



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

**TESTIMONY OF MANHATTAN BOROUGH PRESIDENT
SCOTT M. STRINGER**

**BEFORE THE NEW YORK CITY COUNCIL
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**

Riverside-West End Historic District Extension I

October 3, 2012

I would like to thank Chairperson Brad Lander and the Landmarks Subcommittee for the opportunity to testify today on the Riverside-West End Historic District Extension I. I have been a strong supporter of the proposed Historic District since it was first conceived. This designation will preserve the historic buildings of West End Avenue and maintain an aesthetic continuity that is particular to the Upper West Side neighborhood. I recently submitted testimony in support of this designation at the Landmarks Preservation Commission and the City Planning Commission.

The buildings within the proposed historic district reflect the history of the Upper West Side. They were built in architectural styles significant to the expansion of the neighborhood as a successful residential community. West End Avenue consists of townhouses, several singular churches and synagogues, and 12-story residential buildings which are some of the finest and oldest examples of pre-war multiple-dwelling unit structures in Manhattan. These stately apartment buildings were built out to their lot lines, which created a contextual built form. As a result, an undeniable sense of place is created along the Avenue.

This collection of buildings also reveals a part of this city's housing and social history. The extension of rail and subway lines to the Upper West Side that began during the late 19th Century spurred residential development on West End Avenue, and apartment buildings became respectable living quarters for the middle class. Consequently, the new building stock created a significant residential population that has since evolved into the exceptional communities we identify with the Upper West Side.

Further, the proposed Historic District strongly aligns with the city's planning policies in the neighborhood. These are reflected in the contextual rezoning districts prescribed to the Upper West Side in keeping with the neighborhood's existing scale and density.

Therefore, I strongly urge the City Council to support the designation of the proposed West-End Historic District extension.

Thank you again for giving me the opportunity to speak today.

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THE SENATE
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ADRIANO ESPAILLAT
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ENVIRONMENTAL CONSERVATION
ECONOMIC DEVELOPMENT
INSURANCE
JUDICIARY

Testimony of State Senator Adriano Espaillat
NYC Council Subcommittee on Landmarks, Public Siting and Maritime Uses
West End Historic District – Extension I
October 3, 2012

Good Morning, I want to thank Councilman Lander and the members of this committee for the opportunity to testify before you this morning on the Riverside-West End Historic District, Extension One. As the State Senator of the 31st District, a district which encompasses a significant portion of the West Side Historic District, I am proud to state my support for this project, and encourage the members of this committee to support the decision of the Landmarks Preservation Commission in approving this project.

When the Landmarks Preservation Commission (LPC) unanimously approved this proposed extension earlier this year, they were agreeing that this beautiful strip of Manhattan contains architectural, historical and cultural significance, and a sense of place. These buildings, erected at the turn of the 20th Century were designed by the greatest architects of their day, and absorbed the energy of a rapidly developing and expanding city; what we have today is a wonderful glimpse of our great city one century ago.

By granting approval of this process, you will be providing the West Side Community a series of valuable tools. First, you will be providing the ability to maintain the continuity of a beautiful neighborhood. You will be creating a valuable avenue for community planning. And you will be providing the neighborhood and its residents a voice to speak for themselves.

Establishing landmarks status does not eliminate the ability to further develop or alter buildings within the district. Such opportunities will certainly still exist, while maintaining the quality and integrity of the neighborhood and its aesthetic. The LPC and other partnering organizations provide a plethora of resources to provide as much technical and financial assistance to make fixes alterations and/or additions within established guidelines. Not only will supporting the LPCs position provide protection to this district, as we have seen in previous instances it will make the community even more desirable and increase property value. In my experience, newcomers to our neighborhoods want to enjoy a piece of our rich history.

It is also important to note that the neighborhood groups which have organized around this issue and worked tireless over several years to bring this to consideration have enjoyed widespread support from the community.

Today I join community leaders and residents in fully supporting the Riverside-West End Historic District Extension I, and encourage all of you here today uphold the decision of the Landmarks Preservation Commission in approving this project. Such preservation is the responsible and visionary course to take in protecting our city.



October 3, 2012

Council Member Brad S. Lander
Chair of the Subcommittee on Landmarks,
Public Sitting and Maritime Uses
New York City Council

Re: Support of the Riverside-West End Historic District Extension I

Dear Mr. Chairman:

We are writing you today to express our strong support of the Landmark Preservation Commission's designation of the Riverside-West End Historic District Extension I, and we urge you to affirm that designation in its' entirety. We especially support the inclusion of West 86th Street, from Riverside Drive to Broadway, into the Historic District, and we oppose any carve-outs or exclusions to those boundaries.

