 315 West 94th Street was converted into a single room occupancy hotel around 1940 (ALT 3638-1940).

Site Features: Non-historic wall and gates; siamese hose connection and signage; fire escape landings; diamond plate stair with pipe railing; pipe

South Facade: Designed (historic, painted)

Stoop: Painted stoop (gate under stoop - replaced)

Door(s): Replaced primary door

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Masonry; metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, partially parged; coped; cables

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

Facade Notes: Brick, partially parged; coped

319 West 94th Street

Borough of Manhattan Tax Map Block 1253, Lot 10

Building Name: St. Louis

Date: 1905-06 (NB 416-1905)

Architect/Builder: L. F. J. Weiher

Original Owner: Hoffman, Hoffman & Robinson

Type: Tenement

Style: Renaissance Revival with alterations

Stories: 7

Material(s): Brick; stone

Significant Architectural Features: Rusticated first story; upper stories brick, center and outer bays offset by quoins; stoop cheek wall with scrolled balustrade; portico with banded, fluted columns and piers, carved tympana and cartouche, brackets support balustraded balcony; segmental-arched doorway with molded surround and rosette; band course at third story incorporating balustraded balconies; segmental-arched windows at first story with voussoirs and scrolled keystones; windows at second story with keyed surrounds and keystones; windows at third and fourth stories with flared lintels and scrolled keystones, pedimented lintels in center and outer bays; segmental-arched windows with keystone and carved spandrel at fifth story in outer bays; lintels with keystones at sixth story

Alterations: Cornice replaced; pipe railing at ramp; seventh story added; historic fire escape removed; lights; signage; remote utility meters; perforated vent; conduits; doorbell

Building Notes: The cornice above the fifth story was removed by the 1980s. Built as a tenement 319 West 94th Street was converted into a Single Room Occupancy hotel in 1940. (ALT 264-1940).

Site Features: Accessibility ramp with non-historic railings; diamond plate staircase with pipe railing; siamese connection through fence

South Facade: Designed (historic, painted, altered)

Stoop: Resurfaced

Door(s): Replaced primary door

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

Security Grilles: Not historic (basement)

Roof: Replaced (pitched - metal)

Notable Roof Features: Mansard; dormers

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick; coped

321 West 94th Street (aka 321-325 West 94th Street)
Borough of Manhattan Tax Map Block 1253, Lot 7

Date: 1902-03 (NB 565-1902)

Architect/Builder: Henry Andersen (or Anderson)

Original Owner: William Rankin

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Ironspot brick; stone

Decorative Metal Work: Historic fire escapes

Significant Architectural Features: First story rusticated stone; angled bays; doorway with pellet molding; door hood with scrolled brackets and carved lintel; stone banding at second story; windows of center and outer bays with two-story surrounds with paneled spandrels and keystones, fifth story windows with eared surrounds; single windows on third through fifth story with molded lintels or surrounds; windows at sixth story with eared surrounds; denticulated and modillioned cornice

Alterations: Stoop cheek walls replaced, built-in planters; lights; sign; basement windows infilled in bays; pipe; wires

Site Features: Possibly historic fence and gate, reinforced with metal mesh and plate; diamond plate staircase with metal rail

South Facade: Designed (historic)

Stoop: Resurfaced

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

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

Security Grilles: Not historic (upper stories)

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; chimney; clay-tile coping

WEST 95TH STREET, SOUTH SIDE (EVEN NUMBERS)

260-274 West 95th Street

See Pomander Walk

300-306 West 95th Street

See 711 West End Avenue

310 West 95th Street (aka 308-312 West 95th Street)

Borough of Manhattan Tax Map Block 1253, Lot 35

Building Name: Mathilda Court

Date: 1902-03 (NB 48-1902)

Architect/Builder: Schneider & Herter

Original Owner: Abraham M. Morgenroth

Type: Flats building

Style: Beaux Arts with alterations

Stories: 7

Material(s): Brick; limestone

Decorative Metal Work: Balcony and balconette railings

Significant Architectural Features: Rusticated base; entrance with molded surround and elaborately carved cartouche; contrasting brick quoins; four-story round- and segmental-arched bays with rusticated brick surrounds, scrolled brackets with swags and lion-head corbels, and carved decoration; balconettes with scrolled brackets; double windows in center bay with engaged columns in mullions; flared lintels with keystones, windows at seventh story with brick jambs; terra-cotta cornice at sixth story; fluted frieze

Alterations: Stoop replaced, non-historic railings; marquee; main cornice removed; lights; wires; conduits

Building Notes: Built as flats, 310 West 95th Street by 1952 offered both apartments and single rooms. It was reconfigured as an apartment building in the 1990s. (CO 43533-1954; CO 102542-1993)

Site Features: Non-historic wall, fence and gate; planters; concrete steps

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

Stoop: Replaced

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

Areaway Wall/Fence Materials: Masonry; metal

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

Facade Notes: Brick; clay coping; light court parged; segmental-arched windows; windows replaced

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

Facade Notes: Brick, parged; clay coping; segmental-arched windows; windows replaced

316 West 95th Street (aka 314-318 West 95th Street)

Borough of Manhattan Tax Map Block 1253, Lot 38

Building Name: Pennington

Date: 1902-03 (NB 48-1902)

Architect/Builder: Schneider & Herter

Original Owner: Abraham M. Morgenroth

Type: Flats building

Style: Beaux Arts with alterations

Stories: 7

Material(s): Brick; Indiana limestone

Decorative Metal Work: Balcony and balconette railings

Significant Architectural Features: Rusticated base; entrance with molded surround and elaborately carved cartouche; contrasting brick quoins; four-story, round- and segmental-arched bays with rusticated brick surrounds, scrolled brackets with swags and lion-head corbels, and carved decoration; balconettes with scrolled brackets; double windows in center bay with engaged columns in mullions; flared window lintels with keystones, windows at seventh story with brick jambs; terra-cotta cornice at sixth story; fluted lintel course

Alterations: Basement windows infilled; non-historic lights; wires; alarm with conduit; camera; cables and junction box; pipe; remote utility meter

Building Notes: Built as flats, 316 West 95th Street was converted to single room occupancy in 1940 (ALT 942-1940). 316 West 95th Street was one of several SROs whose owners were sued for illegally using these residential buildings as transient hotels. In 2012, the building, along with 330 West 95th Street, was rented by the City of New York as a homeless shelter. (Aaron Edwards, "New York Acts Quick Amid Sharp Rise in Homelessness," *New York Times*, August 10, 2012; Patrick Wall, "3 Upper West Side Owners to Shut Illegal Hotels," *New York Times*, November 30, 2011).

Site Features: Non-historic wall and gate with historic post; siamese hose connection; signage; diamond plate stairs with pipe railing

North Facade: Designed (historic, painted)

Stoop: Painted

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

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Masonry; metal

330 West 95th Street

Borough of Manhattan Tax Map Block 1253, Lot 41

Date: 1901-02 (NB 240-1901)

Architect/Builder: Schneider & Herter

Original Owner: Lorenz Weiher

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; stone

Decorative Metal Work: Historic fire escape

Significant Architectural Features: Rusticated stone base with foliate frieze, upper stories brick; two-story entrance surround with fluted and decorated columns; foliate lintel with keystone; possibly historic metal-and-glass transom; windows at first and second story with carved keystones; bowed five-story bays with carved base; windows at third through sixth stories with full surrounds and molded or bracketed lintels, two with pediments; windows of the outer bays at fourth and fifth stories are paired; windows at seventh story with fluted columns; carved plaques; modillioned cornice

Alterations: Basement windows replaced on east and infilled on west; lights; alarm with conduit

Building Notes: Built as flats, 330 West 95th Street was converted to single room occupancy in 1940. (ALT 1046-40). In 2012, the building, along with 316 West 95th Street, was rented by the City of New York as a homeless shelter. (Aaron Edwards, "New York Acts Quick Amid Sharp Rise in Homelessness," *New York Times*, August 10, 2012)

Site Features: Non-historic wall and gates; siamese hose connection in wall; signage; diamond plate staircases with pipe rails; pipe

North Facade: Designed (historic, painted, patched)

Stoop: Possibly historic

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Masonry

336 West 95th Street (aka 334-338 West 95th Street)

Borough of Manhattan Tax Map Block 1253, Lot 45

Date: 1901-02 (NB 368-1901)

Architect/Builder: Schneider & Herter

Original Owner: Lorenz Weiher

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; limestone

Decorative Metal Work: Possibly historic metal-and-glass transom

Significant Architectural Features: Rusticated stone base; entrance surround (across light court) with rusticated piers surmounted by a triumphal arch supported on paired colonnettes; shouldered-arched doorway with possibly historic metal-and-glass transom; round-arched windows with foliate keystones at first story; windows at second story with bracketed lintels, some with pediments; five-story bowed bays supported by foliate brackets; band course at third story; windows at third story of bay with fluted pilasters, molded entablature and pediment supported by grotesques; windows at fourth story with bracketed sills and engaged columns or molded sills and bracketed lintels; denticulated sill course at fifth story; decorative plaque in bays at fifth story; carved spandrel panels at sixth story; windows at sixth story with bracketed lintels with keystones; windows at seventh story with full surrounds and foliate keystones; modillioned cornice

Alterations: Basement window infilled; make-shift wood-and-mesh screen and louvered grille at basement; basement resurfaced; fire escapes; lights; plaque with house number; remote utility meters; intercom and postal release box; conduits; cameras; wires

Building Notes: Window design and band courses continue across light court

Site Features: Historic fence and gate; diamond plate staircases with metal railings

North Facade: Designed (historic, painted, resurfaced)

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

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

Facade Notes: Brick, parged at sixth and seventh stories; coped

WEST 95TH STREET, NORTH SIDE (ODD NUMBERS)

255 West 95th Street (aka 253-255 West 95th Street)

Borough of Manhattan Tax Map Block 1243, Lot 8

Date: 1898-99 (NB 938-1898)

Architect/Builder: C. Steinmetz

Original Owner: Kate C. Brown

Type: Flats building

Style: Renaissance Revival

Stories: 7 and penthouse

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

Significant Architectural Features: Single concrete step with number embedded; rusticated stone base; fourth through sixth stories with stone or terra-cotta quoins, seventh story with terra-cotta string course and banding in Greek key design; cheek walls with scrolls; two-story fluted pilasters supporting a denticulated entablature; entrance with molded surround, cartouche, carved frieze, and cornice; second-story windows with paneled

pilasters; windows at upper stories with flared lintels with paneled end blocks and keystones; bracketed cornice

Alterations: Some windows altered for air conditioners; lights; intercom; remote utility meter; through-wall air conditioner at basement

Building Notes: The building served as an SRO from the 1940s through the 1970s. It was reconverted to apartments in 1980; it is likely that the penthouse was added at the time. (CO28000-1941; CO 82320-2015)

Site Features: Non-historic fences and gates; concrete stairs (east); diamond plate stairs with railing (west)

South Facade: Designed (historic, painted)

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): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick; brick chimney; penthouse

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

Facade Notes: Brick, painted, parged; windows replaced; non-historic fence on roof; chimneys; fire escape; penthouse

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

Facade Notes: Fire escapes; penthouses

257-273 West 95th Street

See 720 West End Avenue

301-309 West 95th Street

See 735 West End Avenue

311 West 95th Street (aka 311-315 West 95th Street)

Borough of Manhattan Tax Map Block 1253, Lot 64

Date: 1902-03 (NB 50-1902)

Architect/Builder: Schneider & Herter

Original Owner: Abraham M. Morgenroth

Type: Flats building

Style: Beaux Arts with alterations

Stories: 7

Material(s): Brick; stone

Decorative Metal Work: Balcony and balconette railings; pressed-metal bays

Significant Architectural Features: Stone base, rusticated at first story; entrance with balcony supported on scrolled brackets with swags; doorway with eared surround, carved lintel and pediment; stone banding at second story; balconies with scrolled brackets at third story; rusticated brick piers topped by over-scale brackets with swags and lion-head corbels; four-story pressed-metal bays with decorative spandrels set within segmental-arched surrounds with cartouches; terra-cotta cornice above sixth story; flared window lintels with keystones, windows at seventh story with brick jambs; triple windows with engaged columns in mullions (except first story); fluted lintel course

Alterations: Posts removed at stoop (by the 1980s); panning in bays replaced; one basement window infilled; cornice removed; lights; marquee; signage; remote utility meters; pipe; possibly historic gates reinforced with mesh and plate at service entrances

Building Notes: One of a pair of buildings along with 317 West 95th Street (q.v.)

Site Features: Possibly historic fence; non-historic gates, historic posts (one without finial) at corners; concrete steps; metal railing; pipe through fence

South Facade: Designed (historic, painted, patched, repointed)

Stoop: Resurfaced

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

Areaway Wall/Fence Materials: Metal; masonry

Areaway Paving Material: Concrete

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

Facade Notes: Brick, patched; rusticated stone base; light court; segmental-arched windows with brick lintels; some windows infilled; windows replaced; chain-link fence across court; fire escape on north face of light court; leader; cables; pipe on roof

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

Facade Notes: Brick; segmental-arched windows; windows replaced; bulkhead on roof; fire escape; wires

317 West 95th Street (aka 317-319 West 95th Street)

Borough of Manhattan Tax Map Block 1253, Lot 7501

Building Name: Valencia Court; Hudson Court Condominium

Date: 1902-03 (NB 50-1902)

Architect/Builder: Schneider & Herter

Original Owner: Abraham M. Morgenroth

Type: Flats building

Style: Beaux Arts with alterations

Stories: 7

Material(s): Brick; stone

Decorative Metal Work: Balcony and balconette railings; pressed metal bays

Significant Architectural Features: Stone base, rusticated at first story; stoop cheek walls with possibly historic posts; entrance with balcony supported on scrolled brackets with swags; doorway with eared surround, carved lintel and pediment; stone banding at second story; balconies with scrolled brackets at third story; rusticated brick piers topped by over-scale brackets with swags and lion-head corbels; four-story pressed-metal bays with decorative spandrels set within segmental-arched surrounds with cartouches; terra-cotta cornice above sixth story; flared window lintels with keystones, windows at seventh story with brick jambs; fluted lintel course

Alterations: Lintel of metal bay on west replaced at third story; windows in basement infilled; cornice removed; marquee; lights; intercom; wires; plaques with address on stoop; siamese connection; pipes on roof

Building Notes: Built as flats, 317 West 95th Street was converted to a single room occupancy residence in 1940 (ALT 1511-1940). It was reconfigured as an apartment building in the 1980s at which time it was made a condominium. (CO 91196-1987) Originally lot 60, it is now condo lots 1001-1030.

Site Features: Possibly historic fence and posts; gooseneck pipe; concrete steps with pipe railing

South Facade: Designed (historic, painted, repointed)

Stoop: Resurfaced; painted

Door(s): Replaced primary door; non-historic gates at basement entrances

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

Security Grilles: Not historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal; masonry

Areaway Paving Material: Concrete

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

Facade Notes: Brick, patched repointed; light court; segmental-arched windows; brick lintels, stone stills; windows replaced; vents in wall; pipes and fence on roof; leader; metal chimney; bulkhead on roof; fence

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

Facade Notes: Brick, patched, repointed; segmental-arched windows; brick lintels, stone sills; windows replaced; vents in wall; bulkhead and fence on roof; water tank

337 West 95th Street

See 230 Riverside Drive

WEST 96TH STREET, SOUTH SIDE (EVEN NUMBERS)

272 West 96th Street

See 736 West End Avenue

300-318 West 96th Street

See 735 West End Avenue

WEST 96TH STREET, NORTH SIDE (ODD NUMBERS)

251 West 96th Street

See 740 West End Avenue

301 West 96th Street (aka 737-739 West End Avenue)

Borough of Manhattan Tax Map Block 1887, Lot 15

Date: 1898-1900 (NB 249-1898)

Architect/Builder: Thom & Wilson

Original Owner: Thomas Moloney

Type: Flats with commercial ground floor

Style: Renaissance Revival

Stories: 5 and basement

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

Significant Architectural Features: Quoins and stringcourses; entrance with full surround with pilasters; round-arched windows at fifth story; windows with full surrounds; galvanized-iron cornice; possibly historic fire escape

Alterations: Stoop replaced, non-historic railings; conduit; windows at first story infilled; storefronts altered; signage; roll-down gates at storefronts and under stoop; awnings; junction box; remote utility meters; vents in bulkhead

Building Notes: Residential entrance on south side, the display address is 301 West 96th Street. One window was originally a door; it was partially infilled to make a window at the time of the 1939-40 tax photo. At time of designation both stores are vacant

Site Features: Non-historic fence around west areaway; diamond plate steps; altered possibly historic fence around basement entrance on east; diamond plate hatches

South Facade: Designed (historic, painted)

Stoop: Replaced stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door

Windows: Replaced

Storefront(s): Altered

Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

East Facade: Designed (historic)
Facade Notes: Similar to primary facade; storefront altered Site; concrete ramp; concrete sidewalk; stone curb

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; clay-tile coping; segmental-arched windows; windows replaced; dish antenna on roof; graffiti

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; chimney

WEST 97TH STREET, SOUTH SIDE (EVEN NUMBERS)

258 West 97th Street (aka 256-258 West 97th Street)
Borough of Manhattan Tax Map Block 1868, Lot 59

Building Name: Florham; Royal Park Hotel
Date: 1901-03 (NB 336-1901)
Architect/Builder: C. Huntington
Original Owner: John L. Pease
Type: Flats building
Style: Renaissance Revival
Stories: 7
Material(s): Stone; Roman brick

Significant Architectural Features: Stone base, first story rusticated; portico with Corinthian columns and pilasters; bowed outer bays with carved bases; band courses with egg-and-dart molding; stone sills and flared lintels; bracketed pressed-metal cornice with Greek key frieze

Alterations: Door and surround replaced; non-historic lights; indoor/outdoor carpet on stoop; bird deterrent wires; conduits; cables; remote utility meter; basement windows replaced, one with louvered vent, one infilled, and one with replacement sash; grille in basement altered for air conditioner

Building Notes: Built as a flats building known as the Florham, it was converted to single room occupancy in the 1940s. (ALT 471-1942) Still classified as a hotel, it is currently the Royal Park Hotel.

Site Features: Non-historic fence around areaways; diamond plate staircase with pipe railing; pipes

North Facade: Designed (historic, painted, patched, repointed)
Stoop: Painted
Porch(es): Historic

Door(s): Replaced primary door; basement door replaced
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 edge
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, painted, parged at roofline; clay-tile coping; windows replaced; bulkhead and pipe on roof

South Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, painted, parged; clay tile coping; stone lintels; windows replaced; fire escapes

260-268 West 97th Street
See 752 West End Avenue

300-304 West 97th Street
See 755 West End Avenue

308 West 97th Street (aka 306-308 West 97th Street)
Borough of Manhattan Tax Map Block 1887, Lot 7501

Date: 1900-01 (NB 151-1900)
Architect/Builder: Hugh Lamb
Original Owner: Arthur C. Wood
Type: Flats building
Style: Renaissance Revival with alterations
Stories: 7
Material(s): Brick; stone

Decorative Metal Work: Possibly historic lights; non-historic stoop railings and grilles
Significant Architectural Features: Rusticated stone base; upper stories brick with stone quoins; entrance incorporating fluted pilasters, supporting a carved entablature, molded door surround, and windows with carved lintels and bases; first-story windows with carved spandrels; windows with full surrounds at second through sixth stories, flared lintels at second and fourth stories, carved lintels at third story, molded lintels at fifth; segmental-arched windows with brick lintels at seventh story; metal cornices at sixth and seventh stories

Alterations: Stoop reconfigured, incorporating handicapped accessibility ramp; non-historic grille under stoop; penthouse added, windows with simple surrounds, railing on roof; awning; camera; bird deterrent wires; intercom; remote utility meter; roof top garden

Building Notes: Originally lot 26, it was combined with 310 West 97th Street (q.v.) into the 306-312 West 97th Street Condominium in 2007, lots 1001-1056.

Site Features: Non-historic fence; gooseneck pipe; concrete steps to basement

North Facade: Designed (historic, repointed, altered)

Stoop: Replaced

Door(s): Replaced primary door; non-historic 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: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, partially parged; light court; segmental-arched windows; fire escape; windows replaced; conduit

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

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

Facade Notes: Brick, painted, patched, repointed; segmental-arched windows; windows replaced; window moved; penthouse; railings at roofs; roof top garden; pipe and chimney

310 West 97th Street (aka 310-312 West 97th Street)

Borough of Manhattan Tax Map Block 1887, Lot 7501

Date: 1900-01 (NB 151-1900)

Architect/Builder: Hugh Lamb

Original Owner: Arthur C. Wood

Type: Flats building

Style: Renaissance Revival with alterations

Stories: 7

Material(s): Brick; stone

Decorative Metal Work: Possibly historic lights; non-historic stoop railings and grilles

Significant Architectural Features: Rusticated stone base; upper stories brick with stone quoins; entrance incorporating fluted pilasters, supporting a carved entablature, molded door surround, and windows with carved lintels and bases; first-story windows with carved spandrels; windows with full surrounds at second through sixth stories, flared lintels at second and fourth stories, carved lintels at third story, molded lintels at fifth story; segmental-arched windows with brick lintels at seventh story; metal cornices at sixth and seventh stories

Alterations: Stoop reconfigured, incorporating handicapped accessibility ramp; non-historic grille under stoop; penthouse added, windows with simple surrounds, railing on roof; awning; camera; bird deterrent wires; intercom; conduit; remote utility meter; siamese hose connection; alarm; signage; roof top garden

Building Notes: Originally lot 28, it was combined with 308 West 97th Street (q.v.) into the 306-312 West 97th Street Condominium in 2007, lots 1001-1056.

Site Features: Concrete paved areaway and stairs to basement; non-historic fence and gate; gooseneck pipe; pipe

North Facade: Designed (historic, repointed, altered)

Stoop: Replaced

Door(s): Replaced primary door; non-historic 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: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, parged and repointed; penthouse; railing on roof

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

Facade Notes: Brick, painted, patched, repointed; segmental-arched windows; windows replaced; window moved; penthouse; railings at roofs; roof top garden; pipe and chimney

316 West 97th Street

Borough of Manhattan Tax Map Block 1887, Lot 31

Building Name: Piedmont; Yale Residence Club

Date: 1906 (NB 96-1906)

Architect/Builder: Alonzo Barnard Kight

Original Owner: Alonzo Barnard Kight

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone

Significant Architectural Features: Flemish-bond brickwork with burnt headers; stone banding and quoins; stone sill course incorporating door hood supported by oversize brackets; rusticated entrance surround; molded sill course at sixth story; windows with flared lintels and scrolled keystones at first, third, fourth and fifth stories; windows with keyed surrounds at second and sixth stories; modillioned cornice with fluted frieze, and large brackets; fire escape

Alterations: Basement windows blacked out or infilled; cornice has some repairs; lights with conduits; junction boxes; wires; signage; camera; remote utility meter; non-historic security gate at basement; cables; conduits

Building Notes: Built as an apartment house, 316 West 97th Street was converted into a single room occupancy residence in 1939 (ALT 3099-1939). An early architect's rendering

shows the projecting ledges at the second story and the door hood may have originally been balustraded balconies.

Site Features: Possibly historic fence and gate; concrete and brick steps; pipes

North Facade: Designed (historic, repointed)

Stoop: Painted

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

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

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, patched; clay-tile coping; stone sills; single and double segmental-arched windows; sash replaced; pipe on roof

318-324 West 97th Street

See 244 Riverside Drive

WEST 97TH STREET, NORTH SIDE (ODD NUMBERS)

251 West 97th Street (aka 251-255 West 97th Street)

Borough of Manhattan Tax Map Block 1869, Lot 6

Date: 1899-1900 (NB 898-1899)

Architect/Builder: Janes & Leo

Original Owner: Judson Kilpatrick

Type: Flats building

Style: Colonial Revival with alterations

Stories: 6

Material(s): Stone; brick

Significant Architectural Features: Two pavilions with light court; stone base; rusticated entrance surround; molded band course with egg-and-dart decoration; upper story brick with stone quoins; windows at second story with blind tympana, stone imposts and keystone; stone sill course third story; bracketed sills at fourth and fifth stories; flared lintels at second through fourth stories; bracketed lintels at sixth story

Alterations: Security door, fence, and awning at entrance; fire escapes; windows on western- and eastern-most bays altered to accommodate air conditioners; cornices removed; parapet replaced; windows at basement altered, one infilled with masonry and two vents, another with louvered vent; grilles altered for air conditioners; intercom; postal release box; lights; chimney with metal stack; remote utility meters

Building Notes: Blind fenestration in court may be historic. Between the 1940s and 1970s the building was an SRO. (CO 34020-1948; CO 79666-1979)

Site Features: Historic fence and gate on stone curb; ladder; concrete staircase with possibly historic pipe rail; metal enclosure; pipe

South Facade: Designed (historic, painted, altered)

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

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

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone and Concrete with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, painted; parged stone at base of wall; clay-tile coping; segmental-arched windows; sash replaced; one bay of window openings infilled with brick; window grille; pergola on roof; cables; chimney with vent; large metal hook

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

Facade Notes: Stone base and quoins at return; brick, parged and painted; clay tile coping; chimney

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

Facade Notes: Brick, painted, resurfaced below gable; segmental-arched windows; sash replaced; fire escape; metal coping

257 West 97th Street

Borough of Manhattan Tax Map Block 1869, Lot 5

Date: 1891 (NB 462-1891)

Architect/Builder: Boring, Tilton & Mellen

Original Owner: E. Kilpatrick

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone; brick

Special Windows: Round-arched windows; multi-pane-over-one sash

Significant Architectural Features: Rough-faced rustication at basement; stoop; possibly historic transom; wave-pattern band course; brick quoins at second and third stories; inset bow window with multi-light transoms; molded sill course and full surrounds at second story; round-arched windows with stone sills at third story; bracketed cornice; shallow hipped roof

Alterations: Stoop resurfaced, railings replaced; non-historic lights at entrances; leader; remote utility meter; spigot; wires; bird deterrent wire at roof

Site Features: Historic fence and gate on resurfaced brownstone curb

South Facade: Designed (historic, patched)

Stoop: Resurfaced stoop (historic gate under stoop)
Door(s): Replaced primary door
Windows: Possibly historic (upper stories); possibly historic (basement)
Security Grilles: Possibly historic (basement)
Roof: Replaced (pitched - asphalt)
Notable Roof Features: Chimney
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

259 West 97th Street

Borough of Manhattan Tax Map Block 1869, Lot 104

Date: 1891 (NB 462-1891)
Architect/Builder: Boring, Tilton & Mellen
Original Owner: E. Kilpatrick
Type: Row house
Style: Renaissance Revival with alterations
Stories: 3 and basement
Material(s): Brownstone; brick

Significant Architectural Features: Wave-pattern band course; brick quoins at second and third stories; inset bow window with multi-light transom; molded sill course and full surrounds at second story; round-arched windows with stone sills at third story; bracketed cornice; shallow hipped roof

Alterations: Basement resurfaced; stoop removed; entrance relocated to basement; bow window altered; non-historic light; leader

Building Notes: Built as a row house, it was converted into an apartment house in 1939 at which time the stoop was removed and a basement entrance created (ALT 3186-1939). It is possible that the door dates to this time.

Site Features: Non-historic fence and gate; planter; pipe; step with non-historic railing

South Facade: Designed (historic, painted, resurfaced, altered)

Stoop: Removed
Door(s): Possibly historic primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (basement)
Roof: Replaced (pitched - asphalt)
Notable Roof Features: Chimney
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, parged at roofline; parapet with clay-tile coping; wires

261 West 97th Street

See 760 West End Avenue

301 West 97th Street

See 771 West End Avenue

305 West 97th Street (aka 305-307 West 97th Street)

Borough of Manhattan Tax Map Block 1887, Lot 48

Building Name: Rose House

Date: 1901 (NB 553-1901)

Architect/Builder: George F. Pelham

Original Owner: Adam N. Brown

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; limestone

Significant Architectural Features: Rusticated at first story; bowed bays with carved bases; stone banding at second and seventh stories; rusticated brickwork at third and fourth stories; terra-cotta sills and stringcourses; balcony above entrance supported by scrolled brackets with bellflower pendants; balcony with scrolled brackets at fourth story; windows at second story with foliate keystones; flared lintels with scrolled keystones at third through fifth stories, central windows at third story with cartouches; modillioned cornice; possibly historic light fixtures

Alterations: Base painted; new stoop with handicapped access ramp; stoop and balcony railings replaced; grilles at first story altered for air conditioners; signage; siamese hydrant; vents in basement; remote utility meter; spigot

Building Notes: Built as flats, the building was converted into a single room occupancy residence in 1940. (ALT 3176-1940) It is currently operated by the Volunteers of America.

Site Features: Non-historic fence; diamond plate staircase with pipe railing

South Facade: Designed (historic, painted, patched)

Stoop: Replaced stoop (gate under stoop - replaced)

Door(s): Replaced 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: Metal

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

Facade Notes: Brick, repointed; clay-tile coping

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

Facade Notes: Brick, repointed, patched; segmental-arched windows with stone sills and brick lintels; windows replaced; fence on roof; water tank

309 West 97th Street

Borough of Manhattan Tax Map Block 1887, Lot 47

Date: 1899-1900 (NB 132-1899)

Architect/Builder: F. T. Camp

Original Owner: Frederick V. Osthoff

Type: Tenement

Style: Renaissance Revival

Stories: 5 and basement

Material(s): Brick; stone

Decorative Metal Work: Historic fire escape

Significant Architectural Features: Stone banding and spandrels at first story; columned entrance surround; windows at second through fourth stories with keyed surrounds, stone lintels and brick spandrels with terra-cotta moldings; denticulated sill course and round-arched windows with keyed surrounds and carved tympana at fifth story; metal cornice

Alterations: Stoop railings replaced; lights; non-historic grilles altered for air conditioners; remote utility meter; basement window altered; intercom

Site Features: Non-historic fence and gate; diamond plate staircase with pipe railing

South Facade: Designed (historic)

Stoop: Resurfaced stoop (gate under stoop - replaced)

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

Areaway Wall/Fence Materials: Metal

311 West 97th Street

Borough of Manhattan Tax Map Block 1887, Lot 45

Building Name: Von Colon

Date: 1900-01 (NB 584-1900)

Architect/Builder: George F. Pelham

Original Owner: Adam N. Brown

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Roman brick; limestone

Decorative Metal Work: Metal divider at fourth story balcony; areaway fence

Significant Architectural Features: Stone base; upper stories brick, rusticated at seventh story; entrance portico with granite columns supporting a balustraded balcony; door surround with carved molding; arched wood-and-glass door with transom; quoins; round- and segmental-arched windows at first story with keystones and floral pendants; windows with full eared surrounds, molded lintels and balustraded spandrels at third story; balustraded balcony at fourth story; flared lintels with scrolled keystones at fourth and fifth stories, no keystones at sixth story; double windows with keystones or cartouches and paneled mullions with carved decoration; modillioned cornice with fluted frieze

Alterations: Leaders; lights; grilles at first story altered for air conditioners; quarter-round fence at seventh story; railing on roof; pipe; remote utility meter

Site Features: Historic areaway fence and non-historic gate on stone curb; diamond plate staircase with metal railing; historic fence and gate, altered with metal plates, across service alley

South Facade: Designed (historic, painted)

Stoop: Resurfaced

Porch(es): Historic

Door(s): Replaced 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: Metal

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

Facade Notes: Brick, repointed; segmental-arched window: window replaced; non-historic grille; chimney

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

Facade Notes: Red brick; light court; segmental-arched windows; stone sills and brick lintels; windows replaced, some reconfigured; fire escapes; railing on roof; wires; junction boxes; through-wall air conditioners; non-historic grilles

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

Facade Notes: Brick; cable

313-317 West 97th Street

See 250 Riverside Drive

WEST 98TH STREET, SOUTH SIDE (EVEN NUMBERS)

254 West 98th Street (aka 254-256 West 98th Street)

Borough of Manhattan Tax Map Block 1869, Lot 59

Building Name: Robert Burns Hotel

Date: 1899 (NB 336-1899)

Architect/Builder: Frederick Jacobsen

Original Owner: James Kilpatrick

Type: Flats building

Style: Renaissance Revival with alterations

Stories: 6 and basement

Material(s): Stone

Significant Architectural Features: Rusticated base, rough-faced at basement; bowed bays; portico supported on Composite columns and pilasters; sill courses; full molded window surrounds: windows at second and sixth story with shouldered enframements; center bays with egg-and-dart molding, second story with projecting lintels and pediments, third through fifth stories projecting lintels with carved friezes, sixth story with cartouches

Alterations: Fire escapes (added prior to 1940 tax photo); lights; intercom; postal release box; remote utility meter; pipe

Building Notes: From the 1940s to the 1970s the building was operated as a single room occupancy hotel. (CO 33274-1947; CO 79935-1980)

Site Features: Possibly historic fence and gate; diamond plate steps; metal railing

North Facade: Designed (historic, painted)

Stoop: Painted

Porch(es): Historic

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

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

Security Grilles: Not historic (basement)

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)

Facade Notes: Brick, partially parged; chimney; segmental-arched windows; non-historic grilles; fire escape; sash replaced

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

Facade Notes: Brick, parged; fire escape

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

Facade Notes: Fire escape

258-268 West 98th Street

See 780 West End Avenue

300 West 98th Street

See 777 West End Avenue

302 West 98th Street

Borough of Manhattan Tax Map Block 1887, Lot 59

Date: 1896-97 (NB 1343-1896)

Architect/Builder: John Hauser

Original Owner: William H. Picken

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Stoop cheek walls with carved newels; entrance surround with carved spandrels, capitals and jambs, foliate modillions support a molded lintel; possibly historic wood-and-glass outer doors with arched transom and wood inner doors; windows with carved heads and corbels at first story; sill course at second story with wave molding; pilasters with molded bases and capitals and carved corbels at second and third stories; carved spandrels at first and third stories; metal cornice with dentils, modillions, and foliate frieze

Alterations: Under-stoop gate reinforced with metal mesh; non-historic grille altered for air conditioner; lights; bird deterrent wire; remote utility meter; non-historic grilles at basement (cellar grilles possibly historic)

Site Features: Areaway wall (patched); non-historic fence

North Facade: Designed (historic, patched)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic inner doors

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone (resurfaced); metal

East Facade: Not designed (historic)

Facade Notes: Brick, repointed and patched on extension; clay coping; vent; cables; metal chimney; rear extension: stone sills and lintels; windows replaced; non-historic grilles; vents in wall; cables; light; wood fence and pipe on roof

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

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

Facade Notes: Brick, painted; door; extension: stone lintels and sills; leader; wood fence on roof

304 West 98th Street

Borough of Manhattan Tax Map Block 1887, Lot 159

Date: 1896-97 (NB 1343-1896)

Architect/Builder: John Hauser

Original Owner: William H. Picken

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Stoop with cheek walls and carved newels; entrance surround with leaf-and-tongue and tresse moldings; possibly historic wood-and-glass outer doors and transom; molded stringcourse with dentils; carved capitals, pier, and spandrels at first story; two-story bowed bay with carved piers and band courses; metal cornice with modillions and paneled frieze

Alterations: Stoop resurfaced and newels re-carved, non-historic metal railings and gate posts at stoop; remote utility meter; light; house numbers in tile; cellar windows infilled, one with perforated vent; doorbell; possibly historic under-stoop gate reinforced with metal mesh

Site Features: Areaway wall resurfaced, added metal fence

North Facade: Designed (historic)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic inner doors

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Resurfaced stone; metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, painted; chimney; awning (for No. 302)

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

Facade Notes: Brick; stone lintels and sills; cables

306 West 98th Street

Borough of Manhattan Tax Map Block 1887, Lot 60

Date: 1896-97 (NB 1343-1896)

Architect/Builder: John Hauser

Original Owner: William H. Picken

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Stoop cheek walls with carved newels; entrance surround with carved spandrels, capitals and jambs; molded band course incorporating lintel supported by modillions; possibly historic wood-and-glass outer doors with arched transom; decorative window lintel with carved corbels and egg-and-dart molding at first story; sill course at second story with wave molding; pilasters with molded bases and capitals and carved corbels at second and third stories supporting a frieze and molded cornice; carved spandrels at first and third stories; metal cornice with dentils, modillions, and foliate frieze

Alterations: Gate at stoop; areaway wall patched; cellar windows infilled, one with air conditioner; doorbells; lights; under-stoop gate reinforced; remote utility meter

Site Features: Areaway wall with metal fence; masonry planters; grille; drain

North Facade: Designed (historic, patched)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Porch(es): Possibly historic

Door(s): Possibly historic primary door; possibly historic inner doors

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: Resurfaced; metal

Areaway Paving Material: Slate

308 West 98th Street

Borough of Manhattan Tax Map Block 1887, Lot 61

Date: 1896-97 (NB 1343-1896)

Architect/Builder: John Hauser

Original Owner: William H. Picken

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Stoop with cheek walls and carved newels; entrance surround with egg-and-dart and tresse moldings; possibly historic wood-and-glass door and transom; molded stringcourse with dentils; carved pier and spandrels at first story; two-story bowed bay with carved piers and band courses; metal cornice with modillions and paneled frieze

Alterations: Under-stoop gate reinforced with diamond plate; non-historic gate across stoop; non-historic grille altered for air conditioner; lights; remote utility meter; spigot

Building Notes: Possibly historic windows and grilles at cellar

Site Features: Wall with non-historic fence

North Facade: Designed (historic, patched, cleaned)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic inner doors

Windows: Replaced (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: Resurfaced; metal

Areaway Paving Material: Concrete

310 West 98th Street

Borough of Manhattan Tax Map Block 1887, Lot 161

Date: 1896-97 (NB 1343-1896)

Architect/Builder: John Hauser

Original Owner: William H. Picken

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Stoop cheek walls with carved newels; entrance surround with carved spandrels, capitals and jambs; molded band course incorporating lintel supported by modillions; possibly historic arched transom; decorative window lintel with carved corbels and egg-and-dart molding at first story; sill course at second story with wave molding; pilasters with molded bases and capitals and carved corbels at second and third stories supporting a frieze and molded cornice; carved spandrels at first and third stories; metal cornice with dentils, modillions, and foliate frieze

Alterations: Stoop resurfaced, carved caps replaced on newels; entrance altered to accommodate single-leaf door; postal release box; intercom; lights with conduits; window grilles at basement and under-stoop gate replaced; cellar windows infilled

Site Features: Sculptural fence and gate, brick steps; brick planters; gooseneck pipe

North Facade: Designed (historic, painted, patched)

Stoop: Resurfaced stoop (gate under stoop - replaced)

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): Stone
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

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

312 West 98th Street

Borough of Manhattan Tax Map Block 1887, Lot 62

Date: 1896-97 (NB 1343-1896)
Architect/Builder: John Hauser
Original Owner: William H. Picken
Type: Row house
Style: Renaissance Revival
Stories: 3 and basement
Material(s): Brownstone

Significant Architectural Features: Stoop with cheek walls and carved newels; entrance surround with egg-and-dart and tresse moldings; possibly historic door and transom; molded stringcourse with dentils; carved pier and spandrels at first story; two-story bowed bay with carved piers and band courses; metal cornice with modillions and paneled frieze
Alterations: Gate across stoop; caps of newels re-carved; non-historic hardware in door; intercom; postal release box; lights; non-historic grille altered for air conditioner; house numbers and decorative plaques at basement; signage
Site Features: Non-historic fence and gate; ramp with pipe railing

North Facade: Designed (historic, painted, patched)
Stoop: Resurfaced stoop (historic gate under stoop)
Door(s): Possibly historic primary door
Windows: Replaced (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: Metal
Areaway Paving Material: Concrete

314 West 98th Street

Borough of Manhattan Tax Map Block 1887, Lot 63

Date: 1896-97 (NB 1343-1896)
Architect/Builder: John Hauser
Original Owner: William H. Picken

Type: Row house
Style: Renaissance Revival
Stories: 3 and basement
Material(s): Brownstone

Significant Architectural Features: Stoop cheek walls with carved newels; entrance surround with carved spandrels, capitals and jambs, foliate modillions support a molded lintel; possibly historic wood-and-glass doors and arched transom; decorative window lintel with carved corbels and egg-and-dart molding at first story; sill course at second story with wave molding; pilasters with molded bases and capitals and carved corbels at second and third stories supporting a frieze and molded cornice; carved spandrels at first and third stories; metal cornice with dentils, modillions, and foliate frieze

Alterations: Stoop resurfaced and caps of newels re-carved; gate across stoop; lights; vent at basement; remote utility meter; intercom

Building Notes: At the time of the 1939-40 tax photo, the outer door, transom and first story windows had been removed. According to the photographic record, a stylistically appropriate door and transom had been restored to the house by the 1980s. It cannot be determined if the inner door was also replaced.

Site Features: Non-historic fence and gate on areaway wall; planter

North Facade: Designed (historic, cleaned)
Stoop: Resurfaced stoop (possibly historic gate under stoop)
Door(s): Replaced primary door; possibly historic inner doors
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: Resurfaced; metal
Areaway Paving Material: Slate

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

316 West 98th Street

Borough of Manhattan Tax Map Block 1887, Lot 64

Date: 1896-97 (NB 1343-1896)
Architect/Builder: John Hauser
Original Owner: William H. Picken
Type: Row house
Style: Renaissance Revival
Stories: 3 and basement
Material(s): Brownstone

Significant Architectural Features: Stoop with cheek walls and carved newels; entrance surround with egg-and-dart and tresse moldings; historic wood-and-glass doors and transom; molded stringcourse with dentils; carved pier and spandrels at first story; two-story

bowed bay with carved piers and band courses; metal cornice with modillions and paneled frieze

Alterations: Gate across stoop; lights; intercom at main door; intercom with mailbox attached to stoop

Site Features: Non-historic fence and gate on resurfaced masonry wall; planters; grille

North Facade: Designed (historic, painted)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic inner doors

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: Resurfaced; metal

Areaway Paving Material: Slate

West Facade: Not designed (historic)

Facade Notes: Brick, parged at basement; penthouse at rear; non-historic metal railings on lower rear extensions; windows replaced (one with glass brick) and infilled

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

Facade Notes: Brick, parged, patched, repointed; stone lintels except at penthouse; non-historic French door; windows replaced; French casement window with metal railing; terraces at first story and penthouse; non-historic lights; cement block and metal fence on rubble stone foundation around rear yard

318 West 98th Street

See 258 Riverside Drive

WEST 98TH STREET, NORTH SIDE (ODD NUMBERS)

251 West 98th Street (aka 247-253 West 98th Street)

Borough of Manhattan Tax Map Block 1870, Lot 7503

Building Name: The Andrew

Date: 1912-13 (NB 675-1912)

Architect/Builder: Gaetano Ajello

Original Owner: A. C. & H. M. Hall Realty Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 9

Material(s): Stone; white brick; terra cotta

Decorative Metal Work: Balconette railings

Significant Architectural Features: Stone base; entrance with molded surround; terra-cotta cornice with denticulated and egg-and-dart moldings, cartouches and paneled frieze above second story supported by paneled piers topped by cartouches; flat-arched

windows at second story with terra-cotta mullions, bracketed sills and paneled spandrels; windows at third story with terra-cotta surrounds and mullions; terra-cotta band course with paneled frieze; windows at fourth through eighth stories with terra-cotta lintels (with cartouches at fifth and eighth stories) and mullions; balconettes at fifth and seventh stories; round- and segmental-arched windows at ninth story with terra-cotta surrounds (segmental-arched windows with cartouches) and mullions and possibly historic railings; bracketed cornice

Alterations: Center balconies removed; fire escape; marquee; lights; house numbers; intercom; remote utility meter

Building Notes: Penthouse added some time in the 1940s according to a description in the Building Department docket books (ALT 105-1947). Originally lot 8 it is now condo lots 1201-1232.

Site Features: Grilles; pipes, one goose-necked; siamese hydrant; diamond plate hatch which extends up the bulkhead

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Mixed (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

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

Facade Notes: Brick, white and red, patched; light; vent

255 West 98th Street (aka 255-259 West 98th Street)

Borough of Manhattan Tax Map Block 1870, Lot 5

Date: 1912-13 (NB 675-1912)

Architect/Builder: Gaetano Ajello

Original Owner: A.C. & H.M. Hall Realty Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 9

Material(s): Stone; white brick; terra cotta

Decorative Metal Work: Balconette railings

Significant Architectural Features: Stone base; entrance with molded surround; terra-cotta cornice with denticulated and egg-and-dart moldings, cartouches and paneled frieze above second story supported by paneled piers topped by cartouches; flat-arched windows at second story with terra-cotta mullions, bracketed sills and paneled spandrels; windows at third story with terra-cotta surrounds and mullions; terra-cotta band course with paneled frieze; windows at fourth through eighth stories with terra-cotta lintels (with cartouches at fifth and eighth story) and mullions; balconettes at fifth and seventh stories; round- and segmental-arched windows at ninth story with terra-cotta surrounds

(segmental-arched windows with cartouches) and mullions and possibly historic railings; bracketed cornice; possibly historic lights
Alterations: Marquee; conduits; house numbers; remote utility meter; intercom; postal release box; flower boxes
Building Notes: Penthouse added by the 1940s (CO 32620-1947).
Site Features: Grilles; pipes, one goose-necked; siamese hydrant; diamond plate hatches

South Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Possibly historic (upper stories); possibly historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, white and red, parged; stone or terra-cotta sills; windows replaced

261-267 West 98th Street
See 782 West End Avenue

301-303 West 98th Street
See 785 West End Avenue

305 West 98th Street (aka 305-311 West 98th Street)
Borough of Manhattan Tax Map Block 1888, Lot 10

Building Name: Schuyler Arms
Date: 1901-04 (NB 1331-1901)
Architect/Builder: H. Alban Reeves
Original Owner: William H. Beard
Type: Flats building
Style: Beaux Arts
Stories: 8
Material(s): Red and beige brick; marble

Special Windows: Triple windows with roundels
Decorative Metal Work: Possibly historic metal-and-glass doors and transom at entrance
Significant Architectural Features: Rusticated base; corners chamfered; upper stories Flemish-bond red brick with burnt headers and running-bond beige brick with banding and carved ornament; projecting bays terminating as balconies; portico with Ionic columns and balustrade; segmental-arched windows at basement, round-arched windows at first story; round-arched windows with alternating brick and stone voussoirs at sixth and seventh stories; windows with flared lintels with keystones or eared surrounds with keystones; segmental-arched passageway to courtyard with full surround on west with metal-and-glass door; entrance surround with paired Ionic columns, balustraded balcony, cartouche

and carved spandrels in courtyard; metal-and-glass doors and transom; possibly historic lights

Alterations: Cornices removed (one prior to the 1939-40 tax photo); railing at roof; water tanks; remote utility meter; bird deterrent wires; lights; plaques; basement door infilled; some windows in courtyard and basement infilled

Building Notes: The Schuyler Arms is a courtyard apartment accessed through a vaulted passage from West 98th Street; the courtyard which is partially visible from the street is paved with red brick, with brick stoop, round-arched entrance with carved spandrels and cartouche, and possibly historic metal-and-glass door and transom. Described in building documents as flats or an apartment house, the Schuyler Arms was advertised as an apartment hotel (*New York Times*, September 6, 1903, 18). It was converted to single room occupancy in the 1940s (ALT 877-1940, completed in 1946) and after being reconverted to apartments (ALT 415, 1979) it was merged into a single lot with 304 and 306 West 99th Street. The original lot number was 10. At the time of designation, there is a sidewalk shed across the facade.

Site Features: Non-historic fence with historic posts; brick wall with metal fence across yard on east (dates to at least the 1980s); concrete steps; non-historic gate at foot of basement steps

South Facade: Designed (historic, painted, repointed)

Stoop: Possibly historic

Porch(es): Historic

Door(s): Replaced primary door; possibly historic door in passageway

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

Security Grilles: Possibly historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal; painted stone; brick

Areaway Paving Material: Concrete

East Facade: Designed (historic, altered) (partially visible)

Facade Notes: Similar to primary facade; red and beige brick with stone banding; corners chamfered; windows with full eared surrounds or flared lintels with keystones; brick repointed; windows replaced; cornice removed, replaced with clay-coped red brick; lights
Site: concrete-paved yard; diamond plate stair case; enclosed passageway between buildings

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

Facade Notes: Yellow brick; clay-tile coping; chamfered corner continues design of East Facade; windows replaced; parapet paraged

315-17 West 98th Street (aka 313-317 West 98th Street)

Borough of Manhattan Tax Map Block 1888, Lot 7

Building Name: Holland Court Apartments

Date: 1908-09 (NB 407-1908)

Architect/Builder: Schwartz & Gross
Original Owner: Meteor Realty & Construction Co.
Type: Apartment building
Style: Renaissance Revival
Stories: 8
Material(s): Brick; stone; terra cotta

Special Windows: Inset bay windows; French casement windows with pivot transoms

Decorative Metal Work: Balcony and balconette railings

Significant Architectural Features: Stone base rusticated at first and second story; upper stories white brick laid in Flemish-bond; entrance with granite pilasters supporting a segmental-arched pediment; balconies; spandrels with roundels (polychrome terra cotta at upper stories); inset bay windows some with historic wood casements and transoms; flared lintels with keystones and end blocks at sixth story; pseudo-arcade at seventh and eighth stories with round-arched windows, raised brick panels and polychrome terra-cotta cartouches; deep copper cornice

Alterations: Some windows replaced, with multi-light sash; some railings altered with additional metal work; non-historic grille altered for air conditioner; dish antenna; lights (replaced prior to the 1980s); remote utility meter; spigot; bird deterrent wire

Building Notes: Display address is 315-17 West 98th Street.

Site Features: Siamese hydrant and pipe; basement entrance with pipe railing; gooseneck pipe

South Facade: Designed (historic, painted)

Stoop: Painted

Door(s): Replaced primary door

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

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

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

Facade Notes: White brick, patched; stone bands and base at return; chain-link fence on roof

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

Facade Notes: Stone base; brick, patched, repointed; clay-tile coping; light court; segmental-arched windows; one window altered in light court; windows replaced; fence with barbed wire across light court; wires; through-wall air conditioner in light court

319-323 West 98th Street

See 260 Riverside Drive

WEST 99TH STREET, SOUTH SIDE (EVEN NUMBERS)

250 West 99th Street (aka 248-256 West 99th Street)

Borough of Manhattan Tax Map Block 1870, Lot 56

Date: 1925-26 (NB 598-1925)

Architect/Builder: Margon & Glaser

Original Owner: 250 W. 99th St. Corp., Abner Distillator, Pres.

Type: Apartment building

Style: Classical Revival

Stories: 9

Material(s): Brick; terra cotta

Significant Architectural Features: Flemish-bond brickwork; entrance surround with brackets supporting an entablature; band courses; shallow cornice

Alterations: Lights with conduits; marquee; non-historic grilles altered for air conditioners; spigot; pipe; remote utility meter; sill at first story replaced; alarm box

Site Features: Metal door across areaway; diamond plate hatch; siamese hydrant

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

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

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

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

Facade Notes: Brick, repointed; windows replaced; cables; non-historic grille

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

Facade Notes: Brick, repointed; clay-tile coping; pipe; windows replaced

258 West 99th Street

Borough of Manhattan Tax Map Block 1870, Lot 59

Date: 1897 (NB 170-1897)

Architect/Builder: Angell & Higginson

Original Owner: D. B. Horton

Type: Row house

Style: Renaissance Revival with alterations

Stories: 5 and penthouse

Material(s): Stone; ironspot Roman brick

Significant Architectural Features: Stone base with raised bands; brick quoins and corbel table; entablature with carved frieze supported on brackets; bracketed lintels at second story;

flared lintels with keystones at third story; piers with stone caps at fourth story supporting a molded lintel course; cornice

Alterations: Fifth story and penthouse added; stoop removed; entrance converted to window; parapet replaced; lights; intercom; postal release box; remote utility meter; metal chimneys; wires

Building Notes: Main entrance converted to window and entrance relocated to former service entrance

Site Features: Non-historic fence and gate; wall with metalwork used as planter; staircase with pipe railings; storage bin for trash receptacles

North Facade: Designed (historic, altered)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Roof: Replaced (pitched)

Notable Roof Features: Skylights

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal; masonry

Areaway Paving Material: Concrete

260 West 99th Street

Borough of Manhattan Tax Map Block 1870, Lot 60

Date: 1884-86 (NB 1417-1884)

Architect/Builder: William Schickel

Original Owner: Lorenzo Power

Type: Flats building

Style: Renaissance Revival

Stories: 5 and basement

Material(s): Brick; brownstone

Significant Architectural Features: Stone basement; segmental-arched windows with brick lintels with stone corner blocks and keystones; stone sills; bracketed cornice

Alterations: Stoop removed; entrance relocated to basement; historic entrance converted to window; camera; fire escape stairs re-oriented; remote utility meter; control box for lift; intercom; lights; postal release box

Building Notes: The building was converted into an SRO in the 1940s. (CO31768-1947)

Site Features: Non-historic fence and gate; accessibility lift; stairs with pipe railing; siamese hydrant; gooseneck pipes

North Facade: Designed (historic, resurfaced, altered)

Stoop: Removed

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): Concrete with metal edge
Areaway Wall/Fence Materials: Metal; brick
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, patched, repointed

262-270 West 99th Street

See 800 West End Avenue

300-302 West 99th Street

See 789 West End Avenue

304 West 99th Street (aka 304-306 West 99th Street)

Borough of Manhattan Tax Map Block 1888, Lot 10

Building Name: Greystone; Harvard Residence Club; Harvard Studios
Date: 1899-1901 (NB 1152-1899)
Architect/Builder: M. V. B. Ferdon
Original Owner: Bryan & Campbell
Type: Flats building
Style: Renaissance Revival with alterations
Stories: 7
Material(s): Stone

Significant Architectural Features: Rusticated base, rough-faced at basement; portico with granite columns and pilasters and foliate capitals supporting a balcony; round-arched (former) doorway with foliate molding; slightly projecting bay with quoins; ornamented panels, band courses and spandrels; round-arched windows at first story; windows with full surround and decorated lintels, two with pediments, at second story; windows with full surrounds and segmental pediments at third story; windows with full surrounds with cartouches or pediments at fourth story; carved lintels and pediments at fifth story; windows with eared surrounds and keystones or carved lintels at sixth story; windows at seventh story with pilasters

Alterations: Original entrance reconfigured as window; non-historic gate across portico; non-historic grilles altered for air conditioners; lights with conduits; metal mesh gates at under stoop; railing on roof; cornice removed

Building Notes: Built as flats, 304 West 99th Street was converted to single room occupancy in the 1930s. (ALT 3114-1939). Shortly after it was reconverted into apartments around 1979 (ALT 414-1979) it was merged along with 306 West 99th Street and 305 West 98th Street into a single tax lot. The original lot number was 27. It shares an entrance with no. 306, the display address is 304-306 West 99th Street.

Site Features: Non-historic pipe railing and gate; diamond plate staircase with pipe railings and gate; metal mesh enclosure with gate

North Facade: Designed (historic, painted)
Stoop: Possibly historic stoop (gate under stoop - replaced)
Porch(es): Historic
Door(s): Replaced primary door
Windows: Replaced (upper stories); mixed (basement)
Security Grilles: Not historic (upper stories); not historic (basement)
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Stone base, repointed; brick, patched, painted, parged; clay-tile coping; stone sills; one bay of windows possibly reconfigured or partially infilled; segmental-arched windows at basement; windows replaced; lights with conduits; wires; conduits; grille altered for air conditioner

South Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, patched, repointed; stone sills; windows replaced; railing on roof

306 West 99th Street (aka 304-306 West 99th Street)
Borough of Manhattan Tax Map Block 1888, Lot 10

Building Name: Fabian Hotel; Mirog Studios
Date: 1900-02 (NB 853-1900)
Architect/Builder: Henry Fouchaux
Original Owner: Henry & Hyman Sonn
Type: Flats building
Style: Renaissance Revival with alterations
Stories: 7
Material(s): Brick; limestone

Decorative Metal Work: Non-historic stoop railing

Significant Architectural Features: Stone base, rusticated at first and second stories; two-story segmental-arched entrance surround with carved door enframingent with cartouche, double window with carved molding and mullion and cartouche, topped by balustraded balcony supported on large brackets; slightly projecting center bays with quoins; windows at first and second story with scrolled keystones; windows at third story with full surrounds and segmental or triangular pediments and balustraded spandrels; windows at fourth and fifth stories with full surrounds with cartouches; sill course at fifth story incorporating bracketed ledges and carved spandrel; windows at sixth story with full surrounds, carved segmental pediments, and carved spandrels; windows at seventh story with Ionic pilasters

Alterations: Stoop replaced with accessibility ramp; metal mesh grilles under stoop; door surround painted; lights with conduits; grilles altered for air conditioners; intercom; conduit; cornice removed, railing on roof

Building Notes: The NB was originally filed by Teichman & Potter Co. with G. F. Pelham as the architect. According to the dockets Henry & Hyman Sonn purchased the property and hired Henry Fouchaux to design the building. Built as flats, 306 West 99th Street was converted to single room occupancy in the 1940s (ALT 945-1940). It was reconverted to apartments in 1979 (ALT 414-1979) at which time it was combined into a single lot with 304 West 99th Street and 305 West 98th Street. Its original lot number was 29. 304 and 306 West 99th Street now share a single entrance with the display address of 304-306 West 99th Street.

Site Features: Possibly historic pipe railing and painted posts; diamond plate staircase

North Facade: Designed (historic, painted)

Stoop: Replaced stoop (gate under stoop - replaced)

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): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, parged, patched; segmental-arched windows; windows replaced; railing and pergola on roof; enclosed passageway connects buildings

310 West 99th Street (aka 310-318 West 99th Street)

Borough of Manhattan Tax Map Block 1888, Lot 31

Building Name: Buckingham Court

Date: 1901-02 (NB 474-1901)

Architect/Builder: Henry Fouchaux

Original Owner: Central Building and Impt. Investment Co.

Type: Flats building

Style: Beaux Arts

Stories: 7

Material(s): Brick; Indiana limestone; pressed metal

Decorative Metal Work: Hexagonal metal bays; possibly historic metal-and-glass door; historic fire escape in light court

Significant Architectural Features: Stone base, rusticated at basement and first story; upper stories red brick with beige brick banding on the street façade; entrance surround with broken pediment and cartouche, brackets and bell flowers; possibly historic metal-and-glass door; four-story, elaborately decorated metal bays; cornice above sixth story incorporates entablatures of bays; segmental-arched pediments with cartouche and pendants at sixth story; plaques at seventh story; center bays of windows with full surrounds; bracketed cornice with decorated frieze and lion heads; light court: beige

brick, rusticated at first story; angled bays; simple lintels and sills; molded cornices
bracket red brick band at seventh story; historic fire escape

Alterations: Non-historic window grilles altered for air conditioners; some basement windows
infilled; pipe; lights and cameras with conduits; house number in light court

Building Notes: An early promotional brochure features a rendering of the building that shows
parapets above the cornice and a facade without fire escapes. If the parapets were
constructed they were removed by the time of the 1939-40 tax photograph. The facade
appears too dark in the tax photograph to determine if the fire escapes were installed at
that time.

Site Features: Pipe railing with concrete posts; concrete ramp to basement; metal gates across
basement areaway

North Facade: Designed (historic, repointed)

Door(s): Possibly historic primary door; non-historic security gate; non-historic door at courtyard
apartment

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 edge

Areaway Wall/Fence Materials: Metal; concrete

Areaway Paving Material: Concrete

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

Facade Notes: Red brick and stone, repointed, patched; chimney with metal pipe clay-tile
coping; chain-link fence on roof; segmental-arched windows, some reconfigured; fire
balcony with ladder; stone wall with clay coping

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

Facade Notes: Stone, parged at basement; brick, repointed, patched; clay-tile coping; segmental-
arched windows with brick lintels and stone sills; windows replaced, one reconfigured,
one infilled with metal plate; bulkhead on roof; fire escapes; wires, cables, conduits and
junction boxes

388-398 West 99th Street

See 265 Riverside Drive

WEST 99TH STREET, NORTH SIDE (ODD NUMBERS)

249 West 99th Street

Borough of Manhattan Tax Map Block 1871, Lot 8

Date: 1892-93 (NB 208-1892)

Architect/Builder: E. Chester Smith

Original Owner: William E. Lanchantin

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Stone

Decorative Metal Work: Balconette railing

Significant Architectural Features: Rough-faced rustication, banded at first and second stories; stoop with cheek walls; balcony; transoms at second story with smooth ashlar surrounds, carved at window head, and rough-faced transom bar; windows at third and fourth story with smooth ashlar surrounds, carved at window heads; carved spandrel at third story; modillioned cornice with swag and wreath decorated frieze

Alterations: Lights

Building Notes: One of five houses that remain of what was once a row of eight.