There is strong community support behind this historic district. Previously, we have submitted to the LPC 206 letters in support by concerned residents, condo and co-op boards; 2,078 petition signatures in support; and letters in support from Congressmen Jerrold Nadler and Charles Rangel, New York State Assembly Members Linda Rosenthal and Daniel O'Donnell, New York State Senator Adriano Espaillat, then New York State Senator Eric Schneiderman, New York City Council Members Gale Brewer and Inez Dickens, and Manhattan Borough President Scott Stringer. Community Board 7 is in favor of this historic district as well. In addition, as of today, there are 525 online signatures in support of this historic district that can be viewed at www.petitiononline.com/WEA2011/petition.html

If you are interested in receiving copies of any of these letters and petitions, please let us know and we will forward to you.

The Riverside-West End Historic District Extension I, which comprises late 19th Century brownstones and townhouses and elegant pre-war buildings from the early 20th Century, offers a unique sense of place and history of New York City and it deserves to be preserved for future generations of New Yorkers and tourists to enjoy.

The West 80s Neighborhood Association is a local, grassroots organization comprised of Upper Westsiders who are interested in preserving the charm, history and character of the Upper Westside. Our members are residents, businesses, and visitors to the West 80s who appreciate this special neighborhood.

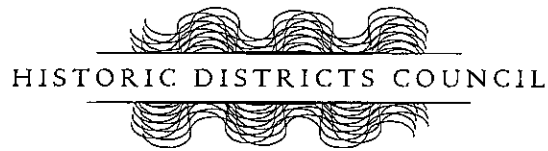
We thank you for your ongoing contributions to protecting New York City's architectural history.

Yours truly,

A handwritten signature in black ink, appearing to read "Melissa Elstein". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Melissa Elstein, Secretary

West 80s Neighborhood Association



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

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Statement of the Historic Districts Council to the Subcommittee on Landmarks, Public Siting and Maritime Uses
Regarding the Riverside-West End Historic District Extension I

October 3, 2012

The Historic Districts Council is the advocate for New York City's designated historic districts and neighborhoods meriting preservation.

When walking through the Upper West Side, it is sometimes difficult to tell what is part of the earlier designated historic districts and what is the newly-landmarked extension. The buildings within the Riverside Drive-West End Historic District Extension I share not only the same history as nearby landmarked buildings but also many of the same architects and designs. From the late 19th century revival-style rowhouses by the likes of Clarence True and C.P.H. Gilbert, to the elegant apartment buildings that sprung up in the first years of the 20th century as covenants restricting their construction ran out, to taller, classically ornamented high-rises designed by Rosario Candela and others following World War I, through to the Great Depression and World War II era apartments of George F. Pelham, Jr. and Boak & Paris, the proposed buildings have all the hallmarks of other Upper West Side landmarks. It takes more than just fine residential structures to build a lively New York City neighborhood though, and the district includes schools, houses of worship, clubs, and commercial buildings that help tell the complete story of the West End. HDC is also glad to see that the proposed district extends to Broadway where important buildings that have long awaited landmarking, such as the Art Deco Broadway Fashion Building, stand.

The historic districts of the Upper West Side, some of the most desirable, thriving neighborhoods in the city, are clear success stories. It is easy to understand why the residents of the extension would want the same protection as their landmarked neighbors. The Historic Districts Council was been impressed by the Landmark Preservation Commission's swift and generous response to neighborhood advocates' requests and its close work with the community to establish a steady path towards designation of the Riverside Drive-West End area. We strongly urge the Subcommittee on Landmarks, Public Siting and Maritime Uses to support this important work of the LPC and to uphold the designation of the Riverside Drive-West End Historic District Extension I.

**THE NEW YORK
LANDMARKS
CONSERVANCY**

October 3, 2012

STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE NEW YORK CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES REGARDING THE DESIGNATION OF THE RIVERSIDE – WEST END HISTORIC DISTRICT EXTENSION I

Good day, Chair Lander and Councilmembers. I am Andrea Goldwyn, speaking on behalf of the Landmarks Conservancy. Back in 1987, the Conservancy enthusiastically testified in favor of the Riverside-West End Historic District. 25 years later, we do so again for an extension that flows so naturally from the original, it is impossible to see the boundary.