Site Features: Basement stair with cheek walls and non-historic metalwork and gate; metal bin for trash receptacles

South Facade: Designed (historic)

Stoop: Possibly historic

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

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Stone; metal

Areaway Paving Material: Concrete

East Facade: Not historic (partially visible)

Facade Notes: Brick, parged; window; chimney; cables

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

Facade Notes: Brick; clay tile coping; stone lintels and sills; leader; window replaced

251 West 99th Street

Borough of Manhattan Tax Map Block 1871, Lot 107

Date: 1892-93 (NB 208-1892)

Architect/Builder: E. Chester Smith

Original Owner: William E. Lanchantin

Type: Row house

Style: Renaissance Revival
Stories: 4
Material(s): Stone

Decorative Metal Work: Possibly historic grille; balconette railings

Significant Architectural Features: Rough-faced rustication, banded at first and second stories; three-story bowed bay with metal cornice decorated with swags; stoop with cheek walls; decorative metal-and-glass on door; window and door heads carved; balconettes; triple window at third story; Palladian inspired window at fourth story with smooth ashlar lintel with foliate keystone; modillioned cornice with swag and wreath decorated frieze

Alterations: Stoop relocated; non-historic metalwork on stoop walls; railing above bay replaced; house number; light; intercom; remote utility meter

Building Notes: One of five houses that remain of what was once a row of eight.

Site Features: Planting area with non-historic fence

South Facade: Designed (historic)

Stoop: Altered

Door(s): Possibly historic primary door

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edging

Areaway Wall/Fence Materials: Stone; metal

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

Facade Notes: Brick; clay tile coping; stone lintels and sills; windows replaced, those of ell altered; vent; metal ladder

253 West 99th Street

Borough of Manhattan Tax Map Block 1871, Lot 7

Date: 1892-93 (NB 208-1892)

Architect/Builder: E. Chester Smith

Original Owner: William E. Lanchantin

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Stone

Special Windows: Stained glass transom at fourth story

Decorative Metal Work: Possibly historic grille; balconette railings

Significant Architectural Features: Rough-faced rustication, banded at first and second stories; three-story bowed bay with metal cornice decorated with swags; stoop with cheek walls; carved door and window heads; possibly historic metal-and-glass door; balconettes; triple window at third story; Palladian inspired window at fourth story with smooth ashlar lintel with foliate keystone; modillioned cornice with swag and wreath decorated frieze

Alterations: Wires; light; house number

Building Notes: One of five houses that remain of what was once a row of eight.

Site Features: Stone walls at areaway and basement entrance; non-historic gates; possibly historic metal work

South Facade: Designed (historic)

Stoop: Possibly historic

Door(s): Possibly historic primary door; historic gate at basement

Windows: Mixed

Security Grilles: Possibly historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Stone; metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, painted; stone lintel and sills; windows replaced; leader

255 West 99th Street

Borough of Manhattan Tax Map Block 1871, Lot 6

Date: 1892-93 (NB 208-1892)

Architect/Builder: E. Chester Smith

Original Owner: William E. Lanchantin

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Stone

Decorative Metal Work: Balconette railings; metal-and-glass security door, first-story grille, and service gate

Significant Architectural Features: Rough-faced rustication, banded at first and second stories; entrance with cheek walls and engaged column with basket capital; service entrance with bas relief keystone; balconies; transoms at second story with segmental-arched, smooth ashlar surrounds, carved at window head, and rough-faced transom bar; windows at third and fourth story with smooth ashlar surrounds, carved at window heads; carved spandrel at third story; modillioned cornice with swag and wreath decorated frieze

Alterations: Lights; remote utility meters on cheek walls; spigot; house number; wire

Building Notes: One of five houses that remain of what was once a row of eight.

Site Features: Pipe; diamond plate hatch

South Facade: Designed (historic)

Door(s): Possibly historic primary door; possibly historic service gate

Windows: Replaced

Security Grilles: Mixed (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Paving Material: Concrete

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged; chimney

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, painted; clay-tile coping; stone lintels and sills; windows replaced; leader

257 West 99th Street

Borough of Manhattan Tax Map Block 1871, Lot 105

Date: 1892-93 (NB 208-1892)
Architect/Builder: E. Chester Smith
Original Owner: William E. Lanchantin
Type: Row house
Style: Renaissance Revival
Stories: 3 and basement
Material(s): Not determined

Significant Architectural Features: Rough-faced rustication, with smooth banding at upper stories; three-story angled bay with metal cornice; stoop; entrance with carved lintel; carved spandrels; round-arched and Palladian-inspired windows at third story with smooth ashlar lintels with carved keystones; modillioned cornice with swag decorated frieze

Alterations: Door painted; railings at bay and roof; leader; lights; intercom; postal release box; non-historic gate at stoop; through-wall air conditioner at basement; remote utility meter; doorbells

Building Notes: One of five houses that remain of what was once a row of eight. From 1937 to 1965 the building served as a rooming house. (ALT 1767-1925; ALT 921-1937; ALT 1482-1965; CO 74111-1973)

Site Features: Non-historic fence and gate; planting bed; concrete steps; hand rail; pipe

South Facade: Designed (historic)
Stoop: Resurfaced stoop (possibly historic gate under stoop)
Door(s): Possibly historic primary door
Windows: Mixed (upper stories); replaced (basement)
Security Grilles: Possibly historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Brick

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, painted; clay tile coping; stone lintels and sills; leader; chimney

259-269 West 99th Street

See 808 West End Avenue

301 West 99th Street

See 801 West End Avenue

309 West 99th Street (aka 305-311 West 99th Street)

Borough of Manhattan Tax Map Block 1888, Lot 63

Building Name: Strand View

Date: 1910-11 (NB 63-1910)

Architect/Builder: Schwartz & Gross

Original Owner: George Backer

Type: Apartment building

Style: Renaissance Revival

Stories: 8

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

Decorative Metal Work: Balconette railings; door and transom

Significant Architectural Features: Rusticated stone base; round-arched entrance with oak leaf molding and scrolled, foliate keystone; historic metal-and-glass door and transom; round-arched windows at second story with paneled spandrels with roundels; windows at third through sixth stories with flared brick lintels with terra-cotta keystones; carved terra-cotta plaques at seventh and eighth stories; windows at eighth story with carved tympana set in a striated frieze; balconettes with metal railings; modillioned cornice at seventh story; deep, bracketed, copper cornice

Alterations: One balconette railing missing; camera and lights with conduits; basement windows infilled; basement entrance altered, door replaced; spigot and pipe through window; remote utility meter; signage

Site Features: Possibly historic fence partially installed on a later concrete wall; diamond plate staircase with metal railings; fuel pipe and siamese hydrant; grille;

South Facade: Designed (historic, painted)

Stoop: Possibly historic

Door(s): Historic primary door

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

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal; masonry

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

Facade Notes: Red brick, yellow brick in light court; clay coping; segmental-arched windows with brick lintels; windows replaced; chain-link fence across light court; doorway at basement of light court

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

Facade Notes: Chain-link fence on roof

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

Facade Notes: Red brick, yellow brick in light court; clay coping; cables

315 West 99th Street (aka 313-315 West 99th Street)

Borough of Manhattan Tax Map Block 1888, Lot 59

Building Name: Hamilton Residence Club; Paramount

Date: 1910-11 (NB 153-1910)

Architect/Builder: George F. Pelham

Original Owner: M. R. L. Building Co.

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 8

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

Decorative Metal Work: Balconette railings; possibly historic metal-and-glass door

Significant Architectural Features: Stone base, rusticated at first and second stories; rusticated entrance surround with large brackets supporting a balustraded balcony; round-arched entrance; stone- and metal-railed balconies; windows at third story with balustraded spandrels, keyed surrounds and scrolled keystones; flared lintels with keystones at fourth through seventh stories; projecting sill course with metal balconettes, terra-cotta plaques and surrounds with carved keystones, and fluted frieze at eighth story

Alterations: Base painted; cornice removed; non-historic lights; marquee; stoop railings; intercom; conduit; pipe; remote utility meter; some grilles altered for air conditioners

Building Notes: 315 West 99th Street was converted to single room occupancy in 1939 (ALT 3105-1939). It was converted into cooperative apartments in the 1980s. (Dee Wedemeyer, "Cutting the Cost of a New Co-op," *New York Times*, May 2, 1982, R1.) At time of designation, there is a sidewalk shed in place.

Site Features: Pipe railing with painted posts; diamond plate staircase; concrete steps; gooseneck pipe; siamese connection through fence

South Facade: Designed (historic, painted)

Stoop: Possibly historic stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door; non-historic door and gate at basement (west side); non-historic door (east side)

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

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal; stone

Areaway Paving Material: Concrete; clay tile

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

Facade Notes: Brick

317 West 99th Street (aka 317-319 West 99th Street)

Borough of Manhattan Tax Map Block 1888, Lot 53

Building Name: The Emahrel

Date: 1910-11 (NB 153-1910)

Architect/Builder: George F. Pelham

Original Owner: M. R. L. Building Co.

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 8

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Balconette railings

Significant Architectural Features: Stone base, rusticated at first and second stories; rusticated entrance surround with large brackets supporting a balustraded balcony; round-arched entrance; stone- and metal-railed balconies; windows at third story with balustraded spandrels, keyed surrounds and scrolled keystones; flared lintels with keystones at fourth through seventh stories; projecting sill course with metal balconettes, terra-cotta plaques and surrounds with carved keystones, and fluted frieze at eighth story

Alterations: Basement entrance altered; some windows infilled; cornice removed; conduit; lights; remote utility meter; pipe

Site Features: Possibly historic pipe rail fence with stone posts; possibly historic fence and gate across service alley

South Facade: Designed (historic, painted)

Stoop: Possibly historic

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

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal and masonry or stone

Areaway Paving Material: Concrete

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

Facade Notes: Brick, parged at basement; light court; stone lintels and sills; windows replaced; wires

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

Facade Notes: Yellow brick, patched; clay-tile coping stone sills; windows replaced

321-327 West 99th Street

See 270 Riverside Drive

WEST 100TH STREET, SOUTH SIDE (EVEN NUMBERS)

256-280 West 100th Street

See 820 West End Avenue

300-304 West 100th Street

See 817 West End Avenue

306-310 West 100th Street

Borough of Manhattan Tax Map Block 1888, Lot 76

Building Name: Bretton Court

Date: 1910 (NB 55-1910)

Architect/Builder: Schwartz & Gross

Original Owner: Isaac Polstein

Type: Apartment building

Style: Secession

Stories: 8

Material(s): Brick; limestone; terra cotta

Special Windows: Wood, French casement windows with pivot transoms

Decorative Metal Work: Balcony and balconette railings; metal-and-glass door and transom

Significant Architectural Features: Rusticated stone base above brick basement; Flemish-bond brickwork; granite landing, step and cheek walls at entrance; two-story Ionic pilasters; carved door surround with bracketed lintel; metal-and-glass door and transom; terra-cotta lintels with green-glazed roundels; balconies and balconettes; round- and segmental-arched windows at eighth story; polychrome terra-cotta cartouches in the spandrels; deep copper cornice

Alterations: Some railings altered with non-historic metalwork; transoms and non-historic grilles altered for air conditioners; one basement window infilled; lights; basement painted; camera; remote utility meter

Building Notes: The display address is 306-310 West 100th Street

Site Features: Possibly historic pipe railings with granite posts; concrete landing with stone step, diamond plate staircase to basement; gooseneck pipe; siamese connection through fence

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

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

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

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal; granite

Areaway Paving Material: Concrete

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

Facade Notes: Brick, patched, repointed; light court; chain-link fence at light court; railing and pipes on roof; conduit for camera

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

Facade Notes: Chain-link fence with barbed wire

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

Facade Notes: Brick; cables; camera; chain-link fence on roof

314 West 100th Street (aka 314-316 West 100th Street)

Borough of Manhattan Tax Map Block 1888, Lot 7502

Building Name: Chateaux

Date: 1909-10 (NB 843-1909)

Architect/Builder: George F. Pelham

Original Owner: W. Axelrod Realty Co.

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 8

Material(s): Brick; limestone

Decorative Metal Work: Historic balconette railings; possibly historic metal-and-glass door

Significant Architectural Features: Stone base; upper stories Flemish-bond brickwork; two-story entrance surround with metal-railed balcony supported by oversized foliate brackets; lion's head above segmental-arched entrance; possibly historic door and transom; double windows with cast-stone mullions and flared lintels with keystones at third through sixth stories; windows at seventh and eighth story with brick piers and segmental-arched lintels with cartouche

Alterations: Cornice removed (prior to the 1980s); non-historic lights; non-historic grilles altered for air conditioners; basement windows infilled; stoop railings; remote utility meter; light with conduit; sign; camera with conduits; pipes

Building Notes: The facade and parapet were repaired, cleaned and painted around 2011 (Job 120574903-2011). Originally lot 81 it is now condominium lots 1201-1233.

Site Features: Pipe railing with painted posts, non-historic gate; wood stairs with metal railing; siamese hose connection through railing

North Facade: Designed (historic, painted, cleaned)

Stoop: Painted

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

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

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal; stone

318 West 100th Street (aka 318-320 West 100th Street)

Borough of Manhattan Tax Map Block 1888, Lot 7501

Date: 1909-10 (NB 836-1909)

Architect/Builder: George F. Pelham

Original Owner: West Side Construction Co.

Type: Apartment building

Style: Colonial Revival with alterations

Stories: 8

Material(s): Brick; stone

Special Windows: Stained-glass windows and transom

Decorative Metal Work: Historic balconette railings; historic metal-and-glass door

Significant Architectural Features: Stone base; upper stories Flemish-bond brickwork; portico with fluted columns supporting a cornice and balustraded balcony; historic door and transom; windows with flared lintels with keystones; windows at seventh and eighth stories with brick and terra-cotta or cast-stone surrounds and paneled spandrels; balconette railings at second and eighth stories

Alterations: Glass vestibule inserted in portico; lights with conduits; basement windows infilled; cornice removed, parapet resurfaced; bulkhead on roof; cameras with conduit; intercom; postal release box

Building Notes: Originally lot 84, now condo lots 1001-1032.

Site Features: Pipe railing with painted posts; non-historic gate; diamond plate staircase with pipe rail

North Facade: Designed (historic)

Stoop: Painted

Porch(es): Historic

Door(s): Possibly historic primary door; basement door replaced

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal; stone

Areaway Paving Material: Concrete

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

Facade Notes: Brick; clay tile coping; light court partially paved; chain-link fence across light court

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

Facade Notes: Beige brick, red brick, repointed and paved in light court; stone sills and lintels; windows replaced

322-324 West 100th Street

See 276 Riverside Drive

WEST 100TH STREET, NORTH SIDE (ODD NUMBERS)

233 West 100th Street

Borough of Manhattan Tax Map Block 1872, Lot 9

Date: 1889-90 (NB 1857-1889)

Architect/Builder: Alonzo E. Hudson

Original Owner: Joseph Hassell

Type: Free-standing house

Style: Altered Queen Anne

Stories: 3

Material(s): Brick; stone; terra cotta

Special Windows: Lunettes

Significant Architectural Features: Bowed bay at third and fourth stories topped by turret; full stone window surrounds, scalloped at window heads; lunettes with brick and terra-cotta lintels and stone corbels; molded band and sill courses; decorative terra-cotta panels and string courses; molded cornice; pedimented gable with rosettes and foliate decoration; pedimented dormer

Alterations: First and second story altered; turret resurfaced, roof replaced with standing-seam; lights; intercom; perforated vent; camera

Building Notes: The house was most recently restored between 2008 and 2010.

Notable History and Residents: Built as a single-family residence, it was sold at auction in 1894 and served as the New York Red Cross Hospital from 1895 to at least 1898. Sold to the Nameoki Club, an affiliate of Tammany Hall, around the turn of the century, it served as the clubhouse until 1913. The new owner Thomas J. O'Rourke converted it into mixed use which it remained until 1985 when it was returned to single-family use. Reference(s): "For the Training of Nurses," *New York Times*, November 3, 1895, 7; Christopher Gray, "Streetscapes: Three Apples of Somebody's Eye," *New York Times*, September 5, 2010, RE8; New York City, Department of Buildings, Certificate of Occupancy 97185, issued October 19, 1990 on ALT 1345 - 1985.

South Facade: Designed (historic, resurfaced, altered)

Door(s): Replaced primary door

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

Security Grilles: Not historic (basement)

Roof: Possibly historic (pitched - asphalt; metal standing seam)

Notable Roof Features: Gable; turret; dormer; vane

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick, painted, patched, repointed; metal coping; ell with bowed bay; stone lintels and sills; windows infilled or replaced; vent; railing on roof of ell

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

Facade Notes: Brick; window

235 West 100th Street

Borough of Manhattan Tax Map Block 1872, Lot 108

Date: 1902-03 (NB 93-1902)

Architect/Builder: George F. Pelham

Original Owner: John Livingston

Type: Row house

Style: Renaissance Revival with alterations

Stories: 4

Material(s): Stone

Significant Architectural Features: Rusticated base; band course incorporating carved lintel with scrolled brackets; three-story bowed bay; windows with full surrounds, keystones at third and fourth stories; modillioned cornice with triglyphs and metopes

Alterations: Stoop removed; historic main entrance converted to window; vent in band course; hatch below small window replaced; wires; remote utility meters; light

Building Notes: Built as one of five, four-story single-family dwellings, no. 235, along with nos. 237 and 239 West 100th Street had become a rooming house in the 1930s. The three houses were converted to apartment houses in 1958. (ALT 482-1936; ALT 17-1958; ALT 19-1958)

South Facade: Designed (historic, altered)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Yellow and red brick; metal coping; chimney; pipes

237 West 100th Street

Borough of Manhattan Tax Map Block 1872, Lot 8

Date: 1902-03 (NB 93-1902)

Architect/Builder: George F. Pelham

Original Owner: John Livingston

Type: Row house

Style: Renaissance Revival with alterations

Stories: 4

Material(s): Stone

Significant Architectural Features: Rusticated base; band course incorporating carved lintel with scrolled brackets; three-story bowed bay; windows with full surrounds, keystones at third and fourth stories; modillioned cornice with triglyphs and metopes

Alterations: Stoop removed; historic main entrance converted to window; vent in band course; hatch below small window replaced; wires; remote utility meters; light

Building Notes: Built as one of five, four-story single-family dwellings, no. 237, along with nos. 235 and 239 West 100th Street had become a rooming house in the 1930s. The three houses were converted to apartment houses in 1958. (ALT 482-1936; ALT 17-1958; ALT 19-1958)

South Facade: Designed (historic, altered)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

239 West 100th Street

Borough of Manhattan Tax Map Block 1872, Lot 7

Date: 1902-03 (NB 93-1902)

Architect/Builder: George F. Pelham

Original Owner: John Livingston

Type: Row house

Style: Renaissance Revival with alterations

Stories: 4

Material(s): Stone

Significant Architectural Features: Rusticated base; band course incorporating carved lintel with scrolled brackets; three-story bowed bay; windows with full surrounds, keystones at third and fourth stories; modillioned cornice with triglyphs and metopes

Alterations: Stoop removed; historic main entrance converted to window; vent in band course; hatch below small window replaced; wires; remote utility meters; non-historic light; signage

Building Notes: Built as one of five, four-story single-family dwellings, no. 239, along with nos. 235 and 237 West 100th Street had become a rooming house in the 1930s. The three houses were converted to apartment houses in 1958. (ALT 482-1936; ALT 17-1958; ALT 19-1958)

Site Features: Pipes

South Facade: Designed (historic, altered)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone

241 West 100th Street

Borough of Manhattan Tax Map Block 1872, Lot 106

Date: 1902-03 (NB 93-1902)
Architect/Builder: George F. Pelham
Original Owner: John Livingston
Type: Row house
Style: Renaissance Revival with alterations
Stories: 4
Material(s): Stone

Significant Architectural Features: Rusticated base; band course incorporating carved lintel with scrolled brackets; three-story bowed bay; windows with full surrounds, keystones at third and fourth stories; modillioned cornice with triglyphs and metopes

Alterations: Stoop removed; historic main entrance converted to window; hatch below small window replaced by window; grille altered for air conditioner; wires; remote utility meters; light; camera with conduit; intercom; postal release box

Building Notes: Built as one of five, four-story single-family dwellings, no. 241 was converted to apartments in 1942. (ALT 93-1942)

Site Features: Metal-fence; wood bin for trash receptacles

South Facade: Designed (historic, altered)
Stoop: Removed
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): Stone

243 West 100th Street

Borough of Manhattan Tax Map Block 1872, Lot 6

Date: 1902-03 (NB 93-1902)
Architect/Builder: George F. Pelham
Original Owner: John Livingston
Type: Row house
Style: Renaissance Revival
Stories: 4
Material(s): Stone

Significant Architectural Features: Rusticated base; band course incorporating carved lintel with scrolled brackets; three-story bowed bay; windows with full surrounds, keystones at third and fourth stories; modillioned cornice with triglyphs and metopes

Alterations: Stoop altered; non-historic railings; wires; remote utility meters; light; intercom; non-historic grilles altered for air conditioners; camera with conduit

Building Notes: Built as one of five, four-story single-family dwellings, no. 243 was converted to a multi-dwelling with apartments and rooms in 1947, by 1963 the furnished rooms were converted into apartments. (ALT 1369-47; CO 58990-1963)

Site Features: Gooseneck pipe; fenced enclosure; bin for trash receptacles; diamond plate hatch

South Facade: Designed (historic)

Stoop: Altered

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

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

251 West 100th Street (aka 251-257 West 100th Street; 824-830 West End Avenue)

Borough of Manhattan Tax Map Block 1872, Lot 1

Building Name: Ansche Chesed

Date: 1926-28 (NB 622-1926)

Architect/Builder: Edward I. Shire

Original Owner: Congregation Temple Ansche Chesed

Type: Religious

Style: Byzantine Revival

Stories: 1; 6

Material(s): Brick; limestone

Special Windows: Stained-glass windows

Significant Architectural Features: Brick facade with limestone and brick detailing, chamfered at corner; granite stoop; three-bayed, arched limestone portal with brick details, Star of David in central tympana; double-leaf, wood doors with leaded glass lights; band course with inscription; three stained-glass windows set within brick and limestone arches and separated by ornately decorated pilasters; single stained-glass windows with limestone columns supporting a brick arch; segmental-arched pediment crowned by a Star of David and the Ten Commandments; possibly historic lights. West facade of community building partially designed with corner turret with limestone details and tile roof

Alterations: Siamese hose connection; cameras with conduit; stoop railings; display box; fence and enclosure on top of the community building; bulkhead and vent on roof of sanctuary

Building Notes: The Ansche Chesed Synagogue was constructed in a toned-down Byzantine style popular for synagogues in the 1920s and inspired by the discovery of Byzantine-era Jewish ruins during this time in the Middle East. On this structure, the Byzantine influence is clearly expressed in the use of bricks of variegated sizes, often intricately laid, and detailed brick lattice work over several window openings. Large blank walls

only seldom interrupted by narrow windows and areas of decoration are also indicative of the style, as are the intricate limestone carvings on the pilasters of the primary (West End Avenue) facade and the roofed tower. Construction of the building as a synagogue complex with both religious and secular uses such as classrooms, a library, and a ballroom, was a new and contemporary trend in synagogue design that continues today. Though plans were filed in 1926, construction did not commence until March 1927 (completed March 1928). Reference(s): Samuel D. Gruber, *Synagogues* (New York, NY: MetroBooks, 1999); Rachel Wischnitzer, *Synagogue Architecture in the United States: History and Interpretation* (Philadelphia, PA: The Jewish Publication Society of America, 1955), 108.

Site Features: Fence and gate across service alley topped by barbed wire

Notable History and Residents: Founded in 1829, Congregation Anshe Chesed was the third Jewish congregation to be established in New York and the first to locate on the Lower East Side of Manhattan. Though a Conservative congregation today, the large and influential congregation, comprised primarily of German, Dutch and Polish Jews, was also the second group in New York to embrace the Jewish Reform movement. The congregation's first purpose-built synagogue at 172-176 Norfolk Street (a designated New York City Landmark) is the oldest surviving structure built as a synagogue in New York City. The congregation occupied at least five different buildings throughout Manhattan over the course of its nearly 200-year existence, ultimately settling in the 1920s on the Upper West Side, which by then had become a center for New York's Jewish community. Reference(s): LPC, *Anshe Slonim Synagogue (originally Anshe Chesed Synagogue) Designation Report (LP-1440)* (New York: City of New York, 1987), by Virginia Kurshan; LPC, Research Files.

West Facade: Designed (historic, patched, repointed)

Stoop: Possibly historic

Door(s): Possibly historic primary door; possibly historic side door

Windows: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Stained-glass windows; decorative elements at return and first bay; brick, patched and repointed; camera with conduit; fences and enclosures on roofs of sanctuary and community building; wires

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; small single stained-glass window with limestone columns; five bays of windows, paired at basement and first story, with limestone details; possibly historic grilles at basement, non-historic grilles at first story; large arched stained-glass windows with limestone surrounds with brick detailing; basket-weave brick spandrels; brick and limestone detailing below roofline; six-story tower on eastern end: arched limestone entrance with double doors and brick tympana with grille; brickwork grilles; brick and limestone decoration at second story windows and third story spandrel; arched windows at sixth story with blind tympana and brick decoration; corner turret with limestone detailing and tiled roof. Alterations: cameras and lights with conduits; display

boxes; signage; louvered vents at basement; ramp/stoop with pipe railings, one section lifts to provide access to diamond plate hatch; chain link fence at roof Site; concrete sidewalk; stone curb

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

Facade Notes: Brick, patched and repointed; windows replaced; fence on roof; bulkhead; painted sign on tower "Temple Anshe Chesed Community House"

301 West 100th Street

See 825 West End Avenue

309 West 100th Street

Borough of Manhattan Tax Map Block 1889, Lot 14

Date: 1900-01 (NB 1228-1900)

Architect/Builder: Janes & Leo

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Possibly historic metal-and-glass door; balconette; railing on top of bay

Significant Architectural Features: Rusticated stone base; three-story bowed bay with modillioned cornice and railing; stoop with extended landing, cheek walls; stone and concrete stoop at service entrance; entrance surround with engaged columns and entablature; balconette above entrance; Greek key stringcourse; flared lintels with keystones at first, third, and fourth stories; windows with full surrounds and bracketed hoods at second story; spandrel panels with swags at third story; quoins at fourth story; eared lintels at fifth story; cornice with swags

Alterations: Glass of primary door possibly replaced (textured); stoop railings; intercom; lights with conduit

Site Features: Planter between stoops of nos. 309 and 311; diamond plate hatch

South Facade: Designed (historic, repointed)

Stoop: Resurfaced

Door(s): Possibly historic primary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick, parged; chimney on roof; windows replaced; grilles altered for air conditioners; cables; junction boxes; trellis at rear yard

311 West 100th Street

Borough of Manhattan Tax Map Block 1889, Lot 113

Date: 1900-01 (NB 1228-1900)

Architect/Builder: Janes & Leo

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 5 and basement

Material(s): Brick; limestone

Decorative Metal Work: Possibly historic metal-and-glass doors (main and service); balconette; railing on top of bay; possibly historic grille

Significant Architectural Features: Rusticated stone base; three-story bowed bay with modillioned cornice and railing; stoop with extended landing, cheek walls with ball finials; stone step at service entrance; entrance surround with engaged columns and entablature; balconette above entrance; Greek key stringcourse; flared lintels with keystones at first, third, and fourth stories; windows with full surrounds and bracketed hoods at second story; spandrel panels with swags at third story; quoins at fourth story; eared lintels at fifth story; cornice with swags

Alterations: Non-historic stoop railings; remote utility meter; wires; lights

Site Features: Storage bin for trash receptacles; gooseneck pipe; diamond plate hatch covered with mat

South Facade: Designed (historic, painted)

Stoop: Painted

Door(s): Possibly historic primary door; possibly historic door at service entrance

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

313 West 100th Street

Borough of Manhattan Tax Map Block 1889, Lot 13

Date: 1900-01 (NB 1228-1900)

Architect/Builder: Janes & Leo

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Possibly historic metal-and-glass door; stoop railings

Significant Architectural Features: Stone base; entrance with keyed surround and keystone with swag; balcony with foliate brackets; bowed oriel with engaged columns and modillion cornice at third story; eared and flared lintels; modillioned metal cornice

Alterations: Balcony balustrade replaced prior to the 1980s; stoop railings replaced; stoop patched and painted; second entrance at first story restored; possibly historic grille altered; lights with conduits; wires; pipe through basement window

Building Notes: Originally a private dwelling it was converted to furnished rooms in 1928 (ALT 671-1928). In 1946 it was converted into class A apartments (ALT 579-1946). The 1939-40 tax photo shows a service entrance on the right side of the building. By the 1980s, it had been reconfigured as a window; it has since been reconfigured as a door with shallow stone stoop

South Facade: Designed (historic, painted, patched)

Stoop: Possibly historic

Door(s): Possibly historic primary door; non-historic secondary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

315 West 100th Street

Borough of Manhattan Tax Map Block 1889, Lot 12

Date: 1900-01 (NB 267-1900)

Architect/Builder: Janes & Leo

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: French casement windows

Decorative Metal Work: Historic balcony railing

Significant Architectural Features: Rusticated stone base; upper stories brick with stone quoins; columned (former) entrance surround; two-story bowed bay; scrolled and beaded keystones at first story; round-arched windows with blind tympana and keystones at second story; flared lintels with scrolled keystones at third and fourth stories; spandrel panels with swags; modillioned cornice

Alterations: Stoops removed; original main and service entrances reconfigured as windows prior to the 1980s; window reconfigured as entrance; one transom altered for air conditioner; railing at top of bay replaced; metal mesh and bird deterrent wires on historic railing; lights with conduit; wires; intercom

Building Notes: One in a row of six (nos. 315-325) row houses in an AABBA pattern. A penthouse was added at the rear in 1994 (Job 100816039-1994).

Site Features: Diamond plate hatch

South Facade: Designed (historic, painted, altered)
Stoop: Removed
Door(s): Replaced primary door
Windows: Mixed
Security Grilles: Not historic (upper stories)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone

317 West 100th Street

Borough of Manhattan Tax Map Block 1889, Lot 11

Date: 1900-01 (NB 267-1900)
Architect/Builder: Janes & Leo
Original Owner: James Livingston
Type: Row house
Style: Renaissance Revival
Stories: 5
Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Historic balcony railings

Significant Architectural Features: Rusticated stone base; upper stories brick with stone quoins; columned (former) entrance surround; two-story bowed bay; scrolled and beaded keystones at first story; round-arched windows with blind tympana and keystones at second story; flared lintels with scrolled keystones at third and fourth stories; spandrel panels with swags; modillioned cornice

Alterations: Stoops removed; original main and service entrances reconfigured as windows prior to the 1980s; window reconfigured as entrance; lights with conduit; wires; intercom; postal release box; remote utility meter; wires

Building Notes: One in a row of six (nos. 315-325) row houses in an AABBA pattern. It was converted into a multiple dwelling c. 1935. ("Buyers of Housing Plan Alterations," *New York Times*, September 30, 1935, 34.) There are a penthouse and mechanical room on the roof which are not visible from the street (CO 90148-1987; CO 90148A-1987)

South Facade: Designed (historic, painted, altered)
Stoop: Removed
Door(s): Replaced primary door
Windows: Mixed
Security Grilles: Not historic (upper stories)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone

West Facade: Not designed (historic) (partially visible)
Facade Notes: Parapet at party wall

319 West 100th Street

Borough of Manhattan Tax Map Block 1889, Lot 110

Date: 1900-01 (NB 267-1900)

Architect/Builder: Janes & Leo

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: Palladian window; oriel

Significant Architectural Features: Stone base; first story recessed except for (former) entrance; balcony; Palladian window with stylized lintel, cartouche and engaged columns at second story; bowed oriel with engaged columns at third story; flared lintels with keystones at fourth and fifth stories; modillioned cornice

Alterations: Original stoop removed; original main and service entrances reconfigured as windows; window reconfigured as entrance; non-historic stoop and railings; non-historic railing at balcony; light; intercom; postal release box; remote utility meter; railing and garden at roof

Building Notes: One in a row of six (nos. 315-325) row houses in an AABBA pattern. Built as a dwelling, 319 West 100th Street was converted into bachelor apartments in 1919-20 (ALT 2648-1919), then into a multiple-family dwelling in the late 1930s (ALT 3915-1939). A penthouse which is not visible from the street was added by 1987. (CO 92336-1988; ALT 779-1987)

Site Features: Diamond plate hatch (continuing into bulkhead); grille covered with mesh

South Facade: Designed (historic, painted, altered)

Stoop: Replaced

Door(s): Replaced primary door

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

321 West 100th Street

Borough of Manhattan Tax Map Block 1889, Lot 10

Date: 1900-01 (NB 267-1900)

Architect/Builder: Janes & Leo

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: Palladian window; oriel; leaded-glass upper sash in window above basement
Significant Architectural Features: Stone base; first story recessed except for entrance; historic door at service entrance; small window by the service entrance; balcony; Palladian window with stylized lintel, cartouche and engaged columns at second story; bowed oriel; flared lintels with keystones; modillioned cornice

Alterations: Stoop and railings replaced by the 1980s; non-historic railing at second story; stylistically appropriate metal-and-glass replacement door; lights with conduits; signage; conduit; remote utility meter; entrance to cellar created; pressed metal in soffit of cellar entrance; wires

Building Notes: One in a row of six (nos. 315-325) in an AABBAA pattern.

Site Features: Gooseneck pipe; concrete steps with pipe railing at basement entrance

South Facade: Designed (historic, painted)

Stoop: Altered

Door(s): Replaced primary door; historic door at service entrance; non-historic door at basement

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Parapet on party wall

323 West 100th Street

Borough of Manhattan Tax Map Block 1889, Lot 9

Date: 1900-01 (NB 267-1900)

Architect/Builder: Janes & Leo

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 5 and basement

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Historic balcony railings; historic stoop railings; possibly historic metal-and-glass door and window grille

Significant Architectural Features: Rusticated stone base; upper stories brick with stone quoins; stoop; columned entrance surround; possibly historic metal-and-glass door; two-story bowed bay; round-arched windows with blind tympana and keystones at second story; flared lintels with scrolled and beaded keystones at first story; scrolled keystones at fourth and fifth stories; spandrel panels with swags; modillioned cornice

Alterations: Both main and service entrance stoops resurfaced; light; intercoms; remote utility meter

Building Notes: One in a row of six (nos. 315-325) in an AABBAA pattern. Shared balconies were added at the third through fifth stories in 1930 as a safety feature (ALT 1824-1930).

South Facade: Designed (historic)
Stoop: Resurfaced
Door(s): Possibly historic primary door; historic door at service entrance
Windows: Mixed (upper stories); mixed (basement)
Security Grilles: Possibly historic (upper stories); possibly historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone

325 West 100th Street

Borough of Manhattan Tax Map Block 1889, Lot 8

Date: 1900-01 (NB 267-1900)
Architect/Builder: Janes & Leo
Original Owner: James Livingston
Type: Row house
Style: Renaissance Revival
Stories: 5 and basement
Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Balcony railings

Significant Architectural Features: Rusticated stone base; columned (former) entrance surround; upper stories brick with stone quoins; two-story bowed bay; round-arched windows with blind tympana and keystones at second story; flared lintels with scrolled and beaded keystones at first story; keystones at fourth and fifth stories; spandrel panels with swags; modillioned cornice

Alterations: Original stoop removed; original main and service entrances reconfigured as windows; window reconfigured as entrance; basement window filled with solid panel instead of glazing; intercom; postal release box; light; remote utility meter

Building Notes: One in a row of six (nos. 315-325) in an AABBA pattern.

Site Features: Pipe; gooseneck pipe; diamond plate hatch

South Facade: Designed (historic, painted, altered)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged; windows

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged; windows replaced; wires

327-337 West 100th Street

See 280 Riverside Drive

WEST 101ST STREET, SOUTH SIDE (EVEN NUMBERS)

232 West 101st Street

Borough of Manhattan Tax Map Block 1872, Lot 155

Date: 1892-93 (NB 265-1892)

Architect/Builder: Gilbert A. Schellenger

Original Owner: Frank E. Wise

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Casements

Significant Architectural Features: Angled bay; rough-faced rustication at basement; windows with full surrounds; carved spandrels; molded stringcourses; metal cornice with paired brackets alternating with decorative panels

Alterations: First story windows replaced; pipe railing at basement

Building Notes: Built as a single-family house, the stoop was removed and entrance relocated to basement in 1919 when the building was converted to bachelor apartments (ALT 2617-1919). The building continued to be used in part as bachelor apartment until the 1980s, it is now a two-family dwelling (CO 855337-1984). The fire escape visible in the tax photo (1939-40), has since been removed.

Site Features: Non-historic fence and gate; concrete steps; planters

North Facade: Designed (historic, patched)

Stoop: Removed

Door(s): Possibly historic 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: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, parged at roofline; chimney; windows at rear

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

Facade Notes: Brick, parged

234 West 101st Street

Borough of Manhattan Tax Map Block 1872, Lot 56

Date: 1892-93 (NB 265-1892)

Architect/Builder: Gilbert A. Schellenger

Original Owner: Frank E. Wise

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rough-faced rustication at basement; stoop with gate and metal grille; two-story angular oriel with carved, foliate base; depressed-arched window and door surrounds at first story; molded stringcourses; carved spandrels; modillioned metal cornice

Alterations: Non-historic lights; intercoms; remote utility meter; cellar grilles covered with metal mesh; mail slot

Building Notes: Around 1956, the basement was used for religious worship (CO 46449-1956).

Site Features: Non-historic fence and gate; planters

North Facade: Designed (historic, patched)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Possibly historic primary door; wood-and-glass outer 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: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick; chimney

236 West 101st Street

Borough of Manhattan Tax Map Block 1872, Lot 57

Date: 1892-93 (NB 265-1892)

Architect/Builder: Gilbert A. Schellenger

Original Owner: Frank E. Wise

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rough-faced rustication at basement; banding at first story; stoop with gate and grille; round-arched windows and entrance; possibly historic doors

and transom; two-story angled oriel with carved base; molded stringcourses; carved spandrel panels; metal cornice with paired brackets alternating with decorative panels
Alterations: Lights with conduit; non-historic hand railings added to stoop; doorbell; wires
Site Features: Non-historic fence and gate; planting bed

North Facade: Designed (historic)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Possibly historic primary door; wood-and-glass outer door

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

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

238 West 101st Street

Borough of Manhattan Tax Map Block 1872, Lot 157

Date: 1892-93 (NB 265-1892)

Architect/Builder: Gilbert A. Schellenger

Original Owner: Frank E. Wise

Type: Row house

Style: Renaissance Revival with alterations

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rough-faced rustication at basement; banding at first story; two-story angled oriel with carved base; possibly historic cellar window; molded stringcourses; carved spandrel panels; modillioned metal cornice

Alterations: Stoop removed, entrance relocated to basement; historic entrance converted into window with simple surround; wires; lights; conduit; remote utility meters; cellar window infilled; intercom; postal release box

Site Features: Non-historic fence and railings; concrete stairs; bin for trash receptacles; diamond plate hatch

North Facade: Designed (historic, painted, resurfaced, altered)

Stoop: Removed

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: Metal

Areaway Paving Material: Concrete

240 West 101st Street

Borough of Manhattan Tax Map Block 1872, Lot 58

Date: 1892-93 (NB 265-1892)

Architect/Builder: Gilbert A. Schellenger

Original Owner: Frank E. Wise

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rough-faced rustication at basement; two-story angled oriel with carved base; stoop with gate and grille; entrance with molded surround; possibly historic door and transom; first-story windows with molded surrounds; carved spandrel panels; metal cornice with paired brackets alternating with decorative panels

Alterations: Lights; intercoms; remote utility meter; bird deterrent wires

Site Features: Wall; stairs with non-historic railings; storage bin for trash receptacles; pipes (one goose-necked)

North Facade: Designed (historic)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; wood-and-glass outer door

Windows: Replaced (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: Masonry

Areaway Paving Material: Clay tile

242 West 101st Street (aka 252A West 101st Street)

Borough of Manhattan Tax Map Block 1872, Lot 59

Date: 1892-93 (NB 265-1892)

Architect/Builder: Gilbert A. Schellenger

Original Owner: Frank E. Wise

Type: Row house

Style: Renaissance Revival with alterations

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rough-faced rustication at basement; two-story angular oriel with carved, foliate base; depressed-arched window surrounds at first story; molded stringcourses; carved spandrels; modillioned metal cornice; possibly historic grilles at cellar

Alterations: Stoop replaced with diamond plate stairs; entrance altered to accommodate single door; lights; remote utility meter; vent with perforated plate and air conditioner in cellar windows; non-historic grille altered for air conditioner

Site Features: Non-historic fence and gate; pipe; bin for trash receptacles

North Facade: Designed (historic, resurfaced, altered)

Stoop: Replaced

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

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Slate

244 West 101st Street

Borough of Manhattan Tax Map Block 1872, Lot 60

Date: 1895-96 (NB 1795-1895)

Architect/Builder: Gilbert A. Schellenger

Original Owner: Frank E. Wise

Type: Flats building

Style: Renaissance Revival

Stories: 5

Material(s): Brownstone

Significant Architectural Features: Rusticated base, rough-faced at basement, incised banding at first story; full surrounds with foliate pediments at second story, molded lintel at third and fourth stories, shoulders and cartouche at fifth story; bracketed cornice with swag decorated frieze

Alterations: Portico removed, entrance surround resurfaced; through-wall air conditioners; fire escape; non-historic stoop railings

Building Notes: Built as a five-family dwelling it was an SRO from 1940-1959. (CO 32864-1947; CO 54919-1961). It is now a walk up apartment.

Site Features: Non-historic fence; decorative railing and enclosure; grille supporting trash receptacles

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

Stoop: Altered stoop (gate under stoop - replaced)

Porch(es): Removed

Door(s): Possibly historic 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: Metal
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged, painted; wires; dish antenna on roof

246 West 101st Street

See 838 West End Avenue

300-308 West 101st Street

See 839 West End Avenue

310 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 25

Date: 1900-01 (NB 55-1900)
Architect/Builder: George F. Pelham
Original Owner: Robert Walker
Type: Row house
Style: Beaux Arts
Stories: 5 and basement
Material(s): Limestone

Special Windows: Stained-glass transoms at second story

Decorative Metal Work: Railing at roof

Significant Architectural Features: Stoop; segmental-arched entrance with molded surround with keystone; bracketed door hood; metal-and-glass door; carved cornucopia in spandrels; projecting bay on east; balconette and balcony with balustrade; windows with eared surrounds and bracketed lintels and/or broken pediment at second and third stories and keystones at fourth story; cornice; possibly historic railing at roof; pressed-metal dormers

Alterations: Metal work added to porch (prior to the 1980s); service entrance reconfigured as window (prior to the 1980s); chimney replaced; lights with conduits; wires; house number

Building Notes: It was serving as a rooming house in 1942 when it was converted to Class A apartments (ALT 724-1942).

Site Features: Pipe; diamond plate hatch

North Facade: Designed (historic, painted, altered)

Stoop: Painted; resurfaced

Door(s): Possibly historic primary door

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

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

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormers

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

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

Facade Notes: Brick; clay-tile coping; wires; cables

312 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 125

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Walker

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Limestone

Special Windows: Stained-glass transom (partial)

Significant Architectural Features: Rusticated base; stoop; segmental-arched entrance with cartouche; bracketed door hood; metal-and-glass door; balustraded balconette; segmental-arched triple window with Ionic pilasters; oriel with fluted base decorated with cartouche, paneled piers with bell flowers, keystone and cornucopias; segmental-arched windows with keystones at fourth story; pressed-metal, segmental-arched, double dormer; metal cornice

Alterations: Service entrance converted to a window (prior to the 1980s); basement windows infilled; intercom in reveal; postal release box; stoop railing; alarm and conduit; signage; wires; conduits; leader, remote utility meter; siamese connection

Building Notes: By 1939 it was converted to furnished rooms (ALT 3528-1939). In 1947 it was converted to use as church and rectory (ALT 1242-1947) by the Bulgarian Eastern Orthodox Church. In 2005 the building was converted to apartments (CO 104181225-2006).

Site Features: Round diamond plate hatch

North Facade: Designed (historic, patched)

Stoop: Resurfaced; painted

Door(s): Possibly historic primary door

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

Security Grilles: Not historic (upper stories)

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Double dormer

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

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

Facade Notes: Brick; clay-tile coping; stone lintels; windows replaced; fire escape with chain-link fence; leader; chain-link enclosure with fabric on roof of extension; cables

314 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 26

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Walker

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Limestone

Special Windows: Stained-glass transoms at second story

Significant Architectural Features: Rusticated base; stoop; segmental-arched entrance with cartouche; bracketed door hood; metal-and-glass door; balustraded balconette; two-story, rounded bay with bell flowers, carved spandrels, and lion heads; segmental-arched windows with full surrounds and keystones; pressed-metal, segmental-arched dormers

Alterations: Basement windows infilled; lights; wires; conduits; metalwork added to stoop; intercom; postal release box; signage; remote utility meter

Building Notes: Service entrance reconfigured into window by the time of the c. 1940 tax photo. It was converted to a multiple dwelling at that time (ALT 1482-1939).

Site Features: Diamond plate hatch; low, painted wall on building line; pipe

North Facade: Designed (historic, painted)

Stoop: Resurfaced; painted

Door(s): Possibly historic primary door

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

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

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormers

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

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

Facade Notes: Brick, repointed, parged; clay-tile coping; stone sills and lintels; windows replaced; non-historic grille; wires; leader; wood fence on roof of extension

316 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 126

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Wallace

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Limestone

Special Windows: Stained-glass transoms

Significant Architectural Features: Rusticated base; stoop; entrance with elaborately carved lintel and pilasters; balustraded balconette; two-story, bowed bay with bell flowers, carved spandrels, and lion heads; segmental-arched windows with full surrounds and keystones at fourth story; pressed-metal, segmental-arched dormers

Alterations: Service entrance reconfigured as window (since the 1980s) with non-historic grille; door and surround replaced (since the 1980s), reveal resurfaced; basement window infilled; cornice replaced; signage; planters added to stoop; lights; house number on surround; wires; remote utility meter

Site Features: Diamond plate hatch; gooseneck pipe

North Facade: Designed (historic, altered)

Stoop: Resurfaced; patched

Door(s): Replaced primary door

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

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

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormers

Cornice: Altered

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Concrete

Areaway Paving Material: Concrete

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

Facade Notes: Brick, repointed; clay-tile coping; stone sills and lintels; windows replaced; wires

318 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 27

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Wallace

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Limestone

Significant Architectural Features: Stoop; entrance surround with elaborately carved lintel and pilasters; balustraded balconette; two-story, bowed bay; windows with depressed-arch surrounds and keystones at second story; windows with full surrounds with keystones and paneled spandrels at third story; segmental-arched windows with keystones at fourth story; pressed-metal, double dormer

Alterations: Service entrance reconfigured as window prior to the 1980s; lights; leaders; remote utility meter; signage; conduit; wires; cables; intercom; postal release box

Building Notes: By 1937, it was converted into a Class B multiple dwelling (ALT 4533-1937) and reconfigured into apartments in 1961 (ALT 1250-1961).

Site Features: Metal bin for trash receptacles; low, painted wall on property line (with no. 320)

North Facade: Designed (historic, painted)

Stoop: Resurfaced; painted

Door(s): Replaced primary door

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

Security Grilles: Mixed (upper stories); not visible (basement)

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormer

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

320 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 28

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Wallace

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Stone

Special Windows: Stained-glass transoms

Decorative Metal Work: Historic security gate on service entrance

Significant Architectural Features: Stoop; entrance surround with elaborately carved lintel and pilasters; wood-and-glass door with metal grille; balustraded balconette; two-story, bowed bay; windows with depressed-arch surrounds and keystones at second story; windows with full surrounds with keystones and paneled spandrels at third story; segmental-arched windows with keystones fourth story; pressed-metal, double dormer

Alterations: Light; sign; wires; remote utility meter; pipe through balcony

Site Features: Pipe; gooseneck pipe; low wall on the property line (with no. 318)

North Facade: Designed (historic, patched)

Stoop: Resurfaced

Door(s): Possibly historic primary door

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

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

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormer

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

322 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 128

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Wallace

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Limestone

Special Windows: Stained-glass transoms

Significant Architectural Features: Cartouche; balustraded balconette; two-story bay; windows with depressed-arch surrounds, keystones and cornucopias at second story; eared surrounds with keystone and cornucopia at third story; eared surrounds with keystones at fourth story; press-metal, segmental-arched dormers

Alterations: Stoop relocated; original main entrance converted to window; intercom; light with conduit; conduit; non-historic grille altered for air conditioner

Building Notes: First story appears as it did in the c. 1940 tax photo, and may have been altered as part of ALT 423-1931 when the house was converted into a multiple dwelling.

Site Features: Metal bin storage bin for trash receptacles

North Facade: Designed (historic)

Door(s): Replaced primary door

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

Security Grilles: Possibly historic (upper stories); not visible (basement)

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormers

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

324 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 29

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Wallace

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Stone

Special Windows: Stained-glass transom (not historic) in door; stained glass transoms at second story

Significant Architectural Features: Cartouche; balustraded balconette; two-story bay; windows with depressed arch surrounds, keystones and cornucopias at second story; eared surrounds with keystone and cornucopia at third story; eared surrounds with keystones at fourth story; pressed-metal, segmental-arched dormers

Alterations: Stoop relocated; original entrance surround altered; original main and service entrances reconfigured as windows; window reconfigured as door with simple surround; lights; intercom; postal release box; wires; spigot; remote utility meter

Building Notes: The alterations to the first story date to c. 1952 when the entrance foyer was converted into an apartment. (ALT 1488-1952)

Site Features: Planters

North Facade: Designed (historic, altered)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Mixed

Security Grilles: Possibly historic (upper stories)

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormers

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

326 West 101st Street (aka 326A West 101st Street)

Borough of Manhattan Tax Map Block 1889, Lot 30

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Wallace

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Limestone

Decorative Metal Work: Historic metal gate at service entrance; non-historic window grille

Significant Architectural Features: Rusticated base; stoop; entrance surround with Ionic columns and cartouche; wood-and-glass door with metal grille; balustraded balconette; two-story bowed bay with bell flowers, paneled spandrels and lintels, and scrolled brackets; segmental-arched windows with eared surrounds and keystones at fourth story; pressed-metal dormers

Alterations: Basement window replaced with vent; lights; remote utility meter; door reinforced with metal mesh; doorbell; intercom

Site Features: Pipe; low wall on property line

North Facade: Designed (historic, cleaned)

Stoop: Resurfaced

Door(s): Possibly historic primary door; historic metal gate and possibly historic door at service entrance

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

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

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormers

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

328 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 31

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Wallace

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Stone

Special Windows: Stained-glass transom

Decorative Metal Work: Historic metal gate at service entrance

Significant Architectural Features: Rusticated base; stoop; entrance surround with Ionic columns and cartouche; wood-and-glass door with metal grille; balustraded balconette; two-story bowed bay with bell flowers, paneled spandrels and lintels, and scrolled brackets; segmental-arched windows with eared surrounds and keystones at fourth story; pressed-metal, pedimented dormers

Alterations: Remote utility meter; wires; cables; lights with conduit; intercom; postal release box

Site Features: Pipes; round plate

North Facade: Designed (historic, repointed, cleaned)

Stoop: Resurfaced

Door(s): Possibly historic primary door; historic gate and possibly historic door at service entrance

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

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

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormers

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

330 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 32

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Wallace

Type: Row house

Style: Beaux Arts with alterations

Stories: 5

Material(s): Limestone

Significant Architectural Features: Original entrance surround with columns and pilasters; balustraded balconette; two-story bay; windows with depressed arch surrounds, keystones and cornucopias at second story; eared surrounds with keystones and paneled spandrels at third story; eared surrounds with keystones at fourth story; segmental-arched pressed-metal dormers

Alterations: Historic stoop enclosed, metal fence added; historic stoop resurfaced; original service entrance converted into window; window converted into entrance; lights with conduits; non-historic grille altered for air conditioner; wires; perforated vent; remote utility meter

Site Features: Non-historic areaway fence and gate; historic wall on property line; diamond plate hatch

North Facade: Designed (historic, altered)

Stoop: Replaced

Door(s): Replaced primary door; possibly historic double-leaf doors at former entrance

Windows: Possibly historic

Security Grilles: Not historic (upper stories)

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormers

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

332 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 33

Date: 1900-01 (NB 55-1900)

Architect/Builder: George F. Pelham

Original Owner: Robert Wallace

Type: Row house

Style: Beaux Arts

Stories: 5

Material(s): Limestone

Significant Architectural Features: Original entrance surround with columns and pilasters; balustraded balconette; two-story bay; windows with depressed-arch surrounds, keystones and cornucopias at second story; eared surrounds with keystones and paneled spandrels at third story; eared surrounds with keystones at fourth story; segmental-arch, pressed-metal dormers

Alterations: Doors reconfigured as windows, window as door at first story (prior to the 1980s); lights; postal release box; intercom; conduit; through-wall air conditioners at third story and attic; remote utility meter; spigot; perforated vent; cables; grilles at basement reinforced with metal mesh

Building Notes: By 1936, the building had been converted to a rooming house (ALT 2618-1936). It was reconfigured as apartments in 1963 (ALT 517-1963).

Site Features: Metal storage bin for trash receptacles; diamond plate hatch

North Facade: Designed (historic, painted, altered)

Stoop: Removed

Door(s): Replaced primary door

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

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

Roof: Possibly historic (pitched - slate)

Notable Roof Features: Dormers

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

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

Facade Notes: Brick, painted; clay-tile coping; stone lintels; extension at rear with cornice; cables; wires; possibly four-over-four sash

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

Facade Notes: Brick, painted; stone sills; leaders; windows replaced; cornice altered

334-344 West 101st Street

See 285 Riverside Drive

WEST 101ST STREET, NORTH SIDE (ODD NUMBERS)

241 West 101st Street (aka 241-243 West 101st Street)

Borough of Manhattan Tax Map Block 1873, Lot 9

Building Name: The Ackerley

Date: 1901 (NB 77-1901)

Architect/Builder: George Keister

Original Owner: Henry Acker

Type: Flats building

Style: Beaux Arts

Stories: 7 and basement

Material(s): Stone; Roman brick

Decorative Metal Work: Balconettes; grilles at entrance

Significant Architectural Features: Rusticated stone base, basement rough-faced; upper stories brick with quoins; tripartite entrance surround with carved spandrels, paneled pilasters with cartouches, tresse molding and ribbon with building name supported by scrolls; windows above entrance with elaborately keyed surrounds; balustraded balcony with carved brackets, cartouches, and modillions; windows with keystones, upper stories with keyed surrounds; cornice at fifth story with swags, modillions, brackets, paneled frieze, and metal railings; mansard roof; pedimented dormers

Alterations: Fire escapes; stoop railings; alarm with conduit; lights; remote utility meter; cables; planters on stoop; pipes; dish antenna

Building Notes: Built as flats, The Ackerley was converted into an SRO in 1940 (ALT 1287-1940). It was reconverted into apartments c. 1961 (CO 55990-1962).

Site Features: Basement entrance with diamond plate stairs, pipe railing, and non-historic fence and gate; pipe; grille on stone enframement

South Facade: Designed (historic, painted)

Stoop: Painted

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

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

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

Roof: Replaced (pitched - shingle)

Notable Roof Features: Dormers

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, patched; clay-tile coping

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

Facade Notes: Brick, patched; segmental arched windows, sash replaced; tile coping

245 West 101st Street

Borough of Manhattan Tax Map Block 1873, Lot 108

Date: 1900-01 (NB 438-1900)

Architect/Builder: Neville & Bagge

Original Owner: Egan & Hallecy

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Stone; Roman brick

Special Windows: Oculi with possibly historic multi-light panes; quarter-round oriel with leaded-glass transom; inset angular bay with four-over-one sash; double window with fanlight transom and eight-over-one sash

Decorative Metal Work: Balcony railing; grilles

Significant Architectural Features: Rusticated base; low stoop; portico with Ionic columns and pilasters; modillioned cornice incorporating portico; possibly historic single-leaf, metal-and-glass door; segmental-arched windows at first story with scrolled keystones; segmental-arched window at second story with engaged column and carved stone label molding; window at third story with engaged columns and bracketed sill and lintel; quarter-round oriel with pulvinated base and modillioned cornice; molded sill course at fourth story; window at fourth story with flared lintel with scrolled keystone; metal cornice with heavily decorated brackets, wreath and swag decorated frieze and modillions

Alterations: Lights with conduit; intercom; postal release boxes; bird deterrent wires; fourth-story oriel replaced; non-historic balcony at fourth story; historic grille altered for air conditioner

Building Notes: One in a row of six houses in an ABCCBA pattern with numbers 247-255 West 101st Street.

Site Features: Bin for trash receptacles

South Facade: Designed (historic, painted)

Stoop: Painted

Porch(es): Historic

Door(s): Possibly historic primary door

Windows: Mixed (upper stories); partially visible (basement)

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick, painted; fire escape

247 West 101st Street

Borough of Manhattan Tax Map Block 1873, Lot 8

Date: 1900-01 (NB 438-1900)

Architect/Builder: Neville & Bagge

Original Owner: Egan & Hallecy

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Stone; Roman brick

Special Windows: Bowed oriel; triple sash windows

Decorative Metal Work: Balconette railing

Significant Architectural Features: Rusticated base; low stoop with rounded cheek walls; portico with Ionic columns and pilasters; possibly historic metal-and-glass door; modillioned cornice incorporating cornice of portico; segmental-arched windows at first story with scrolled keystones, smaller window on east serves as transom for service entrance; windows at second story with full surrounds and bracketed lintels; oriel with carved brackets, engaged Ionic columns, and modillioned cornice; molded sill course at fourth story; windows at fourth story with carved keystones; metal cornice with heavily decorated brackets, wreath and swag decorated frieze and modillions

Alterations: Lights; bird deterrent wires; remote utility meter; storm windows; wire

Building Notes: One in a row of six houses in an ABCCBA pattern with numbers 245, and 249-255 West 101st Street. Basement window may be behind bin.

Site Features: Bin for trash receptacles

South Facade: Designed (historic, painted)

Stoop: Painted; resurfaced

Porch(es): Historic

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

Windows: Mixed

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

249 West 101st Street

Borough of Manhattan Tax Map Block 1873, Lot 7

Date: 1900-01 (NB 438-1900)

Architect/Builder: Neville & Bagge

Original Owner: Egan & Hallecy

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Stone; Roman brick

Decorative Metal Work: Balconette railing; grille

Significant Architectural Features: Rusticated base; stoop; segmental-arched entrance with cartouche; possibly historic door; modillioned cornice incorporating bracketed door hood; segmental-arched windows with scrolled keystones at first story; windows with full surrounds and bracketed lintels at second story; windows with stylized lintels at third story; and windows with flared lintels with carved keystones at fourth story; metal cornice with heavily decorated brackets, wreath and swag decorated frieze and modillions

Alterations: First story altered, window replaced with louvers, secondary entrance infilled, and basement window created; basement window on west altered; through-wall air conditioners; vent; intercom; lights with conduits; remote utility meter

Building Notes: One in a row of six houses in an ABCCBA pattern with numbers 245-247 and 251-255 West 101st Street.

Site Features: Bin for trash receptacles

South Facade: Designed (historic, painted)

Stoop: Painted

Door(s): Possibly historic primary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

251 West 101st Street

Borough of Manhattan Tax Map Block 1873, Lot 106

Date: 1900-01 (NB 438-1900)

Architect/Builder: Neville & Bagge

Original Owner: Egan & Hallecy

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Stone; Roman brick

Special Windows: Triple sash windows

Decorative Metal Work: Balconette railing

Significant Architectural Features: Rusticated base; stoop; modillioned cornice incorporating bracketed door hood; segmental-arched openings with scrolled keystones and cartouche at first story; windows with full surrounds and bracketed lintels at second story; windows with stylized lintels at third story; and windows with flared lintels with carved keystones at fourth story; metal cornice with heavily decorated brackets, wreath and swag decorated frieze and modillions

Alterations: Stoop relocated; non-historic railings; historic entrances converted to windows, historic window converted to entrance; lights with conduits; remote utility meters; wires; intercom

Building Notes: One in a row of six houses in an ABCCBA pattern with numbers 245-249 and 253-255 West 101st Street.

Site Features: Wood bin for trash receptacles; diamond plate hatch

South Facade: Designed (historic, altered)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Mixed

Security Grilles: Possibly historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

253 West 101st Street (aka 253-253A West 101st Street)

Borough of Manhattan Tax Map Block 1873, Lot 6

Date: 1900-01 (NB 438-1900)

Architect/Builder: Neville & Bagge

Original Owner: Egan & Hallecy

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Stone; Roman brick

Special Windows: Bowed oriel

Decorative Metal Work: Balconette railing; grilles

Significant Architectural Features: Rusticated base; low stoop with rounded cheek walls; portico with Ionic columns and pilasters; possibly historic door; modillioned cornice incorporating portico; segmental-arched windows at first story with scrolled keystones, smaller window on west serves as transom for secondary entrance; windows at second story with full surrounds and bracketed lintels; oriel with carved brackets, engaged Ionic columns, and modillioned cornice; molded sill course at fourth story; windows at fourth story with carved keystones; metal cornice with heavily decorated brackets, wreath and swag decorated frieze and modillions

Alterations: Stoop railings; lights; remote utility meter

Building Notes: One in a row of six houses in an ABCCBA pattern with numbers 245-251 and 255 West 101st Street.