Like the original district, the extension is composed of structures representing several phases of development from the late 19th and early 20th centuries, designed by prominent architects of those eras. Walking along West End Avenue, one is struck by the vast collection of stunning historic architecture in all directions. The stately apartment buildings on the Avenue are complemented by magnificent brownstones and row houses on the side streets, and by many historic religious properties and other community facilities, most in turn-of-the-century revival styles. With an eclectic mix of forms, materials, and details, these intact streets create the same vibrant sense of place that characterizes the original district.

In addition to the recognition of these fine buildings, we would like to remind owners of the advantages of landmarking. The City's Independent Budget Office study states that historic district designation stabilizes and improves property values. Just as designation has benefited other parts of the Upper West Side, this extension will enhance the neighborhood, ensuring that any alterations are guided by the Landmarks Law.

This District has overwhelming support from the community. We join with neighbors, public officials, and preservationists to speak in favor of this designation. In particular we are grateful to the West End Preservation Society for initiating the effort to extend the District and to the Landmarks Commission for significantly expanding the scope and acting with speed. We look forward to supporting the next phases of Upper West Side historic districts, which, when complete, will recognize in total the tremendous architectural heritage which distinguishes this section of the City.

And as always, we are happy to offer the assistance of our Historic Properties Fund, Sacred Sites Program, and Technical Services staff to the owners and users of buildings in the extension.

Thank you for the opportunity to present The Landmarks Conservancy's views.



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!
Before the City Council Subcommittee
on Landmarks, Public Siting and Maritime Uses
Regarding the Riverside-West End Historic District Extension I
October 3, 2012**

LANDMARK WEST! is a not-for-profit community organization committed to the preservation of the architectural heritage of the Upper West Side of Manhattan.

LANDMARK WEST! was founded in 1985, at a time when only a handful of buildings on the Upper West Side were officially landmarked. It's astonishing to look back and realize that places like the Normandy Apartments on Riverside Drive and the iconic skyline of Central Park West were, then, still unprotected. The loss and near-loss of buildings like the Second, now First, Church of Christ, Scientist, on West 68th Street and Central Park West, served as powerful wake-up calls that nothing less than the soul of the Upper West Side was at stake; a realization paralleled today by the destruction of historic row houses on West End Avenue and side-street midblocks where out-of-character towers now rise.

Then, as now, the community and local leaders mobilized in strong support of historic district designation. The message was delivered loud and clear on March 22, 2011, when West Siders and fellow landmarking advocates from across the five boroughs flooded the hearing room of the Landmarks Preservation Commission to speak out and stand up in support of the proposed Riverside-West End Historic District Extension I. Our calls to action were answered on June 26, 2012, when the LPC voted unanimously to designate the extension.

The Upper West Side community applauds the Commission and its staff for recognizing that, in our neighborhood there is more to be done; for paying close attention to the extensive research and vigorous endorsement of expanding the existing West End Avenue districts by Andrew Scott Dolkart, architectural historian and Director of the Historic Preservation Program at Columbia University's Graduate School of Architecture, Planning & Preservation; and for going even further to include the sidestreets, major cross streets, and much of Riverside Drive and Broadway from 70th to 109th Streets. This area contains close to a dozen individual sites that have been on LANDMARK WEST's "Wish List" of landmark priorities for more than 20 years, places like First Baptist Church on 79th Street and Broadway, the "Pueblo-Deco" Cliff Dwelling on 96th Street and Riverside Drive, and the Level Club on the midblock of West 73rd Street, between Broadway and West End Avenue.

Together, this diverse collection of building tells a resonant story of how the Upper West Side became what it is today—that is, one of the most appealing, alluring places in the world. And it will continue to evolve, as one Landmarks Commissioner emphasized at the June 26th vote:

[L]andmark districts in no way freeze communities from moving forward, they just [move forward] in a very careful way with the knowledge that the historic artifacts, in terms of the district, and in terms of the individual elements of individual buildings, are to be respected even as change occurs.

LANDMARK WEST! strongly supports the proposed Riverside-West End Historic District Extension I, and we urge the members of the City Council Subcommittee to support the expert findings of the Landmarks Preservation Commission and the City Planning Commission.