Site Features: Bin for trash receptacles; diamond plate hatch (extends up the bulkhead)

South Facade: Designed (historic, painted)

Stoop: Resurfaced

Porch(es): Historic

Door(s): Possibly historic primary door; possibly historic gate and replacement door at secondary entrance

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

255 West 101st Street

Borough of Manhattan Tax Map Block 1873, Lot 5

Date: 1900-01 (NB 438-1900)

Architect/Builder: Neville & Bagge

Original Owner: Egan & Hallecy

Type: Row house

Style: Renaissance Revival

Stories: 4

Material(s): Stone; Roman brick

Special Windows: Oculi with possibly historic multi-light panes; quarter-round oriel with leaded-glass transom; inset angular bay; double window with fanlight transom

Decorative Metal Work: Balconette railing; grille

Significant Architectural Features: Rusticated base; low stoop; portico with Ionic columns; modillioned cornice incorporating portico; segmental-arched windows at first story one with possibly historic six-over-six sash; segmental-arched window at second story with engaged column in mullion and carved stone label molding; window at third story with engaged columns and bracketed sill and lintel; quarter-round oriel with pulvinated base and modillioned cornice; molded sill course at fourth story; window at fourth story with flared lintel with scrolled keystone; metal cornice with heavily decorated brackets, wreath and swag decorated frieze and modillions

Alterations: Lights with conduits; intercom; storm windows; remote utility meter; basement grille covered with metal mesh

Building Notes: One in a row of six houses in an ABCCBA pattern with numbers 245-253 West 101st Street.

Site Features: Concrete staircase with pipe railings; gooseneck pipe

South Facade: Designed (historic, painted)

Stoop: Resurfaced

Porch(es): Historic

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

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick, parged; chimneys; wires

257-259 West 101st Street

See 840 West End Avenue

301-311 West 101st Street

See 845 West End Avenue

319 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 52

Date: 1892 (NB 300-1892)
Architect/Builder: M. V. B. Ferdon
Original Owner: George Reid
Type: Row house
Style: Altered Renaissance Revival
Stories: 5 and basement
Material(s): Brownstone

Significant Architectural Features: Angular bay, rough-faced stonework at basement and spandrel of first story; raised bands across second story; segmental pedimented lintel at second story with carved tympanum; keyed surround at third story; part of historic cornice at third story

Alterations: Stoop removed and entrance moved to basement prior to 1983; raised two stories (ALT 110077210-2008); cornice partially removed, window sill at fourth story cut into frieze; light; camera; intercom; postal release box; signage; railings

Building Notes: Aerial photos show that the building has a full height rear addition, no indication of a rear building at present. In the 1980s there were through-wall air conditioners in the bay, these have been removed and the walls restored.

Site Features: Non-historic fence and hand rail

South Facade: Designed (historic, painted, altered)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Possibly historic (basement)
Cornice: Altered
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged; wires; window; penthouse

West Facade: Not designed (historic) (partially visible)
Facade Notes: Parged; chimney

321 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 51

Date: 1892 (NB 300-1892)
Architect/Builder: M. V. B. Ferdon
Original Owner: George Reid
Type: Row house

Style: Renaissance Revival
Stories: 3 and basement
Material(s): Brownstone

Special Windows: Curved sash in bay

Decorative Metal Work: Grilles at first story and basement

Significant Architectural Features: Stoop with carved newels; round-arched entrance; full surround with carved tympana, pilasters decorated with lions, foliate capitals and keystone with face of a mustacioed man; possibly historic double-leaf doors; round bay; molded and foliate stringcourses; lintel with foliate brackets and denticulated molding at window head at second story; denticulated moldings at window heads at third story; foliate lintel at third story of bay; metal cornice with cable, leaf and denticulated moldings and sunburst

Alterations: Stoop walls resurfaced; lights; remote utility meter; cellar windows infilled; doorbell

Building Notes: The window grilles at the first story are based on the possibly historic grilles at the basement.

Site Features: Historic areaway wall; stone step; moveable planters

South Facade: Designed (historic, resurfaced, patched)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic wood-and-glass outer doors

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

323 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 50

Date: 1892 (NB 300-1892)

Architect/Builder: M. V. B. Ferdon

Original Owner: George Reid

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Stoop with elaborately decorated newels; entrance with full surround with carved pilasters, foliate frieze and carved pediment; possibly historic double-leaf door and transom; semi-rounded bay, flattened on the front; rock-faced rustication at basement; raised bands at first story; incised horizontal bands in spandrel and fluted lintel course at second story; carved spandrel panels and rustication at third story; some historic one-over-one sash; window with bracketed lintel and carved pediment; egg-and-dart and denticulated moldings in window heads at first and third

stories; cornice with guilloche and cable moldings, and dentils; conical, slate roof above bay

Alterations: Stoop walls resurfaced; lights; storm windows; cellar windows infilled; wires; doorbells; postal release box; remote utility meter

Site Features: Historic areaway wall; non-historic railings; gooseneck pipe

South Facade: Designed (historic, patched)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Possibly historic primary door

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

Security Grilles: Historic (basement)

Notable Roof Features: Conical roof

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge (painted)

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

325 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 49

Date: 1892 (NB 300-1892)

Architect/Builder: M. V. B. Ferdon

Original Owner: George Reid

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Stoop with carved newels; round-arched entrance; full surround with carved tympana, pilasters decorated with lions, foliate capitals and keystone with face of a mustacioed man; possibly historic doors and transom; round bay, rusticated at basement; molded and foliate stringcourses; lintel with foliate brackets and denticulated molding at window head at second story; denticulated moldings at window heads at third story; foliate lintel and carved spandrel at third story; metal cornice with cable, leaf and denticulated moldings and sunburst

Alterations: Stoop walls resurfaced and painted; storm windows; cellar windows replaced; alarm box; lights; mailbox attached to stoop; camera

Building Notes: Built as a dwelling it was converted to non-housekeeping bachelor apartments in 1918 (ALT 1837-1918) but by 1934 it appears that it had been returned to a two-family dwelling (ALT 1268-1934).

Site Features: Historic areaway wall; brick planter

South Facade: Designed (historic, painted)

Stoop: Resurfaced; painted stoop (historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic wood-and-glass outer doors

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

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

327 West 101st Street

Borough of Manhattan Tax Map Block 1889, Lot 48

Date: 1892 (NB 300-1892)
Architect/Builder: M. V. B. Ferdon
Original Owner: George Reid
Type: Row house
Style: Renaissance Revival
Stories: 3
Material(s): Brownstone

Significant Architectural Features: Stoop with carved newels; entrance surround with caryatids, carved capitals and pediment with carved tympana; angular bay, rough-faced stonework at basement and spandrel of first story; fluted lintel course; shouldered window heads with egg-and-dart moldings at first story; raised bands across second story; segmental-pedimented lintel at second story; denticulated window heads at second and third stories; window with keyed surround and denticulated head and sill at third story; cornice with foliate frieze, leaf and cable moldings, triangular pediment with decorated tympana
Alterations: Stoop walls resurfaced and painted; intercom; light; house number on wall; doorbell
Site Features: Historic areaway wall; brick planters with trees; diamond plate hatch

South Facade: Designed (historic, painted)
Stoop: Resurfaced; painted stoop (gate under stoop - replaced)
Door(s): Possibly historic primary door; possibly historic wood-and-glass exterior doors
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Stone
Areaway Paving Material: Concrete

329 West 101st Street (aka 329-331 West 101st Street)

Borough of Manhattan Tax Map Block 1889, Lot 46

Building Name: Dorothea
Date: c 1898 (NB 64-1898)
Architect/Builder: Neville & Bagge
Original Owner: Joseph Cirrito
Type: Flats building

Style: Renaissance Revival with alterations

Stories: 7

Material(s): Ironspot Roman brick

Significant Architectural Features: Stone base, rusticated at first and second stories; brick with quoins at upper stories; entrance surround with paired columns supporting an entablature; paired round-arched windows at second story, outer bays with drip moldings and balconettes, arcade at center bay with carved tympana supported by paired colonettes; slightly bowed three-story bays with foliate spandrels and capitals; windows of center bays with lintels with drip molding, carved pediments and balconette at third story, and drip moldings with foliate corbels at fourth and fifth stories; round-arched windows with colonettes, carved molding, capitals, and spandrels; terra-cotta cartouche at third story

Alterations: Stoop altered with brick planters (by 1983); non-historic railings and metal work; cornice removed; camera and lights with conduits; remote utility meter

Building Notes: The building was converted into a single room occupancy residence in 1944 (ALT 1577-1944) and reconverted into Class A apartments in the 1980s (CO 81162-1981).

Site Features: Non-historic fence; diamond plate stair with pipe railing

South Facade: Designed (historic, painted)

Stoop: Altered, painted

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

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

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick with quoins and rusticated base continue at return; rest parged

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

Facade Notes: Stone base; brick, parged and painted; light court; segmental-arched entrance with non-historic door; segmental-arched windows; windows replaced; non-historic grille; fire escape; fence across light court; cables; junction box

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

Facade Notes: Brick, parged, painted; segmental-arched windows; fire balconies; windows replaced; non-historic grilles

335-345 West 101st Street

See 290 Riverside Drive

WEST 102ND STREET, SOUTH SIDE (EVEN NUMBERS)

244 West 102nd Street

Borough of Manhattan Tax Map Block 1873, Lot 57

Date: 1898-99 (NB 318-1898)

Architect/Builder: G. F. Pelham

Original Owner: Peter Wagener

Type: Row house

Style: Renaissance Revival

Stories: 5 and basement

Material(s): Stone; Roman brick; terra cotta

Significant Architectural Features: Stone base; stoop; carved door hood with brackets; balustrade at second story; four-story curved bay; windows at first story with incised surrounds; windows at second and third stories with molded surrounds with cartouches and lintels at second, pendant at third; stringcourses at third through fifth stories; modillioned metal cornice with swag- and wreath-decorated frieze; small grotesque between buildings

Alterations: Stoop walls altered; grilles altered for air conditioner; remote utility meter

Building Notes: One of five dwellings along with 246-252 West 102nd Street

Site Features: Non-historic fence and railing

North Facade: Designed (historic, painted)

Stoop: Painted

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

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, painted, parged at roofline

246 West 102nd Street

Borough of Manhattan Tax Map Block 1873, Lot 157

Date: 1898-99 (NB 318-1898)

Architect/Builder: G. F. Pelham

Original Owner: Peter Wagener

Type: Row house

Style: Renaissance Revival

Stories: 5 and basement

Material(s): Stone; Roman brick; terra cotta

Significant Architectural Features: Stone base; stoop; entrance with paneled pilasters supporting an entablature with decorated frieze; balustrade at second story; windows at first story with carved surrounds; three-story bowed bay with metal cornice with Greek key frieze; triple window at second story with molded surround, carved mullions and cornucopia; window at third story with molded surround, paneled mullions with pendants, and cartouche; stringcourses at fourth story; modillioned metal cornice with palmette-decorated frieze; grotesques between buildings

Alterations: Stoop walls altered; light; remote utility meter

Building Notes: One of a row of five dwellings along with 244 and 248-252 West 102nd Street.

Site Features: Non-historic railing and fence; planter

North Facade: Designed (historic, painted)

Stoop: Painted

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

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

248 West 102nd Street

Borough of Manhattan Tax Map Block 1873, Lot 58

Date: 1898-99 (NB 318-1898)

Architect/Builder: G. F. Pelham

Original Owner: Peter Wagener

Type: Row house

Style: Renaissance Revival with alterations

Stories: 5 and basement

Material(s): Stone; Roman brick; terra cotta

Significant Architectural Features: Rusticated stone base; stoop; carved door hood with brackets; possibly historic door; balustrade at second story; three-story bowed bay with metal cornice with swag-decorated frieze; triple window at second story with decorated mullions and round pediment with cartouche; windows at third story with flared lintels with scrolled keystones and carved mullions; stringcourses at fourth story; modillioned metal cornice with palmette-decorated frieze; grotesque between buildings

Alterations: Stoop and basement railings; lights one with conduits; through-wall air conditioner; remote utility meters; pipes; intercom; postal release box

Building Notes: One of a row of five buildings with 244-246 and 250-252 West 102nd Street.

The fire escape was installed prior to the 1939-40 tax photograph.

Site Features: Wall; concrete staircase; metal handrail

North Facade: Designed (historic, painted)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door
Windows: Replaced (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: Masonry
Areaway Paving Material: Concrete

250 West 102nd Street

Borough of Manhattan Tax Map Block 1873, Lot 59

Date: 1898-99 (NB 318-1898)
Architect/Builder: G. F. Pelham
Original Owner: Peter Wagener
Type: Row house
Style: Renaissance Revival
Stories: 5 and basement
Material(s): Stone; Roman brick; terra cotta

Significant Architectural Features: Rusticated stone base; stoop; carved door hood with brackets; balustrade at second story; three-story bowed bay with metal cornice with Greek key frieze; triple window at second story with molded surround, cartouche and carved mullions; window at third story with molded surround, paneled mullions with pendants, and cartouche; stringcourses at fourth story; modillioned metal cornice with palmette-decorated frieze; grotesque between buildings

Alterations: Stoop railings; through-wall air conditioners; lights (one with conduit); intercom; postal release box; cables; camera with conduit

Building Notes: One of a row of five houses with 244-248 and 252 West 102nd Street

Site Features: Wall with fence; gate; concrete stair with metal railing

North Facade: Designed (historic, painted)
Stoop: Resurfaced stoop (possibly historic gate under stoop)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Possibly historic (upper stories); not historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Masonry; metal
Areaway Paving Material: Concrete

252 West 102nd Street

Borough of Manhattan Tax Map Block 1873, Lot 60

Date: 1898-99 (NB 318-1898)
Architect/Builder: G. F. Pelham

Original Owner: Peter Wagener
Type: Row house
Style: Renaissance Revival with alterations
Stories: 5 and basement
Material(s): Stone; Roman brick; terra cotta

Significant Architectural Features: Surround with panelled pilasters supporting an entablature with carved frieze; window and entrance with tresse surrounds; balustrade at second story; three-story angled bay topped by a simple cornice; balcony at third story; windows at second story with full surrounds, cartouches and pendant; windows at third story with sill course and full surrounds, center with cartouche; windows at fourth story with sill course and full surrounds; modillioned cornice with swag- and wreath-decorated frieze; grotesque between buildings

Alterations: Historic entrance converted into a window, window converted into a new entrance; new stoop; lights (with and without conduits); through-wall air conditioner; remote utility meter; signage; wood fence on roof; penthouse

Building Notes: One of a row of five houses along with 244-250 West 102nd Street

Site Features: Gate; stair with metal railing; bin for trash receptacles; historic stoop cheek walls

North Facade: Designed (historic, painted, altered)

Stoop: Replaced

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): Stone

Areaway Wall/Fence Materials: Masonry; metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, parged; one-story penthouse at rear; dish antenna

254 West 102nd Street

Borough of Manhattan Tax Map Block 1873, Lot 160

Building Name: 254 West 102nd Street House

Date: 1892-93 (NB 785-1892)

Architect/Builder: Schneider & Herter

Original Owner: Schneider & Company

Type: Row house

Style: Queen Anne/Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Stained-glass transoms

Decorative Metal Work: Metal railings at stoop and balconies

Significant Architectural Features: Recessed basement with rough-faced pier; box stoop with carved mythological beasts and decorative metal railing; recessed entrance with stylized columns; two story angular bay; balconies at second and third stories; rough-faced detailing and tripartite arched window with engaged columns in the mullions at third story; gable with square parapet decorated with carved head; sheet metal parapet with sunflower design

Alterations: Dish antenna

Building Notes: Individually designated landmark (LP-1622, 1990).

Site Features: Possibly historic fence on low masonry wall; rusticated archway with double leaf gate and metalwork; diamond plate hatch

Notable History and Residents: This house is one of an intact group of four residences located at 854, 856 and 858 West End Avenue and 254 West 102nd Street (all designated New York City individual landmarks). The group is the sole surviving example of a type of site planning used on several corner plots along West End Avenue in the early 1890s, where a group of houses facing the Avenue featured a prominent corner house and an additional house was built facing the side street behind. Reference(s): LPC, *254 West 102nd Street House Designation Report (LP-1622)* (New York: City of New York, 1990) by Betsy Bradley.

North Facade: Designed (historic)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Replaced primary door; possibly historic gate at basement

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

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

Roof: Historic (pitched)

Notable Roof Features: Gable

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal; masonry

Areaway Paving Material: Concrete

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

Facade Notes: Brick; angled oriel with shingled frieze and spandrel, incised mullions with rosettes, and hipped roof; stone sills and lintels; chimneys; tripartite windows at second and third stories with engaged columns in the mullions. Alterations: lights with conduits; wires; grille altered for air conditioner Site: brick areaway with wood planers; gooseneck pipes; pergola; trellis (abutting 858 West End Avenue)

300 West 102nd Street

See 855 West End Avenue

302 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 62

Date: 1884 (NB 145-1884)

Architect/Builder: Ralph S. Townsend

Original Owner: Ralph S. Townsend
Type: Free-standing house
Style: Queen Anne
Stories: 4
Material(s): Brick; Scotch [sic] sandstone

Significant Architectural Features: Stone step; recessed, tripartite entrance with two doors and fixed central panel all with single lights; paneled reveal; possibly historic windows at first and second stories; molded lintels at first story; segmental-arched triple window at second story carved at window heads; stone lintels at second story; checkerboard brick and decorative terra-cotta spandrels at second story; segmental arched windows with brick lintels and stone keystones; stone sills and corbeled brick spandrel at third story; metal cornices; decorative head on leader; chimney with corbeled cap

Alterations: Dormers altered, casements replaced; basement windows infilled and covered with mesh; light; wires; intercom; remote utility meter; plaque with year 1884

Building Notes: In 1893, Clara Delafield had the house moved to its current location from West End Avenue. At the time the Building Department docket described the existing house as three stories and a basement with mansard roof. (*Real Estate Record and Builders' Guide*, May 6, 1893, 717; ALT 764-1893). The terra-cotta spandrel at the second story was made by the Boston Terra Cotta Company.

Site Features: Pipe

Notable History and Residents: Originally built by architect Ralph S. Townsend for his own residence.

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

Door(s): Replaced primary door

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

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

Roof: Replaced (pitched - asphalt shingles)

Notable Roof Features: Dormers

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick, patched, repointed; parged at roof; chimney; conduit; metal vent on roof

304 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 63

Date: 1895 (NB 547-1895)

Architect/Builder: Ralph S. Townsend

Original Owner: John F. Kohler

Type: Flats building

Style: Renaissance Revival

Stories: 5

Material(s): Brick; Connecticut brownstone

Significant Architectural Features: Rusticated base, rough-faced at basement; portico with red granite columns and pilasters; round-arched entrance with paneled reveal, molded transom bar and egg-and-dart molding; round-arched windows with foliate keystones; window surrounds at second story with segmental-arched pediments and bell flower decorated pilasters; windows at third and fourth story with full molded surrounds, projecting lintels and bracketed sills (fourth story only); windows at fifth story with full surrounds with cartouches; cornice

Alterations: Non-historic grille altered for air conditioner; lights with conduits; wires; remote utility meter

Building Notes: Bulkhead and fire escape date to at least the c. 1940 tax photograph. The fire escape was probably installed around 1934.

Site Features: Non-historic fence and gate (except for posts and fence on the east side); diamond plate staircase with metal railing; pipe through railing

North Facade: Designed (historic, painted)

Stoop: Possibly historic

Porch(es): Historic

Door(s): Replaced primary door

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: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick; clay-tile coping; wires; brick bulkhead parged on north

306 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 64

Date: 1901-02 (NB 789-1901)

Architect/Builder: S. B. Ogden & Co.

Original Owner: Gerard Fountain

Type: Tenement

Style: Colonial Revival with alterations

Stories: 6

Material(s): Brick; stone

Decorative Metal Work: Balconette railings; possibly historic metal work on stoop

Significant Architectural Features: Rounded facade; brick laid in Flemish bond; stone basement; stone banding at first, second and sixth stories; entrance with engaged columns on plinths; flared lintels with keystones; Greek key stringcourses; balconette with foliate brackets

Alterations: Cornice removed; non-historic grille at service entrance; lights with conduits; doorbell; camera

Site Features: Historic fence and gate; diamond plate stair with possibly historic railing; siamese hydrant through fence; pipes

North Facade: Designed (historic, patched, repointed)

Stoop: Resurfaced stoop (gate under stoop - removed)

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

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

Security Grilles: Not historic (basement)

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)

Facade Notes: Brick

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

Facade Notes: Brick; clay tile coping; cables

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

Facade Notes: Brick; coped; stone lintels and sills; bulkhead; fire escape; metal chimney; angled bay on west, patched at roof line; windows replaced

308 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 65

Date: 1892 (NB 727-1892)

Architect/Builder: M. V. B. Ferdon

Original Owner: Alphonse Hogenauer

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Stone

Significant Architectural Features: Basement and first story, rough-faced rustication; stoop with carved newels with urn finials; carved entrance surround and transom bar; possibly historic doors; angled bay; windows with carved moldings at second and third stories; carved spandrels at third story; metal cornice with wreaths and triple row of dentils

Alterations: Lights; bird deterrent wires; intercom; doorbell; conduit; historic under-stoop gate and cellar grille reinforced with metal mesh; flower boxes; remote utility meter; spigot

Building Notes: One of a row of four houses in an ABBA pattern. Converted to a multiple-dwelling it has been returned to single-family use (Job 103626818-2003).

Site Features: Non-historic fence and gate; planting bed; resurfaced steps

North Facade: Designed (historic, painted)

Stoop: Painted stoop (historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic glass-and-wood outer doors

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: Metal
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; clay-tile coping

South Facade: Not designed (historic) (partially visible)
Facade Notes: Parged; stone lintel; door replaced at top story; chimney; leader; wires; pipe on roof

310 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 66

Date: 1892 (NB 727-1892)
Architect/Builder: M. V. B. Ferdon
Original Owner: Alphonse Hogenauer
Type: Row house
Style: Romanesque Revival/Renaissance Revival
Stories: 3 and basement
Material(s): Stone

Significant Architectural Features: Basement and first story, rough-faced rustication; carved entrance surround and transom bar; possibly historic doors; round-arched windows; two-story oriel with carved base and bracket; windows with carved moldings at second and third stories; carved spandrels; metal cornice with wreaths and triple row of dentils
Alterations: Stoop railings replaced; cellar windows infilled lights; bird deterrent wires; remote utility meter; perforated vent in stoop; doorbells; spigot
Building Notes: One of a row of four houses in an ABBA pattern
Site Features: Non-historic fence and railing; wooden storage bin for trash receptacles

North Facade: Designed (historic, painted)
Stoop: Resurfaced stoop (historic gate under stoop)
Door(s): Possibly historic primary door; possibly historic wood-and-glass exterior doors
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

312 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 67

Date: 1892 (NB 727-1892)

Architect/Builder: M. V. B. Ferdon

Original Owner: Alphonse Hogenauer

Type: Row house

Style: Romanesque Revival/Renaissance Revival

Stories: 3 and basement

Material(s): Stone

Special Windows: Gilded transom

Significant Architectural Features: Basement and first story, rough-faced rustication; stoop with carved newels and urn finials; carved entrance surround and transom bar; possibly historic doors; round-arched windows; two-story oriel with carved base and bracket; windows with carved moldings at second and third stories; carved spandrels at third story; metal cornice with guilloche and leaves

Alterations: Lights; doorbell; transom gilded; cellar windows infilled

Building Notes: One of a row of four houses in an ABBA pattern. Parapet railing extant at time of the 1939-40 tax photo removed by the 1980s.

Site Features: Resurfaced and painted wall; non-historic gate and hand rails; storage bin for trash receptacles

North Facade: Designed (historic, painted)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Possibly historic primary door; possibly historic wood-and-glass doors

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

Security Grilles: Historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Stone

Areaway Paving Material: Concrete

314 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 68

Date: 1892 (NB 727-1892)

Architect/Builder: M. V. B. Ferdon

Original Owner: Alphonse Hogenauer

Type: Row house

Style: Romanesque Revival/Renaissance Revival with alterations

Stories: 3 and basement

Material(s): Stone

Significant Architectural Features: Basement and first story, rough-faced rustication; carved historic entrance surround and transom bar; angled bay; windows with carved moldings

at second and third stories; carved spandrels; metal cornice with wreaths and triple row of dentils

Alterations: Stoop removed; historic entrance infilled; new entrance at basement; cellar windows infilled; light; intercom; postal release box; spigot; remote utility meter

Building Notes: One of a row of four houses in an ABBA pattern

Site Features: Resurfaced wall; metal storage bin for trash receptacles; concrete steps

North Facade: Designed (historic, painted)

Stoop: Removed

Door(s): Replaced primary door

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

Security Grilles: Historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Resurfaced masonry or stone

Areaway Paving Material: Concrete

316 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 69

Date: 1896-97 (NB 940-1896)

Architect/Builder: Alonzo B. Kight

Original Owner: Alonzo B. Kight

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Stone

Significant Architectural Features: Rusticated base; low stoop; molded entrance surround; balcony with brackets and turned balusters; three-story angled bay topped by a balustrade; windows with full molded surrounds, keystones, and bracketed hood; modillioned cornice

Alterations: Door replaced; service entrance converted to window with vent below; metal work attached to balustrade of bay; lights; intercom; postal release box; camera; conduit; wires

Building Notes: One of a trio of American basement row houses.

Site Features: Low wall on property line incorporated into wall of no. 314

North Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Mixed (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Resurfaced stone

Areaway Paving Material: Concrete

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

Facade Notes: Yellow brick; chimney; railing on roof

318 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 169

Date: 1896-97 (NB 940-1896)

Architect/Builder: Alonzo B. Kight

Original Owner: Alonzo B. Kight

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Stone

Decorative Metal Work: Possibly historic metal gate at service entrance

Significant Architectural Features: Low stoop; entrance surround with paneled pilasters and cartouche; balcony with open work balustrade; three-story angled bay topped by open work balustrade; windows with full molded surrounds, pilasters, and keystones; modillioned cornice

Alterations: Lights with conduits; doorbells; stoop walls altered with large blocks prior to the 1980s, steps resurfaced; remote utility meter; metal mesh over basement window

Building Notes: One of a trio of American basement row houses

Site Features: Low wall on property line

North Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Possibly historic primary door; possibly historic wood-and-glass outer doors

Windows: Replaced

Security Grilles: Mixed (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Resurfaced stone

Areaway Paving Material: Concrete

320 West 102nd Street

Borough of Manhattan Tax Map Block 1889, Lot 70

Date: 1896-97 (NB 940-1896)

Architect/Builder: Alonzo B. Kight

Original Owner: Alonzo B. Kight

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Stone

Significant Architectural Features: Rusticated base; low stoop; molded entrance surround; fluted pilasters; balconies with brackets; three-story angled bay topped by balustrade; windows with full molded surrounds; balustraded balcony with bracket at third story; triple windows with Ionic pilasters; double window; modillioned cornice

Alterations: Service entrance reconfigured as window, gate altered to fit; stoop treads resurfaced; light; remote utility meter; lights; mailbox; doorbell

Building Notes: One of a trio of American basement row houses.

Site Features: Utility meters; low wall at property line; concrete and stone steps to basement

North Facade: Designed (historic)

Stoop: Resurfaced

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

Windows: Replaced

Security Grilles: Historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Paving Material: Concrete

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

Facade Notes: Brick, parged; chimney; leader; extension at south end; fence at yard

322-332 West 102nd Street

See 299 Riverside Drive

WEST 102ND STREET, NORTH SIDE (ODD NUMBERS)

247 West 102nd Street

Borough of Manhattan Tax Map Block 1874, Lot 7

Date: 1898-99 (NB 414-1898)

Architect/Builder: Neville & Bagge

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 4 and basement

Material(s): Stone; Roman brick

Significant Architectural Features: Stone base; stoop with perforated balustrade and capped newels; carved entrance and window surrounds at first story; three-story, bowed bay supported by carved brackets; molded sill and lintel courses at second and fourth stories; sill course and flared lintels with carved keystones at third story; modillioned cornice with rinceau frieze

Alterations: Lights; doorbell; remote utility meters; through-wall air conditioner

Building Notes: One of four remaining buildings from a row of six dwellings constructed in 1898-99. All have been converted into apartments.

Site Features: Wall with capped newels and planters; possibly historic gate; concrete steps with metal railing; wood bin for trash receptacles

South Facade: Designed (historic)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Masonry; metal

Areaway Paving Material: Brick

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

Facade Notes: Red brick, parged, peeling; windows replaced and altered; through-wall air conditioners; cables; chimneys; railing, pipe, and bulkhead on roof

249 West 102nd Street

Borough of Manhattan Tax Map Block 1874, Lot 6

Date: 1898-99 (NB 414-1898)

Architect/Builder: Neville & Bagge

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 4 and basement

Material(s): Stone; Roman brick

Significant Architectural Features: Stone base; stoop with perforated balustrade and capped newels; carved entrance and window surrounds at first story; three-story, bowed bay supported by carved brackets; molded sill and lintels courses at second and fourth stories; sill course and flared lintels with carved keystones at third story; modillioned cornice with rinceau frieze

Alterations: Wires; lights with conduits; non-historic grille altered for air conditioner; remote utility meter

Building Notes: One of four remaining buildings from a row of six identical dwellings constructed in 1898-99. Fire escape installed in 1934 removed. All four buildings have been converted into apartments.

Site Features: Wall with capped newels; concrete stairs; metal railing; bin for trash receptacles

South Facade: Designed (historic, patched)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door

Windows: Replaced (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: Masonry
Areaway Paving Material: Concrete

251 West 102nd Street

Borough of Manhattan Tax Map Block 1874, Lot 105

Date: 1898-99 (NB 414-1898)
Architect/Builder: Neville & Bagge
Original Owner: James Livingston
Type: Row house
Style: Renaissance Revival
Stories: 4 and basement
Material(s): Stone; Roman brick

Significant Architectural Features: Stone base; stoop with perforated balustrade and capped newels; carved entrance and window surrounds at first story; three-story, bowed bay supported by carved brackets; molded sill courses and flared lintels with carved keystones at second and fourth stories; molded sill and lintel course at third story; modillioned cornice with rinceau frieze

Alterations: Wires; lights; remote utility meter; spigot; sign for shut off valve

Building Notes: One of four remaining buildings from a row of six dwellings constructed in 1898-99. All have been converted into apartments.

Site Features: Wall with capped newels; concrete stairs

South Facade: Designed (historic)
Stoop: Resurfaced stoop (possibly historic gate under stoop)
Door(s): Possibly historic primary door
Windows: Replaced (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: Stone
Areaway Paving Material: Concrete

253 West 102nd Street

Borough of Manhattan Tax Map Block 1874, Lot 5

Date: 1898-99 (NB 414-1898)
Architect/Builder: Neville & Bagge
Original Owner: James Livingston
Type: Row house
Style: Renaissance Revival
Stories: 4 and basement
Material(s): Stone; Roman brick

Significant Architectural Features: Stone base; stoop with perforated balustrade and capped newels; carved entrance and window surrounds at first story; three-story, bowed bay supported by carved brackets; molded sill courses and flared lintels with carved keystones at second and fourth stories; molded sill course and lintel at third story; modillioned cornice with rinceau frieze

Alterations: Lights; intercom; postal release box; remote utility meters

Building Notes: One of four remaining buildings from a row of six dwellings constructed in 1898-99. All have been converted into apartments.

Site Features: Wall with capped newels; non-historic fence and gate; window boxes; concrete stairs

South Facade: Designed (historic)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door

Windows: Replaced (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: Stone; metal

Areaway Paving Material: Brick

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

Facade Notes: Red brick, painted and repointed; windows; wires

255 West 102nd Street

See 860 West End Avenue

301-305 West 102nd Street

See 865 West End Avenue

307 West 102nd Street

Borough of Manhattan Tax Map Block 1890, Lot 12

Date: 1891-92 (NB 820-1891)

Architect/Builder: Clarence True

Original Owner: Charles G. Judson

Type: Row house

Style: French Renaissance Revival

Stories: 3 and basement

Material(s): Limestone

Decorative Metal Work: Basement window grilles; stoop handrails

Significant Architectural Features: Full-height angled bay; limestone facade with rusticated basement and parlor floor; stone stoop with stone railings leads to primary entrance, which features an enframement with cartouche and lintel resting on caryatids; wood-and-

glass double-leaf doors with transom; beltcourses between upper stories; peaked copper roof with simple molded cornice

Alterations: Windows replaced

Building Notes: Built as part of a row of five houses at 305 to 313 West 102nd Street, of which nos. 307 to 313 survive

South Facade: Designed (historic, upper stories painted)

Stoop: Retreaded stoop (historic gate under stoop)

Door(s): Historic primary door

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

Security Grilles: Historic (basement)

Roof: Historic (pitched - standing-seam metal)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Stone knee wall

Areaway Paving Material: Slate pavers with stone steps

309 West 102nd Street

Borough of Manhattan Tax Map Block 1890, Lot 11

Date: 1891-92 (NB 820-1891)

Architect/Builder: Clarence True

Original Owner: Charles G. Judson

Type: Row house

Style: French Renaissance Revival

Stories: 3 and basement

Material(s): Limestone

Decorative Metal Work: Basement window grilles; stoop handrails

Significant Architectural Features: Two-story angled bay; limestone facade with rusticated basement; stone stoop, with stone knee wall and iron railing, leads to primary entrance featuring round-arched enframement with glazed transom, voussoirs, and cherub-ornamented spandrel; double beltcourses above parlor floor and second story; third story features steeply peaked, cherub-ornamented tympanum above window openings; steeply peaked roof

Alterations: Windows replaced

Building Notes: Built as part of a row of five houses at 305 to 313 West 102nd Street, of which nos. 307 to 313 survive

South Facade: Designed (historic)

Stoop: Original stoop (historic gate under stoop)

Door(s): Replaced primary door

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

Security Grilles: Historic (basement)

Roof: Historic (pitched - standing-seam metal)

Sidewalk Material(s): Concrete

Curb Material(s): Granite
Areaway Wall/Fence Materials: Stone knee wall
Areaway Paving Material: Slate pavers with stone steps

311 West 102nd Street

Borough of Manhattan Tax Map Block 1890, Lot 10

Date: 1891-92 (NB 820-1891)
Architect/Builder: Clarence True
Original Owner: Charles G. Judson
Type: Row house
Style: French Renaissance Revival
Stories: 3 and basement
Material(s): Limestone

Decorative Metal Work: Basement window grilles
Significant Architectural Features: Two-story angled bay; limestone facade with rusticated basement; stone stoop, with stone railings, leads to primary entrance featuring enframing with cartouche; double beltcourses above parlor floor and second story; peaked gable projects from steeply peaked standing-seam metal roof

Alterations: Windows replaced

Building Notes: Built as part of a row of five houses at 305 to 313 West 102nd Street, of which nos. 307 to 313 survive

South Facade: Designed (historic)
Stoop: Retreaded stoop (possibly historic gate under stoop)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Historic (basement)
Roof: Historic (pitched - standing-seam metal)
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Stone knee wall
Areaway Paving Material: Slate pavers with stone steps

313 West 102nd Street

Borough of Manhattan Tax Map Block 1890, Lot 9

Date: 1891-92 (NB 820-1891)
Architect/Builder: Clarence True
Original Owner: Charles G. Judson
Type: Row house
Style: French Renaissance Revival
Stories: 3 and basement
Material(s): Limestone

Decorative Metal Work: Basement window grilles

Significant Architectural Features: Full-height square bay; rusticated limestone facade; basement windows recessed in niche under arched opening; stone stoop with stone railings leads to primary entrance, which features an scalloped tympanum and ornamented spandrels; multiple beltcourses between stories; peaked dormer above projecting bay; peaked standing-seam copper roof

Alterations: Windows replaced

Building Notes: Built as part of a row of five houses at 305 to 313 West 102nd Street, of which nos. 307 to 313 survive

South Facade: Designed (historic, recessed basement niche painted)

Stoop: Original stoop (historic gate under stoop)

Door(s): Replaced primary door

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

Security Grilles: Historic (basement)

Roof: Historic (pitched - standing-seam copper)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Stone knee wall

Areaway Paving Material: Slate pavers with stone steps

315 West 102nd Street (aka 315-317 West 102nd Street)

Borough of Manhattan Tax Map Block 1890, Lot 7

Date: 1922 (NB 180-1922)

Architect/Builder: George F. Pelham

Original Owner: 315 West 102nd Street Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 9

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Iron door and transom grilles; window grilles

Significant Architectural Features: Tripartite composition with two-story base, five-story middle section, and two-story upper section; rusticated limestone ground floor and brick upper stories; primary entrance features enframing with cartouche and molded lintel; iron-and-glass double-leaf doors with transom; corner window openings at second, third, and eighth story feature terra-cotta enframements; other windows with steel lintels and molded sills; beltcourse below eighth story, corner bays with balustrades; modillioned cornice with dentil course

Alterations: Windows replaced (historically six-over-six double-hung sash); portion of eighth-story beltcourse removed

South Facade: Designed (historic, base painted)

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

Windows: Replaced

Security Grilles: Original (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plate

West Facade: Not designed (historic) (partially visible)
Facade Notes: Orange brick side wall; single bay of window openings in front section, regular arrangement of window openings in rear section

319 West 102nd Street

See 300 Riverside Drive

WEST 103RD STREET, SOUTH SIDE (EVEN NUMBERS)

242 West 103rd Street

Borough of Manhattan Tax Map Block 1874, Lot 156

Date: 1899-1900 (NB 321-1899)
Architect/Builder: George F. Pelham
Original Owner: Robert Wallace
Type: Row house
Style: Renaissance Revival
Stories: 5 and basement
Material(s): Stone; Roman brick

Significant Architectural Features: Stone base rusticated at first story; curved bay; stoop; entrance surround with pilasters with carved decoration supporting an entablature with carved frieze; windows at second and third stories with full surrounds and carved mullions; windows at fourth and fifth story with molded sill courses, flared lintels, elaborately carved keystones and panels with wreaths; modillioned cornice with palmette-decorated frieze

Alterations: Wires; cables; lights and camera with conduits; stoop railings; under stoop replaced with door; intercom; remote utility meters

Building Notes: Built as one in a row of six houses, in 1927 it was converted into a boarding house along with 244 West 103rd Street (ALT 580-1927, ALT 2233-1927). Both buildings were reconfigured as apartments c. 1960 (CO 55328-1962; CO 55329-1962).

Site Features: Wall and gate; concrete steps; pipe railing

North Facade: Designed (historic, painted)
Stoop: Resurfaced stoop (gate under 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 with metal edge
Areaway Wall/Fence Materials: Masonry; metal
Areaway Paving Material: Concrete

244 West 103rd Street (aka 244B West 103rd Street)

Borough of Manhattan Tax Map Block 1874, Lot 57

Date: 1899-1900 (NB 321-1899)
Architect/Builder: George F. Pelham
Original Owner: Robert Wallace
Type: Row house
Style: Renaissance Revival
Stories: 5 and basement
Material(s): Stone; Roman brick

Significant Architectural Features: Stone base rusticated at first story; three-story bowed bay; stoop; entrance surround with pilasters with carved decoration supporting an entablature with carved frieze; triple window at second story with full surround, cartouche and carved mullions; triple window at third story with full surround and paneled mullions with wreaths; windows at fourth story with carved lintels; windows at fifth story with stone sills and lintel course; modillioned cornice with palmette-decorated frieze

Alterations: Stoop railings; intercom; lights with conduits; camera; cornice and railing removed from bay; main cornice missing decorative detail; grille at basement altered for air conditioner; cables

Building Notes: Built as one in a row of six houses, in 1927 it was converted into a boarding house along with 242 West 103rd Street (ALT 580-1927, ALT 2233-1927). Both buildings were reconfigured as apartments c. 1960 (CO 55328-1962; CO 55329-1962).

Site Features: Wall with non-historic metalwork and gate

North Facade: Designed (historic, painted)
Stoop: Resurfaced stoop (gate under stoop - replaced)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Historic (upper stories); not historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Concrete; metal
Areaway Paving Material: Concrete

250 West 103rd Street (aka 246-252 West 103rd Street)

Borough of Manhattan Tax Map Block 1874, Lot 58

Building Name: Alexandria House
Date: 1916-17 (NB 226-1916)
Architect/Builder: Rouse & Goldstone
Original Owner: 250 West 103d St. Corp.
Type: Hotel
Style: Classical Revival
Stories: 14
Material(s): Stone; brick

Significant Architectural Features: Stone base; brick stringcourses at 12th and 14th stories; two-story, round-arched entrance surround supported on pilasters with Composite capitals; paired round-arched windows above entrance; paired windows set in round-arched brick surrounds with brick tympana at fourth and 12th stories

Alterations: Through-wall air conditioners; non-historic marquee; mirrors

Building Notes: Originally built as a hotel it was converted to an apartment house by the 1980s.

Site Features: Diamond plate hatches; siamese hydrants

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

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

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

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

Facade Notes: Brick, parged, patched; windows replaced; through-wall air conditioners; metal chimney; wires

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

Facade Notes: Brick, parged, patched; windows replaced, some infilled; through-wall air conditioners; pipe on roof

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

Facade Notes: Brick, parged, patched; chimney; windows replaced; through-wall air conditioners

254 West 103rd Street

Borough of Manhattan Tax Map Block 1874, Lot 160

Date: 1891-92 (NB 1286-1891)

Architect/Builder: M. V. B. Ferdon

Original Owner: Carew & Drought

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rusticated base; round bay; stoop with cheek walls and carved newels; entrance surround with carved pilasters supporting an entablature with a carved frieze; paneled piers with fluted capitals at second story; fluted piers with foliate capitals, carved plaque, spandrels and lintel course at third story; copper cornice with swag-decorated and fluted frieze and dentils

Alterations: Intercom; stoop railing; light

Building Notes: Likely part of a row by the same architect and owner that once stood at the corner of West 103rd Street and West End Avenue. The five other houses constructed under a separate NB were demolished in 1922.

Site Features: Wall with non-historic fence and gate

North Facade: Designed (historic, resurfaced)

Stoop: Resurfaced stoop (possibly historic gate under stoop)

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 edge

Areaway Wall/Fence Materials: Masonry; metal

Areaway Paving Material: Brick

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

Facade Notes: Brick, painted; windows mixed; grilles at basement altered for air conditioner; wires; junction box

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

Facade Notes: Brick; windows and door replaced; leader; stone lintels and sills; non-historic grilles

256-258 West 103rd Street

See 878 West End Avenue

300-306 West 103rd Street

See 875 West End Avenue

308 West 103rd Street (aka 308-310 West 103rd Street)

Borough of Manhattan Tax Map Block 1890, Lot 28

Date: 1961 (NB 337-1961)

Architect/Builder: Wechsler & Schimenti

Original Owner: Riverside Center

Type: Apartment building

Style: None

Stories: 13

Material(s): Brick

Alterations: Primary and secondary entrance reclad with granite tiles; windows replaced

North Facade: Designed (not historic)

Door(s): Replaced primary door; entrance to school replaced

Windows: Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Brick knee wall with stone coping (left); iron fence and stair railing (right)

Areaway Paving Material: Concrete; planting bed and concrete steps to basement (right)

East Facade: Not designed (partially visible)
Facade Notes: Brick side wall; three bays of window openings

West Facade: Not designed (partially visible)
Facade Notes: Brick side wall; two bays of window openings

312 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 32

Date: 1889-90 (NB 781-1889)
Architect/Builder: Edward L. Angell
Original Owner: Robert B. Baird
Type: Row house
Style: Romanesque Revival
Stories: 3 and basement
Material(s): Brick; brownstone

Special Windows: Stained-glass transoms; round-arched transom with curved muntins
Significant Architectural Features: Brownstone lower stories with rough-faced, rusticated basement; round-arched former entrance and segmental-arched window opening at parlor floor; frieze between parlor floor and second story with festoon ornament; upper stories clad in yellow Roman brick; second-story triple window with wood mullions and transom bars; frieze between second and third stories with vegetal ornament; historic wood one-over-one double-hung sash windows with stained-glass transoms; third-story windows feature stone lintels; inset panel with cherub decoration; irregular roofline with denticulated cornice

Alterations: Stoop removed, entrance moved to basement
Building Notes: Built as part of a pair with 314 West 103rd Street

North Facade: Designed (historic, brownstone elements resurfaced)
Stoop: Removed
Door(s): Replaced primary door
Windows: Historic (upper stories); historic (basement)
Security Grilles: Historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plate
Areaway Wall/Fence Materials: Iron fence with stone curb
Areaway Paving Material: Concrete with stone steps

314 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 33

Date: 1889-90 (NB 781-1889)
Architect/Builder: Edward L. Angell
Original Owner: Robert B. Baird
Type: Row house

Style: Romanesque Revival
Stories: 3 and basement
Material(s): Brick; brownstone

Significant Architectural Features: Brownstone lower stories with rough-faced, rusticated basement; parlor floor window openings and former entrance feature stone transom bars and pedimented hoods; upper stories clad in yellow Roman brick, window openings feature brownstone lintels; brownstone spandrels between second and third stories with vegetal ornament; irregular roofline with denticulated cornice, brownstone tympanum, and small peaked roof

Alterations: Stoop removed, entrance moved to basement; windows replaced (historically one-over-over double-hung sash with stained glass transoms); access ramp installed in areaway; marquee installed above basement entrance; railing installed above cornice

Building Notes: Built as part of a pair with 312 West 103rd Street

North Facade: Designed (historic, brownstone elements painted)

Stoop: Removed

Door(s): Replaced primary door

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

Security Grilles: Not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Non-historic metal fence and ramp handrail above brick curb

Areaway Paving Material: Brick pavers

316 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 34

Date: 1898-99 (NB 411-1898)

Architect/Builder: Henri Fouchaux

Original Owner: Mark Ash

Type: Row house

Style: Altered Renaissance Revival

Stories: 4 and basement

Material(s): Limestone; brick (parged)

Significant Architectural Features: Rusticated limestone parlor floor with round-arched window openings, voussoirs, and festoons; two-story oriel window with intricately decorated brackets and spandrels on the underside of bay, and carved frieze and spandrels below second-story windows; molded second- and third-story window enframements; modillioned cornice

Alterations: Stoop removed, entrance moved to basement; top story brought flush with main facade and resurfaced; basement resurfaced; windows replaced; metal garbage bins in areaway

Notable History and Residents: George Gershwin and family owned this house from 1925-31

North Facade: Designed (historic, base painted)
Stoop: Removed
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): Concrete with metal plate
Areaway Wall/Fence Materials: Iron fence with stone curb
Areaway Paving Material: Concrete with concrete steps

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall; one bay of window openings

318-324 West 103rd Street

See 305 Riverside Drive

WEST 103RD STREET, NORTH SIDE (ODD NUMBERS)

239 West 103rd Street

Borough of Manhattan Tax Map Block 1875, Lot 9

Date: 1898 (NB 232-1898)
Architect/Builder: Clarence True
Original Owner: Lawrence Buckley
Type: Flats building
Style: Renaissance Revival
Stories: 6 and basement
Material(s): Stone; Roman brick

Significant Architectural Features: Stoop; portico with Ionic columns and pilasters supporting an entablature with carved pediment; round-arched entrance with foliate keystone; round-arched windows at first and sixth stories; stone quoins; keyed window surrounds and keystones at first through fifth stories; windows at sixth story set in an arcade with paired Ionic columns on carved corbels

Alterations: Window at first story altered; newels of stoop removed; railings; lights with conduits; cables; alarm; signs; intercom with postal release box; perforated vent; spigot

Building Notes: Built as flats, the building was an SRO from 1939 to 1960 when it was reconverted into apartments (ALT 3892-1939; CO 59066-1964). The fire escape was installed prior to the c. 1940 tax photograph.

Site Features: Non-historic fence and gate; stairs with pipe railing; pipes

South Facade: Designed (historic, painted)
Stoop: Resurfaced
Porch(es): Historic
Door(s): Replaced primary door; basement door replaced
Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Metal
Areaway Paving Material: Concrete

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged; wire

241 West 103rd Street

Borough of Manhattan Tax Map Block 1875, Lot 5

Date: 1891 (NB 213-1891)
Architect/Builder: M.V.B. Ferdon
Original Owner: J. J. Egan and Daniel Hallecy
Type: Row house
Style: Renaissance Revival with alterations
Stories: 3 and basement
Material(s): Brownstone

Significant Architectural Features: Full-height angled bay; rough-faced rustication at basement, windows with carved heads; upper stories of bay with carved lintel courses and spandrel panels, chamfered window heads and jams; historic entrance surround with carved panels and keystone; single window at second story with console, keyed surround and carved segmental pediment; single window at third story with molded lintel; metal cornice with classically decorated frieze

Alterations: Stoop removed and entrance relocated; remote utility meter; railings; light; areaway wall removed; intercom; postal release box

Building Notes: M. V. B. Ferdon designed a row of seven houses from 241 to 253 West 103rd Street. Although designed for two separate pairs of developers the row reads as a unit. No. 241, the end house matched 253, since demolished. 241 West 103rd Street was a rooming house in the 1930s and 1940s. It was converted into apartments in the 1960s. (CO 23366-1938; CO 29382-1942; CO 57272-1963)

Site Features: Diamond plate hatches; siamese stand pipe

South Facade: Designed (historic, patched)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

243 West 103rd Street

Borough of Manhattan Tax Map Block 1875, Lot 5

Date: 1891 (NB 213-1891)

Architect/Builder: M.V.B. Ferdon

Original Owner: J. J. Egan and Daniel Hallecy

Type: Row house

Style: Renaissance Revival with alterations

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rough-faced rustication at basement; windows with carved lintel course, spandrels, heads and jams at first story; two-story angular bay supported by carved brackets; carved lintel course and spandrels at second story; incised banding and fluting and carved window heads at third story; metal cornice with classically decorated frieze

Alterations: Stoop removed and entrance relocated to basement; intercom; lights; postal release box; areaway wall removed

Building Notes: M. V. B. Ferdon designed a row of seven houses from 241 to 253 West 103rd Street. Although designed for two separate pairs of developers the row reads as a unit. No. 241, the end house matched 253, since demolished. The five interior houses (243 to 251) are nearly identical. Between the 1930s and 1960s 243 West 103rd Street was a rooming house (CO 22381-1938; CO 57322-1963).

Site Features: Diamond plate hatch; concrete stairs with diamond plate treads; metal railings

South Facade: Designed (historic, resurfaced, patched)

Stoop: Removed

Door(s): Replaced primary door

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Paving Material: Concrete

245 West 103rd Street

Borough of Manhattan Tax Map Block 1875, Lot 5

Date: 1891 (NB 213-1891)

Architect/Builder: M. V. B. Ferdon

Original Owner: J. J. Egan and Daniel Hallecy

Type: Row house

Style: Renaissance Revival with alterations

Stories: 3 and basement

Material(s): Not determined

Significant Architectural Features: Rough-faced rustication at basement; windows with carved heads at basement; windows with carved lintel course, spandrels, heads and jams at first

story; two-story angular bay supported by carved brackets; carved lintel course and spandrels at second story; incised banding and fluting and carved window heads at third story; metal cornice with classically decorated cornice

Alterations: Stoop removed, entrance relocated to basement; lights; historic plaque; areaway wall removed

Building Notes: M. V. B. Ferdon designed a row of seven houses from 241 to 253 West 103rd Street. Although designed for two separate pairs of developers the row reads as a unit. No. 241, the end house matched 253, since demolished. The five interior houses (243 to 251) are nearly identical. Between the 1930s and 1960s 245 West 103rd Street was a rooming house (CO 23381-1938; CO 57352-1963).

Site Features: Diamond plate hatch; concrete stairs with diamond plate treads; metal railings

Notable History and Residents: Humphrey Bogart, lived in the house with his parents Dr. Belmont Bogart and Maude Humphrey, the renowned illustrator, and his sisters from roughly 1910 to 1920. (Reference(s): U.S. Census records, 1910-20)

South Facade: Designed (historic, resurfaced, patched)

Stoop: Removed

Door(s): Replaced primary door

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete wth metal edge

Areaway Paving Material: Concrete

247 West 103rd Street

Borough of Manhattan Tax Map Block 1875, Lot 5

Date: 1890-91 (NB 1087-1890)

Architect/Builder: M. V. B. Ferdon

Original Owner: Walker and Lawson

Type: Row house

Style: Renaissance Revival with alteratoinis

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rough-faced rustication at basement, windows with carved heads at basement; windows with carved lintel course, spandrels, and heads at first story; two-story angular bay supported by carved brackets; molded sill and lintel courses at second story; carved window heads, lintel course and spandrels at third story; metal cornice with classically decorated frieze

Alterations: Stoop removed, entrance relocated to basement; intercom; lights; postal release box; spigot; areaway wall removed

Building Notes: M. V. B. Ferdon designed a row of seven houses from 241 to 253 West 103rd Street. Although designed for two separate pairs of developers the row reads as a unit. No. 241, the end house matched 253, since demolished. The five interior houses (243 to 251) are nearly identical.

Site Features: Diamond plate hatch; concrete steps with diamond plate treads; metal railings

South Facade: Designed (historic, resurfaced, patched)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Paving Material: Concrete

249 West 103rd Street

Borough of Manhattan Tax Map Block 1875, Lot 5

Date: 1890-91 (NB 1087-1890)
Architect/Builder: M. V. B. Ferdon
Original Owner: Walker and Lawson
Type: Row house
Style: Renaissance Revival with alterations
Stories: 3 and basement
Material(s): Brownstone

Significant Architectural Features: Rough-faced rustication at basement; windows with carved heads at basement; windows with carved lintel course, spandrels, heads and jams at first story; two-story angular bay supported by carved brackets; carved lintel course and spandrels at second story; incised banding and fluting and carved window heads at third story; metal cornice with classically decorated frieze

Alterations: Stoop removed, entrance relocated to basement; light; wires

Building Notes: M. V. B. Ferdon designed a row of seven houses from 241 to 253 West 103rd Street. Although designed for two separate pairs of developers the row reads as a unit. No. 241, the end house matched 253, since demolished. The five interior houses (243 to 251) are nearly identical.

Site Features: Diamond plate hatch; concrete stairs with diamond plate treads; metal railings

South Facade: Designed (historic, resurfaced, patched)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Paving Material: Concrete

251 West 103rd Street

Borough of Manhattan Tax Map Block 1875, Lot 5

Date: 1890-91 (NB 1087-1890)

Architect/Builder: M.V.B. Ferdon

Original Owner: Walker and Lawson

Type: Row house

Style: Renaissance Revival with alterations

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Rough-faced rustication at basement; windows with carved heads at basement; windows with carved lintel course, spandrels, heads and jams at first story; two-story angular bay supported by carved brackets; molded sill and lintel courses at second story; carved window heads, lintel course and spandrels at third story; metal cornice with classically decorated frieze

Alterations: Stoop removed, entrance relocated to basement; light; intercom; postal release box; remote utility meter

Building Notes: M. V. B. Ferdon designed a row of seven houses from 241 to 253 West 103rd Street. Although designed for two separate pairs of developers the row reads as a unit. No. 241, the end house matched 253, since demolished.

Site Features: Diamond plate hatch; buttress with metal fence at property line; concrete stairs with diamond plate treads; metal railings

South Facade: Designed (historic, resurfaced, patched)

Stoop: Removed

Door(s): Replaced primary door

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Rough-faced stone

Areaway Paving Material: Concrete

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

Facade Notes: Brick, parged

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

Facade Notes: Brick, parged; windows replaced; denticulated cornice

253-255 West 103rd Street

See 884 West End Avenue

301 West 103rd Street

See 885 West End Avenue

303 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 52

Date: 1895-96 (NB 200-1895)

Architect/Builder: George F. Pelham

Original Owner: Michael Giblin and James W. Taylor

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Decorative Metal Work: Basement window grilles; door grillwork

Significant Architectural Features: Brownstone front with rusticated basement; stone stoop with stone railings leads to primary entrance featuring molded enframing; iron-and-glass double-leaf doors with transom; angled second-story oriel window with vegetal ornamentation, rustication, and voussoir-type lintels; molded third-story window enframements with bracketed lintels; historic one-over-one double-hung wood windows; modillioned cornice with ornamented frieze

Alterations: Windows replaced

Building Notes: Built as part of a row of five houses at 303 to 311 West 103rd Street

South Facade: Designed (historic, brownstone resurfaced)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Historic primary door

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

Security Grilles: Historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Stone knee wall

Areaway Paving Material: Brick pavers with stone steps; brick planters

305 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 151

Date: 1895-96 (NB 200-1895)

Architect/Builder: George F. Pelham

Original Owner: Michael Giblin and James W. Taylor

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Brownstone front with rusticated basement and parlor floor; two-story-and-basement round projecting bay topped with stone balustrade below third-story windows; former primary entrance at parlor floor features molded enframing with cornucopia ornament; beltcourses between stories; upper stories feature molded

window enframements, one with swags ornament; modillioned cornice with ornamented frieze

Alterations: Stoop removed, entrance moved to basement; facade painted; windows replaced; parlor-floor window grilles installed

Building Notes: Built as part of a row of five houses at 303 to 311 West 103rd Street

South Facade: Designed (historic, brownstone resurfaced)

Stoop: Removed

Door(s): Replaced primary door

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

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Stone knee wall with non-historic iron railing

Areaway Paving Material: Brick pavers with stone steps; planting bed

307 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 51

Date: 1895-96 (NB 200-1895)

Architect/Builder: George F. Pelham

Original Owner: Michael Giblin and James W. Taylor

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Decorative Metal Work: Basement window grilles

Significant Architectural Features: Brownstone front with rusticated basement; stone stoop with stone railings leads to primary entrance featuring molded enframing; wood-and-glass double-leaf doors with transom; angled second-story oriel window with vegetal ornamentation, rustication, and voussoir-type lintels; molded third-story window enframements with bracketed lintels; historic one-over-one double-hung wood windows; modillioned cornice with ornamented frieze

Alterations: Facade painted

Building Notes: Built as part of a row of five houses at 303 to 311 West 103rd Street

South Facade: Designed (historic, painted)

Stoop: Painted stoop (historic gate under stoop)

Door(s): Historic primary door

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

Security Grilles: Historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Stone knee wall with non-historic iron railing

Areaway Paving Material: Concrete with stone steps; stone planting bogs

309 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 50

Date: 1895-96 (NB 200-1895)

Architect/Builder: George F. Pelham

Original Owner: Michael Giblin and James W. Taylor

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Decorative Metal Work: Basement window grilles

Significant Architectural Features: Brownstone front with rusticated basement and parlor floor; two-story-and-basement round projecting bay topped with stone balustrade below third-story windows; stone stoop with stone railings leads to primary entrance featuring molded enframement with cornucopia ornament; wood-and-glass double-leaf doors with transom; beltcourses between stories; upper stories feature molded window enframements; modillioned cornice with ornamented frieze

Alterations: Windows replaced; parlor-floor window grilles installed

Building Notes: Built as part of a row of five houses at 303 to 311 West 103rd Street

South Facade: Designed (historic, base resurfaced)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Historic primary door

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

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Non-historic iron fence with stone curb

Areaway Paving Material: Concrete with stone steps; brick planting beds

311 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 49

Date: 1895-96 (NB 200-1895)

Architect/Builder: George F. Pelham

Original Owner: Michael Giblin and James W. Taylor

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Decorative Metal Work: Basement window grilles

Significant Architectural Features: Brownstone front with rusticated basement and parlor floor; two-story-and-basement angled projecting bay topped with denticulated cornice; stone stoop with stone railings leads to primary entrance featuring molded enframing with cornucopia ornament; wood-and-glass double-leaf doors with transom; beltcourses between stories; upper stories feature molded window enframements; historic wood one-over-one double-hung sash; modillioned cornice with ornamented frieze

Alterations: Parlor-floor window grilles installed

Building Notes: Built as part of a row of five houses at 303 to 311 West 103rd Street

South Facade: Designed (historic, lower stories resurfaced)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Historic primary door

Windows: Historic (upper stories); historic (basement)

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Possibly historic iron fence with stone curb

Areaway Paving Material: Brick pavers with stone steps

315 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 48

Date: 1891-92 (NB 1009-1891)

Architect/Builder: Martin V. B. Ferdon

Original Owner: Egan & Hallecy

Type: Row house

Style: None

Stories: 5 and basement

Material(s): Brownstone

Alterations: Two-story addition clad in brick; cornice removed; stoop removed and entrance moved to basement; facade painted; several through-wall air conditioners

Building Notes: Built as part of a row of five houses at 315 to 323 West 103rd Street, of which nos. 315 to 321 survive; original features included full-height angled bay; brownstone front with rusticated basement; pedimented door hood resting on caryatids; multiple beltcourses; molded spandrels below windows

South Facade: Designed (painted)

Stoop: Removed

Door(s): Replaced primary door

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

Security Grilles: Historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Non-historic iron fence with concrete curb

Areaway Paving Material: Concrete; brick planting beds

317 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 47

Date: 1891-92 (NB 1009-1891)

Architect/Builder: Martin V. B. Ferdon

Original Owner: Egan & Hallecy

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Curved one-over-one double-hung sash in rounded bay

Decorative Metal Work: Basement window grilles

Significant Architectural Features: Full-height rounded bay; brownstone front with rusticated basement; stone stoop with stone railings leads to entrance featuring arched enframement with grotesque-headed lintel, vegetal ornament, impost blocks, and caryatids; iron-and-glass single-leaf door with sidelights and arched transom; historic wood one-over-one double hung windows; multiple beltcourses; denticulated cornice

Alterations: Parlor-floor window grilles

Building Notes: Built as part of a row of five houses at 315 to 323 West 103rd Street, of which nos. 315 to 321 survive

South Facade: Designed (historic, brownstone resurfaced)

Stoop: Original stoop (historic gate under stoop)

Door(s): Historic primary door

Windows: Historic (upper stories); historic (basement)

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Stone knee wall

Areaway Paving Material: Concrete with stone steps

319 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 46

Date: 1891-92 (NB 1009-1891)

Architect/Builder: Martin V. B. Ferdon

Original Owner: Egan & Hallecy

Type: Row house

Style: Renaissance Revival with alterations

Stories: 4 and basement

Material(s): Brownstone

Decorative Metal Work: Basement window grilles

Significant Architectural Features: Full-height rounded bay; brownstone front with rusticated basement, parlor floor, and third story; stoop with stone balustrades leads to entrance featuring pedimented door hood on brackets; iron-and-glass single-leaf door with sidelights and arched transom; multiple beltcourses; ornamented spandrels; denticulated cornice

Alterations: Rooftop addition

Building Notes: Built as part of a row of five houses at 315 to 323 West 103rd Street, of which nos. 315 to 321 survive

South Facade: Designed (historic, brownstone resurfaced)

Stoop: Original stoop (gate under stoop - removed)

Door(s): Historic primary door

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

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Stone knee wall

Areaway Paving Material: Concrete with stone steps

321 West 103rd Street

Borough of Manhattan Tax Map Block 1890, Lot 45

Date: 1891-92 (NB 1009-1891)

Architect/Builder: Martin V. B. Ferdon

Original Owner: Egan & Hallecy

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Curved glass in bay windows at parlor floor and third story

Decorative Metal Work: Basement window grilles

Significant Architectural Features: Full-height rounded bay; brownstone front with rusticated basement; former primary entrance features arched enframing with grotesque-headed lintel, vegetal ornament, impost blocks, and caryatids; multiple beltcourses; some historic one-over-one double-hung wood windows; denticulated cornice

Alterations: Stoop removed and entrance moved to basement; facade painted; some windows replaced

Building Notes: Built as part of a row of five houses at 315 to 323 West 103rd Street, of which nos. 315 to 321 survive

South Facade: Designed (painted)

Stoop: Removed

Door(s): Replaced primary door

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

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

Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal plate
Areaway Wall/Fence Materials: Non-historic metal fence with concrete curb
Areaway Paving Material: Concrete

323-325 West 103rd Street

See 310 Riverside Drive

WEST 104TH STREET, SOUTH SIDE (EVEN NUMBERS)

242 West 104th Street

Borough of Manhattan Tax Map Block 1875, Lot 56

Date: 1898 (NB 74-1898)
Architect/Builder: George F. Pelham
Original Owner: Jas. W. Taylor
Type: Flats building
Style: Renaissance Revival
Stories: 6
Material(s): Brick; granite; terra cotta

Significant Architectural Features: One-story granite base with rusticated beltcourses, voussoir-style window lintels, and primary entrance enframingent with paired Ionic columns supporting an entablature with ornamented frieze; wood-and-glass double-leaf doors with transom; brick-clad upper stories feature curved outer bays; window openings with full terra-cotta enframingents, some with molded lintels, some with piers ornamented with cornucopia and cartouches; top story features terra-cotta beltcourses running between windows; modillioned cornice

Alterations: Fire escape

Building Notes: Built in conjunction with 2709 Broadway and 244 West 104th Street

North Facade: Designed (historic, base painted)
Door(s): 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): Granite
Areaway Wall/Fence Materials: Ornate iron fence with stone curb
Areaway Paving Material: Concrete with metal stairs to basement

244 West 104th Street

Borough of Manhattan Tax Map Block 1875, Lot 57

Date: 1898 (NB 74-1898)
Architect/Builder: George F. Pelham
Original Owner: Jas. W. Taylor

Type: Flats building
Style: Renaissance Revival
Stories: 9
Material(s): Brick; granite; terra cotta

Significant Architectural Features: One-story granite base with rusticated beltcourses, voussoir-style window lintels, and primary entrance enframingent with paired Ionic columns supporting an entablature with ornamented frieze; brick-clad upper stories feature curved outer bays; window openings with full terra-cotta enframingents, some with molded lintels, some with piers ornamented with cornucopia and cartouches; top story features terra-cotta beltcourses running between windows; modillioned cornice

Alterations: Fire escape

Building Notes: Built in conjunction with 2709 Broadway and 242 West 104th Street

North Facade: Designed (historic)
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): Granite
Areaway Wall/Fence Materials: Ornate iron fence with stone curb
Areaway Paving Material: Concrete with metal stairs to basement

250 West 104th Street (aka 246-252 West 104th Street)
Borough of Manhattan Tax Map Block 1875, Lot 58

Date: 1911 (NB 707-1911)
Architect/Builder: Schwartz & Gross
Original Owner: Bloomingdale Construction Company
Type: Apartment building
Style: Renaissance Revival
Stories: 9
Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Tripartite composition with two-story base, six-story middle section, and one-story capital; limestone-clad base with granite watertable; entrance features molded surround with ornamental frieze; paired windows separated with stone mullion; beltcourse between base and middle section, with balustraded spandrels and bracketed central balconette; third-story windows with quoined terra-cotta enframingents; terra-cotta beltcourse above third and eighth stories; upper stories feature recessed spandrels with patterned brickwork; denticulated beltcourse below top story; top story features elaborate window enframingents with terra-cotta and brick piers, segmental-arched tympanum, and cartouche-ornamented spandrels; terra-cotta cornice

Alterations: Railing removed from second-story balconette

North Facade: Designed (historic)

Door(s): Replaced primary door; historic iron-and-glass secondary entrance door
Windows: Replaced
Security Grilles: Historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall, parged lower stories; one bay of windows above fifth story in front section, two bays of windows in rear section; light court

254-256 West 104th Street

See 890 West End Avenue

300-302 West 104th Street

See 895 West End Avenue

304 West 104th Street

Borough of Manhattan Tax Map Block 1890, Lot 63

Date: 1891-92 (NB 1433-1891)
Architect/Builder: Clarence True
Original Owner: T. A. Squier and W. E. Lanchantin
Type: Row house
Style: Romanesque Revival
Stories: 4 and basement
Material(s): Brick; brownstone

Decorative Metal Work: Basement window grilles
Significant Architectural Features: Full-height square bay; brownstone lower stories with rough-faced, rusticated basement; tall stone stoop leads to entrance featuring round-arched molded enframement with transom and keystone; beltcourse below second story; upper stories clad in yellow Roman brick; brownstone quoins at building corners and around window openings; cornice with inset panels and frieze; peaked roof with gabled dormer

Alterations: Windows replaced

Building Notes: Built as part of a row of 10 dwellings at 304 to 322 West 104th Street (of which nos. 304 and 312 to 322 still survive)

North Facade: Designed (historic, brownstone elements resurfaced, base painted)
Stoop: Resurfaced stoop (gate under stoop - replaced)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Historic (basement)
Roof: Replaced (pitched - asphalt shingles)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite

Areaway Wall/Fence Materials: Non-historic iron fence with brick curb
Areaway Paving Material: Concrete with stone steps; brick planting beds

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall

308 West 104th Street (aka 306-310 West 104th Street)
Borough of Manhattan Tax Map Block 1890, Lot 64

Date: 1926-27 (NB 408-1926)
Architect/Builder: Schwartz & Gross
Original Owner: Janirva Realty Corporation (Jacob G. Appel, president)
Type: Apartment building
Style: Renaissance Revival
Stories: 9
Material(s): Brick; limestone

Significant Architectural Features: Tripartite composition with one-story base, seven-story middle section, and one-story upper section; base features limestone watertable, primary entrance enframingent with segmental-arched pediment on molded piers, round-arched brick window tympanum, and limestone beltcourse; middle section features window openings with projecting brick sills, third-story round-arched corner windows paired under arched brick tympanum; sixth-story stone balconette; modillioned cornice above eighth story; parapet with brickwork spandrels above upper story

North Facade: Designed (historic, limestone at base painted)
Door(s): Possibly historic primary door; non-historic metal secondary entrance door
Windows: Replaced
Security Grilles: Historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite

East Facade: Not designed (historic) (partially visible)
Facade Notes: Orange brick side wall; one bay of window openings; light court

West Facade: Not designed (historic) (partially visible)
Facade Notes: Orange brick side wall; one bay of window openings; light court

312 West 104th Street

Borough of Manhattan Tax Map Block 1890, Lot 67

Date: 1891-92 (NB 1433-1891)
Architect/Builder: Clarence True
Original Owner: T. A. Squier and W. E. Lanchantin
Type: Row house
Style: Romanesque Revival
Stories: 4 and basement
Material(s): Brick; brownstone

Decorative Metal Work: Basement window grilles; door grillwork

Significant Architectural Features: Full-height rounded bay; brownstone lower stories with rough-faced, rusticated basement; tall stone stoop leads to entrance featuring round-arched molded enframing with keystone and vegetal-ornamented frieze; glass-and-iron double-leaf doors with round-arched transom; beltcourses below second story; upper stories clad in yellow Roman brick with brownstone window enframements; second-story window grilles and intricate second-story spandrel; cornice with inset panels and frieze; peaked roof with gabled dormer

Building Notes: Built as part of a row of 10 dwellings at 304 to 322 West 104th Street (of which nos. 304 and 312 to 322 still survive)

North Facade: Designed (historic, brownstone elements resurfaced)

Stoop: Historic stoop (historic gate under stoop)

Door(s): Historic primary door

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

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

Roof: Historic (pitched - slate shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Rough-faced brownstone knee wall

Areaway Paving Material: Brick pavers with stone steps; masonry planting bed

314 West 104th Street

Borough of Manhattan Tax Map Block 1890, Lot 68

Date: 1891-92; 1962 (NB 1433-1891; ALT 829-1962)
Architect/Builder: Clarence True
Original Owner: T. A. Squier and W. E. Lanchantin
Type: Row house
Style: Altered Romanesque Revival
Stories: 6
Material(s): Brick; brownstone

Significant Architectural Features: Brownstone lower stories; former parlor floor entrance, now second story window, features round-arched opening with keystone; beltcourses below

third story; upper stories clad in yellow Roman brick with brownstone window enframements or lintels; third-story square oriel supported on brackets and columns; cornice with inset panels and frieze; peaked roof with gabled dormer

Alterations: Four-story-and-basement row house altered to six-story building in 1962 (ALT 829-1962) with the removal of the high stoop, the relocation of the entrance to the former basement, and the addition of a story and a half above the former peaked roof, all done in keeping with the original architectural details

Building Notes: Built as part of a row of 10 dwellings at 304 to 322 West 104th Street (of which nos. 304 and 312 to 322 still survive)

North Facade: Designed (historic, brownstone elements resurfaced, base painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Non-historic iron fence with concrete curb

Areaway Paving Material: Concrete with stone steps

316 West 104th Street

Borough of Manhattan Tax Map Block 1890, Lot 69

Date: 1891-92 (NB 1433-1891)

Architect/Builder: Clarence True

Original Owner: T. A. Squier and W. E. Lanchantin

Type: Row house

Style: Romanesque Revival

Stories: 4 and basement

Material(s): Brownstone; brick

Significant Architectural Features: Full-height angled bay; brownstone lower stories with rusticated basement; beltcourses below second story; upper stories clad in brownstone and yellow Roman brick, with brownstone window enframements; cornice with inset panels and frieze; peaked roof with gabled dormer

Alterations: Stoop removed, entrance moved to basement; windows replaced

Building Notes: Built as part of a row of 10 dwellings at 304 to 322 West 104th Street (of which nos. 304 and 312 to 322 still survive)

North Facade: Designed (historic, brownstone elements resurfaced, base painted)

Stoop: Removed

Door(s): Replaced primary door

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

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

Roof: Historic (pitched - slate shingles)

Cornice: Original

Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Non-historic iron fence with stone curb
Areaway Paving Material: Concrete with stone steps

318 West 104th Street

Borough of Manhattan Tax Map Block 1890, Lot 70

Date: 1891-92 (NB 1433-1891)
Architect/Builder: Clarence True
Original Owner: T. A. Squier and W. E. Lanchantin
Type: Row house
Style: Romanesque Revival
Stories: 4 and basement
Material(s): Brownstone; brick

Significant Architectural Features: Brownstone lower stories with rusticated basement; beltcourses below parlor floor and second story; two-story angled oriel supported on brackets and pilaster; upper stories clad in brownstone and red Roman brick; cornice with inset panels and frieze; peaked roof with gable enclosing round-arched window opening with grotesque-headed keystone

Alterations: Stoop removed, entrance moved to basement

Building Notes: Built as part of a row of 10 dwellings at 304 to 322 West 104th Street (of which nos. 304 and 312 to 322 still survive)

North Facade: Designed (historic, brownstone elements resurfaced, base painted)

Stoop: Removed

Door(s): Replaced primary door

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

Security Grilles: Historic (basement)

Roof: Replaced (pitched - asphalt shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

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

Areaway Paving Material: Concrete with stone steps; metal garbage enclosure

320 West 104th Street

Borough of Manhattan Tax Map Block 1890, Lot 7501

Date: 1891-92 (NB 1433-1891)
Architect/Builder: Clarence True
Original Owner: T. A. Squier and W. E. Lanchantin
Type: Row house
Style: Romanesque Revival
Stories: 4 and basement
Material(s): Brownstone; brick

Significant Architectural Features: Brownstone lower stories with rough-faced, rusticated basement; L-shaped stone stoop with stone railings leads to entrance featuring molded enframing; wood-and-glass double-leaf doors with transom; beltcourses below parlor floor and second story; two-story angled oriel supported on brackets and pilaster; upper stories clad in brownstone and yellow Roman brick; cornice with inset panels and frieze; peaked roof with gabled dormer

Building Notes: Built as part of a row of 10 dwellings at 304 to 322 West 104th Street (of which nos. 304 and 312 to 322 still survive)

North Facade: Designed (historic, brownstone elements resurfaced, base painted)

Stoop: Historic stoop (historic gate under stoop)

Door(s): Historic primary door

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

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

Roof: Replaced (pitched - asphalt shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Non-historic iron fence with stone curb

Areaway Paving Material: Concrete with stone steps

322 West 104th Street

Borough of Manhattan Tax Map Block 1890, Lot 72

Date: 1891-92 (NB 1433-1891)

Architect/Builder: Clarence True

Original Owner: T. A. Squier and W. E. Lanchantin

Type: Row house

Style: Romanesque Revival

Stories: 4 and basement

Material(s): Brownstone; brick

Significant Architectural Features: Two-story-and-basement angled bay; brownstone lower stories with rusticated basement; former parlor-floor entrance features round-arched enframing with keystone and transom; beltcourses below parlor floor and second story; upper stories clad in yellow Roman brick with brownstone window enframements; third-story drip lintels; irregular roofline with triangular dormer and small cornice featuring inset frieze panel; peaked roof

Alterations: Stoop removed, entrance moved to basement

Building Notes: Built as part of a row of 10 dwellings at 304 to 322 West 104th Street (of which nos. 304 and 312 to 322 still survive)

North Facade: Designed (historic, brownstone elements resurfaced)

Stoop: Removed

Door(s): Replaced primary door

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

Security Grilles: Historic (basement)

Roof: Replaced (pitched - asphalt shingles)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Non-historic metal fence with stone curb
Areaway Paving Material: Concrete with stone steps

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall

324-326 West 104th Street
See 315 Riverside Drive

WEST 104TH STREET, NORTH SIDE (ODD NUMBERS)

251-259 West 104th Street
See 900 West End Avenue

301-303 West 104 Street
See 905 West End Avenue

309 West 104th Street (aka 305-313 West 104th Street)
Borough of Manhattan Tax Map Block 1891, Lot 11

Date: 1925 (NB 629-1925)
Architect/Builder: Sugarman & Berger
Original Owner: Jaru Corporation (Jacob Ruth, president)
Type: Apartment building
Style: Colonial Revival
Stories: 9
Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Iron balconettes at second and sixth stories
Significant Architectural Features: Tripartite composition with one-story base, seven-story middle section, and one-story capital; base clad in limestone with granite watertable, window openings with keystones; broken-pediment above primary entrance; upper stories clad in multi-hued brick, with stone quoins running vertically along corners and between outer window bays; second-story windows with iron balconettes, as well as arched brick tympanum and keystones; corner window bays feature terra-cotta lintels, inner windows with soldier-brick lintels, all with stone sills; spandrels between third and fourth stories; sixth story features iron balconettes and central window with pedimented terra-cotta enframement and swag-draped cartouche; terra-cotta beltcourse below upper story, with projecting balconettes below corner windows; spandrels above ninth story; terra-cotta cornice with ornamented frieze

South Facade: Designed (historic)
Door(s): Possibly historic primary door; possibly historic secondary entrance door
Windows: Replaced

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

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

Facade Notes: Brick side wall; two bays of window openings in front section; recessed light court; water tower on steel frame visible from street

315 West 104th Street

Borough of Manhattan Tax Map Block 1891, Lot 10

Date: 1892-93 (NB 161-1892)

Architect/Builder: Martin V. B. Ferdon

Original Owner: Welcher & Fisher

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Full-height rounded bay; rough-face rusticated basement, smooth rusticated parlor floor and third story; stoop with stone railings leads to entrance featuring segmental pedimented door hood supported by molded pilasters; wood-and-glass double-leaf doors with transom; beltcourses between stories; some window openings flanked fluted pilasters, some with pedimented lintels; denticulated cornice

Alterations: Storm windows installed in front of historic wood windows

Building Notes: Built as part of a row of five houses at 315 to 323 West 104th Street, of which nos. 315 to 321 survive

South Facade: Designed (historic, brownstone resurfaced)

Stoop: Resurfaced stoop (historic gate under stoop)

Door(s): Original primary door

Windows: Historic (upper stories); historic (basement)

Security Grilles: Historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Stone knee wall

Areaway Paving Material: Concrete with stone steps

317 West 104th Street

Borough of Manhattan Tax Map Block 1891, Lot 9

Date: 1892-93 (NB 161-1892)

Architect/Builder: Martin V. B. Ferdon

Original Owner: Welcher & Fisher

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Significant Architectural Features: Full-height angled bay; rusticated beltcourses at basement and second stories; molded window enframements; beltcourses and molded spandrels between stories; denticulated cornice

Alterations: Stoop removed, entrance moved to basement

Building Notes: Built as part of a row of five houses at 315 to 323 West 104th Street, of which nos. 315 to 321 survive

South Facade: Designed (historic, brownstone resurfaced)

Stoop: Removed

Door(s): Replaced primary door

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

Security Grilles: Historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Material: Concrete with brick steps; brick planting bed

319 West 104th Street

Borough of Manhattan Tax Map Block 1891, Lot 8

Date: 1892-93 (NB 161-1892)

Architect/Builder: Martin V. B. Ferdon

Original Owner: Welcher & Fisher

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Rounded glass in windows in rounded bay

Significant Architectural Features: Full-height rounded bay; rusticated basement and rough-faced third story; stoop with stone railings leads to entrance featuring enframement with molded pilasters and cornice above glazed door transom; beltcourses and molded spandrels between stories; historic wood one-over-one double-hung windows, rounded glass in bay windows; modillioned cornice

Building Notes: Built as part of a row of five houses at 315 to 323 West 104th Street, of which nos. 315 to 321 survive

South Facade: Designed (historic, brownstone resurfaced)
Stoop: Resurfaced stoop (historic gate under stoop)
Door(s): Replaced primary door
Windows: Historic (upper stories); historic (basement)
Security Grilles: Not historic (upper stories); historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Stone knee wall
Areaway Paving Material: Concrete with stone steps

321 West 104th Street

Borough of Manhattan Tax Map Block 1891, Lot 7

Date: 1892-93 (NB 161-1892)
Architect/Builder: Martin V. B. Ferdon
Original Owner: Welcher & Fisher
Type: Row house
Style: Renaissance Revival
Stories: 3 and basement
Material(s): Brownstone

Significant Architectural Features: Full-height angled bay; rusticated beltcourses at basement and second stories; stoop with stone railings leads to entrance featuring molded enframement; beltcourses and molded spandrels between stories; denticulated cornice

Alterations: Windows replaced (historically one-over-one double-hung sash)

Building Notes: Built as part of a row of five houses at 315 to 323 West 104th Street, of which nos. 315 to 321 survive

South Facade: Designed (historic, brownstone resurfaced)
Stoop: Resurfaced stoop (historic gate under stoop)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Stone knee wall with non-historic iron rail and gate
Areaway Paving Material: Slate pavers with stone steps

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall

323-325 West 104th Street

See 320 Riverside Drive

WEST 105TH STREET, SOUTH SIDE (EVEN NUMBERS)

258-260 West 105th Street

See 908 West End Avenue

300 West 105th Street

See 915 West End Avenue

322-330 West 105th Street

See 325 Riverside Drive

WEST 105TH STREET, NORTH SIDE (ODD NUMBERS)

251-259 West 105th Street

See 2745 Broadway

297-299 West 105th Street

See 925 West End Avenue

WEST 106TH STREET, SOUTH SIDE (EVEN NUMBERS)

264-268 West 106th Street

See West End Avenue

300 West 106th Street (aka 935 West End Avenue)

Borough of Manhattan Tax Map Block 1891, Lot 57

Date: 1898-99 (NB 307-1898 or NB 486-1898)

Architect/Builder: Neville & Bagge

Original Owner: Daily & Carlson

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Building corners feature rounded projecting bays; two-story rusticated limestone base with rough-faced basement; ground-floor window openings with keystone lintels, second-story window lintels with wreath ornament; short stair with knee wall; entrance portico with fluted Corinthian columns and pilasters, entablature with ornamented frieze, segmental-arched entrance opening with molded enframing, and round-arched flanking windows with molded enframements and keystone; denticulated beltcourse separates base from grey brick-clad upper stories; upper stories feature window openings with either full terra-cotta enframements or keystone lintels; most sixth-story window openings are round-arched; seventh story features terra-cotta beltcourses below and between window openings; modillioned cornice with dentil course

Alterations: Basement windows in corner bay filled in
Building Notes: Built in conjunction with 929 West End Avenue

North Facade: Designed (historic)

Stoop: Original

Door(s): Replaced primary door

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate; granite and concrete with metal plate (West End Avenue)

Areaway Wall/Fence Materials: Non-historic iron fence with stone curb

Areaway Paving Material: Concrete with metal stairs leading to basement

East Facade: Designed (historic)

Facade Notes: Similar to West 106th Street facade

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

Facade Notes: Brick side wall; regular arrangement of window openings; fire escape; concrete landing and sunken yard accessed through non-historic metal fence and gate

302 West 106th Street

Borough of Manhattan Tax Map Block 1891, Lot 59

Date: 1899-1901 (NB 2020-1899)

Architect/Builder: Henry Andersen

Original Owner: Peter Wagner

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone

Decorative Metal Work: Third-story iron railing

Significant Architectural Features: Short stair leads to entrance in right ground-floor bay; full-width, two-story rounded oriel at second and third stories; rusticated second-story piers; beltcourses between stories; iron balconette above oriel; fourth-story windows with keystone lintels, fifth-story molded window enframements; modillioned cornice with frieze

Building Notes: Built as part of a row of five houses at 302 to 310 West 106th Street, of which nos. 302 to 308 survive

North Facade: Designed (historic, upper stories painted)

Stoop: Restored

Door(s): Replaced primary door

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

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Wall/Fence Materials: Stone knee wall with non-historic iron railing and gate

Areaway Paving Material: Non-historic slate pavers with concrete steps

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

Facade Notes: Brick side wall; one bay of window openings

304 West 106th Street

Borough of Manhattan Tax Map Block 1891, Lot 159

Date: 1899-1901 (NB 2020-1899)

Architect/Builder: Henry Andersen

Original Owner: Peter Wagner

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone

Significant Architectural Features: Short stair leads to center entrance, secondary entrance in left bay with transom separated by stone transom bar; wood-and-glass door; full-width, two-story rounded oriel at second and third stories; rusticated and festoon-ornamented second-story piers; beltcourses between stories; fourth-story windows with full limestone enframements with molded lintels, fifth-story with simple molded window enframements; modillioned cornice with frieze

Building Notes: Built as part of a row of five houses at 302 to 310 West 106th Street, of which nos. 302 to 308 survive

North Facade: Designed (historic, base painted)

Stoop: Original

Door(s): Possibly historic primary door; historic iron gate in front of possibly historic wood-and-glass secondary entrance door

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

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Wall/Fence Materials: Stone knee wall

Areaway Paving Material: Concrete; metal garbage enclosure

306 West 106th Street

Borough of Manhattan Tax Map Block 1891, Lot 60

Date: 1899-1901 (NB 2020-1899)

Architect/Builder: Henry Andersen

Original Owner: Peter Wagner

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone

Significant Architectural Features: Short stair leads to center entrance, secondary entrance in right bay with transom separated by stone transom bar; full-width, two-story rounded oriel at second and third stories; rusticated second-story piers; beltcourses between stories; fourth-story windows with keystone lintels, fifth-story molded window enframements; modillioned cornice with frieze

Alterations: Entrance stairs, stone railing, and areaway knee wall removed and replaced; louvre installed in transom above secondary entrance

Building Notes: Built as part of a row of five houses at 302 to 310 West 106th Street, of which nos. 302 to 308 survive

North Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door; non-historic secondary entrance door and basement door

Windows: Replaced

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Wall/Fence Materials: Non-historic parged masonry knee walls

Areaway Paving Material: Concrete with concrete stairs to basement

308 West 106th Street

Borough of Manhattan Tax Map Block 1891, Lot 61

Date: 1899-1901 (NB 2020-1899)

Architect/Builder: Henry Andersen

Original Owner: Peter Wagner

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone

Significant Architectural Features: Former entrance in central bay of ground floor flanked by Corinthian columns and topped with entablature; entrance in right bay with transom separated by stone transom bar; full-width, two-story rounded oriel at second and third stories; rusticated second-story piers, paneled third-story piers; beltcourses between

stories; upper stories with molded limestone enframing, fifth story with round-arched windows and keystones; modillioned cornice with frieze
Alterations: Entrance moved from center ground floor bay to secondary entrance opening in left bay; entrance stairs, stone railing, and areaways knee wall removed
Building Notes: Built as part of a row of five houses at 302 to 310 West 106th Street, of which nos. 302 to 308 survive

North Facade: Designed (historic, limestone elements painted)
Stoop: Removed
Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Mixed (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Bluestone
Areaway Wall/Fence Materials: Non-historic masonry knee walls
Areaway Paving Material: Concrete

310 West 106th Street (aka 310-316 West 106th Street)
Borough of Manhattan Tax Map Block 1891, Lot 62

Date: 1926 (NB 606-1926)
Architect/Builder: George F. Pelham
Original Owner: Harnod Construction Corporation (Max Psaty, president)
Type: Apartment building
Style: Renaissance Revival
Stories: 15 and penthouse
Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Tripartite composition with two-story base, 11-story middle section, and two-story capital; base features granite watertable, stone quoins at building corners, terra-cotta enframements around ground-floor windows; double-height limestone entrance enframing with broken pediment set on brackets, cartouche, and ornamented frieze; iron-and-glass double-leaf doors with transom; terra-cotta cornice, with Greek-fret details, below third story; upper stories feature brick quoins at building corners and window openings with stone sills; stone balconette below 13th story; beltcourse separates middle section from two-story capital; molded terra-cotta cornice

North Facade: Designed (historic, limestone at base painted)
Door(s): Historic primary door; non-historic metal gate in secondary entrance
Windows: Replaced
Security Grilles: Possibly historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Bluestone

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

Facade Notes: Yellow brick side wall; one bay of window openings; light court with several regular bays of windows; water tower on steel frame visible from street

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

Facade Notes: Brick side wall; one bay of window openings in front section; light court

318 West 106th Street

Borough of Manhattan Tax Map Block 1891, Lot 65

Date: 1899-1901 (NB 1799-1899)

Architect/Builder: Henry Andersen

Original Owner: Peter Wagner

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone

Significant Architectural Features: Short stair with stone knee walls leads to central entrance flanked by Corinthian columns; frieze with vegetal ornament above ground floor; full-width, two-story rounded oriel at second and third stories; rusticated second-story piers; beltcourses and intricate spandrels separate second and third stories; third-story piers with festoon-ornamented panels; upper stories with molded window enframements, fifth story with round-arched windows; modillioned cornice

Alterations: Areaway knee wall, which ran continuously with neighbor at no. 320, removed

Building Notes: Built as part of a row of five dwellings at 312 to 320 West 106th Street (of which nos. 318 and 320 are still extant)

North Facade: Designed (historic, painted)

Stoop: Painted

Door(s): Replaced primary door; non-historic secondary entrance door

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Paving Material: Concrete; metal garbage enclosure

320 West 106th Street

Borough of Manhattan Tax Map Block 1891, Lot 66

Date: 1899-1901 (NB 1799-1899)

Architect/Builder: Henry Andersen

Original Owner: Peter Wagner

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone

Significant Architectural Features: Piers with vegetal ornament flanking former central entrance; full-width, two-story angled oriel at second and third stories; rusticated second-story piers; beltcourses between stories; third-story piers with festoon-ornamented panels; upper stories with molded window enframements; modillioned cornice

Alterations: Entrance moved from central to left bay, original stairs and knee walls removed; areaway knee wall, which ran continuously with neighbor at no. 318, removed

Building Notes: Built as part of a row of five dwellings at 312 to 320 West 106th Street (of which nos. 318 and 320 are still extant)

North Facade: Designed (historic, ground floor painted)

Stoop: Removed

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Paving Material: Concrete; metal garbage enclosure

WEST 106TH STREET, NORTH SIDE (ODD NUMBERS)

301 West 106th Street

See 945 West End Avenue

303 West 106th Street

Borough of Manhattan Tax Map Block 1892, Lot 12

Date: 1899 (NB 805-1899)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Second-story window guards; third-story iron railing; fifth-story cast-iron balustrade

Significant Architectural Features: Limestone base; former entrance in center bay of ground floor flanked by Doric columns; frieze above ground floor; full-width, three-story rounded oriel; brick-clad upper stories; second-story limestone window enframement with quoins, iron balconettes, and Corinthian columns; historic second-story wood window frames with transoms (non-historic sash); modillioned cornice above second story with iron railing in front of third-story windows; upper story window openings with keystoned lintels, some with quoins; some historic wood windows, casements at third story and one-over-one double hung sash at fourth story; denticulated cornice above fourth story with cast-iron balustrade in front of fifth-story windows; molded cornice below brick parapet

Alterations: Entrance moved from center bay to secondary entrance in right bay; stairs with stone railing removed

Building Notes: Built as part of a row of four houses at 303 to 309 West 106th Street

South Facade: Designed (historic, ground floor painted, second-story limestone painted)

Stoop: Removed

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

Windows: Mixed

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

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

Facade Notes: Brick side wall; irregular arrangement of window openings

305 West 106th Street

Borough of Manhattan Tax Map Block 1892, Lot 111

Date: 1899 (NB 805-1899)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Third-story iron balconettes

Significant Architectural Features: Limestone base; primary entrance in center bay features bracketed hood with cartouche ornament; wood-and-glass single leaf door; beltcourse separates base from brick-clad upper stories; second and third stories feature limestone quoins, window openings with full limestone surrounds with molded lintels; stone balustrades below second-story windows, iron balconettes in front of third-story windows; fourth and fifth stories feature keystone window lintels; modillioned cornice above fourth story; molded cornice with brick parapet

Alterations: Ground floor window openings altered; stairs to main entrance resurfaced or replaced

Building Notes: Built as part of a row of four houses at 303 to 309 West 106th Street

South Facade: Designed (historic, ground floor painted)

Stoop: Replaced

Door(s): Replaced primary door

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

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

Areaway Paving Material: Concrete

307 West 106th Street

Borough of Manhattan Tax Map Block 1892, Lot 11

Date: 1899 (NB 805-1899)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Third-story iron balconettes

Significant Architectural Features: Limestone base; primary entrance in center bay features bracketed hood with cartouche ornament; wood-and-glass single leaf door; beltcourse separates base from brick-clad upper stories; second and third stories feature limestone quoins, window openings with full limestone surrounds with molded lintels; stone balustrades below second-story windows, iron balconettes in front of third-story windows; fourth and fifth stories feature keystone window lintels; historic wood one-over-one double-hung windows at fourth and fifth stories; modillioned cornice above fourth story; molded cornice with brick parapet

Alterations: Entrance moved from center bay of ground floor to right bay, original stair and railing removed; flanking ground-floor openings reconfigured; most windows replaced

Building Notes: Built as part of a row of four houses at 303 to 309 West 106th Street

South Facade: Designed (historic, ground floor painted)

Stoop: Removed

Door(s): Possibly historic primary door

Windows: Mixed

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Paving Material: Concrete; metal garbage enclosure

309 West 106th Street

Borough of Manhattan Tax Map Block 1892, Lot 10

Date: 1899 (NB 805-1899)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Third-story iron railing

Significant Architectural Features: Limestone base; former entrance in center bay of ground floor flanked by Doric columns; frieze above ground floor; full-width, three-story rounded oriel; brick-clad upper stories; second-story limestone window enframingent with quoins, iron balconettes, and Corinthian columns; modillioned cornice above second story with iron railing in front of third-story windows; upper story window openings with keystone lintels, some with quoins, most with historic casement windows or one-over-one double hung sash; denticulated cornice above fourth story; brick parapet

Alterations: Entrance moved from center bay to secondary entrance in right bay; stairs with stone railing removed; fifth-story cast-iron balustrade removed; molded cornice removed; rooftop railing installed

Building Notes: Built as part of a row of four houses at 303 to 309 West 106th Street

South Facade: Designed (historic, ground floor and most limestone elements painted)

Stoop: Removed

Door(s): Replaced primary door

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

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

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

Areaway Paving Material: Concrete

315 West 106th Street (aka 311-317 West 106th Street)

Borough of Manhattan Tax Map Block 1892, Lot 6

Date: 1925 (NB 456-1925)

Architect/Builder: Rosario Candela

Original Owner: Paterno Brothers Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 15

Material(s): Brick; limestone; terra cotta

Special Windows: Arched-headed sash above primary entrance

Decorative Metal Work: Ground-floor window grilles

Significant Architectural Features: Tripartite composition with two-story base, 11-story middle section, and two-story capital; base clad with smooth ashlar limestone with granite water table; primary entrance features double-height, round-arched enframingent with keystone; door surround includes piers and modillioned entablature with cartouche; iron-and-glass double-leaf doors with transom; second-story window openings within entrance enframingent includes arched-headed, multi-paned sash separated by stone mullions; lower window openings feature molded enframingents; molded beltcourse separates base from brick-clad upper stories; third- and fourth-story terra-cotta window enframingents, fourth story with pediments and balustrades; upper stories feature molded window sills; some historic six-over-six and eight-over-eight double-hung wood windows; beltcourses below seventh and 15th stories; balconettes below seventh- and ninth-story windows; top

stories feature molded terra-cotta window enframements; modillioned cornice with ornamented frieze

Alterations: Most windows replaced (historically six-over-six and eight-over-eight double hung sash)

South Facade: Designed (historic)

Door(s): Historic primary door; non-historic secondary entrance gate

Windows: Mixed

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

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

Facade Notes: Parged brick side wall; one bay of windows in front section; light course with several regular bays of windows

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

Facade Notes: Brick side wall; one bay of windows

319 West 106th Street

Borough of Manhattan Tax Map Block 1892, Lot 5

Date: 1898-99 (NB 663-1898)

Architect/Builder: Clarence True

Original Owner: Smith & Stewart

Type: Row house

Style: Renaissance Revival

Stories: 6

Material(s): Brick; limestone

Significant Architectural Features: Primary entrance centered on ground floor, featuring molded enframement with cartouche and bracketed entablature; middle stories feature window openings with molded enframements; beltcourse below and spandrels between fourth-story windows; modillioned cornice with dentil course above fourth story

Alterations: Mansard roof removed, upper stories largely rebuilt; entrance stairs resurfaced with tile

Building Notes: Built as part of group of seven dwellings at 319 to 323 West 106th Street and 340 to 343 Riverside Drive (of which 319 West 106th Street is the only one still extant)

South Facade: Designed (historic, painted)

Stoop: Altered

Door(s): Possibly historic primary door

Windows: Replaced

Security Grilles: Mixed (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate
Areaway Wall/Fence Materials: Iron fence
Areaway Paving Material: Concrete

West Facade: Not designed (historic) (partially visible)
Facade Notes: Painted brick side wall

321-325 West 106th Street

See 340 Riverside Drive

WEST 107TH STREET, SOUTH SIDE (EVEN NUMBERS)

300 West 107th Street (aka 955 West End Avenue)

Borough of Manhattan Tax Map Block 1892, Lot 19

Date: 1898-99 (NB 576-1898)
Architect/Builder: George F. Pelham
Original Owner: Fred Klingman
Type: Flats building
Style: Renaissance Revival
Stories: 7 and basement
Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Rounded bays and building corners; rusticated limestone base with smooth ashlar basement, red-brick upper stories; short stair with stone knee walls leads to primary entrance; entrance portico with granite Ionic columns, entablature with vegetal-ornamented frieze, and egg-and-dart molding on door surround; iron-and-glass double-leaf doors with transom; ground-floor windows with voussoir lintels; molded beltcourse above ground floor; second-story features terra-cotta beltcourses and window openings with keystoned limestone lintels; terra-cotta beltcourse below third-story windows; upper story windows feature keystoned limestone lintels and molded sills; rounded terra-cotta beltcourse below seventh story, smaller beltcourses running between windows; modillioned cornice with dentil course

North Facade: Designed (historic)
Stoop: Retreaded
Door(s): 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): Granite
Areaway Wall/Fence Materials: Historic iron railing with stone curb
Areaway Paving Material: Concrete with metal stairs to basement

East Facade: Designed (historic)

Facade Notes: Similar to West 107th Street facade; commercial space in sunken basement accessed by metal stairs; non-historic retractable cloth awnings and canopies; central ground floor window opening enlarged for door opening, currently not in use

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

Facade Notes: Brick side wall; regular arrangement of window openings; fire escape; service way accessed through parged masonry wall with non-historic door

302 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 21

Date: 1907-08 (NB 363-1907)

Architect/Builder: Neville & Bagge

Original Owner: William J. Casey

Type: Row house

Style: Colonial Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Iron balconettes at second, third, and fourth stories

Significant Architectural Features: Limestone-clad base; short stair leads to central entrance portico with Ionic columns, entablature, and round-arched opening; iron-and-glass double-leaf doors with round-arched transom; denticulated cornice above ground floor; red brick-clad upper stories with three-story rounded bay; upper stories window openings feature limestone lintels, some keystone, and deeply projecting, bracketed sills with iron railings; brick parapet with recessed spandrels

Alterations: Short stoop resurfaced or replaced; window or secondary entrance opening in right ground-floor bay filled in; fourth- and fifth-story cornices removed

Building Notes: Built as part of a row of four dwellings at 302 to 308 West 107th Street

North Facade: Designed (historic, ground floor painted)

Stoop: Resurfaced

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

Windows: Replaced

Security Grilles: Historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Material: Concrete with concrete steps to basement

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

Facade Notes: Brick side wall

304 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 121

Date: 1907-08 (NB 363-1907)

Architect/Builder: Neville & Bagge

Original Owner: William J. Casey

Type: Row house

Style: Colonial Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Iron balconettes at second, third, and fourth stories

Significant Architectural Features: Limestone-clad base; short stair leads to central entrance portico with Ionic columns and entablature; iron-and-glass double-leaf doors with transom; secondary entrance in left bay with transom and stone transom bar; denticulated cornice above ground floor; red brick-clad upper stories feature window openings with limestone lintels, some keystone, and deeply projecting, bracketed sills with iron railings; second- and third-story round-arched windows; brick parapet with recessed spandrels

Alterations: Short stoop resurfaced or replaced; fourth- and fifth-story cornices removed; windows replaced (historically multi-paned double-hung sash, round-arched headed with curved muntins at second and third stories)

Building Notes: Built as part of a row of four dwellings at 302 to 308 West 107th Street

North Facade: Designed (historic, limestone elements painted)

Stoop: Replaced

Door(s): Historic primary door; historic iron-and-glass single-leaf secondary door; non-historic basement door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Brick pavers

Curb Material(s): Granite

Areaway Wall/Fence Materials: Non-historic iron fence

Areaway Paving Material: Brick pavers (left); concrete with concrete stairs to basement (right)

306 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 22

Date: 1907-08 (NB 363-1907)

Architect/Builder: Neville & Bagge

Original Owner: William J. Casey

Type: Row house

Style: Colonial Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Round-arched headed windows with curved muntins at second and third stories

Decorative Metal Work: Iron balconettes at second, third, and fourth stories; stoop handrails

Significant Architectural Features: Limestone-clad base; short stair leads to central entrance portico with Ionic columns and entablature; iron-and-glass double-leaf doors with transom; denticulated cornice above ground floor; red brick-clad upper stories feature window openings with limestone lintels, some keystoned, and deeply projecting, bracketed sills with iron railings; second- and third-story round-arched window openings; historic wood multi-paned double-hung sash, some with round-arched heads and rounded muntins; modillioned cornices above fourth and fifth stories; brick parapet with recessed spandrels

Building Notes: Built as part of a row of four dwellings at 302 to 308 West 107th Street

North Facade: Designed (historic, ground floor painted)

Stoop: Historic

Door(s): Historic primary door

Windows: Historic

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Historic iron fence and gate with stone curb

Areaway Paving Material: Concrete with concrete stairs to basement

308 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 23

Date: 1907-08 (NB 363-1907)

Architect/Builder: Neville & Bagge

Original Owner: William J. Casey

Type: Row house

Style: Colonial Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Iron balconettes at second, third, and fourth stories; stoop handrails

Significant Architectural Features: Limestone-clad base; short stair leads to central entrance portico with Ionic columns and entablature; iron-and-glass double-leaf doors with transom; secondary entrance in left bay with transom and stone transom bar; denticulated cornice above ground floor; red brick-clad upper stories with three-story rounded bay; upper stories window openings feature limestone lintels, some keystoned, and deeply projecting, bracketed sills with iron railings; historic wood multi-paned double-hung sash; modillioned cornices above fourth and fifth stories; brick parapet with recessed spandrels

Building Notes: Built as part of a row of four dwellings at 302 to 308 West 107th Street

North Facade: Designed (historic)

Door(s): Historic primary door; historic iron-and-glass secondary entrance door
Windows: Historic
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Non-historic iron fence
Areaway Paving Material: Concrete with concrete stair to basement

310 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 24

Date: 1898-99 (NB 112-1898)
Architect/Builder: Charles Buek
Original Owner: Charles Buek
Type: Row house
Style: Romanesque Revival/Renaissance Revival
Stories: 5
Material(s): Brick; brownstone

Special Windows: Stained-glass transoms at second and third stories; curved glass in right first- and second-story bays; round-arched sash at fourth story

Decorative Metal Work: Iron balconette at second and third stories; stoop handrails

Significant Architectural Features: Rough-faced rusticated brownstone base and brownstone-clad second story, orange brick upper stories; right bay curves around building corner; L-shaped, short stoop with stone railings and two landings leads to primary entrance in left ground-floor bay; beltcourses above ground floor and second story; third-story projecting balconette in right bay; upper stories feature window openings with limestone window lintels, fourth story with round-arched openings; historic one-over-one wood window sash, second and third stories with stained-glass transoms, fourth story with round-arched-headed upper sash; modillioned cornice below fifth-story mansard roof with swans-neck-pedimented dormer

Building Notes: Built as part of a row of five dwellings at 310 to 318 West 107th Street

North Facade: Designed (historic, ground floor painted; brownstone resurfaced)

Stoop: Historic stoop (historic gate under stoop)

Door(s): Replaced primary door

Windows: Historic

Security Grilles: Historic (upper stories)

Roof: Historic (pitched - slate shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Iron fence with stone curb

Areaway Paving Material: Concrete stairs to basement (left); planting bed and metal garbage enclosure (right)

312 West 107th Street (aka 312-314 West 107th Street)

Borough of Manhattan Tax Map Block 1892, Lot 25

Date: 1898-99 (NB 112-1898)

Architect/Builder: Charles Buek

Original Owner: Charles Buek

Type: Row house

Style: Romanesque Revival/Renaissance Revival

Stories: 5

Material(s): Brick; brownstone

Decorative Metal Work: Second-story iron balconette

Significant Architectural Features: Left building (no. 312): Rough-faced rusticated brownstone base and orange brick upper stories; short stair leads to former primary entrance in right bay, featuring keystone lintel; bracketed balconette with iron railing above former entrance; two-story rounded oriel above ground floor; upper stories feature brownstone window lintels; modillioned cornice below fifth-story mansard roof, which features a pedimented dormer. Right building (no. 314): mirror image of no. 312; iron-and-glass double-leaf door

Alterations: Building at no. 312 and 314 combined; entrance in no. 312 converted to window, entrance retained in no. 314; cornice topping rounded oriels removed

Building Notes: Two buildings combined, located on one combined tax lot; built as part of a row of five dwellings at 310 to 318 West 107th Street

North Facade: Designed (historic, ground floor painted; brownstone resurfaced)

Stoop: Resurfaced

Door(s): Historic primary door

Windows: Replaced

Security Grilles: Historic (upper stories)

Roof: Replaced (pitched - asphalt shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Non-historic iron fence with stone curb

Areaway Paving Material: Concrete pavers; planting beds; wood garbage enclosure

316 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 26

Date: 1898-99 (NB 112-1898)

Architect/Builder: Charles Buek

Original Owner: Charles Buek

Type: Row house

Style: Romanesque Revival/Renaissance Revival

Stories: 5

Material(s): Brick; brownstone

Decorative Metal Work: Second-story iron balconette; stoop handrail

Significant Architectural Features: Rough-faced rusticated brownstone base and orange brick upper stories; short stair leads to primary entrance in right bay; iron-and-glass double-leaf door; bracketed balconette with iron railing above entrance; two-story rounded oriel above ground floor topped with molded cornice; upper stories feature brownstone window lintels; second and third stories retain historic one-over-one wood double-hung sash with transoms; modillioned cornice below fifth-story mansard roof, which features a pedimented dormer

Alterations: Storm windows installed

Building Notes: Built as part of a row of five dwellings at 310 to 318 West 107th Street

North Facade: Designed (historic, brownstone on upper stories painted)

Stoop: Retreaded

Door(s): Historic primary door; historic iron secondary entrance gate

Windows: Historic

Security Grilles: Possibly historic (upper stories)

Roof: Historic (pitched - slate shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Stone knee wall

Areaway Paving Material: Concrete; planting beds

318 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 27

Date: 1898-99 (NB 112-1898)

Architect/Builder: Charles Buek

Original Owner: Charles Buek

Type: Row house

Style: Romanesque Revival/Renaissance Revival

Stories: 5

Material(s): Brick; brownstone

Special Windows: Stained glass transoms

Significant Architectural Features: Rough-faced rusticated brownstone base and orange brick upper stories; short stair with iron railings leads to primary entrance in right bay; iron-and-glass double-leaf door; bracketed balconette with iron railing above entrance; one-story angled oriel above ground floor topped with stone railing; upper stories feature brownstone window lintels; historic stained-glass transoms with historic transom bars; modillioned cornice below fifth-story mansard roof, which features a pedimented dormer

Alterations: Storm windows installed

Building Notes: Built as part of a row of five dwellings at 310 to 318 West 107th Street

North Facade: Designed (historic, brownstone elements painted)

Stoop: Historic stoop (possibly historic gate under stoop)

Door(s): Historic primary door

Windows: Mixed (upper stories); replaced (basement)
Security Grilles: Historic (upper stories); not historic (basement)
Roof: Replaced (pitched - asphalt shingles)
Cornice: Original
Sidewalk Material(s): Concrete pavers
Curb Material(s): Granite
Areaway Wall/Fence Materials: Stone knee wall with non-historic iron fence and gate
Areaway Paving Material: Concrete; planting bed

West Facade: Not designed (historic) (partially visible)
Facade Notes: Parged brick side wall

320-328 West 107th Street

See 345 Riverside Drive

WEST 107TH STREET, NORTH SIDE (ODD NUMBERS)

303 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 144

Date: 1897-98 (NB 556-1897)
Architect/Builder: Clarence True
Original Owner: P. M. Stewart and H. T. Smith
Type: Row house
Style: Dutch Renaissance Revival
Stories: 5
Material(s): Brick; limestone

Significant Architectural Features: Recessed left bay with three-story rounded limestone oriel; smooth-faced limestone base with round-arched, keystone entrance and window openings; short stair leads to entrance; bracketed cornice above ground floor; red-brick upper stories with limestone quoins at building corners; second-story French doors with balustraded limestone balconette and limestone enframing with molded lintel; third- and fourth-story window openings with quoined enframements, fifth-story round-arched window openings; curved gabled dormer in front of peaked roof

Building Notes: Built as part of a row of nine dwellings at 303 to 319 West 107th Street

South Facade: Designed (historic, ground floor painted)
Stoop: Historic
Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Possibly historic (upper stories)
Roof: Replaced (pitched - asphalt shingles)
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Historic iron fence with stone curb
Areaway Paving Material: Concrete

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall

305 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 44

Date: 1897-98 (NB 556-1897)
Architect/Builder: Clarence True
Original Owner: P. M. Stewart and H. T. Smith
Type: Row house
Style: Renaissance Revival
Stories: 5
Material(s): Limestone

Significant Architectural Features: Full-height, full-width angled bay; rough-faced rusticated limestone base; central segmental-arched entrance flanked by segmental-arched secondary entrance and round-arched window opening; short stair leads to primary entrance featuring molded enframing with cartouche, piers, and foliate brackets; iron-and-glass single-leaf door; smooth-faced limestone upper stories; second-story window openings with molded enframements, cartouches, and balustraded spandrels; fourth-story round-arched window openings; rounded gable dormer in front of peaked roof

Alterations: Fourth-story cornice and balustraded parapet removed, metal flashing installed; dormer encased in metal

Building Notes: Built as part of a row of nine dwellings at 303 to 319 West 107th Street

South Facade: Designed (historic)

Stoop: Historic

Door(s): Historic primary door; historic iron secondary entrance gate

Windows: Replaced

Security Grilles: Historic (upper stories)

Roof: Replaced (pitched - asphalt shingles)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Historic iron fence with ornate posts above stone curb

Areaway Paving Material: Concrete with planting bed

307 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 43

Date: 1897-98 (NB 556-1897)
Architect/Builder: Clarence True
Original Owner: P. M. Stewart and H. T. Smith
Type: Row house
Style: Renaissance Revival
Stories: 5
Material(s): Limestone

Special Windows: Round-headed sash at ground floor and fourth story

Significant Architectural Features: Full-height, full-width rounded bay; rough-faced rusticated limestone facade; central round-arched entrance flanked by segmental-arched secondary entrance and round-arched window opening; short stair leads to primary entrance featuring molded enframing with festoons, and corbelled lintel; iron-and-glass double-leaf door; second-story window openings with molded enframements and balustraded spandrels; fourth-story round-arched window openings; historic wood one-over-one double-hung windows; cornice and balustraded parapet above fourth story; swans-neck gable dormer in front of peaked roof

Alterations: Storm windows installed in front of historic second story windows

Building Notes: Built as part of a row of nine dwellings at 303 to 319 West 107th Street

South Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Historic primary door; historic iron secondary entrance gate

Windows: Historic

Security Grilles: Historic (upper stories)

Roof: Replaced (pitched - asphalt shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Historic iron fence with ornate posts above stone curb

Areaway Paving Material: Concrete

309 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 42

Date: 1897-98 (NB 556-1897)

Architect/Builder: Clarence True

Original Owner: P. M. Stewart and H. T. Smith

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Round-headed sash at ground floor and fourth story

Significant Architectural Features: Three-story, full-width rounded bay; rough-faced rusticated limestone base central segmental-arched entrance flanked by segmental-arched secondary entrance and round-arched window opening; short stair leads to primary entrance featuring molded enframing with keystone and piers with figural capitals; iron-and-glass double-leaf door; grey brick upper stories; second-story window openings with limestone molded lintels, quoined enframements, and balustraded spandrels; third-story window openings with limestone quoins; fourth-story round-arched window openings with keystoned limestone enframements; historic wood one-over-one double-hung windows; molded cornice above third story and modillioned cornice above fourth; twin round-arched dormers with cartouche ornament located in front of peaked roof

Alterations: Balustrade above third-story cornice removed; storm windows installed in front of historic windows

Building Notes: Built as part of a row of nine dwellings at 303 to 319 West 107th Street

South Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Historic primary door; historic iron secondary entrance gate

Windows: Historic

Security Grilles: Historic (upper stories)

Roof: Replaced (pitched - asphalt shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Historic iron fence with ornate posts above stone curb

Areaway Paving Material: Concrete

311 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 141

Date: 1897-98 (NB 556-1897)

Architect/Builder: Clarence True

Original Owner: P. M. Stewart and H. T. Smith

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Second-story transoms with oval muntins; round-headed sash at ground floor and fourth story

Decorative Metal Work: Basket-style second-story iron balconette

Significant Architectural Features: Three-story, full-width rounded bay; rough-faced rusticated limestone base central round-arched entrance flanked by segmental-arched secondary entrance and round-arched window opening; short stair leads to primary entrance featuring molded enframing with festoons, keystones, and wreath spandrels; iron-and-glass double-leaf door; grey brick upper stories; second-story window openings with limestone molded lintels, quoined enframements, and full-width basket-style iron balconette, fitted with historic wood multi-paned casement windows below transoms with oval-glass insets; third-story window openings with limestone quoins; fourth-story round-arched window openings with keystoned limestone enframements; historic wood one-over-one double-hung windows; molded cornice and balustrade above third story, modillioned cornice above fourth; twin round-arched dormers with cartouche ornament located in front of peaked roof

Building Notes: Built as part of a row of nine dwellings at 303 to 319 West 107th Street

South Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Historic primary door; historic iron secondary entrance gate

Windows: Historic
Security Grilles: Historic (upper stories)
Roof: Replaced (pitched - asphalt shingles)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Historic iron fence with ornate posts above stone curb
Areaway Paving Material: Concrete

313 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 41

Date: 1897-98 (NB 556-1897)
Architect/Builder: Clarence True
Original Owner: P. M. Stewart and H. T. Smith
Type: Row house
Style: Renaissance Revival
Stories: 5
Material(s): Brick; limestone

Special Windows: Round-headed sash at ground floor and fourth story

Significant Architectural Features: Three-story, full-width rounded bay; rough-faced rusticated limestone base central round-arched entrance flanked by segmental-arched secondary entrance and round-arched window opening; short stair leads to primary entrance featuring molded enframing with keystone and piers with figural capitals; grey brick upper stories; second-story window openings with limestone molded lintels, quoined enframements, and balustraded spandrels; third-story window openings with limestone quoins; fourth-story round-arched window openings with keystone limestone enframements; historic wood one-over-one double-hung windows; molded cornice and balustrade above third story, modillioned cornice above fourth; twin round-arched dormers with cartouche ornament located in front of peaked roof

Alterations: Through-wall air conditioners; storm windows installed in front of historic windows

Building Notes: Built as part of a row of nine dwellings at 303 to 319 West 107th Street

South Facade: Designed (historic)

Stoop: Resurfaced

Door(s): Replaced primary door; historic iron secondary entrance gate

Windows: Historic

Security Grilles: Historic (upper stories)

Roof: Replaced (pitched - asphalt shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Historic iron fence with ornate posts above stone curb

Areaway Paving Material: Concrete

315 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 40

Date: 1897-98 (NB 556-1897)

Architect/Builder: Clarence True

Original Owner: P. M. Stewart and H. T. Smith

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone

Special Windows: Round-headed sash at ground floor and fourth story

Significant Architectural Features: Full-height, full-width rounded bay; rough-faced rusticated limestone facade; central round-arched entrance flanked by secondary entrance and round-arched window opening; short stair leads to primary entrance featuring molded enframing with molded pilasters and foliate brackets; iron-and-glass double-leaf door; second-story window openings with molded enframements and balustraded spandrels; fourth-story round-arched window openings; historic wood one-over-one double-hung windows; cornice and balustraded parapet above fourth story; swans-neck gable dormer in front of peaked roof

Alterations: Storm windows installed in front of historic windows

Building Notes: Built as part of a row of nine dwellings at 303 to 319 West 107th Street

South Facade: Designed (historic)

Stoop: Historic

Door(s): Historic primary door; historic iron secondary entrance gate

Windows: Historic

Security Grilles: Historic (upper stories)

Roof: Historic (pitched - Spanish tile)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Historic iron fence with ornate posts above stone curb

Areaway Paving Material: Concrete

317 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 39

Date: 1897-98 (NB 556-1897)

Architect/Builder: Clarence True

Original Owner: P. M. Stewart and H. T. Smith

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Limestone

Significant Architectural Features: Full-height, full-width angled bay; base features rough-faced rusticated flanking bays and smooth central bays; segmental-arched entrance in left bay, segmental-arched window openings with molded enframements and keystones in center bays; short stair leads to primary entrance; smooth-faced limestone upper stories; second-story window openings with molded enframements, cartouches, and balustraded spandrels; fourth-story round-arched window openings; molded cornice above fourth story; twin round-arched dormers with cartouche ornament located in front of peaked roof

Building Notes: Built as part of a row of nine dwellings at 303 to 319 West 107th Street

South Facade: Designed (historic, painted)

Stoop: Historic

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Roof: Replaced (pitched - asphalt shingles)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

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

Areaway Paving Material: Concrete with concrete stairs to basement

319 West 107th Street

Borough of Manhattan Tax Map Block 1892, Lot 38

Date: 1897-98 (NB 556-1897)

Architect/Builder: Clarence True

Original Owner: P. M. Stewart and H. T. Smith

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Round-headed sash in ground floor and fourth-story windows; curved glass in second- and third-story windows

Significant Architectural Features: Three-story, full-width rounded bay; limestone base with rough-faced rusticated bays flanking smooth ashlar center bays; round-arched entrance and window opening, and segmental-arched secondary entrance; balustrade below second story windows supported by foliate brackets; grey brick upper stories with limestone quoins; second-story window openings with limestone molded lintels and quoined enframements; third-story window openings with limestone quoins; fourth-story round-arched window openings with quoined limestone enframements; historic wood one-over-one double-hung windows; molded cornice and balustrade above third story, modillioned cornice above fourth; swans-neck dormer with sunburst ornament located in front of peaked roof

Building Notes: Built as part of a row of nine dwellings at 303 to 319 West 107th Street; home to the Nicholas Roerich Museum (which once occupied the nearby Master Building at 310 Riverside Drive)

South Facade: Designed (historic)

Door(s): Replaced primary door; non-historic secondary entrance gate

Windows: Historic

Security Grilles: Mixed (upper stories)

Roof: Historic (pitched - Spanish tile)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Stone knee wall

Areaway Paving Material: Parged bluestone

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

Facade Notes: Brick side wall; one-story angled oriel towards front and two-story rounded oriel towards back; irregular arrangement of window openings, many round-arched

321-329 West 107th Street

See 351 Riverside Drive

WEST 108TH STREET, SOUTH SIDE (EVEN NUMBERS)

316 West 108th Street

Borough of Manhattan Tax Map Block 1892, Lot 57

Date: 1898-99 (NB 807-1898)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Diamond-paned casement windows and transom in third-story oriel

Decorative Metal Work: Second- and fifth-story iron balconettes

Significant Architectural Features: Full-height projecting square bay; limestone base with brick upper stories; right ground-floor bay contains former primary entrance, featuring columned portico; beltcourse with Greek-key motif above ground floor; second story features iron balconette and Palladian window with limestone enframement; historic wood casement windows at second story; third story with recessed, angled triple window, and rounded oriel, both below denticulated lintels; modillioned cornice with dentil course above fourth story; corbelled brick cornice above fifth story; upper stories feature historic wood four-over-one double-hung window sash