October 3, 2012

West End Preservation Society Statement in Support of the Riverside-West End Historic District Extension I, before the NYC Council Subcommittee on Landmarks, Public Siting and Maritime Uses

Good Morning, Chair Lander and Council Members. My name is Richard Emery and I am speaking as President of the West End Preservation Society or WEPS, a non-profit organization founded in 2007.

I am here to express our unconditional support and appreciation for the designation of the Riverside-West End Historic District Extension I, by the Landmarks Preservation Commission, and to urge the NYC Council to affirm that designation.

WEPS believes West End Avenue, from 70th to 107th St, merits the same landmark protection as those few streets included in neighboring historic districts. We commissioned a study of the Avenue, from Andrew Dolkart, Director of the Historic Preservation Program at Columbia University. Fortified with Professor Dolkart's conclusions, we submitted our request for evaluation and the *West End Avenue Survey* to the LPC, in 2009. This past June, the first proposed extension to include West End Avenue, was designated.

The designation report contains the rich details of our history. It describes wonderful architectural details and the architects who designed them, like Clarence True and George Pelham. We see the story of development on the Upper West Side, as it unfolds block by block.

WEPS fought to preserve this area for all those reasons, plus one. We live here. We want to enhance our dynamic, thriving community through designation—not freeze ourselves in time. Neighborhoods need to flourish to provide the best quality of life possible. Changes occur within historic districts all the time. Designation assures those changes will add to, not detract from, the bigger picture of our streetscape.

We have much at stake in its ongoing success.

People are financially invested. WEPS counts both owners and renters among its membership. I am President of my co-op board and designation has received the support of other boards in this district. (515 and 565 West End Avenue, 255 West 85th Street, 257 and 302 West 86th Street, for example.)

Preservation provides economic security and stability; it protects and enhances property values. It assures owners their neighborhood will continue to exhibit the same standards that attracted them to the area. It does not stress an already strained infrastructure and is at the heart of sustainable development, environmentally. Preservation provides ongoing local jobs with renovations, many of those jobs in highly skilled and specialized trades.

People are emotionally invested. Our memories are rooted among these blocks. Our children go to school here and play in our parks. We shop in local stores and eat in local restaurants. The community shapes our lives and we shape the community.

WEPS is proud to have garnered the support of our neighborhoods, through our membership and several thousand signatures on petitions and postcards, local Elected Officials, including the incredible support of the Council Member of this district, Gale Brewer, our Community Board (7), block associations, other community and preservation groups. We ask your help securing this designation, as it stands, so we may all share in its stewardship. Thank you.

West End Preservation Society



For the Record

Council of New York Cooperatives & Condominiums
INFORMATION, EDUCATION AND ADVOCACY

250 West 57 Street • Suite 730 • New York, NY 10107-0700

TESTIMONY TO THE CITY COUNCIL
CONCERNING THE WEST END AVENUE HISTORIC DISTRICT EXTENSION
October 3, 2012

The Council of New York Cooperatives & Condominiums (CNYC) is a membership organization for housing cooperatives and condominiums. Our members are important contributors to their neighborhoods and to our City. We strongly support preservation of structures in our city that are truly magnificent or unique, or extraordinary representatives of eras past. However, we are concerned that many historic districts have swept within their scope buildings of no particular aesthetic or historic value, imposing on the owners of those buildings the same stringent and costly requirements that apply to neighboring structures that are truly worthy of preservation.

Every building in a landmarked district must present any renovation request to the Landmarks Commission before the Department of Buildings will consider issuing a permit. Often, these buildings must accept costly modifications to their plans as a result of their being included in a landmarked district. Window replacement projects are a prime example. Several of CNYC's members – nice buildings, but nothing extraordinary – have found that the timeframe and the cost of their window replacement project increased exponentially to comply with Landmark's requirement that the replacement windows replicate the original windows in the building. Some found the funds to do this. Others were forced to forego their project, sacrificing resident comfort and energy conservation opportunities.

We urge reconsideration of landmarking this district and all future proposed districts. New York needs room for innovation and creativity in the future. New Yorkers need to be able to afford to maintain their homes.

As a charter member of the Reasonable Landmarking Coalition, CNYC strongly urges the City Council to seek a more reasoned and transparent approach to landmarking with appropriate consideration for the additional costs incurred.

To this end, we further urge the reinstatement of the J-51 program and the very appropriate special provisions that it contained for improvements in landmarked buildings and landmarked districts.