Alterations: Ground floor reconfigured, with entrance moved from center to left ground-floor bay, secondary entrance in right bay converted to window; window in right bay of third story altered from oval to rectangular

Building Notes: Built as part of a row of four houses at 316 to 322 West 108th Street; historic image of row appears in the *Real Estate Record and Guide* 64:335 (September 2, 1899)

North Facade: Designed (historic, painted)

Stoop: Replaced

Door(s): Replaced primary door

Windows: Historic

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

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

Facade Notes: Brick side wall; one bay of window openings

318 West 108th Street

Borough of Manhattan Tax Map Block 1892, Lot 7501

Date: 1898-99 (NB 807-1898)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Decorative Metal Work: Iron balconettes and window guards

Significant Architectural Features: Limestone base separated from red-brick upper stories with a Greek-key beltcourse; former entrance in central bay features columned portico with triangular pediment; second-story windows with limestone enframements and iron guards; third-story rounded oriel with limestone columns, iron railing, and denticulated cornice; fourth story has a beltcourse sill and modillioned cornice above window openings, fifth-story has radiating brick lintels with limestone keystones; upper windows with iron guards; simple molded cornice with denticulated brickwork

Alterations: Ground floor reconfigured, entrance moved from central to right bay, secondary entrance in left bay converted to window; several through-wall air conditioners

Building Notes: Historic lot 157, now condo lots 1001-1003; built as part of a row of four houses at 316 to 322 West 108th Street; historic image of row appears in the *Real Estate Record and Guide* 64:335 (September 2, 1899)

North Facade: Designed (historic, ground floor painted)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Non-historic iron fence
Areaway Paving Material: Concrete

320 West 108th Street

Borough of Manhattan Tax Map Block 1892, Lot 58

Date: 1898-99 (NB 807-1898)
Architect/Builder: Janes & Leo
Original Owner: Joseph A. Farley
Type: Row house
Style: Renaissance Revival
Stories: 5
Material(s): Brick; limestone

Decorative Metal Work: Stoop handrail; second-story iron balconette

Significant Architectural Features: Four-story, full-width rounded bay; limestone base separated from red-brick upper stories with a Greek-key beltcourse; low stoop with bluestone steps and metal handrails leads to central entrance (since moved to side bay); entrance enframing features Ionic columns, Doric pilasters, and molded cornice with entablature; second-story iron balconette; second-story window openings feature full limestone enframements with modillioned lintels, third story has molded lintels and stone sills, fourth story has a beltcourse sill and modillioned cornice above window openings, fifth-story has radiating brick lintels with limestone keystones; historic wood six-over-six double-hung windows at fourth and fifth stories; simple molded cornice with denticulated brickwork

Alterations: Ground floor reconfigured, entrance moved from central to left bay, secondary entrance in right bay converted to window; several through-wall air conditioners; balustrade above oriel cornice removed

Building Notes: Built as part of a row of four houses at 316 to 322 West 108th Street; historic image of row appears in the *Real Estate Record and Guide* 64:335 (September 2, 1899)

North Facade: Designed (historic, ground floor painted)
Stoop: Original
Door(s): Replaced primary door
Windows: Mixed
Security Grilles: Not historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite

322 West 108th Street

Borough of Manhattan Tax Map Block 1892, Lot 59

Date: 1898-99 (NB 807-1898)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone

Special Windows: Segmental-arch-headed sash at fourth story

Decorative Metal Work: Stoop handrail; second- and third-story iron balconettes; copper cornice above third story windows

Significant Architectural Features: Rusticated limestone base and brick upper stories; short stair with iron handrails leads to entrance in right bay; entrance features columned portico with modillioned entablature and segmental-arched enframing with radiating voussoirs and cartouche; ground-floor window opening with voussoirs and cartouche; second-story full-width iron balconette; second-story rusticated limestone window enframing with scrolled brackets, radiating voussoirs, and cartouche extends upwards into third-story oriel; rounded limestone-clad oriel features rustication and scrolled brackets supporting molded cornice with copper ridge ornament; segmental-arched fourth-story window openings under bracketed, modillioned cornice; fifth-story windows with keystones supporting simple molded cornice; historic wood windows including casements at second and third stories, one-over-one double-hung sash in upper stories

Alterations: Areaway lowered to create basement entrance; air conditioners on second-story balconette; balustrade above oriel cornice removed

Building Notes: Built as part of a row of four houses at 316 to 322 West 108th Street; historic image of row appears in the *Real Estate Record and Guide* 64:335 (September 2, 1899)

North Facade: Designed (historic)

Stoop: Original stoop (gate under stoop - not historic)

Door(s): Replaced primary door; non-historic secondary entrance door

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

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Wall/Fence Materials: Iron fence with stone curb

Areaway Paving Material: Concrete with stone stairs to basement

324 West 108th Street

Borough of Manhattan Tax Map Block 1892, Lot 60

Date: 1898-99 (NB 177-1898)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: Diamond-pane casements at ground floor

Decorative Metal Work: Entrance stair handrail; second-story balconette; fourth-story railing above oriel

Significant Architectural Features: Rusticated limestone base and brick upper stories; short stair with iron railings leads to central entrance; entrance with radiating lintels, cartouche, and modillioned door hood supported by scrolled brackets; iron-and-glass double-leaf doors; two-story angled oriel above ground floor; second-story windows feature iron balconettes and unified terra-cotta enframement with central broken pediment; denticulated cornice above third story; fourth-story windows with incised lintels; historic wood windows including ground-floor diamond pane windows, second-story casements, and upper-story one-over-one double-hung sash; modillioned cornice

Alterations: Grilles installed in front of second-story windows

Building Notes: Built as part of a row of three dwellings at 324 to 328 West 108th Street; historic image of row appears in the *Real Estate Record and Guide* 62:656 (November 5, 1898)

Other Structures on Site: Shares tax lot with 326 West 108th Street (see separate building entry)

South Facade: Designed (historic, ground floor painted)

Stoop: Historic

Door(s): Historic primary door; historic iron secondary entrance gate

Windows: Historic

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal plate

Areaway Paving Material: Concrete

326 West 108th Street

Borough of Manhattan Tax Map Block 1892, Lot 60

Date: 1898-99 (NB 177-1898)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: Diamond-pane casements at ground floor

Decorative Metal Work: Entrance stair handrail; second-story balconette; fourth-story railing above oriel

Significant Architectural Features: Rusticated limestone base and brick upper stories; short stair with iron railings leads to central entrance; entrance features columned portico with radiating lintel, cartouche, and modillions; iron-and-glass single-leaf doors; two-story rounded oriel above ground floor; second-story central stone balconette and flanking iron balconettes; second-story windows feature unified terra-cotta enframing with fluted columns and central arched pediment with cartouche; denticulated cornice above third story; fourth-story windows with incised lintels; historic wood windows including ground-floor diamond pane windows, second-story casements, and upper-story one-over-one double-hung sash; modillioned cornice

Alterations: Grilles installed in front of second-story windows

Building Notes: Built as part of a row of three dwellings at 324 to 328 West 108th Street; historic image of row appears in the *Real Estate Record and Guide* 62:656 (November 5, 1898)

Other Structures on Site: Shares tax lot with 324 West 108th Street (see separate building entry)

South Facade: Designed (historic)

Stoop: Historic

Door(s): Historic primary door; historic iron secondary entrance gate

Windows: Historic

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Paving Material: Concrete

328 West 108th Street

Borough of Manhattan Tax Map Block 1892, Lot 62

Date: 1898-99 (NB 177-1898)

Architect/Builder: Janes & Leo

Original Owner: Joseph A. Farley

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: Diamond-pane casements at ground floor; transoms with curved muntins at second story

Decorative Metal Work: Entrance stair handrail; second-story balconette; fourth-story railing above oriel

Significant Architectural Features: Rusticated limestone base and brick upper stories; single stair with iron railings leads to central entrance; entrance with radiating lintels, cartouche, and modillioned door hood supported by scrolled brackets; iron-and-glass double-leaf doors; two-story angled oriel above ground floor; second-story windows feature iron balconettes and unified terra-cotta enframing with central broken pediment; denticulated cornice

above third story; fourth-story windows with incised lintels; historic wood windows including ground-floor diamond pane windows, second-story casements, and upper-story one-over-one double-hung sash; modillioned cornice

Alterations: Storm windows installed in front of historic second story windows

Building Notes: Built as part of a row of three dwellings at 324 to 328 West 108th Street; historic image of row appears in the *Real Estate Record and Guide* 62:656 (November 5, 1898)

South Facade: Designed (historic, painted)

Door(s): Historic primary door; historic iron secondary entrance gate

Windows: Replaced

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Paving Material: Concrete with planting bed

330 West 108th Street

Borough of Manhattan Tax Map Block 1892, Lot 63

Date: 1889; 1903 (NB 1286-1889; ALT 485-1903)

Architect/Builder: Frank Freeman; Joseph A. Stark (alteration)

Original Owner: Samuel G. Bayne

Type: Row house

Style: Romanesque Revival

Stories: 4 and basement

Material(s): Brownstone; terra cotta

Special Windows: Curved glass windows in rounded bay

Significant Architectural Features: Full-height rounded bay; rough-faced brownstone facade with smooth brownstone accents; tall curved stoop leads to primary entrance featuring round-arched transom and keystone enframement; wood-and-glass double-leaf doors; parlor floor windows with stone transom bars; stone and terra-cotta beltcourses between stories; historic wood one-over-one windows in curved bay; fourth story features round-arched window openings with terra-cotta enframements; molded cornice

Building Notes: Raised to four stories in 1903 during alterations designed by Joseph A. Stark for owner George. J. Seabury

North Facade: Designed (historic, resurfaced)

Stoop: Historic

Door(s): Replaced primary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Stone stoop wall; iron fence with stone curb

Areaway Paving Material: Concrete with planter

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

Facade Notes: Brick side wall visible from West 108th Street and above adjoining yards on Riverside Drive; architectural details return around building corner from primary facade for one bay; rear section of facade contains elaborate terra-cotta ornamentation, including angled oriel, round-arched window enframements, molding around recessed round-arched loggia, and around dormer windows; panelized faux-Spanish-tile roof

332-338 West 108th Street

See 355 Riverside Drive

WEST 108TH STREET, NORTH SIDE (ODD NUMBERS)

317 West 108th Street

Borough of Manhattan Tax Map Block 1893, Lot 12

Date: 1899 (NB 136-1899)

Architect/Builder: Thomas Graham

Original Owner: William Van Wyck Graham

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: Fifth-story round-headed sash

Significant Architectural Features: Smooth ashlar limestone base and grey brick upper stories; short stair leads to entrance in left bay featuring molded enframement; two-story, full width angled oriel above ground floor with vegetal-ornamented underside; second and third stories feature keystone window openings with radiating terra-cotta lintels; beltcourses between stories, stone railing above oriel; fourth-story windows with unified enframement featuring molded lintel with cartouche; round-arched, arcaded fifth-story window openings; historic wood one-over-one double-hung windows; modillioned cornice

Alterations: Frames for storm windows installed

Building Notes: Built as part of a row of seven dwellings at 317 to 329 West 108th Street; illustration of the row appears in the *Real Estate Record and Guide* 64:676 (November 4, 1899)

South Facade: Designed (historic, painted)

Stoop: Historic stoop (historic gate under stoop)

Door(s): Replaced primary door

Windows: Historic (upper stories); historic (basement)

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Historic iron fence with stone curb

Areaway Paving Material: Concrete with concrete stairs to basement

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall

319 West 108th Street

Borough of Manhattan Tax Map Block 1893, Lot 111

Date: 1899 (NB 136-1899)
Architect/Builder: Thomas Graham
Original Owner: William Van Wyck Graham
Type: Row house
Style: Renaissance Revival
Stories: 5
Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Smooth ashlar limestone base with segmental-arched openings; grey brick upper stories; short stair leads to segmental-arched entrance in right bay; iron-and-glass single-leaf door with transom; two-story, full width rounded oriel above ground floor with vegetal-ornamented underside; central second-story window with terra-cotta broken pediment lintel on scrolled brackets; beltcourses between stories; fourth-story windows with unified enframing featuring columns, molded lintel, and round pediment with roundel; fifth-story features central rectangular window openings with molded lintel flanked by round-arched windows with keystone enframements; modillioned cornice

Building Notes: Built as part of a row of seven dwellings at 317 to 329 West 108th Street; illustration of the row appears in the *Real Estate Record and Guide* 64:676 (November 4, 1899)

South Facade: Designed (historic)
Stoop: Historic stoop (historic gate under stoop)
Door(s): Historic primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Historic (upper stories); historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Historic iron fence with stone curb
Areaway Paving Material: Concrete with concrete stairs to basement

321 West 108th Street

Borough of Manhattan Tax Map Block 1893, Lot 11

Date: 1899 (NB 136-1899)

Architect/Builder: Thomas Graham

Original Owner: William Van Wyck Graham

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: Fifth-story round-headed sash

Significant Architectural Features: Smooth ashlar limestone base with grey brick upper stories; short stair leads to central entrance flanked by windows; iron-and-glass single-leaf door with transom; two-story, full width angled oriel above ground floor supported on scrolled brackets; second and third stories feature keystone window openings with radiating lintels; beltcourses between stories; fourth- and fifth-story windows with unified enframing featuring piers, frieze, quoins, and cartouche; historic wood one-over-one double-hung windows; modillioned cornice

Building Notes: Built as part of a row of seven dwellings at 317 to 329 West 108th Street; illustration of the row appears in the *Real Estate Record and Guide* 64:676 (November 4, 1899)

South Facade: Designed (historic)

Stoop: Historic stoop (gate under stoop - replaced)

Door(s): Historic primary door

Windows: Historic (upper stories); historic (basement)

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Historic iron fence with stone curb

Areaway Paving Material: Concrete with concrete stairs to basement

323 West 108th Street

Borough of Manhattan Tax Map Block 1893, Lot 10

Date: 1899 (NB 136-1899)

Architect/Builder: Thomas Graham

Original Owner: William Van Wyck Graham

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: Fifth-story round-headed sash

Significant Architectural Features: Smooth ashlar limestone base with grey brick upper stories; short stair leads to round-arched entrance in left bay, featuring elaborate hood with cartouche, vegetal ornament, and scrolled brackets; modillioned cornice above ground floor windows; upper stories feature window openings with full terra-cotta enframements; beltcourses between stories; paired second- and third-story windows with unified enframement featuring columns, piers, and ornamented spandrel; arcaded, round-arched fifth-story window openings; historic wood one-over-one double-hung windows; modillioned cornice

Building Notes: Built as part of a row of seven dwellings at 317 to 329 West 108th Street; illustration of the row appears in the *Real Estate Record and Guide* 64:676 (November 4, 1899)

South Facade: Designed (historic)

Stoop: Historic

Door(s): Replaced primary door

Windows: Historic (upper stories); historic (basement)

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Non-historic iron fence with stone curb

Areaway Paving Material: Concrete with concrete stairs to basement

325 West 108th Street

Borough of Manhattan Tax Map Block 1893, Lot 9

Date: 1899 (NB 136-1899)

Architect/Builder: Thomas Graham

Original Owner: William Van Wyck Graham

Type: Row house

Style: Renaissance Revival

Stories: 5

Material(s): Brick; limestone; terra cotta

Special Windows: Fifth-story round-headed sash

Decorative Metal Work: Second-story balcony railing

Significant Architectural Features: Grey brick upper stories with limestone quoins; second-story balcony supported by brackets, enclosed with iron railing, with projecting portico featuring columns supporting an entablature and third-story balustrade; upper stories feature full terra-cotta window enframements, some with pediments, cartouches, or keystones; beltcourses between stories; flanking fifth-story round-arched windows; historic wood windows, six-over-six double-hung at second story, one-over-one double-hung in upper stories; modillioned cornice

Alterations: Ground floor rebuilt with brick infill; second-story transoms filled in

Building Notes: Built as part of a row of seven dwellings at 317 to 329 West 108th Street; illustration of the row appears in the *Real Estate Record and Guide* 64:676 (November 4, 1899)

South Facade: Designed (historic)
Stoop: Removed
Door(s): Replaced primary door
Windows: Historic
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite

329 West 108th Street (aka 327-329 West 108th Street)
Borough of Manhattan Tax Map Block 1893, Lot 6

Date: 1899 (NB 136-1899)
Architect/Builder: Thomas Graham
Original Owner: William Van Wyck Graham
Type: Row house
Style: Beaux Arts with alterations
Stories: 6 and penthouse
Material(s): Brick; limestone

Decorative Metal Work: Oval windows with radiating leading flanking entrance

Significant Architectural Features: Left building (no. 329): smooth ashlar limestone base with red brick upper stories; three-story rounded in left bay, two-story angled oriel in right bay; short stair with stone knee wall leads to primary entrance, which features portico with columns and entablature with wreath ornament; iron-and-glass double-leaf door with transom; entrance flanked by oval windows with radiating leaded glazing and molded surrounds with cartouches; rounded bay features molded limestone window enframements, angled oriel with terra-cotta piers, keystone window lintels, and topped with terra-cotta cornice; beltcourses between stories; fourth story feature windows grouped under unified enframements with ornamented piers, columns, and cartouche ornament; modillioned cornice; fifth-story dormers with triangular pediments. Right building (no. 327): similar to no. 329; three-story rounded bay; rusticated limestone base; second story features limestone balconette supported on scrolled brackets, broken-pediment terra-cotta window surround; and limestone roundel ornament with cherub and cartouche; third and fourth stories feature limestone niche, ornate window enframements, and spandrel with high-relief angel sculpture

Alterations: Rooftop addition, fifth-story mansard roof largely altered, retaining dormers, sixth story and penthouse added; entrance in right building, the former no. 327, converted to window

Building Notes: Originally two double-width row houses, now combined into one structure on one tax lot (condo conversion in 1983); built as part of a row of seven dwellings at 317 to 329 West 108th Street; illustration of the row, showing original mansard roof on nos. 327 and 329, appears in the *Real Estate Record and Guide* 64:676 (November 4, 1899)

South Facade: Designed (historic, ground floor painted)
Stoop: Resurfaced
Door(s): Historic primary door
Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Historic (upper stories); historic (basement)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite
Areaway Wall/Fence Materials: Non-historic iron fence with stone curb
Areaway Paving Material: Concrete with concrete steps to basement

West Facade: Designed (historic) (partially visible)
Facade Notes: Fully articulated side facade; two two-story angled oriel windows; ground-floor window openings with keystone lintels, upper stories with full enframements; fourth-story round-arched window openings; modillioned cornice

331-339 West 108th Street

See 360 Riverside Drive

WEST END AVENUE, EAST SIDE (ODD NUMBERS)

711 West End Avenue (aka 701-711 West End Avenue; 301-309 West 94th Street- 300-306 West 95th Street)

Borough of Manhattan Tax Map Block 1253, Lot 21

Date: 1950-52 (NB 159-1950)
Architect/Builder: Horace Ginsbern Assoc.
Original Owner: Primrose Associates, Inc.
Type: Apartment building
Style: None
Stories: 6
Material(s): Brick

Alterations: Basement window replaced with vent; marquee; cables, signage; lights; conduits; intercom; vents at roof; cellular phone antennas
Site Features: Planting beds; brick wall with cast-stone cap with metal spikes; fence; fire suppression pipes

East Facade: Designed (historic, repointed)
Door(s): Possibly historic primary door; possibly historic doors at professional offices
Windows: Replaced (upper stories); mixed (basement)
Security Grilles: Mixed (upper stories)
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Brick; cast-stone; metal
Areaway Paving Material: Concrete

North Facade: Designed (historic)
Facade Notes: Similar to primary facade; brick repointed; fire escapes and railings; garage entrance; metal service doors; diamond plate sill at westernmost door; windows mixed; signage; vents; grilles; lights with conduits Site: concrete sidewalk; stone curb with cut

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; brick, repointed; windows at basement with metal mesh grilles; possibly historic fire escapes and railings; garage entrance; metal service doors; windows mixed; cellular phone antennas Site: one-story wall across areaway with metal fence partially reinforced with panels and diamond plate door; concrete sidewalk; stone curb

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

Facade Notes: Brick; coped; light court with chamfered corners, repointed; vents in light court; corner windows; possibly historic fire escapes

735 West End Avenue (aka 721-735 West End Avenue; 301-309 West 95th Street; 300-318 West 96th Street)

Borough of Manhattan Tax Map Block 1253, Lot 65

Building Name: P. S. 75; Emily Dickenson School

Date: 1948-50 (NB 236-1948)

Architect/Builder: Eric Kebbon

Original Owner: City of New York Board of Education

Type: Institutional

Style: None

Stories: 3

Material(s): Brick

Alterations: Wires; mural at entrance; display box; grille altered for air conditioner; lights; antenna

Building Notes: H-shaped plan with courtyards on the north and south sides. An older metal plaque by the main entrance reads "Office of District Superintendent and Meeting Room Local School Board." The school was built as part of the Board of Education plan in the post-war era to improve the school facilities between West 59th and West 110th Streets. Originally called Public School 93, it replaced the 1891 school building at West 93rd Street and Amsterdam Avenue. When the school opened on September 11, 1950, it had been renumbered Public School 75. (Reference(s): Benjamin Fine, "School Building Program Started on West Side to Cost \$15,000,000," *New York Times*, December 23, 1948, 1)

Site Features: Landscaped areaway; metal fence; sign; notice board

East Facade: Designed (historic, painted, patched, repointed)

Stoop: Historic

Door(s): Possibly historic primary door

Windows: Mixed

Security Grilles: Possibly historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Metal

North Facade: Designed (historic)

Facade Notes: Entrances with windows above set within cast-stone surrounds; brick, painted, repointed and patched; accessibility ramp; doors and part of surround painted; non-historic lights with conduits; windows replaced; grilles; pipe on roof Site: fence around planting beds; metal fence (with additional metal work) and brick posts across landscaped courtyard; fence with brick posts altered with chain-link gates on west; concrete sidewalk; stone curb with cut at driveway

South Facade: Designed (historic)

Facade Notes: East wing entrance and windows above set within cast-stone surround, door and part of surround painted; west wing windows with cast-stone surround and decorative grille; service doors with full surrounds; brick, patched, repointed, and painted; mural attached to west wing; non-historic lights with conduits; windows replaced; door painted; grilles, some altered for air conditioners; signage Site: fence around areaway; play area with fence and brick posts; playground equipment; pergola with corrugated roof, benches and tables; basketball hoop; planters; non-historic metal gate and concrete walkway in courtyard; fence and gate on west; concrete sidewalk and stone curb

West Facade: Designed (historic)

Facade Notes: Brick, patched, repointed; non-historic lights with conduits; windows replaced; grilles, some altered for air conditioners; asphalt paved parking area on north; chain-link fence with lights on west property line; staircases with metal railings and concrete walkway between West 95th and West 96th Streets.

737-739 West End Avenue

See 301 West 96th Street

741 West End Avenue (aka 741-745 West End Avenue)

Borough of Manhattan Tax Map Block 1887, Lot 16

Date: 1927 (NB 105-1927)

Architect/Builder: J. M. Felson

Original Owner: 741 West End Ave. Corp.

Type: Tenement

Style: Neo-Classical

Stories: 6

Material(s): Brick; stone

Decorative Metal Work: Possibly historic fire escapes; metal-and-glass door and transom; half grilles

Significant Architectural Features: Quoins at first story; arched-entrance with keyed surround and cable molding; possibly historic metal-and-glass door; windows at second story with brick surrounds and terra-cotta sill course; windows at sixth floor with round-arched brick surrounds and decorative tympana; molded band course below stepped parapet

Alterations: Marquee; lights; intercom; remote utility meter; wires; non-historic grille altered for air conditioner; louvered vents at basement, one with mesh

Site Features: Metal mesh enclosure at basement entrance

East Facade: Designed (historic, painted, patched)
Door(s): Possibly historic primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Mixed (upper stories)
Sidewalk Material(s): Concrete
Curb Material(s): Stone

South Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; clay coping

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; clay-tile coping; segmental-arched windows; fire escapes; windows replaced; bulkhead on roof

749 West End Avenue (aka 747-751 West End Avenue)
Borough of Manhattan Tax Map Block 1887, Lot 19

Date: 1911-12 (NB 578-1911)
Architect/Builder: Rouse & Goldstone
Original Owner: 749 West End Co.
Type: Apartment building
Style: Renaissance Revival
Stories: 12
Material(s): Brick; stone; terra cotta

Significant Architectural Features: Rusticated stone base topped by cornice with mutules, rosettes and foliate decoration; entrance surround incorporating balustraded balcony; windows at first story with cartouches; window above entrance with full surround and cartouche; windows at third through ninth story with brick surrounds; decorated cornice with cartouches at 10th story; two-story piers at 10th and 11th stories with terra-cotta plaques; terra-cotta spandrels; arcade at 12th story with engaged columns, decorative piers and shields and cartouches

Alterations: Basement windows infilled; marquee; lights; keypad; remote utility meter

Building Notes: The historic cornice has been restored.

Site Features: Pipe; siamese connection through basement window

East Facade: Designed (historic, repointed)
Door(s): Possibly historic primary door; secondary door replaced
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone

South Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, patched, repointed; clay-tile coping; chimney and bulkhead on roof; windows replaced, one altered; non-historic grilles

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

Facade Notes: Brick, patched, repointed; clay-tile coping; windows replaced; inset bay windows; water tank and metal supports on roof; fire escape

755 West End Avenue (aka 755-759 West End Avenue; 300-304 West 97th Street)

Borough of Manhattan Tax Map Block 1887, Lot 22

Date: 1924-25 (NB 438-1924)

Architect/Builder: Rosario Candela

Original Owner: West End-97th St. Corp.

Type: Apartment building

Style: Colonial Revival with alterations

Stories: 15

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Entrance with full surround and broken scroll pediment; large windows at first and second story paired in surround with fluted pilasters; single windows at first story with decorative tympana and stone or cast-stone imposts and keystones; band course with rosettes and urns above second story; windows at third and fifth stories with terra-cotta lintels; lintel courses incorporating decorative lintels at 12th and 15th stories; band course incorporating balustraded spandrels at 14th story; rusticated brickwork at 14th and 15th stories; two-story surrounds at 14th and 15th stories with decorative terra-cotta spandrels and tympana; terra-cotta spandrels and lintel course at 15th story; decorative swags and cartouches below parapet; piers with railings and scrolled brackets on parapet

Alterations: Balconettes removed, balustrades reset flush with wall; marquee

East Facade: Designed (historic, painted, patched, repointed)

Door(s): Possibly historic primary door

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

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

Sidewalk Material(s): Concrete

Curb Material(s): Stone

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; emergency exit with granite stoop and cheek walls; metal door with decorative iron work; possibly historic grilles at first story and basement, one at basement with metal mesh; brickwork patched and repointed; stonework painted; windows replaced; balconettes removed, balustrades reset flush with wall; siamese hose connection; camera; light; remote utility meter; possibly historic metal fence and gate on stone curb across service alley, bell on gate Site: concrete sidewalk; stone curb

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

Facade Notes: Yellow brick, patched; windows replaced; water tank on metal support; pipes; railing

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

Facade Notes: Yellow brick, patched; fire escape; brick and glass bulkheads on roof; railing in parapet; windows replaced; conduits; non-historic grille altered for air conditioner

771 West End Avenue (aka 301 West 97th Street)

Borough of Manhattan Tax Map Block 1887, Lot 50

Date: 1914-15 (NB 312-1914)

Architect/Builder: Schwartz & Gross

Original Owner: Princeton Construction Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 12

Material(s): Brick; stone; terra cotta

Significant Architectural Features: H-plan; stone base; piers with terra-cotta molding at first and second stories; terra-cotta panels at third story; terra-cotta stringcourses; bracketed terra-cotta sills; terra-cotta balconies with foliate brackets; paneled band course and modillioned cornice at 10th story; two-story piers at 11th and 12th stories and denticulated wall cornice; partially designed central entrance court: classically decorated entrance pavilion; brick band courses and terra-cotta stringcourses; bracketed sills; some historic nine-over-one windows; railings in parapet

Alterations: Basement window infilled; marquee; lights; half grilles; spigot; vent in wall of light

Site Features: Concrete paved entrance court; siamese standpipe; wood planters in light court; possibly historic gate at service alley

East Facade: Designed (historic, patched)

Door(s): Possibly historic primary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

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

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

Facade Notes: Yellow brick, patched; segmental-arched windows at first story; brick lintels; windows replaced; water tank; railing at roof; metal gate at basement

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; windows replaced; service entrance with stone stoop, non-historic railing, light, and metal gate; camera; possibly historic grilles at basement, one altered for air conditioner; entrance with granite step and cheek walls, denticulated transom bar and possibly historic six-light transom, and non-historic door; remote utility meter Site: gooseneck pipe; moveable planters; concrete sidewalk; stone curb

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

Facade Notes: Yellow brick, patched; windows replaced

777 West End Avenue (aka 300 West 98th Street)

Borough of Manhattan Tax Map Block 1887, Lot 58

Building Name: The Strafford (original name)

Date: 1910-11 (NB 541-1910)

Architect/Builder: Schwartz & Gross

Original Owner: Salisbury Realty Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 12

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Stone base; Flemish-bond brickwork with burnt headers; granite steps and cheek walls at entrance; band course with corbels over entrance; entrance with foliate molding; windows at third story with keyed surrounds; terra-cotta band course with leaf-and-tongue molding above windows of outer bays at third story; windows at fourth through ninth, and 11th stories with keystones; windows at 10th story with sill course and molded cornice supported by scrolled brackets with swags; two-story piers with terra-cotta panels capped by scrolled brackets with swags; decorative terra-cotta lintel incorporating cartouches, pendants, and tympana with coquillage at 12th story; copper cornice

Alterations: Base partially painted; windows of eastern- and westernmost bays reconfigured; basement windows infilled; one possibly historic grille at basement reinforced with metal mesh; marquee; mirror; hanging sign with bracket; pipe and siamese standpipe at basement windows; remote utility meter; lights; thermometer

Building Notes: Entrance on West 98th Street. An image from 1913 shows multiple metal balconies, a stoop and cantilevered marquee, these were removed by the time of the 1939-40 tax photograph. Windows in the corner bays were originally triple windows.

Site Features: Metal fence across service alley with possibly historic gate with additional metalwork and metal mesh

North Facade: Designed (historic, painted, repointed)

Door(s): Possibly historic primary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

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

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

East Facade: Designed (historic)

Facade Notes: Similar to primary facade; lintels altered and keystones removed at northernmost bay; brick repointed and patched, base partially painted; windows replaced, those of southernmost and northernmost bays reconfigured; basement windows infilled; non-historic grilles; remote utility meter Site: concrete sidewalk; stone curb

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

Facade Notes: Red and yellow Flemish-bond brickwork; brick repointed; tile coping; door; lights; cables; stone or terra-cotta sills; center bay of windows segmental-arched with brick lintels; windows replaced Site: concrete-paved service alley; concrete staircase with metal railing

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

Facade Notes: Brick; clay-tile coping

785 West End Avenue (aka 779-787 West End Avenue; 301-303 West 98th Street)
Borough of Manhattan Tax Map Block 1888, Lot 15

Building Name: The Envoy

Date: 1926-27 (NB 218-1926)

Architect/Builder: Lucian Pisciotta

Original Owner: S. S. & L. P. Corp.

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 16

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Stone base, brick upper stories; rusticated at corners; entrance with Corinthian pilasters supporting an entablature with foliate decorated frieze; door surround with rosettes; windows at second and third stories paired with terra-cotta surround and decorative spandrel; swag decorated cornice at third story; windows at fourth story with molded surround and lintel and swag-decorated frieze; terra-cotta sill course at 15th story

Alterations: Cornice removed; basement windows infilled; siamese connection; pipe on roof; grilles altered for air conditioners; marquee; lights with conduits; remote utility meter

Building Notes: The entrance is on West 98th Street.

Site Features: Metal fence and gate across service alley

South Facade: Designed (historic, painted, patched)

Door(s): Replaced primary door

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

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Concrete; metal edge at corner

East Facade: Designed (historic)

Facade Notes: Similar to primary facade; windows mixed, some possibly historic six-over six sash; non-historic grilles, one altered for air conditioner; base painted; house number attached at corner; cornice removed; brick patched at parapet; pipes on roof; perforated vent; siamese hose connection Site: metal non-historic fence and gate across service alley; concrete sidewalk; stone curb

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

Facade Notes: Brick, patched at roofline; terra-cotta sills; windows replaced; non-historic grille; water tank on metal support

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

Facade Notes: Brick, patched; windows replaced; window grilles; pipes on roof and at basement; conduits; lights; entrance with cheek walls at basement; corrugated door hood Site: concrete-paved areaway; metal ramp with pipe rail; shed

789 West End Avenue (aka 300-302 West 99th Street)

Borough of Manhattan Tax Map Block 1888, Lot 25

Date: 1915-16 (NB 295-1915)

Architect/Builder: Neville & Bagge

Original Owner: 789 West End Avenue, Inc.

Type: Apartment building

Style: Renaissance Revival

Stories: 13

Material(s): Brick; stone; terra cotta

Significant Architectural Features: Rusticated stone base; two-story fluted pilasters with foliate capitals and carved spandrel panels at second and third and 11th and 12th stories; band course with rosettes, wreathes, fluting and corbels below the 11th story; triple window at 11th story with full surround, brackets and pediment; corner windows at 11th story with eared surrounds, keystones and projecting lintels; shallow modillioned cornice with decorated frieze; possibly historic railings at secondary entrance

Alterations: Facade heavily repaired and patched; surround of windows above entrance replaced; parapet removed, replaced by metal fence; marquee with mirrors; entrance on south corner reconfigured as window; pipes on roof; remote utility meter; electrical outlet; siamese connection; vent

Building Notes: The building originally had a balcony above the entrance and a balustraded parapet with urns. The balcony may possibly have been removed by the time of the 1939-40 tax photo, the parapet by 1985.

Site Features: Stairs to secondary entrance; pipe; siamese standpipe

East Facade: Designed (historic, painted, patched, repointed, altered)

Door(s): Replaced primary door; possibly historic secondary entrance door

Windows: Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

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

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; patched; windows replaced at upper stories, mixed windows at basement; grilles mixed, all reinforced with metal mesh; lights with conduits; siamese connection Site: gate at service alley reinforced with barbed wire

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

Facade Notes: Brick, red at return with stringcourses; yellow brick at rear; patched at lintels, corner, and parapet; windows replaced; conduits; deck with trellis and corrugated fiberglass awning and metal railing at first story; bulkhead, metal platform and water tank on roof

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

Facade Notes: Yellow brick, patched; fire escapes; terra-cotta sills; non-historic grilles at basement; pipes; lights with conduits; camera Site: concrete-paved service alley; diamond plate ramp

801 West End Avenue (aka 301 West 99th Street)

Borough of Manhattan Tax Map Block 1888, Lot 67

Building Name: Bennington Corners

Date: 1910-11 (NB 5-1910)

Architect/Builder: Neville & Bagge

Original Owner: Guide Realty Co.

Type: Apartment building

Style: Beaux Arts

Stories: 12 and basement

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Copper balcony at cornice; possibly historic torchères at entrance; possibly historic fences

Significant Architectural Features: Stone base, rusticated at third story; columned entrance surround with entablature; balconies with balustrades or openwork walls supported on scrolled brackets; Greek key molding at third story; windows with flared white brick or decorated, eared terra-cotta lintels on fourth through eighth stories; windows at ninth story with eared lintels with elaborate decorative overlay; band course above 10th story; windows at 10th through 12th story with terra-cotta surrounds, carved spandrels at 12th story; stepped parapet with copper balcony and frieze with roundels; high relief plaques with peacocks and pendants at corners, smaller plaques across front at openings in the parapet wall

Alterations: Non-historic hand rails at stoop; metal mesh grilles at basement; marquee; plaque; remote utility meter; siamese connection; sign; spigot

Building Notes: One of a pair of apartment houses known collectively as Bennington Corners. The entablature of the entrance may once have had a railing. At time of designation, parapet and facade repair continues, the building is shrouded in netting, the copper balcony at the cornice is not visible.

Site Features: Possibly historic pipe railing with stone posts; areaway decked over and paved with concrete

East Facade: Designed (historic, painted)

Stoop: Possibly historic

Door(s): Historic primary door

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

Security Grilles: Not historic (basement)
Sidewalk Material(s): Concrete
Curb Material(s): Stone; concrete with metal edge at corner

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged, patched; stone lintels and sills; windows replaced

South Facade: Designed (historic)
Facade Notes: Two pavilions with light court; similar to primary facade; brick repointed; fifth-story balconies removed; windows mixed, some possibly historic windows at basement; possibly historic fence across light court; spigot; some grilles altered with mesh Site: pipe railing with stone posts; altered possibly historic gate at areaway on west; concrete sidewalk; concrete curb with metal edge

West Facade: Not designed (historic) (partially visible)
Facade Notes: Yellow brick, except at return; stone lintels and sills; windows replaced; vents; lights; conduits; non-historic grilles altered for air conditioners; pipe; metal chimney

817 West End Avenue (aka 815-817 West End Avenue; 300-304 West 100th Street)
Borough of Manhattan Tax Map Block 1888, Lot 7503

Building Name: Bennington Corners
Date: 1909-10 (NB 772-1909)
Architect/Builder: Neville & Bagge
Original Owner: Guide Realty Co.
Type: Apartment building
Style: Beaux Arts
Stories: 12
Material(s): Brick; stone; terra cotta

Decorative Metal Work: Historic metal-and-glass door and transom; possibly historic fence at stoop

Significant Architectural Features: Stone base, rusticated at third story; granite stoop; two-story columned entrance surround with entablature; round-arched entrance, high-relief decoration in spandrels, carved mullions in window above door; balconies with balustrades or openwork walls supported on scrolled brackets; Greek key molding at third story; windows with flared white brick or decorated terra-cotta lintels on fourth through eighth stories; windows at ninth story with lintels with elaborate decoration; cornice above 10th story; windows at 10th through 12th stories with terra-cotta surrounds, carved spandrels at 12th story; brick and terra-cotta parapet with frieze with roundels, high-relief plaques with peacocks and pendants at corners, smaller plaques across front at openings in the parapet wall

Alterations: Decorative openings in parapet partially replaced; copper balcony removed; grilles at basement reinforced with metal mesh; lights; non-historic stoop railings; siamese hose connection

Building Notes: One of pair of apartments known collectively as the Bennington Corners. Originally lot number 74, it is now condo lots 1101-1177.

Site Features: Pipe railing with stone posts; gooseneck pipe; areaway decked over and concrete-paved

East Facade: Designed (historic, repointed)

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; concrete with metal edge at corner

North Facade: Designed (historic)

Facade Notes: Two pavilions with designed light court; facade similar to primary facade; windows replaced (except basement); non-historic grilles; remote utility meter; light court: brick basement; upper brick facade repointed, patched, parged; two doors at basement; lintels on east and south side of court flared brick, except terra-cotta at 12th story; west side of court terra-cotta; cables, conduits and leaders in court; plaque at parapet partially removed Site: pipe railing with stone posts; metal fence across concrete-paved light court; concrete steps to service entrance with pipe railing; reinforced, possibly historic fence and gate across service alley; pipe; concrete sidewalk and stone curb

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

Facade Notes: Brick; stone lintels and sills; windows replaced

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

Facade Notes: Yellow brick except at return; windows replaced, window at basement infilled; lights; conduits; junction box Site: concrete-paved areaway; diamond plate staircase with metal railing

825 West End Avenue (aka 823-829 West End Avenue; 301 West 100th Street)

Borough of Manhattan Tax Map Block 1889, Lot 7501

Date: 1927-28 (NB 427-1927)

Architect/Builder: Emery Roth

Original Owner: 825 West End Ave. Corp.

Type: Apartment building

Style: Neo-Classical

Stories: 15 and penthouse

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Possibly historic lights

Significant Architectural Features: Granite water table; stone entrance surround; possibly historic transom at entrance; granite steps at secondary entrance; raised brick spandrel panels, those at second, third and 15th stories with rosettes; terra-cotta cornices at fourth (with foliate frieze) and 14th stories; stepped parapet with cartouches

Alterations: Marquee; awning; vents; camera; siamese hose connection; signage

Building Notes: Originally lot 17, now condo lots 1001-1107

East Facade: Designed (historic, patched, repointed)
Door(s): Replaced primary door; replaced secondary door
Windows: Replaced
Sidewalk Material(s): Concrete
Curb Material(s): Stone; concrete at corner

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged, patched; light court; windows replaced; vents; chimney; water tank; pipes on roof

South Facade: Designed (historic)
Facade Notes: Similar to primary facade; brick repointed and patched; doors replaced; windows replaced; non-historic grilles, two altered for air conditioners; camera; siamese connection; remote utility meters; pipe; spigot Site: grilles; concrete sidewalk; stone curb; possibly historic fence and gate reinforced with barbed wire across service alley

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, patched; windows replaced; non-historic grilles, altered for air conditioner; through-wall air conditioner; light with conduit; conduits; pipes; water tank Site: concrete paved service alley; diamond plate staircase with non-historic railing

839 West End Avenue (aka 831-839 West End Avenue; 300-308 West 101st Street)
Borough of Manhattan Tax Map Block 1889, Lot 22

Date: 1901-02 (NB 493-1901)
Architect/Builder: George F. Pelham
Original Owner: Elias Kempner
Type: Flats building
Style: Renaissance Revival
Stories: 7
Material(s): Brick; limestone

Special Windows: Possibly historic multi-light window at basement
Decorative Metal Work: Metal-and-glass door and transom; historic fire escapes
Significant Architectural Features: Rusticated stone base incorporating balustraded archway at light court; quoins; two-story entrance surround with rusticated piers and scrolled brackets with pendants supporting a balcony; carved door surround with olive branch motif, segmental pediment and cartouche; cartouche and pendant at windows above entrance; balustraded balconies at fourth story; six-story rounded and bowed bays with carved bases; band course and banding at seventh story; windows at first and second stories with scrolled keystones and decorated mullions; windows at third through sixth story with flared lintels some with scrolled keystones; round-arched and segmental-arched windows at seventh story with cartouche; deep modillioned cornice with fluted frieze; simple stone sills and lintels in light court; historic fire escapes

Alterations: Brick patched and repointed; stoop railings; basement window infilled; spigot; cables; junction box

Building Notes: Single building with three light courts.

Site Features: Fence and gates in two styles, both may be historic; cables along interior of areaway wall; possibly historic gate at areaway; curb incorporated into sidewalk on north side

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

Stoop: Replaced

Door(s): Historic primary door

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

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

East Facade: Designed (historic)

Facade Notes: Similar to main facade with two light courts; brick patched at corner, repointed and parged in light courts; simple stone lintels and sills in light courts; windows replaced, some basement windows infilled; non-historic grilles, some altered for air conditioners; historic fire escapes; house number on wall at corner; camera with conduit; wires and cables; non-historic basement doors Site: possibly historic metal fence; planting beds and brick planters; trellises; concrete ramp to basement with pipe railing (southern light court); indoor/outdoor carpet and staircase with metal railing, carved consoles decorate cheek walls (northern light court); concrete sidewalk; stone curb

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

Facade Notes: Brick, repointed; stone sills and lintels; windows replaced; cornice at return; cables; conduits; fire escape

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

Facade Notes: Brick, repointed; clay-tile coping; stone sills and lintels; windows replaced; non-historic grille; lattice fence at roof; dish antenna; wires; cables

845 West End Avenue (aka 841-849 West End Avenue; 301-311 West 101st Street)

Borough of Manhattan Tax Map Block 1889, Lot 7502

Date: 1925-26 (NB 526-1925)

Architect/Builder: Schwartz & Gross

Original Owner: 845 West End Avenue Co.

Type: Apartment building

Style: Colonial Revival

Stories: 15

Material(s): Brick; terra cotta

Decorative Metal Work: Possibly historic metal-and-glass doors; possibly historic lights
Significant Architectural Features: Stone base; upper stories brick with quoins; entrance surround with fluted pilasters and frieze decorated with swags and wheels; double window above door with eared surround segmental-arched pediment with urn, and cornucopia; bas relief terra-cotta spandrels at third story; terra-cotta stringcourses; windows with flared lintels at fourth story; windows paired at 11th and 12th stories with fluted pilasters and bas relief spandrel panels; modillioned cornice
Alterations: Cameras with conduit; marquee; non-historic grille, altered for air conditioner; siamese connection; remotes utility meters; spigot
Building Notes: Originally lot 55, now condominium lots 1201-1289.
Site Features: Siamese hydrant; grilles

East Facade: Designed (historic, patched, repointed)
Door(s): Possibly historic primary door
Windows: Replaced
Security Grilles: Not historic (upper stories)
Cornice: Possibly historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone; concrete with metal edge at corner

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, patched and parged; chimney; windows replaced; water tank at rear; pipe

South Facade: Designed (historic)
Facade Notes: Similar to primary facade; repointed, patched, base painted; windows replaced; mixed grilles, some altered for air conditioners; shallow stoop, painted; non-historic door; light; camera; through-wall air conditioners Site: metal fence and gate, with solid panels, across service alley; diamond plate hatch; metal vent; concrete sidewalk and concrete curb with metal edge

West Facade: Partially designed (historic) (partially visible)
Facade Notes: Red brick with quoins and moldings extends one full bay at the return, cornice and stringcourses only at return; yellow brick; stone sills; facade patched and repointed; windows replaced; light and camera with conduits

851 West End Avenue

Borough of Manhattan Tax Map Block 1889, Lot 60

Building Name: Latona Hall
Date: 1904-05 (NB 597-1904)
Architect/Builder: Neville & Bagge
Original Owner: James H. Havens
Type: Tenement
Style: Renaissance Revival
Stories: 6
Material(s): Ironspot Roman brick; stone

Decorative Metal Work: Historic fire escape; possibly historic stoop railings
Significant Architectural Features: Possibly historic cheek walls at stoop; entrance surround with fluted pilasters, foliate capitals supporting an entablature with building name; upper stories brick with brick quoins through fifth story and banding at sixth story; windows with flared lintels with keystones second through fifth stories, windows at sixth story with simple lintels; metal cornice with frieze with decorated panels
Alterations: First story painted; non-historic metal gate with mesh at basement; cornice partially repaired; wires; lights with conduits; doorbells; remote utility meter
Site Features: Possibly historic fence; diamond plate staircase with pipe railing

East Facade: Designed (historic, painted)
Stoop: Replaced stoop (gate under stoop - replaced)
Door(s): Possibly historic primary door
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: Metal; concrete
Areaway Paving Material: Concrete

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; cables; conduit

855 West End Avenue (aka 853-855 West End Avenue; 300 West 102nd Street)
Borough of Manhattan Tax Map Block 1889, Lot 61

Date: 1895-96 (NB 2080-1895)
Architect/Builder: William Horatio Day
Original Owner: Margaret J. Mace
Type: Flats building
Style: Colonial Revival with alterations
Stories: 8 and basement
Material(s): Brick

Decorative Metal Work: Non-historic balconettes
Significant Architectural Features: Flemish-bond brickwork; entrance surround with possibly historic sidelights and broken scroll pediment; terra-cotta plaque; round-arched windows at seventh story with keystones
Alterations: Stoop walls altered; metal railings replaced; first and eighth stories painted; balconies replaced; parapet removed; non-historic cornice; finial of pediment missing; awning; lights; postal release box; intercom
Site Features: Painted wall with non-historic fence

East Facade: Designed (historic, painted, patched)
Stoop: Resurfaced
Door(s): Replaced primary door

Windows: Replaced
Cornice: Not historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone; concrete with metal edge at corner
Areaway Wall/Fence Materials: Masonry; metal
Areaway Paving Material: Concrete

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; brick basement; entrance with brick stoop; possibly historic fire escape; doors at basement and first story replaced; storm door at first story; non-historic railings; non-historic fence; wires; leader; windows replaced; non-historic grilles at basement altered for air conditioners; first and eighth stories painted; brick repointed and patched; light; pipes Site: diamond plate staircase with metal railing; metal mesh gate with barbed wire across service alley; concrete sidewalk and stone curb

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

Facade Notes: Brick, parged

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

Facade Notes: Brick, patched, repointed, parged; stone lintels and sills; possibly historic fire escapes; windows replaced; non-historic grilles; light with conduit

865 West End Avenue (aka 861-869 West End Avenue; 301-305 West 102nd Street)

Borough of Manhattan Tax Map Block 1890, Lot 15

Date: 1924-25 (NB 599-1924)

Architect/Builder: Rosario Candela

Original Owner: 865 West End Ave. Corp.

Type: Apartment building

Style: Colonial Revival with alterations

Stories: 15

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Possibly historic balconettes at second and fourth stories; metal-and-glass door

Significant Architectural Features: Stone base; columned entrance surround with entablature and broken pediment; windows at second story with flared lintels, single windows set in round-arched openings with terra-cotta or cast-stone imposts and keystones; three-story pilasters at central bays; terra-cotta cornice with decorative frieze above third story; terra-cotta lintels at fourth story; terra-cotta sills fifth through 12th stories; stringcourse incorporating terra-cotta lintels at 11th story; decorative plaques above 11th story; windows of 13th and 14th stories in segmental-arched surrounds; windows at 15th story with full surrounds; terra-cotta cornice

Alterations: Balconies removed; band course at 12th story altered; decorative terra-cotta spandrels and tympana at 13th and 14th stories replaced with white brick; marquee; cameras with conduits

Building Notes: At time of designation there is a sidewalk shed around the perimeter of building, and lintel repair on the 13th-15th stories.

Site Features: Possibly historic fence across service alley altered with metal plate and barbed wire

East Facade: Designed (historic, patched, repointed, altered)

Door(s): Possibly historic primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

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

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

Facade Notes: Brick, red at return; brick patched; windows replaced; non-historic grilles Site: concrete-paved areaway; diamond plate staircase; pipe railing

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; possibly historic balconettes at second story; light court (not designed) with terra-cotta stringcourse at fourth story and cornice; possibly historic metal fence on stone curb across light court; brick patched; band course at 12th story altered by the removal of the balconies; terra-cotta tympana and spandrels at 13th and 14th stories replaced with white brick; windows replaced; mixed grilles, non-historic in light court; siamese connection; remote utility meters; perforated vent Site: concrete-paved light court with metal grille; concrete sidewalk; stone curb

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

Facade Notes: Brick, repointed, replaced at parapet; light court; windows mixed, possibly historic windows in light court; chimney; water tank and metal support; wires

875 West End Avenue (aka 871-879 West End Avenue; 300-306 West 103rd Street)

Borough of Manhattan Tax Map Block 1890, Lot 24

Date: 1923-24 (NB 557-1923)

Architect/Builder: Rosario Candela

Original Owner: 875 West End Ave. Corp.

Type: Apartment building

Style: Renaissance Revival

Stories: 15

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Historic balconette at third story; possibly historic lights; possibly historic metal-and-glass door

Significant Architectural Features: Rusticated base; brick quoins; two-story entrance surround with entablature incorporating round-arched entrance; shield in entablature with the architect's initials; wave-patterned sill course at third story; windows at third story with full surrounds, center pair with rusticated surround; balconette; cornice at fourth story;

band course at 14th story incorporating balustrated balconies; windows at 14th and 15th stories in two-story arcade with terra-cotta surrounds and tympana and brick spandrel panels; copper cornice with modillions, denticulated molding and lions heads
Alterations: Basement window infilled; marquee; possibly historic grilles altered for air conditioners; remote utility meter; siamese connection; camera with conduit; mirrors

East Facade: Designed (historic, patched, repointed)

Door(s): Possibly historic primary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

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

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; brick repointed, patched; non-historic door at service entrance; three styles of grilles, some altered for air conditioners at first story and basement; windows mixed, one small six-over-six window; camera with conduit Site: possibly historic fence around areaway; roll-down gate and fence with barbed wire across service alley; concrete sidewalk; concrete curb with metal edge

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

Facade Notes: Brick, patched, repointed, replaced at roofline; windows mixed

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

Facade Notes: Red brick and stone at return; yellow brick; windows replaced; camera; conduits; water tank on metal support

885 West End Avenue (aka 881-889 West End Avenue; 301 West 103rd Street)

Borough of Manhattan Tax Map Block 1890, Lot 53

Date: 1915 (NB 281-1915)

Architect/Builder: Gaetan Ajello

Original Owner: The 885 West End Avenue Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 13

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Second-story balconettes

Significant Architectural Features: Tripartite composition with three-story base, nine-story middle section, and one-story capital; brick facade with granite watertable, limestone trim; lower stories feature full limestone window enframements with bracketed sills; double-height, three-bay-wide limestone entrance enframement with molded pilasters topped with cartouches and scrolled brackets supporting balconette below third story; second-story windows within entrance enframement feature iron balconettes, the central window segmental-arched; denticulated beltcourse below third story, molded beltcourses

below fourth; upper stories feature bracketed window sills; alternating pattern of terra-cotta window lintels; stone balconette below sixth-story windows, which feature full terra-cotta enframements with cartouche ornament; 12th-story windows with cartouche- and swag-ornamented spandrels; 13th-story windows feature terra-cotta enframements, every other window with stone balconette and round-arched tympanum; modillioned cornice

East Facade: Designed (historic, base painted)

Door(s): Replaced primary door; non-historic door in west 103rd street secondary entrance

Windows: Replaced

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone (West End Avenue); concrete with metal plate (West 103rd Street)

South Facade: Designed (historic)

Facade Notes: Similar to West End Avenue facade; non-historic secondary entrance door; brick spandrels above most ground-floor window openings within limestone enframements, reflecting sloping site

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

Facade Notes: Yellow rick side wall; regular arrangement of window openings

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

Facade Notes: Yellow brick side wall; regular arrangement of window openings; metal stair to sunken concrete yard accessed through historic metal fence

895 West End Avenue (aka 891-899 West End Avenue; 300-302 West 104th Street)

Borough of Manhattan Tax Map Block 1890, Lot 61

Date: 1912 (NB 615-1912)

Architect/Builder: Gaetan Ajello

Original Owner: Michael E. Paterno Realty Company

Type: Apartment building

Style: Renaissance Revival

Stories: 12

Material(s): Brick; limestone

Decorative Metal Work: Iron balconettes

Significant Architectural Features: Tripartite composition with two-story base, nine-story middle section, and one-story capital; rusticated limestone base with granite watertable; double-height segmental-arched entrance enframement with molded pilasters, cartouche keystone, denticulated entablature, and recessed spandrel with cartouche ornament; iron-and-glass double-leaf doors with transoms; lower stories feature bracketed window sills and voussoir lintels; molded beltcourse separates base from brick-clad upper stories; third-story windows feature full limestone enframements with radiating lintels and impost blocks supporting molded beltcourse below fourth-story windows; upper-story windows

with bracketed sills and radiating lintels; every other floor features alternating bays with segmental-arched molded lintels, deeply projecting sills, and iron window guards--fifth- and 12-stories with cartouche ornament; historic casement windows with transoms and divided into three sections by vertical mullions; molded beltcourse separates middle section from top story; 12th story features round-arched window openings; bracketed cornice

East Facade: Designed (historic)

Door(s): Historic primary door

Windows: Historic (upper stories); historic (basement)

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone (West End Avenue); granite (West 104th Street)

North Facade: Designed (historic)

Facade Notes: Similar to West End Avenue facade

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

Facade Notes: Red brick side wall; regular arrangement of window openings; concrete service way and yard accessed through metal fence and gate (possibly historic)

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

Facade Notes: Parged brick side wall; one bay of window openings

905 West End Avenue (aka 901-905 West End Avenue; 301-303 West 104th Street)

Borough of Manhattan Tax Map Block 1891, Lot 7502

Date: 1916 (NB 450-1916)

Architect/Builder: Gaetan Ajello

Original Owner: The 905 West End Avenue Corporation

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 13

Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Tripartite composition with three-story base, eight-story middle section, and two-story capital; brick-clad facade with limestone and terra-cotta trim; granite and limestone watertable; base features double-height limestone entrance enframing with molded piers supporting entablature with cartouche and festoon ornament; lower story window openings with full terra-cotta enframements, some with bracketed entablatures, some with bracketed sills; denticulated beltcourse above second story with rosettes and fleurs-de-lis; molded beltcourses separate base from upper stories; upper stories feature window openings with soldier-brick lintels and bracketed sills; every other story with recessed spandrels; fifth and 12th stories feature some windows with terra-cotta balconettes and full enframements with segmental-arched pediments

supported by brackets; seventh and ninth stories feature some windows with full terra-cotta enframements with molded entablatures; molded beltcourse below 12th story
Alterations: Cornice removed; balconette balustraded railings removed; windows replaced (historically one-over-one double-hung sash)

East Facade: Designed (historic)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Historic (basement)
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Granite

South Facade: Designed (historic)
Facade Notes: Similar to West End Avenue facade; secondary entrance with non-historic door; basement windows with historic iron grilles;

North Facade: Designed (historic) (partially visible)
Facade Notes: Buff brick side wall; regular arrangement of window openings; fire escape; sunken concrete yard accessed through historic iron fence and gate

West Facade: Not designed (historic) (partially visible)
Facade Notes: Red brick side wall; one bay of window openings

915 West End Avenue (aka 911-919 West End Avenue; 300 West 105th Street)
Borough of Manhattan Tax Map Block 1891, Lot 26

Date: 1922 (NB 208-1922)
Architect/Builder: Rosario Candela
Original Owner: 915 West End Corporation
Type: Apartment building
Style: Renaissance Revival
Stories: 15
Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Tripartite composition with three-story base, 10-story middle section, and two-story capital; tapestry brick facade with granite watertable, limestone and terra-cotta trim; ground floor features full limestone window enframements with molded lintels; double-height, round-arched entrance enframement with modillioned door hood and segmental-arched second-story windows with stone mullion; iron-and-glass double-leaf doors with multi-paned transom; upper stories feature molded window sills; center windows paired with stone mullion; limestone spandrels with cartouches below third-story windows; limestone beltcourse separates base from middle section, and middle section from capital; seventh-story stone balconettes below windows with full terra-cotta enframements; 14th-story window openings feature full terra-cotta enframements with spandrels, some with stone balconettes; modillioned cornice
Alterations: Windows replaced (historically multi-over-multi-paned double-hung sash)

East Facade: Designed (historic, watertable and terra-cotta ornament painted)
Door(s): Historic primary door
Windows: Replaced
Security Grilles: Historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite (West End Avenue); concrete with metal plate (West 105th Street)

North Facade: Designed (historic)
Facade Notes: Similar to West End Avenue facade; elevation separated into two wings by light court; concrete-paved light court enclosed by possibly historic iron fence, upper stories feature simplified ornament; some historic six-over-six double-hung wood sash

South Facade: Not designed (historic) (partially visible)
Facade Notes: Yellow brick side wall; red brick from primary facade ties into buff brick in quoin pattern; regular arrangement of window openings; metal ramp leads to sunken concrete yard, accessed through historic iron fence

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall, front section red brick, recessed rear section buff brick; one bay of windows in front section and regular arrangement of windows in rear section

925 West End Avenue (aka 921-927 West End Avenue; 297-299 West 105th Street)
Borough of Manhattan Tax Map Block 1891, Lot 54

Building Name: The Alimar
Date: 1899 (NB 62-1899)
Architect/Builder: Janes & Leo
Original Owner: Hamilton M. Weed
Type: Flats building
Style: Beaux Arts
Stories: 7
Material(s): Brick; limestone

Special Windows: Curved glass multi-paned double-hung sash in oriels, some round-headed with round muntins

Decorative Metal Work: Iron balconettes

Significant Architectural Features: Rusticated two-story limestone base, red brick-clad upper stories with limestone trim; double-height entrance enframing, door surround with triangular pediment and figural head sculpture, second-story round-arched window openings with festooned spandrels, keystone lintels, and entablature supported by brackets with figural-head capitals; iron-and-glass double-leaf doors; ground-floor windows with voussoirs and lions-head keystone, second-story with segmental-arched windows with scrolled keystones and cartouche ornament in corner bays; beltcourse separates base from upper stories; three-story rounded oriels in corner bays with iron balconettes and bracketed cornices; rectangular and round-headed window openings in oriels, fitted with historic wood multi-over-multi-paned double hung sash, some with

round muntins; vertical bays of window openings with limestone enframements; third-story windows with rounded pediments and cartouches, upper stories with keystones, many scrolled; iron balconettes at third and fifth stories; beltcourses above third, fifth, and sixth stories

Alterations: Curved mansard roof removed, new cornice installed, dormers removed and top story built out flush with lower stories; fire escapes; non oriel windows replaced (historically three-over-three double-hung sash)

Building Notes: Original mansard roof removed in the 1970s; upper story sympathetically rebuilt in 1997; photograph of building with original mansard roof in the collection of the Museum of the City of New York (X2010.7.1.950)

East Facade: Designed (historic)

Door(s): Historic primary door

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

Cornice: Not historic

Sidewalk Material(s): Concrete

Curb Material(s): Granite (West End Avenue); concrete with metal plate (West 105th Street)

South Facade: Designed (historic)

Facade Notes: Similar to West End Avenue facade, without the oriels; stair to basement enclosed in masonry knee wall

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

Facade Notes: Brick side wall, partially parged; fire escape; service way accessed through non-historic metal gate

929 West End Avenue (aka 929-931 West End Avenue)

Borough of Manhattan Tax Map Block 1891, Lot 55

Date: 1898-99 (NB 307-1898)

Architect/Builder: Neville & Bagge

Original Owner: Daily & Carlson

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Historic fire escape

Significant Architectural Features: Building corners feature rounded projecting bays; two-story rusticated limestone base with rough-faced basement; ground-floor window openings with keystone lintels, second-story window lintels with wreath ornament; short stair with knee wall; entrance portico with fluted Corinthian columns and pilasters, entablature with ornamented frieze, segmental-arched entrance opening with molded enframement, and round-arched flanking windows with molded enframements and keystone; denticulated beltcourse separates base from grey brick-clad upper stories; upper stories feature window openings with either full terra-cotta enframements or keystoned lintels; most

sixth-story window openings are round-arched; seventh story features terra-cotta beltcourses below and between window openings; modillioned cornice with dentil course
Building Notes: Built in conjunction with 300 West 106th Street

East Facade: Designed (historic, entrance portico painted)

Stoop: Original

Door(s): Possibly historic primary door

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite

Areaway Wall/Fence Materials: Non-historic iron fence with stone curb

Areaway Paving Material: Concrete with metal stairs leading to basement; metal garbage enclosure

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

Facade Notes: Brick side wall; light well with regular arrangement of window openings

935 West End Avenue

See 300 West 106th Street

945 West End Avenue (aka 941-945 West End Avenue; 301 West 106th Street)

Borough of Manhattan Tax Map Block 1892, Lot 13

Date: 1905 (NB 1539-1905)

Architect/Builder: Charles E. Birge

Original Owner: Stanley Court Realty and Construction Company

Type: Apartment building

Style: Renaissance Revival

Stories: 12 and basement

Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Tripartite composition with three-story base, six-story middle section, and three-story capital; smooth ashlar limestone lower two stories with recessed window enframements and incised spandrels; rusticated third story; beltcourses above second, third, and fourth stories; brick upper stories with bracketed window sills; fourth-story windows feature full terra-cotta window enframements with bracketed lintels; fifth-story windows with terra-cotta lintels; beltcourses and terra-cotta spandrels separate middle section from three-story capital; 11th-story windows with projecting window boxes; wide beltcourse with lions-head ornament between 11th and 12th stories extends as window enframements for both stories; brick parapet

Alterations: Two-story entrance pavilion in West 106th Street light court replaced with one-story entrance structure; sunken areaway along West 106th Street facade raised to grade, basement windows shortened, areaway railing removed; cornice removed; fire escape installed in light court

Building Notes: Original cornice and entrance pavilion visible in historic photograph in the collection of the Museum of the City of New York (X2010.7.1.850)

South Facade: Designed (historic, lower stories painted)
Door(s): Replaced primary door; non-historic basement door on west end avenue
Windows: Replaced
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Bluestone (West 106th Street); granite (West End Avenue)

East Facade: Designed (historic)
Facade Notes: Similar to West 106th Street facade; sunken concrete areaway with historic iron railing above stone curb

West Facade: Not designed (historic) (partially visible)
Facade Notes: Brick side wall; regular arrangement of window openings; fire escape; concrete service way accessed through non-historic metal gate

949 West End Avenue (aka 947-953 West End Avenue)
Borough of Manhattan Tax Map Block 1892, Lot 16

Date: 1915 (NB 330-1915)
Architect/Builder: Schwartz & Gross/B. N. Marcus
Original Owner: Schuyler Square Realty Company, Inc.
Type: Apartment building
Style: Renaissance Revival
Stories: 12 and penthouse
Material(s): Brick; terra cotta

Significant Architectural Features: Tripartite composition with two-story base, eight-story middle section, and two-story capital; granite watertable and tapestry brick facade; window bays separated by vertical brick piers with brickwork patterning; molded terra-cotta entrance enframing with cartouche-ornamented frieze and modillioned lintel; piers above entrance feature terra-cotta panels decorated with urns; terra-cotta spandrels with festoon motif between ground-floor and second-story windows; denticulated terra-cotta beltcourse above second story; corner bays with terra-cotta spandrels ornamented with cartouches and festoons at every other story; terra-cotta spandrels between 11th- and 12th-story windows; bracketed cornice with antefix

Alterations: Balconettes below fourth and 10th stories removed; windows replaced (historically multi-paned-over-one double-hung sash)

East Facade: Designed (historic)
Door(s): Replaced primary door; historic iron secondary entrance gate
Windows: Replaced
Security Grilles: Not historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite

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

Facade Notes: Yellow brick side wall with red brick patterning; regular arrangement of window openings

WEST END AVENUE, EAST SIDE (EVEN NUMBERS)

700 West End Avenue (aka 269 West 94th Street)

Borough of Manhattan Tax Map Block 1242, Lot 1

Date: 1924 (NB 664-24)

Architect/Builder: Schwartz & Gross

Original Owner: 704 West End Ave, Corp., Morris H. Rothschild, Pres.