Thank you for this opportunity to express our views.

A handwritten signature in black ink, appearing to read 'Mary Ann Rothman', written over a horizontal line.

Mary Ann Rothman
Executive Director

**Testimony on the Proposed Designation of the Riverside-West –End District, Extension 1
October 3, 2012**

I am Gabrielle Palitz, co-chair of the Preservation Committee of Community Board 7/Manhattan. I am also speaking on behalf of my co-chair Lenore Norman; both of us are long time residents of the Upper West Side.

Many words have been written and spoken about the significance of this entire proposed district; I am only reiterating a few of them. West End Avenue presents a unique blend of urban neighborhood domestic architecture consisting almost entirely of classic apartment buildings dating from the turn of the twentieth century to shortly prior to World War 2, interspersed with pockets of largely intact individual row houses and a few notable institutional buildings. The side streets, for the most part, continue the pattern of row houses, many of which are being converted back to one-family homes reinforcing the unique sense of place. The majority of these buildings along the Avenue and down the streets are unprotected, giving rise to opportunities for out of scale and out of character development and inappropriate alterations. Some demolition of row houses has already taken place on West End Avenue and there has been much concern for the fate of the four row-houses designed by CH Gilbert on West 86th Street.

Designation of this area and the others proposed for public hearing not only protects their architecture, but continues our city's heritage and not insignificantly increases property values in and around the designated area. For these reasons Community Board 7/Manhattan enthusiastically supports this proposed designation and urges the City Council Subcommittee on Landmarks to support the designation as well.

Thank you.



CB7 Resolution supporting WEA Historic District is attached.

Marc Landis

Democrat for City Council

**TESTIMONY OF MARC A. LANDIS
PRESENTED TO THE
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES
OF THE
LAND USE COMMITTEE OF THE COUNCIL OF THE CITY OF NEW YORK
OCTOBER 3, 2012**

My name is Marc Landis, and I am an elected Democratic District Leader from the 67th Assembly District, Part C and a candidate for City Council on the Upper West Side of Manhattan. I am pleased to be here today to testify in support of the proposed Riverside-West End Historic District Extension I, which falls almost entirely within my leadership part.

My home is located in the heart of the proposed extension, in a Romanesque Revival/Queen Anne cooperative at 329-337 West 85th Street. I serve as president of our cooperative, Townsend Mews, which is named for its famed architect, Ralph S. Townsend. Our co-op is already an individually designated landmark, and my neighbors and I believe that the extension of the historic district will ensure that future development and renovation on our block and throughout our neighborhood will not disturb the essential character of our historic residential neighborhood.

Our historic area is defined by its residential nature. There are no commercial enterprises along this part of West End Avenue or Riverside Drive; the only non-residential structures are community resources such as synagogues, churches and schools. Along the side streets, townhouses and mid-rise apartment buildings dominate the landscape. My constituents and I are particularly concerned about the preservation of townhouses, along the side streets as well as West End Avenue and major cross streets such as West 86th Street.

If the City Council fails to ratify the proposed extension, the consequences are clear – we will see more destruction of historic structures and construction of new buildings that will disrupt the long-standing character of our community. Accordingly, we are proud to stand with the West End Preservation Society, Landmarks West!, other preservationists and our elected officials in support of this designation.

Marc Landis, Democrat for City Council
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THE SENATE
STATE OF NEW YORK
ALBANY

THOMAS DUANE
SENATOR, 29TH DISTRICT

RANKING MINORITY MEMBER:
SENATE COMMITTEE ON HEALTH

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STATEMENT BY NEW YORK STATE SENATOR THOMAS K. DUANE
BEFORE THE NEW YORK CITY COUNCIL
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES
REGARDING THE RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I

October 3, 2012

My name is Thomas K. Duane and I represent New York State's 29th Senate District, in which most of the proposed Riverside-West End Historic District Extension I (the "Extension") is located. Thank you for the opportunity to present testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses ("the Subcommittee") regarding this historic district, which will ensure the preservation of an extraordinary, contiguous concentration of historic buildings.

First, I would like to express my appreciation to the New York City Landmarks Preservation Commission for voting to approve the designation of the Extension, which is generally bounded by West 79th Street and West 87th Street along portions of West End Avenue, Riverside Drive and Broadway, as well as for holding hearings on the Riverside-West End Historic District Extension to the north and the West End-Collegiate Historic District I to the south. As you know, the Extension is a crucial part of this larger stretch of West End Avenue, from West 70th Street to West 109th Street, for which preservationists, community advocates and elected officials have long sought the protections afforded by historic district designation. A study of this area conducted by Andrew Dolkart, a leading architectural historian and Director of Columbia University's Historic Preservation Program, found that its buildings have unique architectural and historical merit.