Type: Apartment building

Style: Colonial Revival

Stories: 16

Material(s): Stone; brick; terra cotta

Significant Architectural Features: Stone base; entrance with shouldered surround and molded lintel; possibly historic multi-light door; possibly historic lights; stringcourses at second, fourth, fifth, 14th and 15th stories; quoins (terra cotta at second and third stories; brick at fourth story); terra-cotta trim including window surrounds at 15th and 16th stories; carved and paneled lintels at second through fourth stories; terra-cotta sills at third and sixth through 13th stories; modillioned cornice

Alterations: Marquee replaced; grille altered for air conditioner

Site Features: Metal grille hatch

West Facade: Designed (historic, painted, repointed)

Door(s): Possibly historic primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge; stone at corner

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

Facade Notes: Red and yellow brick, red brick parged; light court; windows replaced; chimney; water tank; wires

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; base painted, upper stories repointed and patched; windows replaced, except possibly historic eight-over-eight sash in center bay; non-historic grilles, some altered for air conditioners; exhaust fan; remote utility meters; cameras or lights with conduits; conduit; signage; siamese connection Site: pipes; grilles; spigot; possibly historic gate (altered) across service alley; concrete sidewalk and stone curb

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

Facade Notes: Brick, painted, patched and parged; decorative detail at return; stone or terra-cotta sills; wires; cables; junction box; water tank; non-historic grilles

702 West End Avenue

Borough of Manhattan Tax Map Block 1242, Lot 2

Date: 1895-96 (NB 868-1895)

Architect/Builder: Neville & Bagge

Original Owner: Sakariasen & Larsen

Type: Flats building

Style: Renaissance Revival

Stories: 5 and basement

Material(s): Stone; brick

Significant Architectural Features: Stone base; upper stories brick; stone stoop railings with newels; possibly historic double-leaf, wood-and-glass door and transom; shallow portico with composite columns supporting a carved entablature; windows at first story with carved lintels and separated by piers with decorative capitals; windows at second story with bracketed lintels; windows at third story with molded lintels with carved friezes; windows with decorative lintel course and flared lintels with keystones at fourth story; round-arched windows with decorative sill course and lintels with keystones at fifth story; bracketed cornice with decorative frieze panels and denticulated, dog toothed, and egg-and-dart moldings

Alterations: Fire escape; stoop painted, newel posts missing finials; intercom; lights with conduits; remote utility meter; wires; pipes; signage

Building Notes: One of two remaining flats buildings out of a row of six.

Site Features: Non-historic fence and gate; diamond plate steps; non-historic railings; gooseneck pipe

West Facade: Designed (historic, painted)

Stoop: Historic

Door(s): Possibly historic primary door

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

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick; fire escape; segmental-arched windows, replaced

704 West End Avenue

Borough of Manhattan Tax Map Block 1242, Lot 3

Date: 1895-96 (NB 868-1895)

Architect/Builder: Neville & Bagge

Original Owner: Sakariasen & Larsen

Type: Flats building

Style: Renaissance Revival

Stories: 5 and basement

Material(s): Stone; brick

Significant Architectural Features: Stone base; upper stories brick; stone stoop railings with newels; possibly historic double-leaf, wood-and-glass door and transom; shallow portico with composite columns supporting a carved entablature; windows at first story with carved lintels and separated by piers with decorative capitals; windows at second story with bracketed lintels; windows at third story with molded lintels with carved friezes; windows with decorative lintel course and flared lintels with keystones at fourth story; round-arched windows with decorative sill course and lintels with keystones at fifth story; bracketed cornice with decorative frieze panels and denticulated, dog toothed, and egg-and-dart moldings

Alterations: Newel posts of stoop missing cap and finial, treads resurfaced; bird deterrent wires; lights with conduits; wires; doorbell; remote utility meter; under-stoop gate replaced with door

Building Notes: One of two remaining flats buildings out of a row of six. The fire escape was installed in 1937. (FE 40-1937)

Site Features: Non-historic fence and gate; diamond plate steps; non-historic handrail; pipes

West Facade: Designed (historic, painted)

Stoop: Historic stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door

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

Security Grilles: Not historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick, parged; clay coping

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

Facade Notes: Brick; fire escape

710 West End Avenue (aka 706-712 West End Avenue)

Borough of Manhattan Tax Map Block 1242, Lot 62

Date: 1926-28 (NB 621-1926)

Architect/Builder: Geo. F. Pelham

Original Owner: 710 West End Av. Corp., Max Rosen, president

Type: Apartment building

Style: Classical Revival

Stories: 15 and penthouse

Material(s): Stone; brick; terra cotta

Decorative Metal Work: Balconette railings; half grilles

Significant Architectural Features: Three-story stone entrance surround incorporating windows at second and third stories, second story flanked by columns supporting a carved lintel, third story paired windows with full surround flanked by finials; stone or terra-cotta band course at fourth story; balconettes at second, sixth, and 10th stories, sixth and 10th stories with concrete or stone bases; two-story surround at 14th and 15th story with balustraded base and banded columns supporting an entablature and broken pediment with finial; stepped parapet with brickwork panels; possibly historic lights; basement entrance with granite cheek walls

Alterations: Marquee; cameras and lights with conduits; remote utility meter; vent; spigot

Site Features: Siamese hydrant; pipe diamond plate hatch

West Facade: Designed (historic, patched, repointed)

Door(s): Replaced primary door; non-historic grille at basement

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

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

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

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

Facade Notes: Light court; brick, patched, parged, and repointed; quoins; some possibly historic two-over-two windows in light court, others replaced; metal superstructure with water tank; metal chimney

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

Facade Notes: Brick, partially parged, replaced at roofline; light court; windows replaced; bulkhead on roof

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

Facade Notes: Brick, partially parged; windows replaced; pipe and bulkhead on roof

720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street)
Borough of Manhattan Tax Map Block 1243, Lot 1

Building Name: Hotel Marcy; The Edgar J. and Lyndon Perkin Williams Memorial Residence
(aka The Williams)

Date: 1926-27 (NB 356-1926)

Architect/Builder: Emery Roth

Original Owner: Eugene Higgins

Type: Apartment Hotel

Style: Renaissance Revival

Stories: 15

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Balconette railings; historic metal bars and lion-head anchors for marquee

Significant Architectural Features: Stone base; two-story entrance surround with pilasters and brackets supporting an entablature with swags and shields; carved lintel above door; rusticated brick at outer bays above the third story; stringcourses at fourth and 14th stories; terra cotta sills; fourth story windows with full, carved surrounds with cartouches and balconettes; windows at 13th and 14th stories with full surrounds incorporating a pediment broken by a decorated lintel; corbel table with rosettes at roof line

Alterations: Marquee replaced; non-historic fence on roof; non-historic lights; siamese connections; alarms; light with conduit above service entrance; conduits; remote utility meters

Building Notes: Built as an apartment hotel it is now a Salvation Army residence.

Site Features: Pipes; grilles

West Facade: Designed (historic, painted)

Door(s): Replaced primary door; non-historic service door

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

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

Facade Notes: Corbel table continues at return; red, yellow and white brick, patched; windows replaced; water tank; bulkhead with pipe; chimney

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; windows replaced; possibly historic grilles; siamese connection; base painted; brick partially painted, patched and repointed; signage; spigot; awning on roof Site: brick wall across service/parking area with roll-down gate; non-historic door and light; grille; concrete sidewalk and stone curb

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

Facade Notes: Yellow and white brick, patched; non-historic fence and bulkheads on roof; windows replaced

732 West End Avenue (aka 732-734 West End Avenue)
Borough of Manhattan Tax Map Block 1243, Lot 63

Date: 2008-14 (NB 110063494-2008)
Architect/Builder: William Nicholas Bodouva & Associates
Original Owner: Sackman Enterprises
Type: Apartment building
Style: None
Stories: 16
Material(s): Concrete

Building Notes: New building

West Facade: Designed (original)
Door(s): Original primary door; metal service door
Windows: Original
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

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

East Facade: Partially designed (original) (partially visible)
Facade Notes: Brick; balconies; railings and bulkhead on roof

736 West End Avenue (aka 736-738 West End Avenue; 272 West 96th Street)
Borough of Manhattan Tax Map Block 1243, Lot 61

Date: 1927 (NB 103-1927)
Architect/Builder: Arthur Lobo
Original Owner: Alvin Holding Corp., Alvin Piza
Type: Apartment building
Style: Renaissance Revival with alterations
Stories: 13
Material(s): Brick

Significant Architectural Features: Stone base; two-story pilasters at second and third stories supporting an entablature, and 12th and 13th stories; rusticated entrance surround; carved lintel above door; window at second story with full surround; band course with panels and windows with full surrounds at fourth story; band course with carved plaques

Alterations: Balconies removed; lintels removed at 10th story; cornice removed and parapet altered; pipes on roof; non-historic lights

Building Notes: Shorter paired windows in center bay appear to be historic to the time of the 1940 tax photo. At the time of designation, facade restoration in progress.

West Facade: Designed (historic, painted, patched, repointed)

Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Possibly historic (upper stories)
Cornice: Removed
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge; stone

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; brick, patched and repointed; two entrances, one with terra-cotta keystone and corner blocks, possibly historic multi-light transom (not visible 4/6/2015 because of sidewalk shed), and non-historic door, the other with cheek-walled stoop and roll-down gate; possibly historic grilles at basement; non-historic grilles at first story; balconies removed; lintels at 10th story removed; cornice removed and parapet altered; remote utility meter Site; metal fence across service alley; siamese hydrant; grille; concrete sidewalk; concrete curb with metal edge

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

Facade Notes: Brick, parged, repointed; decorative painting at 12th and 13th stories partially removed; parapet replaced; metal chimney; metal superstructure with water tank; windows replaced; pipes on roof

740 West End Avenue (aka 740-750 West End Avenue; 251 West 96th Street)

Borough of Manhattan Tax Map Block 1868, Lot 1

Building Name: Della Robbia
Date: 1913-15 (NB 441-1913)
Architect/Builder: Schwartz & Gross
Original Owner: Harry Schiff
Type: Apartment building
Style: Renaissance Revival with alterations
Stories: 13
Material(s): Roman and standard brick; stone; terra cotta

Decorative Metal Work: Metal anchor plates from original marquee

Significant Architectural Features: Two-story, stone entrance surround with scrolled brackets, cartouche, and carved frieze; stone band courses with egg-and-dart and leaf-and-tongue molding at third story; paneled brickwork plaques and spandrels; terra-cotta sills at fourth through tenth stories; terra cotta sill course, modillioned cornice, and terra-cotta panels at 11th story; terra-cotta panels and sills at 12th and 13th stories; foliate cornice; stepped parapet with basketweave brickwork, and terra-cotta plaques and coping with scrolls

Alterations: Balconies removed; non-historic railing at roof; through-wall air conditioners and vents; fabric marquee; cameras with conduits; siamese hose connection; remote utility meter; lights

Site Features: Grilles; siamese hydrant

West Facade: Designed (historic, patched)

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: Not designed (historic) (partially visible)
Facade Notes: Brick, patched; windows replaced

South Facade: Designed (historic)
Facade Notes: Similar to primary facade; deep light court with decorative brick banding at third and 11th stories, and parapet; stone entrance surround; possibly historic light fixtures; windows of light court with terra-cotta sills and brick lintels; door and windows replaced; service entrance in light court with possibly historic security grille; fire escapes; non-historic railing; window grilles mixed, those on east may possibly be historic; balconies removed; fence and bulkhead on roof of eastern pavilion; brick patched; camera and non-historic light with conduits; historic plaque about Madame Carreno at corner Site; possibly historic decorative metal fence and gate across light court and around basement entrance; louvered vent in basement; altered, possibly historic fence across areaway; pipe; grilles in sidewalk; concrete sidewalk; concrete curb with metal edge

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, patched and painted; fire escapes; bulkheads, one parged, the other vinyl sided with a through-wall air conditioner; water tank; pipes and railings on roof; windows replaced; conduit

752 West End Avenue (aka 752-758 West End Avenue; 260-268 West 97th Street)
Borough of Manhattan Tax Map Block 1868, Lot 61

Building Name: Hotel Paris; Paris Apartments
Date: 1929-31 (NB 369-1929)
Architect/Builder: Sugarman & Berger
Original Owner: 756 West End Av. Corp., Mary Cannon, Pres.
Type: Apartment hotel
Style: Art Deco
Stories: 23 and basement
Material(s): Brick; cast stone

Significant Architectural Features: Stone or cast-stone entrance surround; stone sill courses; crenelated parapets at setbacks, cast-stone caps on piers, decorative cast-stone spandrels; possibly historic railings (at southwest corner above the 19th story); possibly historic lights at entrance

Alterations: Marquee replaced; penthouse/water tank enclosure altered; poles for vertical banners; signage; flagpole on penthouse; remote utility meter; siamese connection; storefront with awning and lights

Building Notes: Originally built as a hotel, the building was renovated into class A apartments in 1968 (CO 69811-1970) and is now a condominium. Part of the name remains visible on the water tank enclosure. At the time of designation, there is a sidewalk in place.

Site Features: Grille

West Facade: Designed (historic, patched, repointed)

Door(s): Replaced primary door

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

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

Storefront(s): Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Stone

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; bay of blind fenestration below first setback historic; windows replaced; two window at first setback infilled; brick repointed and patched; penthouse/water tank enclosure painted; non-historic doors; windows at first story infilled with brick; remote utility meter; lights; vent; siamese connection; through-wall air conditioners at basement; non-historic grilles at basement and first story Site: grille; diamond plate; pipes; concrete sidewalk and concrete curb with metal edge except at corner

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

Facade Notes: Brick, painted, patched; possibly historic railings at second setback; railing at first setback altered; coped parapets; windows replaced

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

Facade Notes: Brick, patched; light court painted; chimney; windows replaced; vent

760 West End Avenue (aka 760-768 West End Avenue; 261 West 97th Street)

Borough of Manhattan Tax Map Block 1869, Lot 1

Date: 1925-26 (NB 733-1925)

Architect/Builder: George & Edward Blum

Original Owner: 760 West End Av. Corp., Davis Greenberg, Pres.

Type: Apartment building

Style: Renaissance Revival

Stories: 15 with basement and penthouse

Material(s): Stone; brick; terra cotta

Special Windows: Oculi

Significant Architectural Features: Granite water table topped by stone sill course; round-arched entrance with carved surround; metal-and-glass door; round-arched secondary entrances; windows at first story with stone capital blocks; carved terra-cotta sills and lintels at second story; terra-cotta sills and sill courses; triple windows at third through fifth stories in terra-cotta surround with foliate piers, entablature with foliate cornice, and spandrel panels with rosettes; similar groupings at 13th through 15th stories terminating in

parabolic moldings with carved tympana; corbel table at parapet; small oculi with surrounds

Alterations: Marquee; fence and pipes on roof; lights; siamese connection; camera

Site Features: Grille

West Facade: Designed (historic, painted, patched)

Door(s): Historic primary door; possibly historic doors at secondary entrances

Windows: Replaced

Security Grilles: Not historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick, patched; chimney replaced; water tank on metal structure; cables; parapet resurfaced

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; carved sill course at sixth story; double windows at 13th through 15th stories with terra-cotta surrounds similar to primary facade; pergola on roof; lintels patched; windows replaced; cameras with conduits; siamese hose connection; remote utility meter; non-historic grilles at basement; spigot Site; brick wall across areaway altered and topped with non-historic metal railing, non-historic fence and gate; signage and intercom; concrete sidewalk, concrete curb with metal edge

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

Facade Notes: Brick, patched; corbel table and sill course continue at return; fire escape; conduit; wires; non-historic grille altered for air conditioner; parapet resurfaced; water tank

770 West End Avenue

Borough of Manhattan Tax Map Block 1869, Lot 64

Date: 1890-91 (NB 1834-1890)

Architect/Builder: Boring & Tilton; Charles Schaefer, Jr

Original Owner: Edward Kilpatrick; Max Soletsky

Type: Tenement

Style: Colonial Revival

Stories: 5

Material(s): Brick

Significant Architectural Features: Round-arched entrance with brick surround with stone imposts and keystone; brick window surrounds at first and second story, second story keyed with drip molding; brickwork spandrel panels; round-arched windows at third story with corbeled sills

Alterations: Light; circular vent; remote utility meter; doorbells; postal release box

Building Notes: Originally built as one of a row of 11, 3½ story and basement dwellings. It was raised to 5 stories by 1929 (ALT 2668-1929). Its current appearance may date from the conversion (1929-30) to a multiple dwelling by the architect Charles Schaefer, Jr.

Site Features: Pipe; grille

West Facade: Designed (historic, repointed)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick, parged; clay and metal coping; window; wires

780 West End Avenue (aka 772-780 West End Avenue; 258-268 West 98th Street)

Borough of Manhattan Tax Map Block 1869, Lot 7502

Date: 1912-14 (NB 689-1912)

Architect/Builder: George & Edward Blum

Original Owner: T. J. McLaughlin Sons

Type: Apartment building

Style: Arts and Crafts

Stories: 12 and basement and penthouse

Material(s): White Roman and standard brick; limestone; terra cotta

Decorative Metal Work: Possibly historic lights; balcony railings

Significant Architectural Features: Stone base; round-arched entrance in a heavily ornamented terra-cotta surround; metal-and-glass door with leaded glass inserts, leaded-glass transom, metal filigree grille and decorative transom bar; bays of windows with terra-cotta moldings and rosettes; balconies with corbeled bases, those at 11th story with masonry railings; windows at first story with keyed surrounds and decorative key stones; windows at second story with terra-cotta surrounds; decorative plaques and band courses; arcaded parapet above decorative cornice with corbeled molding

Alterations: Through-wall air conditioner; Siamese hose connection; camera; lights moved

Building Notes: Main entrance located on West 98th Street. Originally lot 61, it is now condo lots 1101-1162.

Site Features: Grille

North Facade: Designed (historic, patched)

Door(s): Possibly historic 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: Brick, patched; railing at roof; chimney; windows replaced; bulkhead; water tank

West Facade: Designed (historic)

Facade Notes: Similar to primary facade; two bays of windows with balconies, rosettes and molding flanked by small windows alternating with decorative plaques; service entrance with non-historic door and camera; professional office entrance (no. 772 West End Avenue) with possibly historic multi-light door with non-historic mesh grille and non-historic canopy, light and intercom; non-historic half-grilles; remote utility meter Site: possibly historic fence and gate across areaway; pipe; grille; round plate; concrete sidewalk; stone curb

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

Facade Notes: Decorative elements from secondary facade continue at return; brick, patched; fire escape; windows replaced; railing at roof; water tank; cables; light

782 West End Avenue (aka 782-786 West End Avenue; 261-267 West 98th Street)

Borough of Manhattan Tax Map Block 1870, Lot 1

Date: 1912-13 (NB 472-1912)

Architect/Builder: Nast & Springsteen

Original Owner: L & M Holding Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 12

Material(s): Brick; stone; terra cotta

Decorative Metal Work: Balconettes

Significant Architectural Features: Stone base with denticulated cornice; upper stories Flemish-bond brick; entrance with Ionic pilasters supporting a segmental pediment with carved tympana; historic multi-light transom; windows at first story with shouldered surrounds, jambs with bellflowers, and paneled spandrels; segmental-arch and flat headed windows at second story with bracketed sills, shouldered surrounds, and paneled spandrel; possibly historic balconettes at second, third and 11th stories; molded sill course and cornice at 10th story; windows at 10th story with shouldered surrounds with bellflowers, topped by cartouche and scrollwork; windows at 11th and 12th stories with paneled pilasters, stylized capitals, fan tympana and decorative spandrels; decorative band course; bracketed cornice with tresse frieze and cartouches

Alterations: Marquee; intercom; siamese connection; pipe; lights with conduits; remote utility meters; postal release box

Building Notes: Main entrance on West 98th Street

Site Features: Grille; fence, gate and diamond plate ramp at service alley

South Facade: Designed (historic, patched)

Door(s): Replaced primary door

Windows: Replaced (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: Metal

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

Facade Notes: Brick, patched; windows replaced; possibly historic grilles at basement; light cables; water tank

West Facade: Designed (historic)

Facade Notes: Similar to primary facade; house number at corner; windows replaced; non-historic grilles; lights with conduits Site: grille, diamond plate hatch; concrete sidewalk and stone curb

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

Facade Notes: Brick; clay tile coping; railing at roof; metal chimney; fire escape; windows replaced; water tank and metal superstructure

788 West End Avenue

Borough of Manhattan Tax Map Block 1870, Lot 3

Date: 1894-96 (NB 1508-1894)

Architect/Builder: John G. Prague

Original Owner: Peter J. Brennan

Type: Row house

Style: Renaissance Revival with alterations

Stories: 5

Material(s): Stone

Decorative Metal Work: Possibly historic gate at service entrance

Significant Architectural Features: Bowed facade; projecting molding and foliate corbels at first story; spandrel panels with denticulated molding; round arched windows at fifth story; mansard roof

Alterations: Stoops and areaway altered, non-historic railings and fence; window at first story infilled; intercom; lights; decorative details; mansard repaired and painted; postal release box; remote utility meters; pipes

Site Features: Brick enclosure with fence and gate; steps

West Facade: Designed (historic, painted, altered)

Stoop: Replaced

Door(s): Replaced primary door; possibly historic gate at service entrance; gate at basement replaced

Windows: Replaced

Roof: Possibly historic (pitched - shingles)

Notable Roof Features: Mansard

Cornice: Altered

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Brick; metal

Areaway Paving Material: Concrete; metal edge on stairs

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

Facade Notes: Brick, parged; vents; through-wall air conditioner; windows replaced, some possibly altered; non-historic grilles; light

800 West End Avenue (aka 790-804 West End Avenue; 262-270 West 99th Street)
Borough of Manhattan Tax Map Block 1870, Lot 4

Date: 1925-26 (NB 261-1925)

Architect/Builder: Rosario Candela

Original Owner: Onretop Corp., Anthony A. Paterno, Pres.

Type: Apartment building

Style: Classical Revival

Stories: 15

Material(s): Stone; brick

Significant Architectural Features: Stone base; entrance incorporating second story windows with pilasters, cartouche with Paterno cipher, and cornucopias; door surround with leaf-and-tongue molding; metal-and-glass door; balustraded balconies; windows at balconies with full molded surrounds; windows at 15th story with full surrounds and swag-decorated spandrels; modillioned cornice with frieze of alternating fleur-de-lis and lion heads

Alterations: Marquee; lights; remote utility meter; perforated vent; siamese connection

Site Features: Pipe; fence; gate

West Facade: Designed (historic, painted, patched)

Door(s): Possibly historic primary door

Windows: Replaced (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: Metal

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; entrance with swag decorated lintel; possibly historic metal-and-glass door; windows replaced; facade patched, painted; pipe; non-historic grilles; siamese hydrant; concrete sidewalk; concrete curb with metal edge

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

Facade Notes: Brick, patched, repointed; windows replaced; conduits; camera; service area with concrete ramp with metal railing; cables

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

Facade Notes: Brick; windows replaced; non-historic grille

808 West End Avenue (806-810 West End Avenue; 259-269 West 99th Street)

Borough of Manhattan Tax Map Block 1871, Lot 1

Building Name: The Allendale

Date: 1909-10 (NB 590-1909)

Architect/Builder: L. A. Goldstone and Wm. L. Rouse

Original Owner: Allendale Const. Co., Benjamin Mordecai, president; J. M. Stoddard, secretary and treasurer

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 12 and basement

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

Decorative Metal Work: Historic grilles and semi-circular balconettes

Significant Architectural Features: Flemish-bond brickwork; rusticated base; deep light court; asymmetrically placed, round-arched entrance surround with carved extrados and pilaster supporting a plain entablature; Greek-key molding; balustraded balconettes; double-story, arched window surrounds with carved spandrels, piers and tympana; geometric band course with denticulated molding at fourth story; molded sill and lintel courses, brick panels and piers with terra-cotta moldings (some with roundels with shields) at 10th story; building name on walls of light court

Alterations: Balustraded parapet removed; water tank enclosure removed; fire escapes; balconettes at eighth and 11th stories altered; signage; lights with conduits; basement grilles altered for air conditioners

Building Notes: Partially designed light court and entrance face south. From the 1940s to the early 1960s it was a Class A multiple dwelling partially converted into an SRO (CO 33712-1948; CO 57784-1063).

Site Features: Pipe railings with concrete posts; east areaway possibly altered; planting bed and brick planters

South Facade: Designed (historic, patched)

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

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

Security Grilles: Possibly historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Metal; concrete

Areaway Paving Material: Concrete

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

Facade Notes: Brick, painted, patched; fire escape; windows replaced; decorative molding at fourth and 10th stories continues from corner

West Facade: Designed (historic)

Facade Notes: Similar to primary facade; stoop with cheek walls and metal and pipe railings; facade patched, painted; balconies at 11th story altered; fire escape; window at third story altered (ALT 684-1932); doors and windows replaced; balconettes; upper story grilles,

mixed, some altered for air conditioners; possibly historic grilles at basement; basement window infilled; lights; remote utility meter; siamese connection Site: areaway with concrete steps; pipe railing, concrete posts and possibly historic gate; possibly historic gate with alteration across service alley; concrete sidewalk with grilles; stone curb

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

Facade Notes: Brick, patched; fire escape; windows replaced

820 West End Avenue (aka 814-822 West End Avenue; 256-280 West 100th Street)

Borough of Manhattan Tax Map Block 1871, Lot 61

Date: 1925-26 (NB 720-1925)

Architect/Builder: Rosario Candela

Original Owner: 225 W. 71st St. Corp., Anthony G. Paterno, Pres.

Type: Apartment building

Style: Renaissance Revival with alterations

Stories: 16

Material(s): Brick; stone

Decorative Metal Work: Possibly historic railing

Significant Architectural Features: Light court; rusticated base running across light court; entrance surround with entablature and carved frieze with cartouche with cipher and cornucopias; metal-and-glass door and transom; windows with full surrounds at fifth and 10th stories, full surrounds and paneled spandrels at 16th story; string course at 16th story

Alterations: Lights with conduits; balconettes removed; lintels and one surround replaced; siamese hydrant; remote utility meter; perforated vents; grilles altered for air conditioners

Site Features: Pipes; grilles

West Facade: Designed (historic, painted, resurfaced, patched)

Door(s): Historic primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete

Curb Material(s): Stone; concrete

North Facade: Designed (historic) (partially visible)

Facade Notes: Similar to primary facade; brick, patched, repointed, resurfaced, painted; lintels replaced; windows replaced; non-historic grilles altered for air conditioners Site: concrete sidewalk; stone curb, except metal at corner

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

Facade Notes: Brick, patched; windows replaced; chimney

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

Facade Notes: Brick, patched, repointed; windows replaced; railing at roof; brick wall with metal doors across service alley; non-historic lights; water tank and metal support; wire; metal hook; non-historic grilles

824-830 West End Avenue

See 251 West 100th Street

838 West End Avenue (aka 832-838 West End Avenue; 246 West 101st Street)

Borough of Manhattan Tax Map Block 1872, Lot 61

Date: 1912-13 (NB 347-1912)

Architect/Builder: George & Edward Blum

Original Owner: Julius Tishman & Sons, Inc.

Type: Apartment building

Style: Arts and Crafts with alterations

Stories: 12

Material(s): Roman brick; limestone; terra cotta

Special Windows: Leaded-glass transom

Decorative Metal Work: Possibly historic lanterns

Significant Architectural Features: Base rusticated with bands of terra cotta with foliate and geometric patterns, band course above second story with roundels; entrance with similar patterning; leaded-glass transom with carved transom bar; patterned brick piers with terra-cotta bases and capitals; windows at first story with terra-cotta surrounds, roundels and raised sills; windows at third story with terra-cotta surrounds and decorative plaques in lintel; windows at fifth through ninth stories with brick lintels, terra-cotta sills and brick spandrels with terra-cotta plaques; stylized terra-cotta band course incorporating 10th-story windows; terra-cotta sills at 11th story; terra-cotta sills and plaques at 12th story; piers with terra-cotta borders and plaques at 11th and 12th stories; windows of center and southern bays with terra-cotta sills, brick lintels, and terra-cotta plaques; bay of small windows infilled with decorative terra-cotta plaques

Alterations: Balconies and cornices removed; parapet replaced; remote utility meter; signage; camera with conduit

Building Notes: In the 1940s, the penthouse, which once housed servants' quarters and a laundry, was converted to apartments (ALT 824-1946).

Site Features: Gate with barbed wire across service alley

West Facade: Designed (historic, patched, altered)

Door(s): Replaced primary door

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

Security Grilles: Possibly historic (basement)

Cornice: Removed

Sidewalk Material(s): Concrete

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

North Facade: Designed (historic)

Facade Notes: Similar to primary facade; stone stoop with cheek walls; terra-cotta entrance surround with roundels; leaded-glass transom with carved transom bar; possibly historic grilles at basement Alterations: brick patched; non-historic lights; basement windows infilled; basement door replaced; metal hand rails; cameras with conduits; siamese hose

connection; perforated vent; fire escape; cornices removed; parapet replaced; pipes Site: diamond plate hatch; concrete sidewalk; stone curb

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

Facade Notes: Roman brick and terra-cotta decoration continue one bay; light court; bowed bay; yellow and red brick, patched; windows replaced; water tanks on metal supports; roof garden

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

Facade Notes: Brick, painted, parged; windows replaced; bulkhead on roof; railings on roof; pipes; water tanks

840 West End Avenue (aka 840-848 West End Avenue; 257-259 West 101st Street)

Borough of Manhattan Tax Map Block 1873, Lot 1

Building Name: West End Hall

Date: 1904 (NB 173-1904)

Architect/Builder: George F. Pelham

Original Owner: West Side Construction Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Stone; ironspot Roman brick

Decorative Metal Work: Historic fire escape

Significant Architectural Features: Rusticated first and sixth stories; brick quoins; portico with paired Ionic columns and pilasters supporting an entablature and balcony; entrance surround with tresse molding; segmental-arched windows at fifth story; stone sills and lintels, lintels at second through fifth stories flared with scrolled keystones (bay of small windows without keystones); pressed metal cornice with swag- and triglyph-decorated frieze and brackets

Alterations: Balcony altered for fire escape extension ladder; second fire escape; lights; cellular telephone antennas; fence around planters; cameras with conduits; basement window replaced with louvered vent

Building Notes: Original balustraded parapet removed prior to the 1939-40 tax photograph. At the time of designation, there is a sidewalk shed in place.

Site Features: Non-historic fence and gate on stone curb

West Facade: Designed (historic)

Porch(es): Historic

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): Stone

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

South Facade: Designed (historic)

Facade Notes: Similar to primary facade; stained-glass window; private entrance with non-historic diamond plate stoop with metal railings; intercom; awning; door replaced; possibly historic door at basement; windows replaced, three at basement infilled; possibly historic grilles at basement, non-historic at first story, some altered for air conditioners; historic fire escape; conduits; pipes; remote utility meters Site: metal fence and gate; concrete sidewalk; stone curb

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

Facade Notes: Brick, parged at base; clay coping; stone sills; windows replaced; grilles at first story; conduit; cellular phone antennas

850 West End Avenue (aka 850-852 West End Avenue)

Borough of Manhattan Tax Map Block 1873, Lot 63

Date: 1904-05 (NB 597-1904)

Architect/Builder: Neville & Bagge

Original Owner: James H Havens

Type: Tenement

Style: Renaissance Revival

Stories: 6

Material(s): Brick; stone

Significant Architectural Features: Rusticated stone base, rough-faced at basement; molded sill course at sixth story; portico with Ionic columns and pilasters supporting a decorated entablature; round-arched windows at second story with foliate keystones (outer bays) and arcaded surround with carved spandrels and plinths (center bays); balustraded balconettes at second and third stories; three-story bowed bays with carved corbels with portrait of Admiral Dewey and unidentified mustachioed man; stone surrounds and carved spandrels; all other windows with full surrounds and projecting lintels; pressed metal cornice

Alterations: Bulkhead on roof; marquee; lights; stoop railings; remote utility meter; signage; camera in marquee; houses numbers

Building Notes: Built as a tenement the building was converted to single room occupancy in 1941 (CO 29203-1941).

Site Features: Fences and gates on stone curb; siamese hose connection attached to gate; diamond plate stairs; railing

West Facade: Designed (historic, painted)

Stoop: Resurfaced stoop

Porch(es): Historic

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

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

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged

South Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged; non-historic railing; bulkhead

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged; fire escape

854 West End Avenue

Borough of Manhattan Tax Map Block 1873, Lot 162

Building Name: 854 West End Avenue House
Date: 1892-93 (NB 785-1892)
Architect/Builder: Schneider & Herter
Original Owner: Schneider & Company
Type: Row house
Style: Queen Anne/Romanesque Revival
Stories: 3 and basement
Material(s): Not determined

Special Windows: Stained-glass transoms

Significant Architectural Features: Recessed doorways at first and second stories; stylized columns and chamfered window and entrance heads at first story; stylized columns and balustraded balconette at second story; triple window with engaged colonettes in the mullions, balconette and rough-faced detailing at third story; peaked gable with ball finial and chimney with rough-faced bands; pressed-metal bands at dormer and roof ridge; mansard roof with small blind dormer

Alterations: Sash replaced, storm windows; intercom; postal release box; light; wires; remote utility meter; conduits

Building Notes: The stoop was removed 1928-29 and the street level entrance further altered and the door replaced in 1990 prior to designation.

Site Features: Pipe; gooseneck pipe; diamond plate hatch

Notable History and Residents: This house is one of an intact group of four residences located at 854, 856 and 858 West End Avenue and 254 West 102nd Street (all designated New York City individual landmarks). The group is the sole surviving example of a type of site planning used on several corner plots along West End Avenue in the early 1890s, where a group of houses facing the Avenue featured a prominent corner house and an additional house was built facing the side street behind. Reference(s): LPC, *854 West End Avenue House Designation Report (LP-1619)* (New York: City of New York, 1990) by Betsy Bradley.

West Facade: Designed (historic, painted, resurfaced)

Door(s): Replaced primary door; historic doors at first and second stories; possibly historic door at third story

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

Security Grilles: Not historic (basement)

Roof: Historic (pitched - sheet metal)

Notable Roof Features: Gable; dormer

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

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

Facade Notes: Brick, parged; stone lintel

856 West End Avenue

Borough of Manhattan Tax Map Block 1873, Lot 62

Building Name: 856 West End Avenue House

Date: 1892-93 (NB 785-1892)

Architect/Builder: Schneider & Herter

Original Owner: Schneider & Company

Type: Row house

Style: Queen Anne/Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Stained-glass transoms

Significant Architectural Features: Rough-faced rustication at basement; recessed basement windows; recessed entrance at first story with historic double-leaf door and stained-glass transom; segmental-arched double window with engaged colonette in mullion and stained-glass transoms, columns with stylized capitals and rough-faced voussoirs at first story; balustraded balcony with lion head corbel, recessed door, segmental-arched window, and columns with carved capitals at second story; balcony, segmental-arched triple window with door, engaged columns in mullions and rough-faced voussoirs at third story; gable with finial and chimney with rough-faced banding; pressed metal band at dormer and roof ridge; mansard roof; blind dormer

Alterations: Entrance altered; sash replaced at first story; intercom; postal release box; light; house numbers replaced; leader partially replaced; remote utility meter

Building Notes: Stoop removed prior to 1939-40 tax photograph. The entrance was altered prior to designation

Site Features: Goose neck pipe

Notable History and Residents: This house is one of an intact group of four residences located at 854, 856 and 858 West End Avenue and 254 West 102nd Street (all designated New York City individual landmarks). The group is the sole surviving example of a type of site planning used on several corner plots along West End Avenue in the early 1890s, where a group of houses facing the Avenue featured a prominent corner house and an additional house was built facing the side street behind. Reference(s): LPC, *856 West End*

Avenue House Designation Report (LP-1620) (New York: City of New York, 1990) by Betsy Bradley.

West Facade: Designed (historic, painted, resurfaced, patched)

Stoop: Removed

Door(s): Replaced primary door; historic (first story); replaced prior to designation (second story); possibly historic (third story)

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

Security Grilles: Historic (basement)

Roof: Historic (pitched - sheet metal)

Notable Roof Features: Mansard; gable; dormer

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Stone

858 West End Avenue

Borough of Manhattan Tax Map Block 1873, Lot 61

Building Name: 858 West End Avenue House

Date: 1892-93 (NB 785-1892)

Architect/Builder: Schneider & Herter

Original Owner: Schneider & Company

Type: Row house

Style: Queen Anne/Romanesque Revival

Stories: 3 and basement

Material(s): Brownstone

Special Windows: Round and ovoid windows, one stained-glass

Decorative Metal Work: Metal gates at service and rear yard entrances; grille in stoop

Significant Architectural Features: Rough-faced rustication at basement; box stoop; recessed entrance with engaged pilasters; recessed balcony with bowed balustrade; arched-triple window with projecting surround; modillioned cornice with sheet metal parapet with sunflower motif; carved panel with lion head; rough-faced band course at third story; first and second stories extended into a curved bay on the eastern end, short column and implied pier with carved impost support segmental arch of recessed service porch below; balcony over eastern bay; four-story corner tower with bell-shaped roof; gabled dormer

Alterations: Basement resurfaced and painted; conduits

Building Notes: Windows replaced at time of designation.

Site Features: Historic fence on low wall; bins for trash receptacles

Notable History and Residents: This house is one of an intact group of four residences located at 854, 856 and 858 West End Avenue and 254 West 102nd Street (all designated New York City individual landmarks). The group is the sole surviving example of a type of site planning used on several corner plots along West End Avenue in the early 1890s, where a group of houses facing the Avenue featured a prominent corner house and an additional house was built facing the side street behind. This corner house, the centerpiece of the row house group, is representative of the many larger corner houses with side entrances and corner towers that once stood on West End Avenue.

Reference(s): LPC, *858 West End Avenue House Designation Report (LP-1621)* (New York: City of New York, 1990) by Betsy Bradley.

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

Stoop: Historic stoop (historic gate under stoop)

Porch(es): Historic

Door(s): Possibly historic primary door; possibly historic door at second story; storm door

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

Security Grilles: Possibly historic (basement)

Roof: Historic (pitched - sheet metal)

Notable Roof Features: Mansard; peaked dormer

Sidewalk Material(s): Concrete

Curb Material(s): Stone

Areaway Wall/Fence Materials: Masonry; metal

Areaway Paving Material: Concrete

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

Facade Notes: Brick; window with stone lintel; parapet parged

West Facade: Designed (historic)

Facade Notes: Similar to primary facade; basement through second story recessed; balconies at first and second stories; pressed metal cornice; single dormer; lower leader and gutter replaced; door at first story replaced; masonry wall with metal fence at areaway; historic grilles at first story

860 West End Avenue (aka 255 West 102nd Street)

Borough of Manhattan Tax Map Block 1874, Lot 1

Date: 1898-99 (NB 225-1898)

Architect/Builder: Neville & Bagge

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 4 and basement

Material(s): Stone; Roman brick

Significant Architectural Features: Stone base; stoop; carved surrounds at entrance and first-story windows; bowed bay supported by carved brackets; windows with flared lintels and carved keystones at second and fourth stories; windows at third story with molded sill course and lintel; sill course at fourth story; modillioned cornice with decorated frieze

Alterations: Screen windows; stoop railings; sign; house numbers; intercom; hanging sign

Building Notes: One of five roughly identical row houses along with 862-868 West End Avenue.

It was converted to apartments in the 1930s at which time part of the building was occupied by a kindergarten (ALT 1941-1932; ALT 3231-1937; ALT 980-1938; CO 17575- 1931).

Site Features: Possibly historic fence; non-historic gate; diamond plate staircase; pipe railing

West Facade: Designed (historic, painted)
Stoop: Resurfaced
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: Metal
Areaway Paving Material: Concrete

South Facade: Designed (historic)

Facade Notes: Main facade similar to primary facade; round-arched windows with bracketed sills and carved surrounds; basement doors replaced; windows replaced; non-historic lights; intercom; wires; historic grilles at basement, one altered for air conditioner; mailbox; partially designed brick extension with stone sills and lintels, simple cornice and possibly historic railing at roof; base painted; door and windows replaced; possibly historic grilles; conduit Site: possibly historic fences on stone curb; one possibly historic gate, other replaced; concrete sidewalk; stone curb

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

Facade Notes: Brick, painted, parged; possibly historic window; cornice continues at return; historic fire escape; extension with leader, door, non-historic light; wall with possibly historic metalwork between 860 and 862 West End Avenue

862 West End Avenue

Borough of Manhattan Tax Map Block 1874, Lot 2

Date: 1898-99 (NB 225-1898)
Architect/Builder: Neville & Bagge
Original Owner: James Livingston
Type: Row house
Style: Renaissance Revival
Stories: 4 and basement
Material(s): Stone; Roman brick

Significant Architectural Features: Stone base; stoop; carved surrounds at entrance and first-story windows; bowed bay supported on carved brackets; windows with molded sill courses and lintels at second and fourth stories; windows at third story with flared lintels and carved keystones; modillioned cornice with decorated frieze

Alterations: Stoop railings; lights; doorbell

Building Notes: One of five roughly identical row houses with 860, and 864-868 West End Avenue.

Site Features: Wall; planter; bins for trash receptacles

West Facade: Designed (historic, painted)
Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Possibly historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Masonry
Areaway Paving Material: Concrete

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

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; leader; stone sill and lintel; sash replaced; extension: parged, door, leader;
non-historic lights; brick wall with possibly historic metalwork between 860 and 862
West End Avenue

864 West End Avenue

Borough of Manhattan Tax Map Block 1874, Lot 3

Date: 1898-99 (NB 225-1898)
Architect/Builder: Neville & Bagge
Original Owner: James Livingston
Type: Row house
Style: Renaissance Revival
Stories: 4 and basement
Material(s): Stone; Roman brick

Significant Architectural Features: Stone base; stoop; round-arched entrance and first-story windows with carved surrounds and scrolled keystones; bowed bay supported on carved brackets; windows with flared lintels and carved keystones at second and fourth stories; windows at third story with molded sill course and lintel; modillioned cornice with decorated frieze; chimney

Alterations: Lights; remote utility meters; non-historic grille altered for air conditioner; wires; fence on roof (between nos. 864 and 866)

Building Notes: One of five roughly identical houses with 860-862 and 866-868 West End Avenue, It was converted to apartments in 1936 (ALT 3153-1936).

Site Features: Wall; gooseneck pipe; bin for trash receptacles

West Facade: Designed (historic, painted)
Stoop: Resurfaced stoop (gate under stoop - replaced)
Door(s): Replaced primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); possibly historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Masonry
Areaway Paving Material: Concrete with slate

South Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, partially parged, replaced at parapet; cables; conduit

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged; leaders

866 West End Avenue

Borough of Manhattan Tax Map Block 1874, Lot 103

Date: 1898-99 (NB 225-1898)
Architect/Builder: Neville & Bagge
Original Owner: James Livingston
Type: Row house
Style: Renaissance Revival
Stories: 4 and basement
Material(s): Stone; Roman brick

Decorative Metal Work: Metal-and-glass transom

Significant Architectural Features: Stone base; stoop; round-arched entrance and first-story windows with carved surrounds and scrolled keystones; bowed bay supported by carved brackets; windows with molded sill courses and lintels at second and fourth stories; windows at third story with molded sill course and flared lintels with carved keystones; modillioned cornice with decorated frieze

Alterations: Non-historic grille altered for air conditioner; light; remote utility meter

Building Notes: One of five roughly identical row houses with 860-864 and 868 West End Avenue.

Site Features: Wall; concrete steps; gooseneck pipe

West Facade: Designed (historic, painted)
Stoop: Resurfaced stoop (gate under stoop - replaced)
Door(s): Possibly historic primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Not historic (upper stories); possibly historic (basement)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Concrete with metal edge
Areaway Wall/Fence Materials: Masonry
Areaway Paving Material: Concrete with slate

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick; fence on roof

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, parged; window with stone sill; leaders; fence on roof

868 West End Avenue

Borough of Manhattan Tax Map Block 1874, Lot 4

Date: 1898-99 (NB 225-1898)

Architect/Builder: Neville & Bagge

Original Owner: James Livingston

Type: Row house

Style: Renaissance Revival

Stories: 4 and basement

Material(s): Stone; Roman brick

Significant Architectural Features: Stone base; stoop; carved surrounds at entrance and first-story windows; bowed bay supported on carved brackets; windows with molded sill courses and flared lintels with carved keystones at second and fourth stories; windows at third story with molded sill course and lintel; modillioned cornice with decorated frieze

Alterations: Light; sign; grille altered for air conditioner

Building Notes: One of five roughly identical row houses with 860-866 West End Avenue.

Site Features: Wall; concrete steps; metal bin for trash receptacles

West Facade: Designed (historic, painted)

Stoop: Resurfaced stoop (gate under stoop - replaced)

Door(s): Possibly historic primary door

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

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

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Masonry

Areaway Paving Material: Concrete with slate

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

Facade Notes: Brick, parged; railings on roof and extension

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

Facade Notes: Extension: brick, painted, parged

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

Facade Notes: Brick, parged; windows with stone sills; leader

870 West End Avenue

Borough of Manhattan Tax Map Block 1874, Lot 164

Date: 1891-92 (NB 1285-1891)

Architect/Builder: M. V. B. Ferdon

Original Owner: Carew & Drought

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Stone

Significant Architectural Features: Four-story bay; rusticated basement; banding at third story; stoop with carved newels; entrance surround with paneled pilasters supporting a carved segmental pediment and lintel; possibly historic double-leaf door and transom; fluted piers with carved capitals, fluted spandrel panels and cornice with fluted frieze at first story of bay; single window at second story with carved lintel and segmental-arched pediment; fluted lintel course across second story; denticulated window heads, fan pediment, and carved spandrel panel in second story of bay; single window at third story with bracketed lintel and corbeled sill; windows of bay with fluted capitals supporting a carved lintel; cornice with decorated frieze

Alterations: Bird deterrent wires; lights; railing; doorbell; cellar grilles covered with metal mesh; chain-link fence on roof between 370 and 372 West End Avenue

Building Notes: One of two remaining buildings out of five row houses originally built at the southeast corner of 103rd street in 1891.

Site Features: Wall with non-historic fence and gate; stone planters

West Facade: Designed (historic, painted)

Stoop: Painted stoop (possibly historic gate under stoop)

Door(s): Possibly historic primary door

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

Security Grilles: Possibly historic (basement)

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal edge

Areaway Wall/Fence Materials: Masonry; metal

Areaway Paving Material: Concrete

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

Facade Notes: Extension: brick, parged

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

Facade Notes: Extension: brick, parged; leader; non-historic grille

872 West End Avenue

Borough of Manhattan Tax Map Block 1874, Lot 64

Date: 1891-92 (NB 1285-1891)

Architect/Builder: M. V. B. Ferdon

Original Owner: Carew & Drought

Type: Row house

Style: Renaissance Revival

Stories: 3 and basement

Material(s): Stone

Significant Architectural Features: Four-story angled bay; rough-faced rustication at basement, raised bands at second story; windows at first story of bay with incised bands, paneled

spandrels, and carved head and decoration; windows at second story of bay with carved lintel; single window at third story with carved corbel and bracketed lintel; windows in third story of bay with fluted capitals and spandrels; decorated cornice

Alterations: Stoop removed, entrance relocated to basement; light; intercom; possibly historic grille altered for air conditioner; wires; remote utility meter; postal release box

Building Notes: One of two remaining buildings of five row houses built at the southeast corner of 103rd street in 1891.

Site Features: Non-historic fence on low curb; railings; bin for trash receptacles; diamond plate hatch

West Facade: Designed (historic, painted)

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 with metal edge

Areaway Wall/Fence Materials: Metal

Areaway Paving Material: Concrete

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

Facade Notes: Extension: brick, parged; cables; railing on roof; brick and stone wall between 872 and 878 West End Avenue

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

Facade Notes: Extension: brick, parged; cables; stone sill and lintel; non-historic grille; light in yard

878 West End Avenue (aka 874-878 West End Avenue; 256-258 West 103rd Street)

Borough of Manhattan Tax Map Block 1874, Lot 61

Date: 1922-23 (NB 310-1922)

Architect/Builder: Rosario Candela

Original Owner: 878 West End Ave Corporation

Type: Apartment building

Style: Renaissance Revival

Stories: 15

Material(s): Stone; brick

Significant Architectural Features: Stone base; two-story round-arched entrance surround with cable molding and cartouche; segmental window above door with carved side panels; round-arched surrounds with blind tympana at third and 14th stories; shouldered surrounds at 15th story; copper cornice

Alterations: Marquee; lights; cameras; remote utility meter; siamese connection

Site Features: Grille

West Facade: Designed (historic, painted, repointed)
Door(s): Replaced primary door
Windows: Replaced
Security Grilles: Possibly historic (upper stories)
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone; concrete with metal edge at corner

North Facade: Designed (historic)
Facade Notes: Similar to primary facade; windows mixed, some historic six-over-six sash; grilles mixed; siamese connection; cornice removed; remote utility meter; possibly historic fence and gate at service alley Site: grilles and pipes in sidewalk; concrete sidewalk and concrete curb with metal edge

South Facade: Not designed (historic) (partially visible)
Facade Notes: Red and yellow brick, patched; chimney; windows replaced; water tank on metal support; railing at roof

East Facade: Not designed (historic) (partially visible)
Facade Notes: Red and yellow brick, patched, repointed; quoins at return; stone sills; windows replaced; possibly historic grilles; basement door replaced; cables; lights with conduit; concrete-paved areaway; ramp with metal railing

884 West End Avenue (aka 882-888 West End Avenue; 253-255 West 103rd Street)
Borough of Manhattan Tax Map Block 1875, Lot 1

Date: 1919-20 (NB 225-1919)
Architect/Builder: Gaetan Ajello
Original Owner: 884 West End Av. Corp.
Type: Apartment building
Style: Renaissance Revival
Stories: 13
Material(s): Brick; terra cotta

Decorative Metal Work: Possibly historic railing above entrance
Significant Architectural Features: Two-story entrance surround with engaged pilasters supporting an entablature with segmental arch and cartouche with cipher; granite steps; windows at first and third stories with terra-cotta surrounds; terra-cotta lintel course at third story; windows at fourth through 11th stories with bracketed terra-cotta sills and brick lintels in alternating patterns; terra-cotta string courses at third and 13th stories; windows at 12th and 13th stories with terra-cotta sills and lintels; shallow terra-cotta cornice

Alterations: Door replaced; intercom with postal release box; some lintels replaced; remote utility meter; railings; lights

Site Features: Grilles in sidewalk

West Facade: Designed (historic, painted, patched)

Stoop: Possibly historic
Door(s): Replaced primary door
Windows: Replaced
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, patched; windows replaced; non-historic railing at roof

South Facade: Designed (historic)
Facade Notes: Similar to primary facade; siamese connection; brick patched, base painted; windows replaced; possibly historic grilles at basement Site: roll-down gate and wood fence across driveway; concrete sidewalk and curb with metal edge

East Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, patched; light court; cornice continues at return; fire escape; windows replaced, basement windows infilled; basement entrance infilled; pipe; light with conduit; concrete driveway

890 West End Avenue (aka 890-898 West End Avenue; 254-258 West 104th Street)
Borough of Manhattan Tax Map Block 1875, Lot 61

Date: 1924 (NB 361-1924)
Architect/Builder: Schwartz & Gross
Original Owner: 898 West End Avenue Corporation
Type: Apartment building
Style: Renaissance Revival
Stories: 15 and penthouse
Material(s): Brick; limestone; terra cotta

Decorative Metal Work: Iron balconette above entrance
Significant Architectural Features: Tripartite composition with two-story base; 11-story middle section, and two-story capital; rusticated limestone base with granite watertable; primary entrance features double-height enframingent with fluted pilasters supporting denticulated entablature and second-story windows with cartouche ornament; iron-and-glass double-leaf doors with transom; windows in base slightly recessed in double-height enframingents with molded spandrels and segmental-arched voussoirs with scrolled keystone; molded beltcourse separates base from brick-clad upper stories; third-story windows feature full terra-cotta enframingents extending upwards as spandrels under fourth-story windows; terra-cotta beltcourse with running-dog wave ornament; middle section features windows with projecting stone sills; a few historic multi-over-multi-paned double hung windows; ninth-story stone balconette with stone railing supported on large brackets; molded beltcourse below 13th story, denticulated beltcourse below 14th; top stories feature double-height terra-cotta enframingents with fluted pilasters and round-arched, keystone tympanum; modillioned cornice with dentil course and egg-and-dart molding

Alterations: Most windows replaced (historically multi-over-multi-paned double-hung sash)

West Facade: Designed (historic)

Door(s): Historic primary door; non-historic metal door in west 104th street secondary entrance

Windows: Mixed

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

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone (West End Avenue); concrete (West 104th Street)

North Facade: Designed (historic)

Facade Notes: Similar to West End Avenue facade; divided into two wings by light court; light court features simplified ornament and is enclosed by a granite wall below non-historic metal fence; secondary entrance with non-historic door, basement windows with historic iron grilles; ninth-story balconettes removed

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

Facade Notes: Yellow brick side wall; regular arrangement of window openings; concrete service way and yard accessed through metal fence and gate, portions of which are historic

900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street)

Borough of Manhattan Tax Map Block 1876, Lot 1

Date: 1926 (NB 527-1926)

Architect/Builder: J. M. Felson

Original Owner: 900 West End Avenue (Arthur S. Baker, president)

Type: Apartment building

Style: Renaissance Revival

Stories: 16

Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Tripartite composition with three-story base, 11-story middle section, and two-story capital; rusticated brick base with granite watertable; double-height entrance enframingent with fluted Corinthian pilasters, entablature with acroterion, and door surround with segmental-arched pediment; window openings throughout building feature stone sills; molded terra-cotta cornice separates base from upper stories; central fourth-story bays feature unified limestone window enframingent with cartouche; bracketed stone balconettes with cartouche- and festoon-ornamented railings below eighth-story corner windows, 10th-story central windows, and 15th-story windows; terra-cotta beltcourses separate middle section from top stories; top stories feature double-height terra-cotta window enframingents with cartouche-ornamented spandrels; denticulated cornice and brick parapet

Alterations: Windows replaced

South Facade: Designed (historic, base painted)

Door(s): Replaced primary door; non-historic doors in both west end avenue secondary
Windows: Replaced
Security Grilles: Historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite

West Facade: Designed (historic)
Facade Notes: Similar to West 104th Street facade; secondary entrances with non-historic doors

East Facade: Not designed (historic) (partially visible)
Facade Notes: Buff brick side wall, front section painted; regular arrangement of window openings; sunken concrete yard accessed through historic metal fence and gate

908 West End Avenue (aka 908-918 West End Avenue; 258-260 West 105th Street)
Borough of Manhattan Tax Map Block 1876, Lot 61

Date: 1924 (NB 471-1924)
Architect/Builder: George F. Pelham
Original Owner: 910 West End Avenue Corporation (Victor Cerabone, president)
Type: Apartment building
Style: Medieval Revival
Stories: 15
Material(s): Brick; limestone; terra cotta

Significant Architectural Features: West End Avenue facade divided into two wings by light court; smooth ashlar limestone-clad ground floor with granite watertable; primary entrance located in one-story pavilion in light court, features ogee-arched lintel and molded surround; iron-and-glass double-leaf doors with transom and sidelights; tapestry-brick-clad upper stories feature window openings with stone sills; many historic six-over-six double-hung window sash; limestone beltcourses and terra-cotta balconettes, featuring delicate gothic tracery, below fifth-story windows; angled vertical brick piers, supported on limestone impost, extend the height of the facade above fifth story; terra-cotta balconettes with gothic tracery below 14th-story windows; brick crenellated brick parapet with limestone coping and delicate Gothic tracery

Alterations: Some windows replaced (historically six-over-six double-hung sash)

West Facade: Designed (historic)
Door(s): Historic primary door; non-historic door below historic multi-paned transom in west 105th street secondary entrance
Windows: Mixed
Security Grilles: Not historic (upper stories)
Cornice: Original
Sidewalk Material(s): Concrete
Curb Material(s): Granite

North Facade: Designed (historic)

Facade Notes: Similar to West End Avenue facade; secondary entrance with non-historic door below historic multi-paned transom

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

Facade Notes: Tapestry brick side wall; regular arrangement of window openings; concrete ramp leads to concrete yard, accessed through possibly historic fence and gate

920-928 West End Avenue

See 2745 Broadway

930 West End Avenue (aka 2749-2751 Broadway; 930-932 West End Avenue)

Borough of Manhattan Tax Map Block 1877, Lot 63

Date: 1898 (NB 972-1898)

Architect/Builder: Henry Andersen

Original Owner: William H. Picken

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Through-block building with facades on Broadway and West End Avenue; two-story base clad with rusticated limestone separated from upper stories with molded beltcourse; primary entrance on West End Avenue features fluted and paneled pilasters with Ionic capitals, keystone lintel, dentil course, and balustrade; upper-story window openings feature full terra-cotta enframements with bracketed sills; bracketed balconettes at fourth and sixth stories; bracketed balcony with iron balustrade at seventh story; bracketed cornice

Alterations: Cornice on Broadway facade restored; roofline balustrade above West End Avenue cornice removed; primary entrance steps replaced

West Facade: Designed (historic, limestone painted (broadway facade))

Door(s): Replaced primary door

Windows: Replaced

Cornice: Mixed

Sidewalk Material(s): Concrete

Curb Material(s): Granite (West End Avenue); concrete with metal plate (Broadway)

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

Areaway Paving Material: Concrete with metal stairs to basement

East Facade: Designed (historic)

Facade Notes: Similar to, although plainer than, West End Avenue facade, without the balconettes or balconies; ground-floor storefront infill with fixed cloth awnings, some historic cast-iron piers

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

Facade Notes: Brick side wall visible from both Broadway and West End Avenue; narrow light well separated from street by non-historic metal gates; regular arrangement of window openings; fire escapes

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

Facade Notes: Brick side wall, partially parged, visible from both Broadway and West End Avenue; light well with regular arrangement of window openings; fire escapes

936 West End Avenue (aka 2753-2755 Broadway; 264-268 West 106th Street; 934-936 West End Avenue)

Borough of Manhattan Tax Map Block 1877, Lot 61

Date: 1898 (NB 84-1898)

Architect/Builder: John A. Hamilton

Original Owner: L. F. Weisman

Type: Flats building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; limestone; terra cotta

Significant Architectural Features: Two-story base of rusticated brickwork separated from upper stories with molded terra-cotta cornice; rounded building corners; limestone watertable; primary entrance on West End Avenue features boldly projecting double-height enframing with granite columns with Ionic capitals, massive coffered arch topped with an acroterion; lower stories feature window openings with stone lintels and stone sills, upper stories feature full terra-cotta enframements with bracketed sills; terra-cotta beltcourse below seventh story; modillioned cornice with dentil course

Alterations: Windows replaced (historically one-over-one double-hung sash); fire escapes installed

West Facade: Designed (historic, terra-cotta elements painted)

Door(s): Replaced primary door

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

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

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Granite (West End Avenue); bluestone (West 106th Street); concrete with metal plate (Broadway)

East Facade: Designed (historic)

Facade Notes: Similar to West End Avenue facade; storefront infill in ground floor; a couple historic cast-iron piers with acanthus-leaf capitals

North Facade: Designed (historic)

Facade Notes: Similar to West End Avenue facade; sunken concrete areaway with sets of concrete and metals stairs leading to basement; areaway enclosed with historic iron post-and-railing fence with stone curb; basement clad in rough-faced brick

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

Facade Notes: Brick side wall partially visible from both Broadway and West End Avenue; rounded building corners with corner windows; narrow light shaft separated from street with metal-plate gates; regular arrangement of window openings

ARCHITECTS APPENDIX

Gaetan Ajello (1883-1983)

325 Riverside Drive (1920-21)
360 Riverside Drive (1915)
251 West 98th Street (1912-13)
255 West 98th Street (1912-13)
884 West End Avenue (1919-20)
885 West End Avenue (1915)
895 West End Avenue (1912)
905 West End Avenue (1916)

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 Compagna 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 (1913-14, a designated New York City Landmark) one of the first purpose-built movie theaters and his residential work is found in the Upper West Side/Central Park West, Riverside-West End, and Carnegie Hill Historic Districts as well as the Riverside-West End Historic District Extension I and West End Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, he designed eight apartment buildings in the Renaissance Revival and Colonial Revival styles. 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; "Deaths," *NYT*, September 5, 1983, 30; Christopher Gray, "Streetscapes; Remembering an Architect Who Shaped the West Side," *NYT*, June 11, 2006, J7; Landmarks Preservation Commission (LPC), "Architects' Appendix," *West End-Collegiate Historic District Extension Designation Report (LP-2462)* (New York: City of New York, 2013), prepared by Cynthia Danza and Jennifer L. Most; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (December 6, 2005) <http://www.MetroHistory.com>; "The Real Estate Field," *NYT*, April 3, 1914, 18.