The proposed historic district captures a relatively short but significant window of time in late 19th Century and early 20th Century architecture. During this period, economic and social forces—largely a result of the introduction of service on the revolutionary Interborough Rapid Transit Subway line beneath Broadway in 1904—contributed to the redevelopment of West End Avenue and Riverside Drive from low-rise row houses amidst rural landscapes to an enduring chain of grand apartment buildings. Designed by prominent architects like George F. Pelham, Schwartz & Gross, and Clinton & Russell, these buildings are among the finest examples of New

York City's early 20th Century multifamily dwellings and form a cohesive and uniquely "New York" model for upper-middle class living. As Dolkart describes, the buildings on the avenues create a tremendous sense of place, with consistent height, cladding materials, and buildout to the lot line. Nestled between these are the Neo-Gothic St. Ignatius Protestant Episcopal Church and the stunning and unique Church of St. Paul & St. Andrew. Dolkart's findings make a compelling case for the Extension's designation.

Unfortunately, the voracious New York real estate market, if left unchecked, poses a serious threat to this cohesive span of historic architecture. Already, Neo-Renaissance row houses at 732 and 734 West End Avenue—located in the proposed Riverside-West End Historic District Extension II— have been demolished, and the site's owner has begun to construct a tall residential building there that will not conform to the area's aesthetic character. While the City has a legitimate interest in facilitating new development, such growth must not come at the expense of marring our most significant and cherished historic neighborhoods. Given the opposition to the Extension among certain powerful special interests, it is essential that the Subcommittee acts now and approves the expanded historic district in its entirety.

Thank you for your consideration of my comments.



LINDA B. ROSENTHAL
Assemblymember 67th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Subcommittee on Mitchell-Lama

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**TESTIMONY OF ASSEMBLYMEMBER LINDA B. ROSENTHAL BEFORE
THE NEW YORK CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITING AND MARITIME USES
PUBLIC HEARING FOR THE PROPOSED RIVERSIDE-WEST END HISTORIC
DISTRICT EXTENSION I
October 3, 2012**

As the Assemblymember for New York's 67th Assembly district representing Manhattan's Upper West Side and parts of Hell's Kitchen/Clinton, a proud member of the West End Preservation Society (WEPS), and a lifelong resident, I fully support the Landmarks Preservation Commission's designation of the Riverside-West End Historic District Extension I. Today, the portion stretching from West 79th Street to West 87th Street is under consideration, and I believe approval of the proposal is crucial to preserving the aesthetic, charm and historic importance of this area.

I am proud to have been among the earliest supporters of the efforts of the West End Preservation Society, which grew out of concern for the need to preserve the distinguished architecture on West End Avenue, at a time when some of the structures were being threatened with demolition. It all began in July 2007 in the living room of one of WEPS' founders, Richard Emery, and co-founder Erika Petersen, a neighborhood resident, and a handful of others. WEPS has since flourished into a force to be reckoned with in the preservation world. For several years, WEPS has worked to develop community and governmental support to have West End Avenue, the almost 40-block boulevard comprising architecturally and historically significant buildings, designated a historic district. While some parts of West End Avenue are already protected, WEPS' founders realized that without official designation of the entire stretch from 70th to 107th Streets, the avenue's charming pre-war buildings might not exist for future generations to enjoy. The Landmarks Preservation Commission wisely decided to augment the area that was documented by Andrew Dolkart of Columbia University for WEPS by studying the significance of buildings on side streets and then adding them as borders to the proposed historic district. I support including these additions in the district.

The proposed Riverside-West End Historic District Extension I is a living monument to late 19th and early 20th Century New York City, particularly in its incredibly long stretch of pre-war apartment buildings unseen anywhere else in the five boroughs. Indeed, not only is the West End Avenue thoroughfare renowned for the complementary architectural styles of these buildings, but the buildings' uniform height creates a largely unbroken street wall which is itself historically and aesthetically significant. The height of the buildings, many of which were built in the 1920s and earlier, harkens back to a time when building codes encouraged uniformity in building height to account for neighborhood aesthetics, rather than focusing solely on the building's capacity, as so many are solely concerned with today. In the past, developers paid close attention to architectural detail, even during the rush of apartment

building construction, and this attention is readily apparent in buildings throughout the area which frequently feature a smooth limestone base for the first one to three floors, topped by other materials and unique features.

The historic buildings on Broadway, Riverside Drive and West End Avenue have been unofficial New York landmarks long before being calendared for landmarking. Their architectural beauty, the consistency of their facades and even their heights tell stories of the neighborhood's history, and these stories warrant protection. This is a neighborhood where architects or contractors like the Paterno Brothers once signed their buildings, much like a painter or sculptor would sign a masterpiece; leaving the neighborhood open to projects that do not complement its character and charm would be especially egregious in a neighborhood with this history.

When I last testified on this proposal, I spoke of my childhood memories—of the awe I felt admiring the buildings of my neighborhood and learning, as I grew into adulthood, of the different techniques employed. I cannot stress enough what a tragedy it would be if the current vista we enjoy every day were to be diminished or destroyed by unsympathetic and incongruous sheets of glass and cement. The recent construction of buildings, many of which are as of right with little opportunity for oversight or community input during development and which disregard the aesthetics of the neighborhood, compels me to work to protect our neighborhood for future generations. Tomorrow's children deserve to feel the same sense of wonder and marvel that I had as a child, and still experience today, when looking at West End Avenue and Riverside Drive.

Beyond the dangers of new, inappropriate construction and development on West End Avenue, the entire landmarking process has been threatened by a coalition of organizations led by the Real Estate Board of New York (REBNY). In a letter to the New York City Landmarks Preservation Commission, REBNY attempted to argue that the LPC's designation process for this district—months of meetings with the community and presentations at public hearings—lacked sufficient notice and information for property owners. In a last-ditch attempt to derail a critical designation that has been years in the making, REBNY alleged that, despite the public meeting, the hearings, the countless community meetings by preservation advocates and community organizations, numerous articles on the proposed district and even articles in REBNY's own newsletter, owners allegedly somehow still did not know what landmarking means or were unaware that they were included in the proposed district. I was heartened to see both LPC and the City Planning Commission affirm the landmarking process in their approvals of the district and hope for a similar outcome at today's hearing.

A historic designation for this unique stretch of West End Avenue is a means by which to ensure smart and contextualized development here on the Upper West Side. Preserving the architectural integrity of this area for future generations will help to preserve the very things that attracted families here in the first place. Designating this stretch of West End Avenue as a historic district complements our greater vision for the City and will preserve the unique beauty of this area for years to come. I offer my complete support for the Riverside-West End Historic District, and I ask that the City Council Subcommittee on Landmarks, Public Siting and Maritime Uses approve the proposed blocks for landmark designation. Thank you.



October 3, 2012

West End Preservation Society Statement in Support of the Riverside-West End Historic District Extension I, before the NYC Council Subcommittee on Landmarks, Public Siting and Maritime Uses

Good Morning, Chair Lander and Council Members. My name is Richard Emery and I am speaking as President of the West End Preservation Society or WEPS, a non-profit organization founded in 2007.

I am here to express our unconditional support and appreciation for the designation of the Riverside-West End Historic District Extension I, by the Landmarks Preservation Commission, and to urge the NYC Council to affirm that designation.

WEPS believes West End Avenue, from 70th to 107th St, merits the same landmark protection as those few streets included in neighboring historic districts. We commissioned a study of the Avenue, from Andrew Dolkart, Director of the Historic Preservation Program at Columbia University. Fortified with Professor Dolkart's conclusions, we submitted our request for evaluation and the *West End Avenue Survey* to the LPC, in 2009. This past June, the first proposed extension to include West End Avenue, was designated.

The designation report contains the rich details of our history. It describes wonderful architectural details and the architects who designed them, like Clarence True and George Pelham. We see the story of development on the Upper West Side, as it unfolds block by block.

WEPS fought to preserve this area for all those reasons, plus one. We live here. We want to enhance our dynamic, thriving community through designation—not freeze ourselves in time. Neighborhoods need to flourish to provide the best quality of life possible. Changes occur within historic districts all the time. Designation assures those changes will add to, not detract from, the bigger picture of our streetscape.

We have much at stake in its ongoing success.