Henry Andersen (or Anderson) (c. 1852-?)

321 West 94th Street (1902-03)
302 to 308 West 106th Street (1901)
318 and 320 West 106th Street (1899-1901)
930 West End Avenue (1898)

Henry Andersen (also spelled Anderson) was born in Denmark and immigrated to the United States in the 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, the Greenwich Village Historic District and Extension and Riverside-West End Historic District Extension I. In the Riverside-West End Historic District Extension II, Anderson was responsible for six row houses, a flats building, and a tenement all designed in the Renaissance Revival style.

References: Dennis Steadman Francis, *Architects in Practice in New York City, 1840-1900* (New York: Committee for the Preservation of Architectural Records, 1979), 11; LPC, Architects files; U.S. Census records, 1900-1910; James Ward, *Architects in Practice in New York City, 1900-1940* (New York: Committee for the Preservation of Architectural Records, 1989), 3.

Angell & Higginson

Edward L. Angell (c. 1850-?)
William Higginson (1867-1943)

258 West 99th Street (1897)
312 and 314 West 103rd Street (1889-90) (Edward L. Angell)

Edward L. Angell, a prolific New York City architect practiced from 1886 until 1904. 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 and the West End-Collegiate and Riverside-West End Historic District Extensions including the pair of Romanesque Revival row houses at 312 and 314 West 103rd Street in the Riverside-West End Historic District Extension II. In addition to his architectural practice, he received a patent for improved waste control for plumbing fixtures and wrote letters to the editor on fire safety in buildings.

William J. Higginson was born in England and immigrated to the United States in 1886. Little is known about his early life or education, although city directories indicate that Higginson had established an architecture practice by 1894. From 1894-97 he and Edward L. Angell formed a partnership designing residential buildings in the Upper West Side such as the Renaissance Revival style row house at 258 West 99th Street in the Riverside-West End Historic District Extension II as well as buildings for the American Manufacturing Company in Greenpoint, Brooklyn. By the turn of the century, both men had returned to private practice and Higginson

became known as a specialist in the design of industrial buildings several of which are found in the DUMBO and West Chelsea Historic Districts.

References:

Ancestry.com, *U.S. Patent and Trademark Office Patents, 1790-1909* [database on-line] Provo UT: Ancestry.com Operations, 2008; “A Century of Excellence 1902-2002,” *Turner News* (Turner Construction Company, 2002); Andrew S. Dolkart, “American Manufacturing Company: A Brief History and Preliminary Analysis of Building Construction,” prepared for the Municipal Art Society of New York; Francis, 11, 39; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (December 26, 2006) <http://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; Ward, 3; “Wm. Higginson, 76, Architect, Is Dead,” *NYT*, August 6, 1943, 15.

Charles E. Birge (1871-1942)

945 West End Avenue (1905)

Educated at the Massachusetts Institute of Technology and the École 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 and Extension I, where he designed the Clarendon, a neo-Renaissance style apartment building on Riverside Drive and the Elizabethan Revival style Selkirk, originally an apartment hotel at 308 West 82nd Street. In the Riverside-West End Historic District Extension II, he designed the Renaissance Revival apartment building at 941 West End Avenue.

References: “Charles Birge, 71, Retired Architect,” *NYT*, November 23, 1942, 23; LPC, “Architects’ Appendix,” *NoHo Historic District Designation Report (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.

George & Edward Blum

George Blum (1870-1928)

Edward Blum (1876-1944)

760 West End Avenue (1925-26)

780 West End Avenue (1912-14)

838 West End Avenue (1912-13)

Edward Blum was born in Paris and graduated from Columbia University in 1899, returning to Paris to continue his education at the École des Beaux-Arts from 1901 to 1903. His brother George attended the École in 1904. The firm of George & Edward Blum (at times also referred to as the Blum Brothers) received its first commission 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 were also responsible for buildings in the Expanded Carnegie Hill, Ladies' Mile, Upper East Side, Audubon Park and Park Avenue Historic Districts and the Riverside-West End and West End-Collegiate Historic District Extensions, as well as, 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. The firm is among a select group of prolific architectural practices with Jewish principals that achieved prominence in early 20th century New York, including the firms of Emery Roth, Rouse & Goldstone, and Schwartz & Gross. In the Riverside West End Historic District Extension II, the brothers were responsible for three apartment buildings designed in the Renaissance Revival and Arts and Crafts styles.

References: Andrew S. Dolkart and Susan Tunick, *George & Edward Blum* (Princeton, N. J.: 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)* (New York: 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," *Riverside-West End Historic District Extension I Designation Report (LP-2463)* (New York: City of New York, 2012), prepared by Theresa Noonan and Marianne S. Percival; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; LPC, "Architects' Appendix," *West End-Collegiate Historic District Extension Designation Report*; 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-?)

315 Riverside Drive (1930)

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 to 1923, and was an associate of the firm from 1923 to 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 Riverside-West End and West End-Collegiate Historic District Extensions. The firm also designed the Midtown Theater (later Metro Theater) (1932-33, a designated New York City Landmark). The partnership of Boak & Paris dissolved in 1942. Boak maintained an individual practice until 1944 when he formed a partnership with Thomas O. Raad. In the Riverside-West End Historic District Extension II, the firm designed the Art Deco apartment building at 315 Riverside Drive.

References: Annice M. Alt, *Boak & Paris, Boak & Raad, New York Architects* (New York: Author, 2014); American Institute of Architects (AIA), "Application of Corporate Membership: Russell M. Boak," 1957; Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on-line] Provo, UT: Ancestry.com Operations, 2005; LPC, *Midtown Theater (now Metro Theater) Designation Report (LP-1615)* (New York: City of New York, 1989), prepared by Lynn D. Marthey, 3; LPC, "Architects' Appendix," *West-End Collegiate Historic District Extension Designation Report*.

William Nicholas Bodouva & Associates

William Nicholas Bodouva (b. 1932)

732 West End Avenue (2008-14)

Little is known about William Nicholas Bodouva the founder and principal of William Nicholas Bodouva & Associates. Raised in Queens, he attended Pratt Institute and began his architectural career with the Port Authority of New York and New Jersey. His 10 years with the Port Authority coincided with the creation of the PATH stations at the World Trade Center, Newark and Journal Square and the original construction of Kennedy Airport. He left the authority to establish his own firm. A member of the American Institute of Architects since 1962, he became a fellow in 1999. William Nicholas Bodouva & Associates is best known for its work in the transportation field; among the firm's projects are Terminal One at Kennedy Airport, US Airways Terminal at LaGuardia Airport, the renovation of the Baltimore-Washington International Airport, and the renovations of the Herald Square, Times Square and Prospect Park subway stations. In addition the firm has designed residential and institutional buildings. In the

Riverside-West End Historic District Extension II, the firm was responsible for the design of the new apartment building at 732 West End Avenue.

References: “William N. Bodouva,” *AIA Historical Directory of American Architects-ahd 1004069* <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1004069> (accessed November 7, 2014); *American Architects Directory*, 3rd ed. (New York: Bowker, 1970), 82; Ancestry.com, U. S. Public Records Index, Volume 2 [database on-line], Provo, UT: Ancestry.com Operations, 2010; Joyce Wadler, “Letting There Be Light at Kennedy Airport,” *NYT*, May 20, 1998, B2; “William Nicholas Bodouva & Associates” <http://www.bodouva.com> (accessed January 14, 2015).

Boring & Tilton

William Alciphron Boring (1859-1937)

Edward Lippincott Tilton (1861-1933)

257 and 259 West 97th Street (1891) (Boring, Tilton and Mellen)

770 West End Avenue (1890-91)

William A. Boring, born in Carlinville, Illinois, the son and grandson of building contractors, initially trained as a carpenter (1874-78) 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, who had been working in the firm since 1886. Born in New York City, Tilton had attended the Chappaqua Institute in Westchester County, and as a teenager had worked for the banking firm of Corlies, Macy & Co. The two men attended the École des Beaux-Arts in Paris from 1887 to 1890 and returned to McKim, Mead & White in 1890. Within a year Boring and Tilton had formed their own firm. They were joined briefly by Nathan C. Mellen (1865-1924) for the Casino (1891-92) in Belle Haven, Connecticut and the grand Hotel Colorado (1891-93) in Glenwood Springs, Colorado, as well as the two row houses at 257 and 259 West 97th Street in the Riverside-West End Historic District Extension II.

Boring & Tilton secured its distinguished reputation through winning the competition in 1897 for the first phase of new buildings at the U.S. Immigration Station on Ellis Island. These included the Main Building (1897-1900), Kitchen and Laundry Building (1900-01), Main Powerhouse (1900-01), Main Hospital Building (1900-01), all located within the Ellis Island Historic District, and the incinerator (demolished). The firm was awarded a gold medal at the Exposition Universelle, Paris (1900); a gold medal at the Pan-American Exposition, Buffalo (1901); and a silver medal at the Louisiana Purchase Exposition, St. Louis (1904). Among the firm’s commissions were the Town Hall (1899), East Orange, New Jersey; Tome School for Boys complex (1900-05), Port Deposit, Md.; Brooklyn Heights Casino (1904-05) and the Casino Mansion apartments (1910, Boring), 75 Montague Street/200 Hicks Street, located within the Brooklyn Heights Historic District; Eastern District YMCA (1904-06), 177-185 Marcy Avenue,

Brooklyn; and residences in New York and Connecticut. The formal partnership of Boring & Tilton ended in 1904, although both men continued in association until 1915, sharing offices and equipment as they worked independently.

William 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 (1906-37); vice-president and fellow of the American Institute of Architects (AIA) and a president of the New York chapter; chairman of the AIA committee (1900) 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), Hartford; 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 (1930) until his retirement in 1934.

Edward Tilton was responsible for the design of the J. C. Blair Memorial Hospital (1910-11), Huntingdon County, Pennsylvania; Central High School, Johnstown, Pennsylvania; and the New Hampshire Fire Insurance Co. Building, Manchester, New Hampshire. Tilton is particularly associated with the design of libraries, credited with over 100 libraries in the United States and Canada, including over 60 buildings during World War I. Tilton became the partner of Alfred M. Githens in 1920. Tilton & Githens specialized in the design of libraries and institutional buildings, including the Wilmington Public Library (1922-23), Delaware which was awarded the AIA gold medal in 1930; St. Luke's German Evangelical Lutheran Church (1926), 308-316 West 46th Street; Currier Gallery of Art (1927) and United States Post Office, Manchester, New Hampshire; the Museums of Fine Arts and Natural History (1933), Springfield, Massachusetts; and Bergen County Administrative Buildings (1933, with William F. Schwanewede), Hackensack, New Jersey.

In the Riverside-West End Historic District Extension II, Boring and Tilton designed the Colonial Revival tenement at 770 West End Avenue and with their partner Mellen designed the two Renaissance Revival row houses at 257 and 259 West 97th Street.

References: Ancestry.com, *U.S. Passport Applications, 1795-1925* [database on-line] Provo, UT: Ancestry.com Operations, 2007; 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; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; LPC, *Ellis Island Historic District Designation Report (LP-1902)* (New York: City of New York, 1993), prepared by Anthony Robins and Elisa Urbanelli; Gordon W. Fulton and Henry V. Taves, "Biographical Sketch" and "Design Work of William A. Boring" in *William Alciphron Boring Collection Catalogue* (New York: Columbia University, 1980); "William Alciphron Boring," *National Cyclopaedia of American Biography (NCAB)* 14 and 27 (1907 and 1939), 316

and 59-60, and *Dictionary of American Biography (DAB)* 11, suppl. 2 (1958), 53-54; *Edward Lippincott Tilton, F.A.I.A., architect: Tilton and Githens, Boring and Tilton, Architects* (New York: Architectural Catalog Co., 1929); "Edward Lippincott Tilton," *NCAB* 10 (1909), 459, and *DAB* 9 (1936), 549-550.

Alfred C. Bossom (1881-1965)

355 Riverside Drive (1922)

Alfred Charles Bossom was an English-born architect who practiced for 23 years in the United States. A Londoner, he was trained at the Royal Academy of Arts and worked for the architectural department of the London County Council before immigrating to the United States in 1903. In 1908, Bossom did the initial restoration of Fort Ticonderoga in New York State. During his sojourn in North America, his firm was responsible for the design of banks, commercial and residential buildings throughout the east coast and Texas. A proponent of skyscraper architecture, his projects included the American Exchange National Bank (1918, associate architects Lang and Witchell) and Magnolia-Mobil Petroleum Building (1922) in Dallas, the United States National Bank in Galveston (1924), the Fidelity Bank (Geer Building) and Merchants Bank in Raleigh, North Carolina, and First Union National Bank in Salisbury North Carolina. In New York City, Bossom was involved in laying out the plans to cover the New York Central Railroad tracks with an extension of Riverside Drive, and designed the Seaboard National Bank at 55 Broad Street (1919, demolished) and the apartment building at 150 East 49th Street (1922). In 1926, Bossom and his family returned to England where he left architecture and became a member of the House of Commons. He was later awarded a baronetcy and life peerage. In the Riverside-West End Historic District Extension II, Bossom designed the Renaissance Revival style apartment house at 355 Riverside Drive.

References: Francis, 9; "Lord Bossom Dies; Architect Was 83," *NYT*, September 5, 1965, 57; "Bossom, Alfred Charles (1881-1965)," *North Carolina Architects & Builders: A Biographical Dictionary* [database] <http://ncarchitects.lib.ncsu.edu> (accessed May 27, 2014); "Bossom, Alfred Charles," *Texas State Historical Association* [database] <http://www.tshaonline.org/handbook/online/articles/fbozl> (accessed May 27, 2014); Office for Metropolitan History, "Manhattan NB Database 1900-1986," (May 28, 2014), <http://www.MetroHistory.com>.

Charles Buek (c. 1845-1929)

310 to 318 West 107th Street (1898-99)

One of the most active developers of the East Side in the 1880s, Charles Buek became associated with the firm of Duggin & Crossman in 1870, where he remained until its dissolution in 1879. In Buek's two years of individual practice he designed the first section of neo-Grec row houses know as Astor Row (1880-81) at 8-22 West 130th Street. In 1881, he reorganized the firm under his own administration as Charles Buek & Company, with Charles Duggin and Henry F. Cook as partners. The firm originally concentrated on development in the Upper East Side. In addition to the development in the Upper East Side Historic District around Madison Avenue in

the 60s and 70s, the firm also built extensively around Lexington Avenue and 36th Street. In 1887 the company transferred its interest to the burgeoning real estate market in the Upper West Side. Several rows of houses within the Upper West Side/Central Park West Historic District were designed and developed by the firm. Buek returned to individual practice in 1893 and his four Romanesque Revival/Renaissance Revival style row houses on West 107th Street in the Riverside-West End Historic District Extension II are representative of his style.

Two of Buek's house designs were published in the magazine *American Architect & Building News*, including an 1892 group of brick and stone building's with Queen Anne details on Riverside Drive and a 1901 row house on East 49th Street, which reflected the increasingly popular neo-Classical style. Buek designed a town house in the eclectic Renaissance Revival style at 42 Riverside Drive in the West End-Collegiate Historic District.

References: Ancestry.com, *U.S. City Directories, 1821-1989* [database online] Provo, UT: Ancestry.com, 2011; "Deaths," *NYT*, February 22, 1929, 19; Francis, 19; *A History of Real Estate, Building and Architecture in New York City During the Last Quarter of a Century* (New York: Record and Guide, 1898, reprinted Arno Press, 1967), 221-222; LPC, "Architects' Appendix," *West End Collegiate Historic District (LP-1418)* (New York: City of New York, 1984), prepared by the Research Department; Ward, 11.

Frederick T. Camp (1849-1905)

309 West 97th Street (1899-1900)

Little is known of Frederick Theodore Camp. He was established as an architect in New York by 1879, at which time he worked with Gilbert Bostwick Croff. He designed two brownstone residences and a flats building the Upper East Side Historic District, and a Renaissance Revival style row house in the Riverside-West End Historic District. In the Upper West Side/Central Park West Historic District, Camp designed flats in the Renaissance Revival, Romanesque Revival and neo-Grec styles. In the Expanded Carnegie Hill Historic District he designed two houses in the Queen Anne style and a row of six flats buildings. In the Park Avenue Historic District, Camp had designed two buildings that were altered in the 1920s. In the Riverside-West End Historic District Extension II, Camp designed the Renaissance Revival style tenement at 309 West 97th Street.

References: Francis, 20; LPC, "Architects' Appendix," *Park Avenue Historic District (LP-2547)* (New York: City of New York, 2014) prepared by Matthew A. Postal, Christopher D. Brazee, Jennifer L Most, and Marianne S. Percival; 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 (LP-1647)* (New York: City of New York, 1990), prepared by the Research Department.

Rosario Candela (1890-1953)

280 Riverside Drive (1925-26)
285 Riverside Drive (1925-26)
315 West 106th Street (1925)
755 West End Avenue (1924-25)
800 West End Avenue (1925-26)
820 West End Avenue (1925-26)
865 West End Avenue (1924-25)
875 West End Avenue (1923-24)
878 West End Avenue (1922-23)
915 West End Avenue (1922)

Born in Sicily, Rosario Candela came to the United States at the age of 19 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. Among his more interesting projects was the former United States Embassy building in London (the lower stories were the work of 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 Greene 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. Candela's designs are also found in the Upper West Side/Central Park West, Expanded Carnegie Hill, Hamilton Heights/Sugar Hill Northwest, and Park Avenue Historic Districts, as well as Riverside-West End Historic District Extension I and West End-Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, Candela designed ten apartment houses in the Renaissance Revival, Classical Revival and Colonial Revival styles.

References: Andrew Alpern, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001); LPC, "Architects' Appendix," *Hamilton Heights/Sugar Hill Northwest Historic District Designation Report (LP-2105)* (New York: City of New York, 2002), prepared by Andrew S. Dolkart and Virginia Kurshan; LPC, *Metropolitan Museum Historic District Report (LP-0955)* (New York: City of New York, 1977); LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; LPC, "Architects' Appendix," *Park Avenue Historic District Designation Report*; "Rosario Candela, Architect, Is Dead," *NYT*, October 7, 1953, 29.

Harvey Wiley Corbett (Helmle, Corbett & Harrison) with Sugarman & Berger, associated architects

Master Building, 310 Riverside Drive (1928-29) (a designated New York City Landmark)

Ohio-born architect Frank J. Helmle (1869-1939) was trained at Cooper Union and the School of Fine Arts of the Brooklyn Museum. In 1890, he entered the office of McKim, Mead & White and by the mid-1890s, had formed his own firm Johnson & Helmle with Ephraim Johnson in Williamsburg, Brooklyn. From 1902 to 1906 Helmle was a partner in a firm with Ulrich J. Huberty and William H. Hudswell, Jr. known as Helmle, Huberty & Hudswell. He continued in practice with Ulrich Huberty, following Hudswell's departure from the firm, until Huberty's death in 1910. After two years of independent practice, Helmle formed a partnership with Harvey Wiley Corbett which became Helmle, Corbett & Harrison when Wallace K. Harrison (1895-1982), a former student of Corbett's joined the firm in 1927.

San Francisco-born Harvey Wiley Corbett (1873-1954) was the son of physicians. He graduated from the University of California with a degree in engineering in 1895 and enrolled in the atelier of Jean Louis Pascal at the École des Beaux-Arts in 1896 receiving his diploma in 1900. On his return to the United States he entered the office of Cass Gilbert as a draftsman in 1901. Two years later he formed a partnership with F. Livingston Pell with whom he designed the Maryland Institute (1905-08) in Baltimore and Municipal Group (1908-13) in Springfield, Massachusetts. It was during his association with Frank J. Helmle that Corbett's reputation as a designer and advocate of tall skyscrapers was established. The Bush Tower (1916-18, 130-132 West 42nd Street, a designated New York City Landmark) is an early example of his use of the stepped form in skyscraper design as it was influenced by the New York City Zoning Resolution of 1916. Corbett's tall building designs of the 1920s and 1930s became increasingly influenced by the trend toward streamlined form that characterized stripped European modernism, and include One Fifth Avenue (1926, Helmle & Corbett, in association with Sugarman & Berger, in the Greenwich Village Historic District), the Pennsylvania Power and Light Building in Allentown, Pennsylvania (1928-29), the National Title Guaranty Company (1929-30, 185 Montague Street, Brooklyn), 10 Park Avenue (1930), the Metropolitan Life Insurance Company North Building (11-25 Park Avenue, 1931-32 with D. Everett Wade), and the Criminal Courts Building (100 Centre Street, 1939 with Charles B. Meyers). Following Helmle's retirement in 1928, William H. McMurray (1868-1941) joined the firm. Known as Corbett, Harrison & McMurray, the firm was among those responsible for the design of Rockefeller Center. Harrison left the firm in 1935 and Corbett continued in practice with McMurray, who handled the firm's business affairs, until at least 1940. In the 1940s Corbett, as chief architect, with Grosvenor Atterbury (1869-1956) and planner Arthur C. Holden (1890-1993) designed the Amsterdam Houses for the New York City Housing Authority. A theorist and educator as well as designer, Corbett, a fellow of the American Institute of Architects, was awarded the medal of honor by the New York Chapter in 1954. In the Riverside-West End Historic District Extension II, Corbett, who usually served as principal designer of the firm's commissions is acknowledged as the architect of the Art Deco style Master Building (310 Riverside Drive, a designated New York City Landmark) in association with Sugarman & Berger (q.v.).

References: “Harvey Corbett Architect, Dead,” *NYT*, April 22, 1954, 29; LPC, *Master Building Designation Report (LP-1661)* (New York: City of New York, 1989), prepared by Betsey Bradley, 3-4; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (June 11, 2014), <http://www.MetroHistory.com>; Peter Pennoyer and Anne Walker, *The Architecture of Grosvenor Atterbury* (New York: Norton, 2009), 257; Ward, 16, 34, 60; Carol Willis, “Corbett, Harvey Wiley,” in Adolf K. Placzek, editor-in-chief, *Macmillan Encyclopedia of Architects* (New York: Free Press, 1982), 1: 451-452.

William Horatio Day (c. 1856-1939)

855 West End Avenue (1895-96)

William Horatio Day was born in Cairo, Greene County, New York and appears to have been in practice as an architect in New York City by 1882. Although largely known as a church architect, Day also designed residential and institutional buildings. Among his church designs are the Chapel of the Transfiguration (1879), now Christ and St. Stephen’s Church in the Upper West Side/Central Park West Historic District; St. George’s Episcopal Church complex (1893) part of the National Register G. W. Helme Snuff Mill District in Helmetta, New Jersey; the interior wall decoration of Emmanuel Baptist Church (1887, Francis Hatch Kimball, architect) in the Clinton Hill Historic District; and Helicon Hall (c. 1895), an Episcopal boys’ school in Englewood, New Jersey. Among his other designs were those for the club house at Morris Park race course (1889) in Westchester County; theatrical stage sets for Daniel Frohman, the impresario of the Lyceum Theatre (1891); and a planned amusement building with swimming pool at 145th Street and Broadway (1908). Day’s name doesn’t not appear in directories of New York City’s architectural firms between 1899 and 1907 when he reappears as William H. Day & Co. During the interregnum, Day helped establish an industrial colony for artisans and craftspeople in Saugerties, New York (1902) and became a partner in an ecclesiastical decoration firm with Frederick A. Andrews, known as Day & Andrews. In the Riverside-West End Historic District Extension II, Day was responsible for the design of the Colonial Revival style flats building at 855 West End Avenue.

References: “A New Advance in Education,” *The Churchman*, August 24, 1895, 210; “Action Against the New York Jockey Club,” *Evening Post*, October 6, 1892, 2; Advertisement, *The Churchman*, July 22, 1904, 134; Francis, 25; Christopher Gray, “Streetscapes: An Offshoot Founded by an Offended Millionaire,” *NYT*, November 15, 1998, RE7; “Industrial Colony of Artists,” *Evening Journal* (Albany, New York), October 1, 1902, n.p.; LPC, “Architects’ Appendix,” *Upper West Side/Central Park West Historic District Designation Report*; U.S. National Park Service, National Register of Historic Places “G. W. Helme Snuff Mill District, Helmetta, New Jersey,” National Register of Historic Places Registration Form, 1979; *Real Estate Record and Builders’ Guide*, 82 (September 26, 1908), 612; “Theatrical Gossip,” *NYT*, April 15, 1891, 8; U.S. Census records, 1900-1930; Ward; 18; “William Day Dies,” *Greene County Examiner-Recorder*, March 2, 1939, 1.

Jacob M. Felson (1886-1962)

741 West End Avenue (1927)

900 West End Avenue (1926)

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, South Village, Riverside-West End and Park Avenue Historic Districts and Riverside-West End Historic District Extension I.

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 II, Felson designed the neo-Classical style tenement at 741 West End Avenue and the Renaissance Revival style apartment building at 900 West End Avenue

References: “Jacob M. Felson, Architect, Designed Movie Houses, 76,” *NYT*, October 19, 1962, 313; LPC, “Architects’ and Builders’ Appendix,” *South Village Historic District Designation Report (LP-2546)* (New York: City of New York, 2013), prepared by the Research Department.

M. V. B. Ferdon (c. 1860-?)

304 West 99th Street (1899-1901)

319 to 327 West 101st Street (1892)

308 to 314 West 102nd Street (1892)

241 to 245 West 103rd Street (1891)

247 to 251 West 103rd Street (1890-91)

254 West 103rd Street (1891-92)

315 to 321 West 103rd Street (1892)

315 to 321 West 104th Street (1893)

870 and 872 West End Avenue (1891-92)

Martin V. B. Ferdon was established as an architect in New York City by 1885, and his prolific practice lasted until 1909. He was a partner with James A. Elliott in Ferdon & Elliott around 1897. His work included speculative row houses and warehouses, store-and-loft buildings, stables, tenements, French flats, and apartment buildings, examples of which can be found within the Upper West Side/Central Park West, Greenwich Village, Riverside-West End, Expanded Carnegie Hill, Tribeca West, Hamilton Heights/ Sugar Hill Northwest, and South Village Historic Districts as well as the two Greenwich Village Historic District extensions and West End-Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, Ferdon designed a flats building and multiple row houses all in the Renaissance Revival style.

References: Francis, 30; LPC, Architects files; LPC, “Architects’ Appendix,” *Greenwich Village Historic District Extension Designation Report (LP-2184)* (New York; City of New York, 2006) prepared by Jay Shockley; U.S. Census records, 1900-1920.

Henri Fouchaux (1856-1910)

306 West 99th Street (1900-02)
310 West 99th Street (1901-02)
316 West 103rd Street (1898-99)

Henri (aka Henry) Fouchaux, was born to French parents in Coytesville, New Jersey. Educated in the local public schools, he left at 17 to become a carpenter's apprentice. He later attended Cooper Union taking a course in architecture after which he began his architectural career as Superintendent of Construction for the firm of Schickel & Ditmars. There he participated in the work on St. Joseph's Hospital. Fouchaux was extremely successful in his own architectural practice, which he established by 1886 and maintained until his death. He designed numerous houses and large apartment buildings in a variety of styles in what are now the Hamilton Heights, Jumel Terrace, and Upper West Side/Central Park West Historic Districts. He also designed the Institution for the Instruction of the Deaf and Dumb at 163rd Street and Riverside Drive. In the early 1900s, Fouchaux was commissioned to design two store-and-loft buildings and to enlarge an office building at Franklin and Hudson Streets originally designed by Carrère & Hastings, all located within what is now the Tribeca West Historic District. In 1908, Fouchaux designed a neo-Renaissance warehouse at 153-155 Hudson Street, located within the Tribeca North Historic District. His work in the NoHo Historic District consists of a 1903-05 store-and-loft building with Colonial Revival style details. Fouchaux's work in the Hamilton Heights/Sugar Hill Northwest Historic District includes a group of early row houses with a neighboring apartment house in the Queen Anne style, as well as two later rows in the Beaux-Arts style and in the West End-Collegiate Historic District Extension, he designed a Renaissance Revival style row house. Within the Riverside-West End Historic District Extension II, Fouchaux designed two flats buildings on West 99th Street in the Renaissance Revival and Beaux-Arts styles and a row house in the Renaissance Revival style.

Fouchaux was elected an Associate of the American Institute of Architects in 1901 and was an active member of the Brooklyn chapter for many years where he served on the Executive Committee and as Treasurer for a period of six years.

References: Francis, 31; LPC, "Architects' Appendix," *Hamilton Heights/Sugar Hill Northwest Historic District Designation Report*; LPC, "Architects' Appendix," *West End Collegiate Historic District Extension Designation Report*; *Quarterly Bulletin of the American Institute of Architects* 11(October 1910), 180, 196-7; Ward, 26.

Frank Freeman (1860/61-1949)

330 West 108th Street (1889)

Frank Freeman was born in the township of Barton (later annexed into the city of Hamilton) in Ontario, Canada. In 1883 Freeman immigrated to the United States and settled in Greater New York in 1884. It is unclear if Freeman had any formal architectural training. Sources indicate he may have begun his professional career as an apprentice in the office of Francis H. Kimball. By 1887 Freeman had apparently opened his own practice, although he

entered into a brief partnership with Lawrence J. O'Connor in 1888 under the firm name O'Connor & Freeman.

During the early years of his practice, Freeman proved himself an unquestioned master of the Romanesque Revival style of architecture. His residential work in this mode included the Herman Behr Residence at 82 Pierrepont Street in Brooklyn (1888, within the Brooklyn Heights Historic District). He also designed a number of notable civic and institutional buildings in the Romanesque Revival style, such the Brooklyn Fire Headquarters (1891, a designated New York City Landmark), as well as commercial structures including the imposing Eagle Warehouse and Storage Company Building (1893, within the Fulton Ferry Historic District).

While best known for his substantial Romanesque Revival designs produced during the late 1880s and early 1890s, Freeman was a highly adaptable architect who worked in a variety of styles throughout his long career. The classically-inspired architectural vocabulary popularized by the World's Columbian Exposition of 1893 can be seen in Freeman's design for the Brooklyn Savings Bank (1892-94, demolished), the Crescent Athletic Club Building (1906, within the Brooklyn Heights Historic District), and the Brooklyn Union Gas Company Building (1914, a designated New York City Landmark). Towards the turn of the century, Freeman worked in the Colonial Revival style on buildings such as the freestanding Nelson P. Lewis Residence (1899, within the Prospect Park South Historic District). Other commissions were designed in Gothic, Baroque, Mediterranean, and Northern Italian Renaissance modes.

In the Riverside Drive-West End Avenue Historic District Extension II, Freeman designed a single Romanesque Revival-style row house for Samuel G. Bayne—whose own mansion (demolished) was also designed by Freeman around the same time and once stood immediately adjacent to the west.

References: Francis, 32; Christopher Gray, "Streetscapes: Frank Freeman, Architect; After a Century, a Fond Remembrance," *NYT*, February 26, 1995; Adriana R. Kleiman Research Papers on Frank Freeman, Department of Drawings & Archives, Avery Architectural & Fine Arts Library, Columbia University, New York, NY; LPC, *Brooklyn Union Gas Company Building Designation Report* (LP-2336) (New York: City of New York, May 10, 2011), prepared by Christopher D. Brazee; Obituary, *Brooklyn Eagle*, October 14, 1949, 13; Obituary, *New York Times*, October 14, 1949; Cervin Robinson, "Bravura in Brooklyn," *Architectural Forum* 131 (November 1969), 42-46; Ward, 26.

C[harles] P[ierre] H[enry] Gilbert (1861-1952)

292 and 293 Riverside Drive (1896-97)

Although he was the architect of great many opulent residences for New York's leading families, C. P. H. Gilbert remains a relatively unknown figure today. Born in New York City, he attended Columbia University and the École 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, which he 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 at 1109 Fifth Avenue (1906-08, a designated New York City Landmark), and created a refined and subtly detailed neo-Italian Renaissance mansion for Otto and Addie Kahn at 1 East 81st Street (1914-18, a designated New York City Landmark), which was designed in conjunction with the English architect J. Armstrong Stenhouse. Both of the latter are also included within the boundaries of the Expanded Carnegie Hill Historic District, as is 1067 Fifth Avenue for which Gilbert adapted the Francois I style, increasing the scale to suit an apartment house.

One of the city's most prolific architects, Gilbert's work can be found in the Expanded Carnegie Hill, Hamilton Heights/Sugar Hill Northwest, Metropolitan Museum, and Upper East Side Historic Districts as well as the Riverside-West End Historic District Extension I and West End-Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, Gilbert designed the Renaissance Revival style row houses at 292 and 293 Riverside Drive.

References: LPC, "Architects' Appendix," *Hamilton Heights/Sugar Hill Northwest Historic District Designation Report*; LPC, "Architects Appendix," *West End-Collegiate Historic District Extension Designation Report*; LPC, Architects files.

Horace Ginsbern & Associates

Horace Ginsbern (1897-1969)*

Marvin Fine (1904-1981)

Frederick Morton Ginsbern (1919-1986)

Jules Kabat (1913-1991)

711 West End Avenue (1950-52)

Horace Ginsberg, born near Minsk, Russia, of Jewish descent, immigrated to the United States as a boy. He graduated from Stuyvesant High School, attended the Cooper Union and Columbia University, and worked for the architectural firm of Jacob Gescheidt & Co. before establishing his own architectural firm by 1921. Ginsberg (he changed his name to Ginsbern c. 1933) was especially active in the design and layout of apartments in the Bronx from 1924 to 1940; the task of designing the facades of these buildings, however, was assigned to Marvin Fine after he joined Ginsbern in 1928. Fine, born in Harlem and raised in Upper Manhattan, was educated at the University of Pennsylvania (class of 1929), where he was influenced by the work of Paul Cret. Early in his career, Fine worked as a draftsman for Cass Gilbert (1925-26) and George and Edward Blum (1927). Ginsbern and Fine were responsible for the Park Plaza Apartments (1929-31), 1005 Jerome Avenue, one of the first and finest Art Deco style apartment houses in the Bronx and the Noonan Plaza Apartments (1931), 105-145 West 168th Street, both designated New York City Landmarks. In the Grand Concourse Historic District Ginsbern is credited with the designs of 1001, 1035 and 1212 Grand Concourse while the design of 1150 Grand Concourse is attributed to both men. Fine is known to have been directly influenced by the contemporary work of architects Raymond Hood and William Van Alen, who were responsible respectively for the American Radiator and Daily News Buildings, and the Chrysler Building (all designated New York City Landmarks).

Ginsbern participated in the design of the Harlem River Houses (1936-37, in association with Archibald Manning Brown and other architects), the first federally-funded, -built, and -owned housing project in New York City constructed to house African-American residents of Harlem and a designated New York City Landmark.

Horace Ginsbern & Associates was organized in 1944. Frederick Morton Ginsbern, his son, was born in New York City, graduated from New York University (1942), and joined the firm in 1944. Jules Kabat was born in Brooklyn and graduated from New York University (1934). He worked as a draftsman and designer for Ginsbern (1934-41) and Kindland & Drake (1941-46). He joined Horace Ginsbern & Associates in 1946. The firm, which lasted until 1986, was responsible for designs for the Chock Full of Nuts chain (1930-60), the Gavrin Printing Plant (1951) and Neptune Storage Plant (1954), New Rochelle, N.Y. In the Riverside-West End Historic District Extension II, the firm was responsible for the design of the apartment house at 711 West End Avenue.

*There are conflicting birth dates and places for Ginsberg, some sources record that he was born in New York in 1900.

References: American Architects Directory, 2nd ed. (New York: Bowker, 1962), 212, 249; Ancestry.com, World War I Draft Registration Cards, 1917-1918 [database on-line] Provo, UT: Ancestry.com Operations, 2005; Nancy G. Coryell, Educating Superior Students (New York:

Association of First Assistants in the High Schools of the City of New York, 1935), 12; “Horace Ginsbern, 89, Dies: Founded Architects Firm,” *NYT*, September 22, 1969, 33; LPC, Architects files; LPC, *Noonan Plaza Apartments Designation Report (LP-2400)* (New York: City of New York, 2010), prepared by Jay Shockley, 3-4; LPC, *Park Plaza Apartments Designation Report (LP-1077)* (New York: City of New York, 1981), prepared by Anthony W. Robins; “Marvin Fine, 77, Chief Architect of the ABC Building in Manhattan,” *NYT*, June 24, 1981, B4; “Real Estate Notes,” *NYT*, May 9, 1945, 35; Constance Rosenblum, *Boulevard of Dreams; Heady Times, Heartbreak, and Hope along the Grand Concourse in the Bronx* (New York: New York University Press, 2009), 66-77; U.S. Census records, 1920-1930.

Thomas Graham (1866-1938)

317 to 329 West 108th Street (1899)

Thomas Graham trained as an architect in the office of Jardine & Thompson and initially joined his father’s firm, C. Graham & Sons, one of the principal residential builders/developers in Manhattan in the late 19th century.

Thomas Graham established his own business in 1890, but he found himself in financial difficulty by 1891. Thomas Graham was responsible for row houses in the Renaissance Revival and neo-Renaissance styles in the Metropolitan Museum and Expanded Carnegie Hill Historic Districts, as well as the Hotel Graham (1891-93) one of the first apartment hotels in the East Side which is also in the Expanded Carnegie Hill Historic District. In the Riverside-West End Historic District Extension II Graham designed the Renaissance Revival and Beaux-Arts style row of houses on West 108th Street.

References: Francis, 35; *A History of Real Estate*, 224-225; LPC, “Architects’ Appendix,” *Expanded Carnegie Hill Historic District Designation Report*; LPC, *Metropolitan Museum Historic District Report*, 13-15, 113; Ward, 30.

Charles E. Greenberg & Marvin Ames

Charles E. Greenberg (c. 1902-?)

Marvin Ames (1913-1983)

345 Riverside Drive (1950)

Little is known about the careers of Charles E. Greenberg and Marvin Ames. Greenberg began his career as a draftsman by 1930 and appears to have established an independent practice by 1945. Charles Greenberg, who was a member of the American Institute of Architects (AIA) from 1945 to 1963, designed the Moderne apartment building at 315 West End Avenue (1946-48) in the West End-Collegiate Historic District Extension. Marvin Ames, who served as an officer in the U.S. Army during World War II, was established as an architect by 1949. The firm of Greenberg & Ames, which was established around 1950, was active designing apartment buildings in Manhattan, the Bronx, and Queens until around 1965. The apartment building in the Moderne style at 345 Riverside Drive in the Riverside-West End Historic District Extension II appears to have been their first collaboration.

References: Ancestry.com, *Florida Death Index, 1877-1998* [database on-line] Provo, UT: Ancestry.com Operations, 2004; Ancestry.com, *U. S., WWII Jewish Servicemen Cards, 1942-1947* [database on-line] Provo, UT: Ancestry.com Operations; Manhattan White Pages, 1949; *AIA Historical Directory of American Architects*, s.v. “Greenberg, Charles E” (ahd 1016840) <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1016840.apx> (accessed May 24, 2013); Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (May 24, 2013; May 30, 2014) <http://www.MetroHistory.com>; U.S. Census records, 1930-1940.

John A. Hamilton (1859-1939)

936 West End Avenue (1898)

Little is known about John Andrews Hamilton. He was born in New York City and may have begun his career as a carpenter. He was established in architectural practice by 1885 which he maintained until 1936. The majority of his work in New York City appears to have been commercial buildings although he designed country residences in New York and New Jersey. In the Riverside-West End Historic District Extension II he designed the Renaissance Revival style flats building on the southeast corner of West End Avenue and 106th Street. Hamilton was a fellow of the American Institute of Architects.

References: Ancestry.com, *Connecticut, Military Census, 1917* [database on-line] Provo, UT: Ancestry.com Operations, 2012; Francis, 36; Hamilton, John A., Membership Files, The American Institute of Architects Archives, *The AIA Historical Directory of American Architects*, s.v. “Hamilton, John A.” (ahd10107980), <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1017980.aspx> (accessed May 30, 2014); “Deaths,” *NYT*, May 4, 1939, 21; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (May 30, 2014) <http://www.MetroHistory.com>; U.S. Census records, 1880, 1910-1930; Ward, 32.

John Hauser (c. 1864-?)

302 to 316 West 98th Street (1896-97)

The Swiss-born architect John Henry Hauser is listed in New York City directories from 1892 to 1922 as a specialist in private houses and flats. Like many of his contemporaries, he designed in a variety of revival styles. In the Greenwich Village Historic District Extension II, he designed the Romanesque Revival style tenement at 38 Downing Street and the Romanesque/Renaissance Revival style tenement at 46 Downing Street. Hauser’s work can also be found in the Hamilton Heights, Hamilton Heights/Sugar Hill, Hamilton Heights/Sugar Hill Northwest, Park Avenue and Morris Avenue Historic Districts. In the Riverside-West End Historic District Extension II he designed a row of single-family houses in the Renaissance Revival style.

References: Ancestry.com, *New York Naturalization Petitions, 1794-1906* [database on-line] Provo, UT: Ancestry.com Operations, 2013; Francis, 38; LPC, *Morris Avenue Historic District Designation Report (LP-1392)* (New York: City of New York, 1986), prepared by Charles Savage, 3; 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 Percival; LPC, "Architects' Appendix," *Hamilton Heights/Sugar Hill Historic District Designation Report (LP-2064)* (New York: City of New York, 2000), prepared by Matthew A. Postal, Donald G. Presa, and Marianne S. Percival; U.S. Census records, 1910; Ward, 33.

Alonzo E. Hudson (dates not determined)

233 West 100th Street (1889-90)

Little is known about Alonzo E. Hudson. He appears to have had a brief, but prolific, career as an architect in New York City spanning the years 1884-1890. He designed residential, commercial and manufacturing buildings in Manhattan, Bronx, Long Island, Westchester County, upstate New York, and New Jersey. In the Riverside-West End Historic District Extension II he was responsible for the original design of the Queen Anne style house at 233 West 100th Street.

References: Francis, 42; *Real Estate Record and Builders' Guide*, 38 (October 30, 1886), 1331; 38 (December 4, 1886), 1490; 39 (January 1, 1887), 10; 39 (January 29, 1887), 137; 39 (March 12, 1887), 332, 43 (May 18, 1889), 695.

C[hester] Huntington (1843-?)

258 West 97th Street (1901-03)

Little is known about Chester Huntington. He is listed as an architect in New York City directories from around 1891 to 1909 although he appears to have originally been a manufacturer of paint and varnish. By 1910 he had moved to Mercer County, New Jersey and in 1920 listed his occupation as consulting engineer. In the Riverside-West End Historic District Extension II, he designed the Renaissance Revival style flats building at 258 West 97th Street.

References: Francis, 42; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (January 15, 2015), <http://www.MetHistory.com>; U.S. Census records, 1880, 1900-1920; Ward, 38.

Frederick Jacobsen (1842-?)

254 West 98th Street (1899)

Danish-born Frederick Jacobsen (or Jacobson) 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 and another at 342 West 85th Street in the

Riverside-West End Historic District Extension I. In the Riverside-West End Historic District Extension II, he designed the Renaissance Revival style flats building at 254 West 98th Street.

References: Francis, 43, 90; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District Designation Report*; U.S. Census records, 1900-1910; Ward, 40.

Janes & Leo

Elisha Harris Janes (1874-1924)

Richard Leopold Leo (1872-1911)

251 West 97th Street (1899-1900)

309 to 325 West 100th Street (1900-01)

303 to 309 West 106th Street (1899)

316 to 322 West 108th Street (1899)

324 to 328 West 108th Street (1898-99)

925 West End Avenue (1899)

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 in 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 and a Beaux-Arts style row house at 349 West 86th Street in the Riverside-West End Historic District Extension I. In the Riverside-West End Historic District Extension II, Janes & Leo were among the most prolific architects designing several rows of row houses all in the Renaissance Revival style as well as two flats buildings, including the Alimar, in the Beaux-Arts and Colonial Revival styles. Following the death of his partner in 1911, Elisha Janes continued to practice architecture until 1922. He designed a small building in 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, 2006; 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.

Eric Kebbon (1890-1964)

P. S. 75, Emily Dickenson School, 735 West End Avenue (1948-52)

Eric Kebbon obtained a Bachelor of Science in Architecture from the Massachusetts Institutes of Technology (MIT) in 1912. He was associated with William Welles Bosworth from 1913 to 1917 during which time, he served as resident architect for new technology buildings at MIT. He became a partner in the firm following wartime service in the U.S. Army Corps of Engineers. Kebbon became an independent practicing architect in 1921, designing many public buildings such as post offices and courthouses, as Consulting Architect to the Supervising Architect of the Treasury Department, and private residences. In 1938, New York City Mayor Fiorello H. La Guardia appointed Kebbon to be the head architect for new school construction for the Board of Education. During his 13 years in this position, Kebbon oversaw the design of more than 100 schools throughout the city including the 1941 addition to what was then P. S. 35 in the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District and P. S. 75 in the Riverside-West End Historic District Extension II. Kebbon was a Fellow of the American Institute of Architects and member of its New York Chapter. He was also a member of the Architectural League of New York and the American Society of Military Engineers.

References: “Eric Kebbon, 73, School Architect,” *NYT*, April 19, 1964, 84; Kebbon, Eric, Membership Files, The American Institute of Architects Archives, *The AIA Historic Directory of American Architects*, s. v. “Kebbon, Eric,” (ahd 1023244), <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1023244.aspx> (accessed 2013).

George Keister (1859-1945)

241 West 101st Street (1901)

Little is known about 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, a pair of Queen Anne tenements in the South Village Historic District, 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. He was best known in the later years, however as a theater 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. 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 in the Riverside-West End Historic District Extension I

and a row of Renaissance Revival style houses at 257-261 West 70th Street in the West End-Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, Keister designed the Beaux Arts style flats building known as the Ackerley at 241 West 101st Street.

References: Andrew S. Dolkart and Matthew A. Postal, *Guide to New York City Landmarks*, 4th ed., ed. by Matthew A. Postal (New York: Wiley 2009), 177; Francis, 45; 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.

Alonzo Barnard Kight (1864-1923)

316 West 97th Street (1906)
316 to 320 West 102nd Street (1896-97)

Alonzo B. Kight was an active architect/builder on the Upper West Side of Manhattan during the end of the 19th and early part of the 20th centuries, where he designed numerous row houses and apartment buildings. Examples of his row house designs are represented in the West End-Collegiate and Upper West Side/Central Park West Historic Districts. Born in North Carolina, Alonzo Kight arrived in New York City where he worked as a carpenter attending Cooper Union at night. He was established as a builder by 1891 and is first recorded in directories as an architect by 1897. He is credited with having built the first 10-story apartment house on the West Side, the Barnard Apartments at Central Park West and West 71st Street (c.1900, demolished). In the Riverside-West End Historic District Extension II, Kight designed the Piedmont a six-story apartment house and a set of three American basement row houses all designed in the Renaissance Revival style.

References: Biographical information submitted by Jane Kight Redden (daughter), March 1999; Francis, 46; *A History of Real Estate*, 225, 227; LPC, “Architects’ Appendix,” *West End-Collegiate Historic District Designation Report*; Ward, 42.

King & Campbell

Beverly Sedgwick King (1876-1935)
Shiras Campbell (1878-1958)

Pomander Walk (a designated New York City Landmark)

Beverly S. King began working as an architect in New York City before the turn of the century and worked both independently and in various partnerships over the course of his career. Around 1903 he joined with Henry D. Whitfield (also listed as Whitefield) in the firm of Whitfield & King which lasted until 1909. Among their works are the garage at 55 East 90th Street in the Expanded Carnegie Hill Historic District and the Engineers’ Club (1905-07, a designated New York City Landmark). In 1909 King established the firm of King & Walker with Henry Leslie Walker which lasted until around 1911. King appears to have returned to independent practice until 1916 when he partnered with Shiras Campbell. Campbell, a native of

Elizabeth, New Jersey was educated at Yale University (class of 1900) and received his architectural degree at Columbia University (class of 1904). Early in his career he was an associate architect in the building of the Union County Courthouse in Elizabeth and designed many large residences in Elizabeth. He was established in independent practice in New York City by 1906. In 1921, King & Campbell designed the Tudor-revival style residential complex known as Pomander Walk, an individually designated landmark located within the Riverside-West End Historic District Extension II. Following the dissolution of the firm in the early 1920s, King, whose most notable independent design was the Inchley Building at 564 Fifth Avenue, moved his practice to White Plains. He designed several buildings in Westchester including the Carnegie Library in White Plains. Around 1933 King went to Washington D.C. where he served as deputy administrator of the National Recovery Administration. Shiras Campbell remained in New York City and practiced independently until around 1931. Both men were members of the American Institute of Architects.

References: The AIA Historical Directory of American Architects, s.v. “Campbell, Shiras,” (ahd 1006530), <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1006530.aspx> (accessed June 2, 2014); *The AIA Historical Directory of American Architects*, s.v. “King, Beverly Sedgwick,” (ahd 1023909), <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1023909.aspx> (accessed June 2, 2014); “Car Kills Beverly King,” *NYT*, March 5, 1935, 42; LPC, *Engineer’s Club Building Designation Report (LP-2429)* (New York: City of New York, 2011), prepared by Jennifer L. Most, 9; LPC, *Pomander Walk Designation Report (LP-1279)* (New York: City of New York, 1982), prepared by Marjorie Thau, 3; “Shiras Campbell, 79, Retired Architect,” *NYT*, February 8, 1958, 19; Ward, 12, 42, 43, 84.

Leo F[rederick] Knust (1876-1946)

320 Riverside Drive (1928)

Little is known of Leo Frederick Knust. He was working as an architect in New York by 1899, became a member of the American Institute of Architects (AIA) in 1923, and practiced through 1932. Knust was active in apartment house design on Manhattan’s Upper West Side with examples of his work represented in both the Riverside-West End and Upper West Side/Central Park West Historic Districts. Within the West End-Collegiate Historic District Extension, Knust is credited with the design of the 16-story Renaissance Revival style apartment house originally known as the Hotel Commander, at 240 West 73rd Street and within the Riverside-West End Historic District Extension II he designed the Renaissance Revival style apartment building at 320 Riverside Drive.

Reference: LPC, “Architects’ Appendix,” Upper West Side/Central Park West Historic District Designation Report.

Robert D. Kohn (1870-1953)

352 and 353 Riverside Drive (1899-1901)

Robert David Kohn, born in Manhattan, graduated from the College of the City of New York (class of 1886) and Columbia University (class of 1890), then attended the École des Beaux-Arts in Paris (1891-1895). In New York, Kohn worked for a number of architectural firms before establishing his own independent practice in 1896. Among his early commissions were town houses designed in an abstracted Beaux-Arts style, including 352 and 353 Riverside Drive in the Riverside-West End Historic District Extension II; River Mansion, 337 Riverside Drive, and the neighboring 322 West 106th Street (1900-02) in the Riverside Drive-West 105th Street Historic District. Kohn was associate architect, with Carrere & Hastings, of the abstracted neo-Renaissance style New York Society for Ethical Culture School (1902-04), 33 Central Park West, in the Upper West Side/Central Park West Historic District. His practice came to encompass warehouses, factories, and residential, commercial, office, and institution buildings.

Kohn emerged as one of the few American architects (like Emery Roth in his early career) who produced major designs (c. 1905-15) influenced by the Vienna Secession. These works, all aesthetically noteworthy and among Kohn's most interesting work, included the Seeman Bros. warehouse (1905), 131-133 Perry Street, in the Greenwich Village Historic District; New York Evening Post Building (1906), 20 Vesey Street, a designated New York City Landmark; and New York Society for Ethical Culture (1909-10), 2 West 64th Street, a designated New York City Landmark also within the Upper West Side/Central Park West Historic District. His late work included additions to the R. H. Macy & Co. Department Store (1922-31), Seventh Avenue and West 34th Street.

After 1917, he formed a partnership with Charles Butler (1870-1953) that apparently lasted, informally and formally, until at least 1952, under the firm names of Robert D. Kohn and Charles Butler, Associated; Kohn & Butler; and Robert D. Kohn, Charles Butler & Associates. The firm designed the A. I. Namm & Son Department Store (1924-25, 1928-29), 450-458 Fulton Street Brooklyn, a designated New York City Landmark. Kohn and Butler joined with Clarence S. Stein (1883-1975) on a number of projects, including Temple Emanu-El (1927-29, with Mayers, Murray & Phillip), 840 Fifth Avenue, in the Upper East Side Historic District.

References: Francis, 47; LPC, Architects files; LPC, *A. I. Namm & Son Department Store Designation Report (LP-2170)* (New York: City of New York, 2005), prepared by Jay Shockley; Ward, 44.

Hugh Lamb (1849-1903)

308 and 310 West 97th Street (1900-01)

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. In 1882 Lamb established the firm of Lamb & Rich with Charles Alonzo Rich (1855-1943). Active between 1882 and 1899, the firm was one of New York City's most prominent architectural firms. Lamb & Rich was noted for its commercial and institutional architecture in a variety of styles including 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, a designated New York City Landmark) at 81-85 East 125th Street; Berkley School (later Mechanics' and Tradesmen's Institution, 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. Examples of their residential designs can be found in the Park Slope, Henderson Place, Hamilton Heights, Upper West Side/Central Park West, and West End-Collegiate Historic Districts as well as in the Riverside-West End and West End-Collegiate Historic District Extensions. Following the dissolution of the firm at the turn of the century, Lamb continued to practice on his own. Among his designs are those for the two Renaissance Revival style flats buildings at 308 and 310 West 97th Street in the Riverside-West End Historic District Extension II.

References: "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 Extension I Designation Report*; LPC, "Architects' Appendix," *Upper West Side/Central Park West Historic District Designation Report*; LPC, *Bryant Park Studios Designation Report (LP-1542)* (New York: City of New York, 1988), prepared by Virginia Kurshan, 5; "Lamb and Rich," *Macmillan Encyclopedia of Architects*, 2: 605; Sarah Bradford Landau, "The Row Houses of New York's West Side," *Journal of the Society of Architectural Historians* 34 (March 1975), 19-36; "Who's Who in Architecture," *American Art Annual* (Washington, D.C., 1924-25), v. 21, 451-452; Withey, 360.

Lawlor & Haase

Joseph M. Lawlor (1865-1955)
William J. Haase (c. 1871-1928?)

305 Riverside Drive (1909)

Born in Poughkeepsie, Joseph M. Lawlor was an 1888 graduate of the Rensselaer Polytechnic Institute (RPI). After graduation he worked for the Manhattan Bridge Company and the C.N.E. & W. [Central New England & Western] Railroad before leaving to attend the École des Beaux-Arts. When he returned to the United States around 1894 he worked for Richard Morris Hunt in New York until 1897 when he joined the office of Henry J. Hardenberg; he opened his own office in 1899. Little is known about the education of William J. Haase. He appears to have established himself as an architect by 1897 in Brooklyn. He joined Lawlor in 1904 and over the next decade the firm designed residential buildings throughout Manhattan mostly mid-sized multiple dwellings including 27 East 62nd Street and 103-109 East 75th Street in the Upper East Side Historic District. The firm was particularly known for its role in the development of the RPI campus where they were responsible for seven buildings between 1905 and 1928. Following Haase's death, Lawlor continued to design several additional buildings for the school. In the Riverside-West End Historic District Extension II, Lawlor & Haase designed the Renaissance Revival style apartment building at 305 Riverside Drive.

References: Ancestry.com, *U.S. Passport Applications, 1795-1925* [database on-line] Provo, UT: Ancestry.com Operations, 2007; Francis, 49, 89; "Joseph M. Lawlor," *NYT*, August 8, 1955, 21; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; New York State Census, 1905, 1925; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (June 4, 2014) <http://www.MetroHistory.com>; U.S. Census records, 1900-1930; U.S. National Park Service, National Register of Historic Places, "Theta Xi Fraternity Chapter House, Troy, NY," National Register of Historic Places Registration Form, prepared by Karen Lang Kummer, 2013; Ward, 46.

Charles H. Lench (1888-1972)

230 Riverside Drive (1930-31)

Canadian-born Charles Harris Lench, immigrated to the United States in 1912. He received his undergraduate architecture degree from Syracuse University and his graduate degree from Harvard. He was first established as an architect in New York City around 1920 and maintained his practice until at least 1940. Examples of Lench's work are found in the Upper West Side/Central Park West and Expanded Carnegie Hill Historic Districts. In Newfoundland, he designed Bonavista Methodist Church (1918-23), the "largest wooden church east of Montreal," for his father the Rev. Charles Lench. In addition to his architectural practice, Lench was an author and lecturer on architectural practice and the owner of his own publishing firm the Architectural Economics Press. In 1932 he published *The Promotion of Commercial Buildings* based on his lectures. In the Riverside-West End Historic District Extension II, Lench designed the Medieval Revival style apartment house at 230 Riverside Drive.

References: Ancestry.com, *New York, Naturalization Records, 1882-1944* [database on-line] Provo, UT: Ancestry.com Operations, 2012; Ancestry.com, *U. S., Social Security Death Index, 1935-Current* [database on-line] Provo, UT: Ancestry.com Operations, 2011; *Harvard University Catalogue, 1916-17* (Cambridge, Harvard University, 1916), 358; Heritage Foundation of Newfoundland and Labrador, “A Brief Architectural History of Bonavista Methodist (Memorial United) Church,” <http://www.heritagefoundation.ca/restoration-resources/bonavista-methodistchurch.aspx> (accessed June 4, 2014); LPC, *Upper West Side/Central Park West Historic District Designation Report*, 582; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (June 4, 2014), <http://www.MetroHistory.com>; U.S. Census records, 1930; Ward, 47.

Arthur Lobo (1882-1960)

736 West End Avenue (1927)

Born in Curaçao in the Dutch West Indies, Arthur (né Arturo) Lobo immigrated to the United States in 1892. He received his architectural degree at Columbia University (1904). After graduation he won the Perkins Fellowship in Architecture (1906) which he used to attend the Sorbonne and travel through Europe. He was established in architectural practice in New York City by 1912 and designed or altered residential buildings throughout the city. In addition to his office in New York, Lobo opened one in Havana, Cuba where he designed residential and commercial buildings including the 1913 Bank of Nova Scotia building. As early as 1918, Lobo became involved in real estate, investing in buildings, such as 60 West 94th Street which he converted into apartments. In the Riverside-West End Historic District Extension II, Lobo designed the Renaissance Revival style apartment house at 736 West End Avenue.

References: Ancestry.com, *New York, Index to Petitions for Naturalization Filed in New York City, 1792-1989* [database on-line] Provo, UT: Ancestry.com Operations, 2007; *Architectural Record*, 39 (January 1916), 46-48; “Arthur Lobo Dead; Retired Architect,” *NYT*, March 21, 1960, 29; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (June 5, 2014) <http://www.MetroHistory.com>; Ward, 48.

Robert T. Lyons (dates not determined)

244 Riverside Drive (1907)

Robert T. Lyons was established as an architect in New York by 1897. He specialized in apartment and hotel design, but also designed row houses and commercial buildings. He apparently favored the neo-Renaissance style, but was also known to employ the more florid Beaux-Arts and more severe neo-Federal styles in his designs. Among his more important commissions are the Coronet apartment house (1901, West 58th Street), the Tammany Central Association Clubhouse (1902, East 32nd Street), and the City Athletic Club (1906, West 54th Street). Important works are also found in the Upper West Side/Central Park West Historic District including the St. Urban (1905, 285 Central Park West), the only single-towered apartment building along Central Park West, and apartment and studio buildings such as the Bromley Studios (originally the Parkside Hotel, 1916, 31 West 71st Street), a tall studio building

faced on its narrow street frontage with white terra cotta. Other examples of Lyon's work can be found in the Upper East Side, Carnegie Hill, Expanded Carnegie Hill, Ladies' Mile, and Park Avenue Historic Districts as well as the West End-Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, he designed the Renaissance Revival style tenement at 244 Riverside Drive.

References: Francis, 51; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District Designation Report*; LPC, "Architects' Appendix," *Ladies' Mile Historic District Designation Report*; LPC, "Architects' Appendix," *Park Avenue 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*.

Evan T. MacDonald (c. 1865-?)

299 Riverside Drive (1910-11)

Little is known about Evan T. MacDonald. He was born in Scotland and had immigrated to the United States in 1885. He settled in Detroit where he worked for the Michigan Central Railroad as a draftsman (1888) and bridge inspector (1889-1891). In 1893 he had established himself as an architect in private practice in Detroit. In 1895 he moved his practice to St. Thomas, Ontario where he designed a church, residences, and a commercial block and won a competition with his design for a public school. He returned to the United States in 1899 becoming the chief assistant for Horgan & Slattery. He opened his own practice by 1911 and went into a brief partnership with James V. Reddy around 1913. Although he continued to list his occupation as architect in the 1920 census (he was retired by the 1930 census), his name does not appear in New York City directories after 1914. In the Riverside West End Historic District Extension II, MacDonald designed the Renaissance Revival style apartment building at 299 Riverside Drive for Rockledge Construction Company headed by Vincent J. Slattery.

References: Ancestry.com, *U.S. City Directories, 1821-1989* [database on-line] Provo, UT: Ancestry.com Operations, 2011; Francis, 51; "MacDonald, Evan T.," *Biographical Dictionary of Architects in Canada 1800-1950*, <http://dictionaryofarchitectsincanada.org/architects/view2189> (accessed June 12, 2014); U.S. Census records, 1910-1930; Ward, 49.

Margon & Glaser

Irving Margon (1888-1958)

Charles Glaser (1892-1967)

250 West 99th Street (1925-26)

Little is known about either Irving Margon or Charles Glaser. Irving Margon began his architectural 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. Charles Glaser was born in New York City and in 1917 was employed by the architectural firm of Rouse & Goldstone. During their partnership (1921-1926) Margon &

Glaser designed residential, commercial, religious and manufacturing buildings including the apartment buildings at 317-321 West 87th Street in the Riverside-West End Historic District and 250 West 99th Street in the Riverside-West End Historic District Extension II. Following the dissolution of the partnership Charles Glaser opened his own office. Irving Margon formed a new partnership (1928-32) with Adolph M. Holder. Best known for their design of the Eldorado Apartments (1929-31, with Emery Roth, a designated New York City Landmark), their work is also represented in the Riverside-West End Historic District and its Extension I. Following the dissolution of that partnership Margon practiced independently until the mid-1950s.

References: Ancestry.com, *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line] Provo, UT: Ancestry.com Operations, 2005; "Irving Margon," *NYT*, September 24, 1958, 27; JewishGen, comp. *JewishGen Online Worldwide Burial Registry (JOWBR)* [database on-line], Provo, UT: Ancestry.com Operations, 2008; LPC, "Architects' Appendix," *Riverside West End Historic District Designation Report*; LPC, "Architects' Appendix," *Riverside-West End Historic District Extension I Designation Report*; LPC, "Architects' Appendix," *Ladies' Mile Historic District Designation Report*; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (February 24, 2010), <http://www.MetroHistory.com>; U.S. Census records, 1920-1940.

Herman Lee Meader (1874-1930)

243 Riverside Drive (1914-16)

Born in New Orleans, Louisiana, Herman Lee Meader was educated at Soule College in that city, studied architecture for two years at Cornell University (1897), and graduated from Harvard College in 1898. He then worked in the architectural office of Ernest Flagg for six years, followed by that of Raymond F. Almirall for four years. His period with Almirall may have coincided with the commission for a number of pavilions (1909-11) at Seaview Hospital in Staten Island, included within the New York City Farm Colony/Seaview Hospital Historic District, for which Almirall designed notable terra-cotta ornament and ceramic murals that were executed by De Porceleyne Fles in Delft, Holland. In 1907, he designed the house of his sister, Bertha Meader Patton, in Greenville, South Carolina. He was associated with his brother, Louis J. Meader, as officers in the Architectural Supply Co. and the Meader-Atlas Co., a Brooklyn-based feed concern, and was the author of several articles and books relating to humor. Around 1910, Meader traveled through Europe and, upon his return to New York, established an architectural practice in 1911. His career was fairly short, from 1911 to 1922, and comprised just nine known built New York City commissions, each of which employed some terra cotta as a cladding material. Meader's designs are notable, a number being rather idiosyncratic for New York City, and from the beginning, his ornamental effects were commented upon.

Meader's earliest known project was a large \$4 million, 24-story hotel (1911, not built) at the northeast corner of Seventh Avenue and West 37th Street, which was to have been arranged with four pavilions and clad in "polished granites, glazed faience, and Venetian glass mosaic...combined to furnish an exterior surface of brilliant color and high glaze," according to the *New York Times*. The 154 West 14th Street Building (1912-13, a designated New York City Landmark), Meader's first completed New York structure, was clad in part with terra cotta produced by the New York Architectural Terra Cotta Company (NYATCC). Meader's Waldorf

Building (1914-15), 2-16 West 33rd Street, is a 12-story loft/office building that was Vincent Astor's first major independent development project. The *New York Times* commented that "the lower three stories will be masked by a veneer of mirrors, permitting a facade of plate glass for its entire 200 feet of length," and it also employed NYATCC terra cotta. Meader later purchased the building and used it for his residence.

In the Riverside-West End Historic District Extension II, the Cliff Dwelling (also known as the Cliff Dweller) Apartments, an apartment hotel designed for Leslie R. Palmer, is perhaps Meader's best known commission due to the prominent site and unusual ornamentation. According to family members, Meader made a number of visits to the Yucatan peninsula and elsewhere, and used motifs here inspired by native Mayan or Aztec cultures such as cattle skulls, feathers, and masks, executed in NYATCC terra cotta. Another equally distinctive Meader commission was a seven-story office/showroom building for Benjamin W. Mayer at 130 East 25th Street (aka 54-58 Lexington Avenue) (1915-16), which also employed Southwestern/Native American motifs executed in NYATCC terra cotta and decorative brickwork.

Three more structures commissioned by Palmer, all with interesting ornament, are: 35-37 West 37th Street (1915-16), a 12-story loft building with NYATCC terra cotta; Murray Hill Building (1915-16), 10 East 39th Street/7 East 38th Street, a 12-story loft building, using terra cotta from the Federal Terra Cotta Co.; and 509 Fifth Avenue (1916-17), a 12-story commercial building with NYATCC terra cotta. In 1917, the *New York Times* announced that Palmer was trading these three properties (worth \$6 million) with Thomas H. Gill, a retired Western capitalist/railroad man, for a Montana gold mine, an Alabama orange grove, and Wisconsin timberland.

Meader's last two known designs were for the Greenwich Village Theater (1916, demolished), an experimental theater for Marguerite Abbott Barker (daughter of the president of the Eastman Kodak Co.) at Seventh Avenue South and Christopher Street, which employed NYATCC terra cotta; and the 1920-22 addition to the American Surety Co. Building (Bruce Price, 1894-96, a designated New York City Landmark), 100 Broadway, which used Federal terra cotta. Meader turned to development and was the principal of Lee Meader, Inc., a realty holding and operating company. At his death Meader left an estate worth over \$1.2 million.

References: Ancestry.com, *U.S. Passport Applications, 1795-1925* [database on-line] Provo, UT, Ancestry.com Operations, 2007; LPC, *154 West 14th Street Building Designation Report (LP-2419)* (New York: City of New York, 2011), prepared by Jay Shockley, 4-5.

Mulliken & Moeller

Harry B. Mulliken (1872-1952)

Edgar J. Moeller (1874-1954)

267 West 89th Street (1910-11)

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 Ladies' Mile Historic Districts as well as the Riverside-West End Historic District Extension I. In the Riverside-West End Historic District Extension II, they designed the Tudor Revival style apartment building at 267 West 89th Street. The partnership was dissolved in 1916 after which the two architects practiced independently. Two buildings designed independently by Harry Mulliken 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," *Expanded 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.

Nast & Springsteen

Adolph E. Nast (1884-1931)

George W. Springsteen (1879?-1954)

782 West End Avenue (1912-13)

The partnership of Adolph Nast and George Springsteen lasted from 1911 to 1914 during which time the firm designed residential and commercial buildings including the Renaissance Revival style apartment house at 782 West End Avenue in the Riverside-West End Historic District Extension II.

Little is known about Adolph E. Nast, he was established as an architect in New York City by 1904, and appears to have worked independently except for the period of his partnership with Springsteen. By the time of his death in 1931, he had offices in New York and East Orange, New Jersey. George W. Springsteen was born in Brooklyn and studied at both Cooper Union and Pratt Institute. He spent the early years of his career in the office of Rouse & Goldstone. Following his partnership with Adolph Nast, he formed a brief partnership with Samuel Sass in the firm Sass & Springsteen (1915-17) before joining Albert Goldhammer in the firm Springsteen & Goldhammer in 1919. Springsteen's work with Goldhammer is represented in the Grand Concourse, Crown Heights North, Upper West Side/Central Park West, and Expanded Carnegie Hill Historic Districts. Following the dissolution of their partnership, Springsteen designed the Celtic Park Apartments (1939) in Queens and the Amalgamated Housing Corporation's development in the Bronx (1949).

References: "G. W. Springsteen, Architect, 75, Dies," *NYT*, October 6, 1954, 25; LPC, "Architects' Appendix," *Grand Concourse Historic District Designation Report (LP-2403)* (New York: City of New York, 2011) prepared by Jennifer L. Most, Donald Presa, and Marianne Percival; "Nast, Architect, Killed by Bullet," *NYT*, September 13, 1931, 4; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (January 15, 2015), <http://www.MetroHistory.com>.

Neville & Bagge

Thomas P. Neville (1865-?)
George Arthur Bagge (1867-1958)

288 to 294 West 92nd Street (1898-99)
245 to 255 West 101st Street (1900-01)
329 West 101st Street (c. 1898)
247 to 253 West 102nd Street (1898-99)
300 West 106th Street (1898)
302 to 308 West 107th Street
702 and 704 West End Avenue (1895-96)
789 West End Avenue (1915-16)
801 West End Avenue (1910-11)
817 West End Avenue (1909-10)
850 West End Avenue (1904-05)
851 West End Avenue (1904-05)
860 to 868 West End Avenue (1898-99)
929 West End Avenue (1898)

Born in Manchester, England, George Arthur Bagge immigrated to the United States in 1881. Nine years later he had established an architectural practice in New York. Thomas P. Neville, the son of an Irish-born builder, joined Bagge in 1892. The firm of Neville & Bagge was active through the second decade of the 20th century and became known as residential specialists working in various popular historical revival styles. Neville & Bagge designed hundreds of speculative residential buildings for the middle class on the West Side and Harlem, as well as the occasional hotel and store-and-loft buildings. Neville & Bagge's works include numerous apartment buildings found in the Upper West Side/Central Park West, Riverside Drive-West End, Chelsea, Mott Haven East, Mount Morris Park, Hamilton Heights/Sugar Hill, Clay Avenue, and Audubon Park Historic Districts as well as the Riverside-West End Historic District Extension I. Examples of their store-and-loft buildings are found in the Ladies' Mile Historic District. The firm also designed the Regina Angelorum (1907), a convent and home for working girls connected to Saint Cecilia's Church (R.C.) on East 106th Street (both designated New York City Landmarks), and the Edwin and Elizabeth Shuttleworth House in the Bronx (1896, 1857 Anthony Avenue, a designated New York City Landmark). In 1924, Bagge's son joined the firm, which continued until 1936 as George Bagge & Sons. Among the most prolific architects in the Riverside-West End Historic District Extension II, Neville & Bagge designed numerous row houses and multiple dwellings in the Renaissance Revival, Colonial Revival and Beaux-Arts styles.

References: Ancestry.com, *U.S., Passport Applications, 1795-1925* [database on-line] Provo, UT: Ancestry.com Operations, 2007; Andrew S. Dolkart, *Morningside Heights* (New York: Columbia University Press, 1999); David W. Dunlap, *On Broadway: A Journey Uptown Over Time* (New York: Rizzoli, 1900), 285-290; Francis, 13, 57; LPC, "Architects' Appendix," *Hamilton Heights/Sugar Hill Historic District Designation Report*; LPC, "Architects' Appendix," *Ladies' Mile Historic District Designation Report*; "Deaths," [George A. Bagge], *NYT*, January 22, 1958, 27; U.S. Census records, 1900, 1930-1940; Ward, 4, 57.

S. B. Ogden & Co.

Samuel B. Ogden (c. 1865-1925)

John H. Tomlinson (1864-1948)

255 West 92nd Street (1897)306 West 102nd Street (1901-02)

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, an English-born architect who had immigrated to the United States in 1884. 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 firm's most notable works are 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 included in the Park Slope Historic District. In the Riverside West End Historic District Extension II, the firm designed the multiple-family dwellings at 255 West 92nd Street and 306 West 102nd Street in the Renaissance Revival and Colonial Revival styles respectively. S. B. Ogden closed the firm around 1909 and retired from practice. John H. Tomlinson continued his career and at the time of his death was remembered for his many years as an engineer for the New York City Building Inspection Bureau.

References: Ancestry.com, *U.S. Naturalization Record Indexes, 1791-1992* [database on-line] Provo, UT: Ancestry.com Operations, 2010; Francis, 58; "John H. Tomlinson," *NYT*, August 30, 1948, 17; LPC, "Architects' Appendix," *Ladies' Mile Historic District Designation Report*; LPC, *Estey Piano Company Factory Designation Report (LP-2195)* (New York: 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, 1900-1940; Ward 58.

George F. Pelham (1866-1937)

250 Riverside Drive (1902-03)

265 Riverside Drive (1909)

290 Riverside Drive (1923-24)

300 Riverside Drive (1922)

311 West 94th Street (1901-02)306 to 310 West 94th Street (1900-01)314 West 94th Street (1906-07)316 West 94th Street (1902-03)305 West 97th Street (1901)

311 West 97th Street (1900-01)
315 and 317 West 99th Street (1910-11)
235 to 243 West 100th Street (1902-03)
314 and 318 West 100th Street (1909-10)
310 to 332 West 101st Street (1900-01)
244 to 252 West 102nd Street (1898-99)
315 West 102nd Street (1922)
242 and 244 West 103rd Street (1899-1900)
250 West 103rd Street (1916-17)
303 to 311 West 103rd Street (1895-96)
242 and 244 West 104th Street (1898)
310 West 106th Street (1926)
300 West 107th Street (1898-99)
710 West End Avenue (1926-28)
839 West End Avenue (1901-02)
840 West End Avenue (1904)
908 West End Avenue (1924)

George Frederick Pelham was born in Ottawa, Canada, and 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 the Renaissance, Gothic, and Federal Revival styles during the 43 years that he practiced. Pelham's work is well-represented throughout Manhattan, including within the Riverside-West End Historic District and Extension I and West End-Collegiate Historic District Extension where he designed numerous row houses, flats, and apartment buildings between 1893-1927. He is also responsible for Renaissance and Classical Revival style apartment houses found within the Upper West Side/Central Park West and Hamilton Heights/Sugar Hill Historic Districts, nearly 20 tenements and apartment houses within the East Village/Lower East Side Historic District and four apartment houses in the Park Avenue Historic District, three of which were built in 1929-30 and cannot be definitively attributed to him or his son George Frederick Pelham Jr. (1897-1967) who established his own firm in 1927. Pelham also designed a steel-framed office building in the Madison Square North Historic District, store-and-loft buildings and commercial storefronts in the Ladies' Mile Historic District, a tenement building and commercial structures in the Tribeca West and Tribeca North Historic Districts, and three tenements with stores in the South Village Historic District. Among the most prolific architects in the Riverside-West End Historic District Extension II, Pelham was responsible for the design of numerous row houses and multiple-family dwellings executed in the Renaissance Revival style. In addition, he designed the Beaux-Arts style row houses from 310 to 332 West 101st Street, and five multiple dwellings in the Medieval Revival, Colonial Revival, Classical Revival and neo-Gothic styles.

References: Francis, 60; "G. F. Pelham 2d, Architect, Dead," *NYT*, June 20, 1967, 39; "George Frederick Pelham; Retired Architect, Who Practiced 43 Years, Dies at Verbank, N.Y.," *NYT*, February 9, 1937, 23; LPC, "Architects' Appendix," *East Village/Lower East Side Historic District Designation Report (LP-2491)* (New York: City of New York, 2012), prepared by

Christopher D. Brazee, Jennifer L. Most, Donald G. Presa, and Virginia Kurshan; LPC, "Architects' Appendix," *Ladies' Mile Historic District Designation Report*; LPC, "Architects' and Builders' Appendix," *South Village Historic District Designation Report*; LPC, Architects' Appendix," *Park Avenue Historic District Designation Report*; Ward, 60.

Lucian Pisciotta (1889-1984)

785 West End Avenue (1926-27)

Lucian Pisciotta was born in Italy and was brought to the United States in 1899. He received his architectural training at Cooper Union after which he worked as a draftsman for Harry T. Howell (1906-10) and George F. Pelham (1910-12). He established his own firm in 1912 designing residences, apartment houses, and commercial buildings in Manhattan, the Bronx, Westchester, and Schenectady. An active member of the American Institute of Architects, he served as a director and treasurer of the Bronx chapter. Examples of his work are found in the Fieldston Historic District where he designed the house at 315 College Road and in the Riverside-West End Historic District Extension II, where he designed the Renaissance Revival style apartment building at 785 West End Avenue.

References: American Architects Directory, 1st ed. (New York: R. R. Bowker, 1956, ©1955), 436; *American Architects Directory*, 2nd ed. (New York: R. R. Bowker, 1962), 544; *American Architects Directory*, 3rd ed. (New York: R. R. Bowker, 1970), 772; Ancestry.com, *U. S. World War I Draft Registration Cards, 1917-1918* [database on-line] Provo, UT: Ancestry.com Operations, 2005; "Deaths," *NYT*, January 16, 1984, D12; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (June 12, 2014) <http://www.MetroHistory.com>; U.S. Census records, 1930-1940; Ward, 61.

John G. Prague (c. 1840-1915)

788 West End Avenue (1894-96)

John G. Prague, architect and builder, was born in New Orleans, Louisiana. He maintained offices in Manhattan from the late 1860s through the 1890s. In 1871, Prague was associated with architect James MacGregor, and in 1895 he formed a partnership with Jesse Acker Hays. His practice was mainly residential, and he worked in styles varying from Italianate to neo-Grec and Queen Anne. Concentrating his work on the Upper East and West Sides of Manhattan, Prague constructed many residences in collaboration with real estate developers. He was especially prolific within the Upper West Side/Central Park West Historic District, where numerous rows of flats and houses were constructed according to his designs in the Romanesque Revival and Queen Anne styles. His designs generally emphasized architecturally unified streetscapes with slight variations in ornament and detailing. In 1871-75, Prague designed a group of 28 Italianate style homes on the south side of East 74th Street between Madison and Third Avenues and Lexington Avenue just south of East 74th Street, for speculative developer Warren Beeman, which are in the Upper East Side Historic District and its Extension. He also was responsible for the design of a stable in the NoHo Historic District, a row of three neo-Grec style store-and-loft buildings in the Tribeca West Historic District and Judson Hall (51-54

Washington Square South, a designated New York City Landmark). In the Riverside-West End Historic District Extension II, Prague designed the Renaissance Revival style row house at 788 West End Avenue.

References: Christopher Gray, "A Regal West Side Block Regains a Bit of Its Glory," *NYT*, July 14, 2002, J7; LPC, "Architects' Appendix," *NoHo Historic District Designation Report*; LPC, research files; LPC, "Architects' Appendix," *Tribeca West Historic District Designation Report (LP-1713)* (New York: City of New York, 1991), prepared by the Research Department; LPC, *Upper East Side Historic District Designation Report*, 1321; LPC, "Architects' Appendix," *Upper West Side/Central Park West 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.

H. Alban Reeves (1869-1916)

305 West 98th Street (1901-04)

Herbert Alban Reeves was born and educated in London. He received his architectural training in the office of his father H. A. Wooster Reeves and at the Architectural Association in London. He immigrated to the United States in 1891 and with his father established the firm Reeves & Son in New York. He went into independent practice around 1895-96 designing buildings in the city as well as Westchester and Long Island. He moved to Los Angeles in 1906 where he designed the Pomona City Hall (c. 1910, demolished), Southern California Edison Building, Eagle Rock Bank Building, and International Savings and Exchange Bank Building (1907, demolished). In the Riverside West End Historic District Extension II, Reeves designed the Beaux-Arts style Schuyler Arms.

References: Francis, 64; "City Hall Contract Let," *Los Angeles Herald*, January 8, 1910, 11; Pomona City Hall (Google Images, accessed June 13, 2014); Ward, 63; Water and Power Associates, *Early Los Angeles Historical Buildings (1900-1925)* [http://waterandpower.org/museum/Early_LA_Buildings%20\(1900%20-%201925\)_Page_2.html](http://waterandpower.org/museum/Early_LA_Buildings%20(1900%20-%201925)_Page_2.html) (accessed June 13, 2014); *Who's Who on the Pacific Coast* (Los Angeles: Harper Publishing, 1913), 472; Withey, 499.

Emery Roth (1871-1948)

720 West End Avenue (1926-27)

825 West End Avenue (1927-28)

Emery Roth was born in Galzecs, Hungary, to a family of ample means. Upon being orphaned at age 13, he was sent to the United States. He first immigrated to Chicago and then to Bloomington, Illinois. He spent three years as an apprentice in an architectural firm, most of which time was spent copying plates of classical orders. In Bloomington, Roth also worked as a carpenter/builder for a short time. After an unsuccessful attempt to find work in Kansas City, Roth 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 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.

Following the close of the Exposition, Roth remained in Chicago and opened a very successful mail-order architectural rendering business. He soon decided to move to New York where he was hired into Hunt's office. While with Hunt, Roth drafted interior perspectives of the "Breakers," Cornelius Vanderbilt's Newport, Rhode Island, mansion, and met Ogden Codman Jr., an architect and interior designer. After Hunt's death, Roth accepted a position with Codman. 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.

Soon 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 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 Ritz Tower (1924-27, 465 Park Avenue), the San Remo Apartments (1928-29, 145 Central Park West), the Beresford Apartments (1928-29, 211 Central Park West), and the Eldorado Apartments (1931, 300 Central Park West, in association with Margon & Holder), all designated New York City Landmarks. Roth also designed apartment buildings within the Audubon Park, Upper West Side/Central Park West, Park Avenue, and Riverside-West End Historic Districts, and West End- Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, Roth designed the Renaissance Revival and neo-Classical style apartment buildings at 720 West End Avenue and 825 West End Avenue respectively.

In 1932, Roth's son Richard, and later his son Julian, joined the firm, which became known as Emery Roth & Sons. In 1938-39, the firm designed the Normandy Apartments (140 Riverside Drive, a designated New York City Landmark), which is considered to be one of Roth's last great apartment house designs. The younger Roths continued in practice after their father's death and enjoyed prolific careers.

Emery Roth is among a select group of prolific architectural practices with Jewish principals that achieved prominence in early 20th century New York, including the firms of Rouse & Goldstone, George & Edward Blum, and Schwartz & Gross.

References: Francis, 22, 66, 72; *Key to the Architects of Greater New York* (New York, 1900), 56; *Key to the Architects of Greater New York* (New York, 1901), 62; LPC, "Architects' Appendix," *Audubon Park Historic District Designation*; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District Designation Report*; LPC, "Architects' Appendix," *Riverside-West End Historic District Extension I Designation Report*; LPC, "Architects' Appendix," *West End-Collegiate Historic District Extension Designation Report*; LPC, *Normandy Apartment Designation Report (LP-1568)* (New York: City of New York, 1985), prepared by the Research Department; LPC, *Ritz Tower Designation Report (LP-2118)* (New York: City of New York, 2002), prepared by Virginia Kurshan; Steven Rutenbaum, *Mansions in the Clouds* (New York: Balsam Press, 1986).

Rouse & Goldstone

William L. Rouse (1874-1963)

Lafayette A. Goldstone (1876-1956)

258 Riverside Drive (1908-09, Rouse)

260 Riverside Drive (1909-10)

270 Riverside Drive (1910-11)

276 Riverside Drive (1910-11)

250 West 103rd Street (1916-17)

749 West End Avenue (1911-12)

808 West End Avenue (1909-10)

William L. Rouse was born in New York City and educated at the Stevens Institute of Technology in Hoboken, New Jersey. After setting up his practice in the early 20th century, he began to design apartment buildings. The Hendrick Hudson Apartments at Riverside Drive and West 110th Street in Manhattan (1907) is one of his most successful early works, noted for its ornate Renaissance inspired belvederes at the roof line. Rouse worked independently, except for a brief partnership with John T. Sloan, before partnering with Lafayette Goldstone.

Lafayette Anthony Goldstone was born in Poughkeepsie, New York, and came to New York City at the age of 15, after receiving lessons in architecture and drawing from William Henry Cusak. First working as an apprentice to Carrère & Hastings, Goldstone later obtained positions with William A. Bates of Bates & Barlow and with Cleverdon & Putzel. After service in the Spanish-American War in 1898, Goldstone was employed by a real estate developer and builder active in erecting old law tenements in Manhattan's Lower East Side. In this position he supervised the construction of tenements designed by George F. Pelham. Goldstone also worked for a time with the building firm Norcross Brothers. In 1902, Goldstone opened his own practice with the design of three private residences in Manhattan's Upper West Side. His early work was devoted largely to the design of new law tenements, but he later received commissions for apartment houses. Goldstone also designed store-and-loft buildings, including several within the Ladies' Mile Historic District.

Rouse and Goldstone were practicing together by 1910, establishing an early foothold in the redevelopment of the Upper East and West Sides of Manhattan with the apartment buildings that would alter the appearance and character of these neighborhoods in the years before and after World War I. Examples of the firm's work, executed in a variety of revival styles, can be found in the Audubon Park, Riverside-West End, Upper East Side, and Upper West Side/Central Park West Historic Districts and the Upper East Side and West End-Collegiate Historic District Extensions. Within the Riverside-West End Historic District Extension II Rouse designed the Renaissance Revival style apartment building at 258 Riverside Drive while the firm designed those at 260, 270, 276 Riverside Drive and 749 and 808 West End Avenue and the Classical Revival style hotel (now apartment building) at 250 West 103rd Street. In addition to their residential work, the firm designed a six-story daylight factory in the West Chelsea Historic District (1911).

Rouse and Goldstone dissolved their partnership at the end of 1926. Rouse remained active until 1939, and Goldstone continued to practice until the late 1940s, when he was associated with Frederick L. Ackerman on the Lillian Wald Houses (1947), a joint project of the New York City Housing Authority and the New York State Division of Housing. In the

intervening years, Goldstone's works included the 1927 alteration, in the neo-Renaissance style, of the Ogden Mills Reid House in the Metropolitan Museum Historic District at 15 East 84th Street; the neo-Classical style cooperative apartment houses at 4 East 72nd (1928-29) in the Upper East Side Historic District; and a 35-story Art Deco style office building at 19 Rector Street.

The firm of Rouse & Goldstone was among a select group of architectural practices with Jewish principals, including the firms of Emery Roth, George & Edward Blum, and Schwartz & Gross, that achieved prominence in early 20th century New York.

References: "Lafayette Goldstone Dies at 80; Architect of Luxury Apartments," *NYT*, June 23, 1956, 12; LPC, Architects files; LPC, *Audubon Park Historic District Designation Report*, 97-98; LPC, *S. Jarmulowsky Bank Building Designation Report (LP-2363)* (New York: City of New York, 2009), prepared by Michael D. Caratzas; LPC, *West Chelsea Historic District Designation Report (LP-2302)* (New York: City of New York, 2009), prepared by Christopher D. Brazee and Jennifer L. Most, 101; "William L Rouse, Retired Architect," *NYT*, August 20, 1963, 33; *Trow's New York City Classified Directory*, 1925; Ward, 66.

Charles Schaefer, Jr. (c. 1870 - ?)

770 West End Avenue (1929-30 alteration)

Charles Schaefer, Jr. was born in New York probably around 1872 or 1875. He established the architectural firm of Schaefer & Prindle with William Prindle in 1894 designing houses in Yonkers and the Williamsbridge section of the Bronx. He practiced independently for seven years before joining the Department of Buildings in the Bronx as a plan examiner in 1904. He reestablished his architectural practice in 1907, briefly partnering with Frederick Jaeger (1909-11) and continued to designing buildings in the Bronx and Manhattan at least through the 1920s although his office is listed in the Bronx directories until 1937. In 1924 he designed the Colonial Revival style Sigel Arms and Schwab Court apartment buildings in the Grand Concourse Historic District. Five years later, he was hired by Max Soletsky to convert the row house at 770 West End Avenue in the Riverside-West End Historic District Extension II into a multi-family dwelling.

References: Bronx and Manhattan Directories, 1899/1900-1936/37; Francis, 67; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (September 27, 2011), <http://www.MetroHistory.com>; *Real Estate Record and Builders Guide* 53 (June 16, 1894), 973, 56 (August 31, 1895), 286, 59 (March 20, 1897), 481, 79 (June 8, 1907), 1106, 87 (May 6, 1911), 864; U.S. Census records, 1910-1930; Ward, 68.

Gilbert A. Schellenger (1845-1921)

232 to 242 West 101st Street (1892-93)

244 West 101st Street (1895-96)

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 working for a number of different developers. He 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, Greenwich Village, and Park Avenue Historic Districts, as well as within the West End Collegiate Historic District Extension and the two Greenwich Village and Riverside-West End Historic District Extensions. In the latter, he designed a row of houses and a tenement at 232-242 and 244 West 101st Street in the Renaissance Revival style.

References: Francis, 67; LPC, "Architects' Appendix," *Greenwich Village Historic District Extension II Designation Report*; LPC, "Architects' Appendix," *Riverside-West End Historic District Extension I*; "LPC, "Architects' Appendix," *Park Avenue Historic District Designation Report*; LPC, *The Diller Residence Designation Report (LP-1717)* (New York: City of New York, 1991), by Margaret M. Pickart; New York County, Surrogate's Court, *Petition for Letters of Administration for Gilbert A. Schellenger*, December 7, 1921; Ogdensburg, New York, *Charter, Ordinances and School Act of the City of Ogdensburg, New York* (Watertown, NY: Hungerford-Holbrook Co., 1905), 60 (accessed June 2, 2011); U.S. Census records, 1850, 1870-1880, 1900-1920; Ward 68.

Schickel & Ditmars

William Schickel (1850-1907)

Isaac E. Ditmars (1850-1934)

260 West 99th Street (1884-86, Schickel)

William and Clara Baumgarten House, 294 Riverside Drive (1900-01) (a designated New York City Landmark)

William Schickel rose to prominence as a leading late-19th century designer of churches and institutional buildings in the United States, and is considered one of the most successful architects practicing in New York at the time. Born and educated in Germany, he came to the United States at the age of 20. He was hired by Richard Morris Hunt, one of the country's most eminent and influential architects at the time, and after approximately six months joined the office of Henry Fernbach, a German-born architect in New York. In January 1873, Schickel established his own practice, his first commissions coming from fellow Germans for tenement houses on the Lower East Side. Throughout the 1870s he designed a number of tenements and private houses in addition to working extensively for Catholic institutions in New York,

Brooklyn, and New Jersey. By 1875, Schickel was so well known as an ecclesiastical designer that he secured a commission for Our Lady of Perpetual Help in Boston, which was illustrated in the July 1877 issue of *American Architect and Building News*.

Aside from religious institutions, Schickel's most important client during this period was Oswald Ottendorfer, publisher of the German-language newspaper *New Yorker Staats-Zeitung*. In the 1880s and '90s, Schickel designed several buildings for Ottendorfer and his wife Anna, including the German Dispensary (later Stuyvesant Polyclinic) and the New York Free Circulating Library, Ottendorfer Branch (now the Ottendorfer Branch of the New York Public Library), both designated New York City Landmarks. In 1880-81, Schickel designed the Century Building at East 18th Street just north of Union Square (a designated New York City Landmark) as a speculative venture for the owners of the Arnold Constable department stores, another of his major clients. Schickel continued to act as architect for the Arnold and Constable families until 1904, designing stores, office buildings, stables, summer homes and even Frederick A. Constable's vault at Woodlawn Cemetery. He was also apparently a recognized authority in the field of hospital design, responsible for many of the buildings at the German (now Lenox Hill) Hospital and at St. Vincent's Hospital among others. In addition to the Renaissance Revival style flats building at 260 West 99th Street in the Riverside-West End Historic District Extension II, Schickel also designed buildings in the Upper West Side/Central Park West and Upper East Side Historic Districts.

In the late 1880s, Schickel began to enlarge his office, forming the partnership of William Schickel & Company in 1887 with the architects Isaac E. Ditmars and Hugo Kafka. The expanded firm was responsible for designing a Renaissance Revival style row house in the Upper West Side/Central Park West Historic District, as well as several major department stores in the Ladies' Mile Historic District. Though Kafka soon left the firm to practice again on his own, Schickel & Ditmars was an active firm from 1896 through the beginning of the 20th century. Ditmars, born in Nova Scotia, had been associated with New York architect John F. Miller before joining Schickel. He was a founder and past president of the Brooklyn Chapter of the American Institute of Architects and was nominated a Fellow in 1895.

Examples of Schickel & Ditmars work can be found in the Madison Square North, Greenwich Village, Upper West Side/Central Park West, Upper East Side, Ladies' Mile, Expanded Carnegie Hill, Tribeca West, and West Chelsea Historic Districts. In the Park Avenue Historic District are the firm's Renaissance Revival style St. Ignatius Loyola Church (1895-1900, a designated New York City Landmark), built on the foundations of an earlier church begun in 1885, and the neighboring Loyola School (1899-1900). In the Riverside-West End Historic District Extension II, the firm designed the 1900-01 Beaux-Arts style town house at 294 Riverside Drive for William Baumgarten, head of Herter Brothers, and his wife Clara, which is an individually designated New York City Landmark.

Following Schickel's death, Ditmars continued to practice under the firm name until 1925. Ditmars is credited with the design of the Cathedral of the Sacred Heart in Newark, New Jersey, which is on the National Register of Historic Places.

References: American Architect and Building News 2 (July 28, 1877), 83; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District Designation Report*; LPC, "Architects' Appendix," *Ladies' Mile Historic District Designation Report*; LPC, "Architects' Appendix," *Tribeca West 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,” West Chelsea Historic District Designation Report.

Schneider & Herter

Ernst E. W. Schneider (1855-?)

Henry Herter (c. 1847-?)

315 West 94th Street (1900-01)

311 and 317 West 95th Street (1902-03)

310 and 316 West 95th Street (1902-03)

330 West 95th Street (1901-02)

336 West 95th Street (1901-02)

254 West 102nd Street (1892-93) (a designated NYC Landmark)

854 West End Avenue (1892-93) (a designated NYC Landmark)

856 West End Avenue (1892-93) (a designated NYC Landmark)

858 West End Avenue (1892-93) (a designated NYC Landmark)

Architects Ernst E. W. Schneider and Henry Herter both immigrated to the United States from their native Germany. Schneider designed a row of neo-Grec style houses on Columbus Avenue in the Upper West Side/Central Park West Historic District in 1885, two years before beginning his nearly 20-year architectural partnership with Henry Herter. The firm designed numerous residential buildings throughout Manhattan, many of which are found in the East Village/Lower East Side, Greenwich Village, South Village, and Riverside-West End Historic Districts as well as the Greenwich Village Historic District Extension II and West End-Collegiate Historic District Extension. The firm created Schneider & Company with two other partners, John Fish and Eugene Schultz, and purchased four lots on the corner of 102nd Street and West End Avenue in the Riverside-West End Historic District Extension II on which they constructed a group of Queen Anne/Romanesque Revival style houses 854 to 858 West End Avenue and 254 West 102nd Street, which are individually designated New York City Landmarks. Schneider & Herter also designed seven flats buildings on West 94th and West 95th Streets in the Renaissance Revival and Beaux-Arts style. In addition to their residential designs, the firm designed synagogues, including the Park East Synagogue on East 67th Street, a designated New York City Landmark.

References: Ancestry.com, Index to Petitions for Naturalization Filed in New York City, 1792-1989 [database on-line] Provo, UT: Ancestry.com Operations, 2008; Ancestry.com, U. S. Passport Applications, 1795-1925 [database on-line] Provo, UT: Ancestry.com Operations, 2007; LPC, Architects files; LPC, 854 West End Avenue House Designation Report (LP-1619) (New York: City of New York, 1990), prepared by Betsey Bradley, 6-7; LPC, Park East Synagogue Designation Report (LP-1056) (New York: City of New York, 1980), prepared by Barry Bergdoll, 3; LPC, “Architects’ Appendix,” Riverside-West End Historic District Designation Report; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (May 17, 2010) <http://www.MetroHistory.com>; U.S. Census records, 1900.

Schwartz & Gross

Simon I. Schwartz (c. 1877-1956)

Arthur Gross (1877-1950)

315-17 West 98th Street (1908-09)

309 West 99th Street (1910-11)

306-310 West 100th Street (1910)

250 West 104th Street (1911)

308 West 104th Street (1926-27)

700 West End Avenue (1924-25)

740 West End Avenue (1913-15)

771 West End Avenue (1914-15)

777 West End Avenue (1910-11)

845 West End Avenue (1925-26)

890 West End Avenue (1924)

949 West End Avenue (1915)

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, Hamilton Heights/Sugar Hill, Hamilton Heights Extension, Upper East Side and Extension, Riverside-West End, Upper West Side/Central Park West, and Park Avenue Historic Districts, and the Riverside-West End Historic District Extension I and West-End Collegiate 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 addresses 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 and Tribeca West Historic Districts. The Court and Remsen Building (1925-26, 26 Court Street), a 30-story office tower in Brooklyn is included within the Borough Hall Skyscraper Historic District. In the Riverside-West End Historic District Extension II, Schwartz & Gross designed apartment houses in a variety of styles including Renaissance Revival, Colonial Revival and Secession styles.

The firm of Schwartz & Gross is among a select group of prolific architectural practices with Jewish principals that achieved prominence in early 20th century New York including the firms of Emery Roth, George & Edward Blum, and Rouse & Goldstone.

References: "Arthur Gross," *NYT*, November 27, 1950, 24; LPC, "Architects' Appendix," *Borough Hall Skyscraper Historic District Designation Report (LP-2449)* (New York: City of New York, 2011), prepared by Christopher D. Brazee; LPC, "Architects' Appendix," *Riverside-West End Historic District Extension I Designation Report*; LPC, "Architects' Appendix," *West*

End-Collegiate Historic District Extension; LPC, "Architects' Appendix," *Upper East Side Historic District Extension Designation Report*; "Simon I. Schwartz," *NYT*, April 25, 1956, 35; Ward, 69.

Edward Isaac Shire (1874-1973)

Anshe Chesed, 251 West 100th Street (1926-28)

Edward I. Shire was born in New York City and educated at City College (1889-93), Columbia University (1896), and the École des Beaux-Arts (1898-1900). Shire was established as an architect by 1901 although he appears to only have opened his own general practice in 1905. He was responsible for the design of 121 East 73rd Street (1906-08), and the facades of 126 East 70th Street (1927) and 126 East 74th Street (1925-26), all in the Upper East Side Historic District as well as the alteration to 53 East 91st Street (1907-08), an alteration in the Expanded Carnegie Hill Historic District. Shire briefly associated with Lewis R. Kaufman in the firm Shire & Kaufman (c. 1909-16) during which time, the partners designed the building at 210 Eleventh Avenue (1910-11) in the West Chelsea Historic District. In 1926 Shire was hired to design the new Byzantine Revival style temple for Congregation Anshe Chesed at 251 West 100th Street in the Riverside-West End Historic District Extension II. Three years later, the *New York Times*, commented on Shire's design for the Cone Export Building (now New York Law School) at 59 Worth Street in Manhattan, calling the building "one of the most attractive business structures of its size in the city" and that "while the building is essentially a loft building, it is equal in design and construction to a high-grade office building." Shire continued in private practice throughout the 1930s and '40s. In 1935 he served as a consultant on a project to convert three private houses at 38-42 East 52nd Street, designed by Stanford White and Clinton & Russell, into small apartment units and stores (demolished). Beginning in 1941, Shire was associated with Bloch & Hesse on several projects including one for alterations to a two-story factory building at 202 Greene Street in Manhattan (demolished). A member of the American Institute of Architects and Beaux-Arts Institute of Design, Shire served for many years as a trustee of the Hebrew Technical Institute, which was started in the 1880s to give technical training to boys of limited means.

References: American Institute of Architects, "Edward I. Shire - Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works," July 1, 1945 and January 27, 1953; "Building Plans Filed," *NYT*, April 30, 1941, 36; "Deaths," *NYT*, April 26, 1973, 46; "Houses Remodeled in East 52d Street," *NYT*, September 1, 1935, RE1; LPC, "Architects Appendix," *Expanded Carnegie Hill Historic District Designation*; LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; "Modern Broadway Building Planned for Wholesale Dry Goods Trades," *NYT*, January 27, 1929, RE12; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (January 20, 2015) <http://www.MetroHistory.com>; Ward, 70-71.

Edward Chester Smith (c. 1861-1948)

249 to 257 West 99th Street (1892-93)

Edward Chester (or Chestre) Smith was established as an architect in New York City by the mid-1880s. Born in Connecticut around 1861, he worked as an architect for the Commercial Cable Company in 1884. Two years later he was in private practice designing the Romanesque Revival style row houses in the Upper West Side/Central Park West Historic District. A long-time resident of Brooklyn, Smith, or Edward B. Chestresmith as he was known after 1893, was largely known for his residential designs in the tri-state area, several of which are represented in the Fiske Terrace-Midwood Park and Bedford Stuyvesant/Expanded Stuyvesant Heights Historic Districts. Around 1905 he moved to Rochester but was back in the New York City by 1910. In the Riverside-West End Historic District Extension II, he was responsible for the design of the Renaissance Revival style row houses on West 99th Street.

References: Brooklyn directories; Francis, 21, 70; "Names Changed," *Laws of the State of New York Passed at the One Hundred and Seventeenth Session of the Legislature*, v. 2 (Albany: James B. Lyon, Printer, 1904), 1991; "The New Cable," *Brooklyn Daily Eagle*, October 17, 1884, n.p.; New York State Census, 1905; Obituary, *Brooklyn Daily Eagle*, April 1, 1948, 13; *Real Estate Record & Builders' Guide* (various articles, 1893-1917); U.S. Census records, 1900-1940; Ward, 14.

Joseph A. Stark (c. 1855-?)

330 West 108th Street (alteration, 1903)

Joseph A. Stark was born in Germany c. 1855 and immigrated to the United States around 1868. Little is known about his architectural training or early career. City directories indicate he had started his own practice in Lower Manhattan by 1885, and that he was active into the 1920s. In the Riverside Drive-West End Avenue Historic District Extension II, Stark designed a sympathetic addition to a Romanesque Revival style row house originally designed by Frank Freeman.

References: Francis, 72; Ward, 73.

Christian Steinmetz (1865-1925)

255 West 95th Street (1898-99)

Little is known about Christian Steinmetz. At age 15 it appears that he was an apprentice to a builder but by 1897 he was listed in directories as an architect, briefly associating with William H. Boylan at the turn of the century. Steinmetz' work is represented in the Upper West Side/Central Park West and Hamilton Heights/Sugar Hill Historic Districts by three rows of houses in the Queen Anne, Romanesque Revival, and Renaissance Revival styles. In the Riverside-West End Historic District Extension II, he was responsible for the Renaissance Revival flats building at 255 West 95th Street. Toward the end of his life, Steinmetz listed his profession as builder but was also connected with the Maiden Lane Savings Bank.

References: Francis, 72; LPC, "Architects' Appendix," *Hamilton Heights/Sugar Hill Historic District Designation Report*; Obituary, *New York Times*, June 24, 1925, 17; U.S. Census records, 1880, 1900-1920; Ward, 74.

Sugarman & Berger

M. Henry Sugarman (1888-1946)

Albert G. Berger (1879-1940)

Master Building, 310 Riverside Drive (1928-29) (a designated New York City Landmark) (associated architects with Harvey Wiley Corbett)

340 Riverside Drive (1925)

309 West 104th Street (1925)

752 West End Avenue (1929-30)

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. Following Hess's departure in 1926 the firm was renamed Sugarman & Berger. Sugarman was a member of the American Institute of Architects (AIA) 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 and the Riverside-West End Historic District Extension I. Within the Riverside-West End Historic District Extension II, they designed several apartment buildings in the Colonial Revival, Renaissance Revival and Art Deco styles.

Among these buildings is the Master Building at 310 Riverside Drive, a designated New York City Landmark, in association with Harvey Wiley Corbett (q.v.).

References: Albert G. Berger obituary, *Pencil Points* 21 (December 1940), 24; LPC, *Greenwich Village Historic District Designation Report (LP-0498)* (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*, 1922-23; *Trow’s New York City Directory Classified Directory*, 1925, p. 2461-2462; Ward, 8, 76; Withey, 53, 582.

Thom & Wilson

Arthur M. Thom (c 1850-?)

James W. Wilson (c. 1852-?)

301 West 96th Street (1898-1900)

Little is known about Prussian-born Arthur M. Thom and his Scottish-born partner James W. Wilson. Their firm’s prolific output between about 1874 and 1910 included 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, South Village, and Upper West Side/Central Park West Historic Districts as well as the Upper East Side and West End Collegiate Historic District Extensions, Riverside-West End Historic District Extension I and Greenwich Village Historic District Extension II. Thom & Wilson was also responsible for the Romanesque Revival style Harlem Courthouse (1891-93, a designated New York City Landmark) at 1700 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 II the firm was responsible for the Renaissance Revival style mixed-use building at 301 West 96th Street on the northwest corner of West End Avenue and West 96th Street.

References: Francis, 74; “James W. Wilson,” <http://genforum.genealogy.com/wilson/messages/25483.html> (accessed July 10, 2014); LPC, “Architects’ Appendix,” *Riverside-West End Historic District Extension I*; LPC, “Architects’ Appendix,” *Upper East Side Historic District Extension*; U.S. Census records, 1880; Ward, 77.

Ralph S. Townsend (?-1921)

302 West 102nd Street (1884)

304 West 102nd Street (1895-96)

Ralph Samuel Townsend was one of the city’s foremost architects of fashionable hotels and apartment houses, noted for his skillful designs featuring bold ornamentation. Townsend 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 designed a row of nine houses at West 72nd Street in 1889-90, of which only 338 West 72nd

Street remains, located within the West End-Collegiate Historic District Extension. In the 1890s, he designed the Hotel Savoy and the Pierrepont Hotel, as well as office and loft buildings located within the Ladies' Mile Historic District, and apartment buildings and row house located within the Riverside West End and Upper West Side/Central Park West Historic Districts. Within the Riverside-West End Historic District Extension I, the five row houses at 329 to 337 West 85th Street (1890-91) are also designated New York City Landmarks. In the NoHo neighborhood, Townsend designed the double store in the Renaissance Revival style at 35 and 39 Bond Street (1892-93) and the building at 43-49 Bleecker Street (1896), within the NoHo Historic District Extension and NoHo East Historic District, respectively. Around the turn of the century, Townsend also collaborated with architect Herbert Harde in the design of a number of apartment houses on the Upper West Side, including 425 West End Avenue (1898-1900), located within the Riverside-West End Historic District Extension I. In 1901, Townsend designed a neo-Renaissance style store-and-loft building at 86 Thomas Street in the Tribeca West Historic District, and in 1902-03 he designed the Beaux-Arts style Hotel Churchill at 252 West 76th Street in the West End-Collegiate Historic District Extension. In 1906, he 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 (1906-08, 151 Central Park West) in the Upper West Side/Central Park West and Central Park West-West 76th Street Historic Districts. 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. In the Riverside-West End Historic District Extension II, Townsend designed the Queen Anne style house, now located at 302 West 102nd Street and enlarged, as his residence and the Renaissance Revival style flats building at 304 West 102nd Street.

References: LPC, "Architect's Appendix," *NoHo Historic District Designation Report*; LPC, "Architects' Appendix," *Riverside-West End Historic District Extension I Designation Report*.

Clarence True (1860-1928)

296 West 92nd Street (1893)
307 to 313 West 102nd Street (1892)
239 West 103rd Street (1898)
304 West 104th Street (1891-92)
312 to 322 West 104th Street (1891-92)
319 West 106th Street (1898-99)
303 to 319 West 107th Street (1897-98)

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, West End-Collegiate and Riverside-West End Historic District Extensions. Within the Riverside-West End Historic District Extension II, True designed numerous row houses in the Romanesque Revival, Renaissance Revival (and its Dutch and French variations), and Elizabethan Revival styles, as well as a Renaissance Revival style flats building.

References: Francis, 78; *A History of Real Estate*, 228; 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 (LP-2044)* (New York: City of New York, 2000), by Matthew A. Postal; LPC, “Architects’ Appendix,” *Riverside-West End Historic District Extension I 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).

William B. Tuthill (1855-1929)

Morris and Laurette Schinasi Residence, 351 Riverside Drive (1908-09), a designated New York City Landmark

William Burnet Tuthill was born in New York and attended City College. After graduation in 1875 he worked as a draftsman in the office of Richard Morris Hunt before establishing an independent architectural practice in 1877. Best known as the architect of Carnegie Hall (1889-91, a designated New York City Landmark), which he designed in association with Dankmar Adler of Adler & Sullivan, Tuthill received a number of noteworthy commissions including the Harlem Young Women’s Christian Association Building (1888); the Princeton Inn (1893), Princeton, New Jersey; the Carnegie library (1892-95), Pittsburgh, Pennsylvania; and the Columbia University Yacht Club on the Hudson River at West 86th Street (demolished). Among his institutional designs are the New York Post Graduate Medical School and Hospital on Second Avenue at East 20th Street (1890, demolished), the Women’s Medical College at New York Infirmary at 19 West 101st Street, and the (former) American Female Guardian Society and Home for the Friendless Woody Crest Home, 936 Woodycrest Avenue, the Bronx (1901-02, a designated New York City Landmark). Tuthill designed numerous residential buildings including the neo-French Renaissance style Morris and Laurette Schinasi House (1907-09, a designated New York City Landmark) now included within the Riverside-West End Historic District Extension II, and several others, which are represented in the Greenwich Village and Upper West Side/Central Park West Historic Districts as well as a row of tenements in the South Village Historic District.

Tuthill was an author of several books on architecture and lectured on acoustics and architectural history at Columbia University, the University of Cincinnati, and for the Board of Education of New York City. He was one of the founders of the Architectural League and served as a member of the Art Commission of the World’s Columbian Exposition in Chicago in 1893. He was elected a Fellow of the American Institute of Architects in 1896. An amateur cellist of “ability” Tuthill also served as secretary of the Oratorio Society of New York for 36 years during the conductorships of Leopold, Walter, and Frank Damrosch and Louis Koemmenich.

References: Francis, 77; LPC, "Architects' Appendix," *Upper West Side/Central Park West Historic District Designation Report*; LPC, *(Former) American Female Guardian Society and Home for the Friendless Woody Crest Home (LP-2049)* (New York: City of New York, 2000), prepared by Gale Harris, 3-4; "William B. Tuthill, Architect, Is Dead," *NYT*, August 27, 1929, 21; "William Burnet Tuthill," *Real Estate Record* (August 31, 1929), 12.

Wechsler & Schimenti

Max Wechsler (1906-1993)

Michael Schimenti (1915-1986)

308 West 103rd Street (1961)

Max Wechsler, born in New York City, was educated at Columbia University and New York University. Michael Schimenti, another native New Yorker, was educated at the Mechanics Institute, Cooper Union Art School, the École des Beaux-Arts (in the Atelier Gnerve), and the New York Structural Institute. He later worked as a draftsman for William L. Hohaus. The firm of Wechsler & Schimenti was organized in 1946-47, designing residential, commercial, educational, and public buildings. Principal works include the Trylon Theater in Amsterdam, New York (1949), Safeway Stores in the Bronx and New Jersey (1954), and schools, apartment houses, hotels, motels, and office buildings in the New York area. Wechsler & Schimenti were responsible for the design or alteration of buildings in the Upper East Side, NoHo, Expanded Carnegie Hill, Upper West Side/Central Park West, and Park Avenue Historic Districts and West End-Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, the firm designed the apartment house at 308 West 103rd Street.

The partnership remained active until 1969 after which both men opened their own firms. Wechsler was responsible for the conversion of a stable, located in the South Village Historic District, into an apartment building. Around 1978, Max Wechsler formed a new firm known as Wechsler-Grasso-Menziuso, which was responsible for the conversion of the Excelsior Power Company power house at 33 Gold Street into a residential building (1979) and altering the former U.S. Army Building at 39 Whitehall Street into an office building (1986).

References: *American Architects Directory*, 2nd ed. (New York: Bowker, 1962), 619, 744; *American Architects Directory*, 3rd ed. (New York: Bowker, 1970), 807, 972; LPC, Architects files; LPC, "Architects' Appendix," *West End-Collegiate Historic District Extension Designation Report*; LPC, "Architects' and Builders' Appendix," *South Village Historic District Designation*; "Max Wechsler, 86, Architect and Designer," *NYT*, September 23, 1993, D22; Obituary, *NYT*, March 19, 1986, B11; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (February 13, 2014), <http://www.MetroHistory.com>.

Lorenz F. J. Weiher, Jr. (1869-1947)

319 West 94th Street (1905-06)

Lorenz F. J. Weiher, Jr. was established as an architect in New York City by 1895. Over the next three decades most of his commissions were for residential buildings many of them located in Manhattan's Upper West Side, including the Renaissance Revival style tenement at 319 West 94th Street in the Riverside-West End Historic District Extension II and an apartment building in the Hamilton Heights/Sugar Hill Historic District. In addition to his residential commissions, Weiher designed offices and store-and-loft buildings, two of which along with a tenement are in the Greenwich Village Historic District. By 1910, as the need for entertainment venues grew, Weiher began designing motion picture theaters on both the Lower East Side and Upper West Side.

References: Ancestry.com, *New York, Passenger Lists, 1820-1957* [database on-line] Provo, UT: Ancestry.com Operations, 2010; "Deaths," *NYT*, February 23, 1947, 52; Francis, 81; LPC, Architects files; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (June 10, 2014), <http://www.MetroHistory.com>; Ward, 83.

ILLUSTRATIONS



302 West 102nd Street
Ralph S. Townsend, 1884



854 to 858 West End Avenue and 254 West 102nd Street
Schneider & Herter, 1892-93



315 to 321 West 104th Street
Martin V. B. Ferdon, 1892-93



319 to 327 West 101st Street
Martin V. B. Ferdon, 1892



308 to 314 West 102nd Street
Martin V. B. Ferdon, 1892



302 to 316 West 98th Street
John Hauser, 1896-97



317 to 321 West 108th Street
Thomas Graham, 1899



245 to 255 West 101st Street
Neville & Bagge, 1900-01



303 to 319 West 107th Street
Clarence True, 1897-98



310 to 320 West 101st Street
George F. Pelham, 1900-01



352 and 353 Riverside Drive
Robert D. Kohn, 1899-1901



294 Riverside Drive
Schickel & Ditmars, 1900-01



244 West 101st Street
Gilbert A. Schellenger, 1895-96



702 and 704 West End Avenue
Neville & Bagge, 1895-96



310 and 316 West 95th Street
Schneider & Herter, 1902-03



311 and 317 West 95th Street
Schneider & Herter, 1902-03



840 West End Avenue
George F. Pelham, 1904



925 West End Avenue
Janes & Leo, 1899



839 West End Avenue
George F. Pelham, 1901-02



305 West 98th Street
H. Alban Reeves, 1901-04



336 West 95th Street
Schneider & Herter, 1901-02



310 West 99th Street
Henry Fouchaux, 1901-02



306-310 West 100th Street
Schwartz & Gross, 1910



315-317 West 98th Street
Schwartz & Gross, 1908-09



258 Riverside Drive
William L. Rouse, 1908-09



817 West End Avenue
Neville & Bagge, 1909-10



777 West End Avenue
Schwartz & Gross, 1910-11



771 West End Avenue
Schwartz & Gross, 1914-15



780 West End Avenue
George & Edward Blum, 1912-14



243 Riverside Drive
Herman Lee Meader, 1914-16



885 West End Avenue
Gaetan Ajello, 1915



360 Riverside Drive
Gaetan Ajello, 1915



875 West End Avenue
Rosario Candela, 1923-24



700 West End Avenue
Schwartz & Gross, 1924



340 Riverside Drive
Sugarman & Berger, 1925



760 West End Avenue
George & Edward Blum, 1925-26



Pomander Walk
King & Campbell, 1921



Ansche Chesed
251 West 100th Street
Edward I. Shire, 1926-28



310 Riverside Drive
Harvey Wiley Corbett with Sugarman & Berger, 1928-29



752 West End Avenue
Sugarman & Berger, 1929-31



315 Riverside Drive
Boak & Paris, 1930



230 Riverside Drive
Charles H. Lench, 1930-31