People are financially invested. WEPS counts both owners and renters among its membership. I am President of my co-op board and designation has received the support of other boards in this district. (515 and 565 West End Avenue, 255 West 85th Street, 257 and 302 West 86th Street, for example.)

Preservation provides economic security and stability; it protects and enhances property values. It assures owners their neighborhood will continue to exhibit the same standards that attracted them to the area. It does not stress an already strained infrastructure and is at the heart of sustainable development, environmentally. Preservation provides ongoing local jobs with renovations, many of those jobs in highly skilled and specialized trades.

People are emotionally invested. Our memories are rooted among these blocks. Our children go to school here and play in our parks. We shop in local stores and eat in local restaurants. The community shapes our lives and we shape the community.

WEPS is proud to have garnered the support of our neighborhoods, through our membership and several thousand signatures on petitions and postcards, local Elected Officials, including the incredible support of the Council Member of this district, Gale Brewer, our Community Board (7), block associations, other community and preservation groups. We ask your help securing this designation, as it stands, so we may all share in its stewardship. Thank you.

West End Preservation Society

TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I IN MANHATTAN.

October 3, 2012

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Riverside-West End Historic District Extension I in Manhattan.

On March 22, 2011, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Riverside-West End Historic District Extension I. Thirty-two witnesses spoke in favor of the designation, including City Councilmember Gail Brewer, Manhattan Borough President Scott Stringer, , and representatives of Congressman Jerrold Nadler, State Senators Thomas Duane, Adriano Espaillat, and Bill Perkins, State Assembly Member Linda B. Rosenthal, the West End Preservation Society, the Historic Districts Council, Landmarks West, Manhattan Community Board 7, the New York Landmarks Conservancy, the West 80s Neighborhood Association, the West Side Federation of Neighborhood and Block Associations, as well as residents and neighbors. An additional three people testified in favor of the district but asked that it include additional buildings. One person testified in favor of including a building in the district without otherwise stating support for designation. Nine witnesses spoke in opposition to the designation including the Real Estate Board of New York and five owners and/or their representatives who were opposed to including their specific properties (251 and 265 West 81st Street, 508 and 510 West End Avenue, St. Agnes Boys High School, First Baptist Church in the City of New York, 272 to 276 West 86th Street) in the proposed extension. The Commission received several letters in support of the proposed designation including one from the Calhoun School, and one letter in opposition to the designation from the owners of 324 West 83rd Street. On June 26, 2012 the Commission voted to designate the Riverside-West End Historic District Extension I.

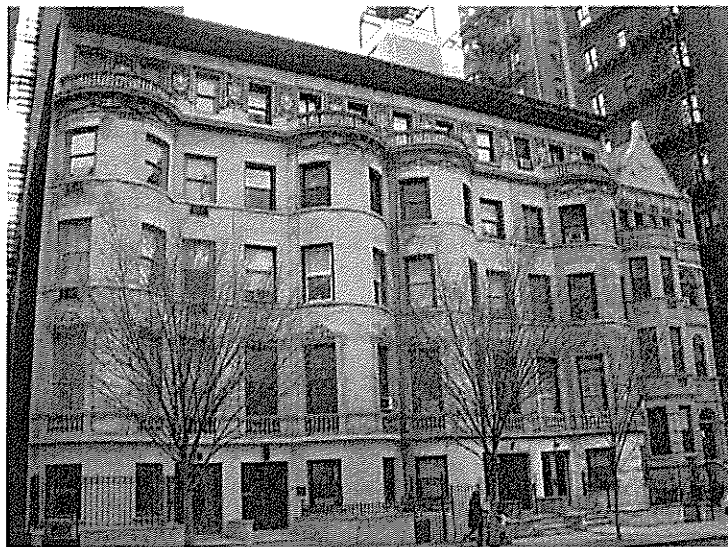
The Riverside-West End Historic District Extension I consists of approximately 194 residential, institutional, and commercial buildings. Built primarily between the mid-1880s and the late 1930s, these buildings represent the various phases of development that transformed the once rural area between West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

Romanesque Revival, Renaissance Revival, Dutch and Flemish Renaissance Revival, Queen Anne, and Beaux-Arts styles were executed in brownstone and brick with decorative elements of terra cotta and copper.

In its broad array of row houses, town houses, flats, high-rise apartment buildings, schools, churches, and commercial buildings, the Riverside-West End Historic District Extension I represents, in microcosm, the development of the Upper West Side of New York since the 1880s. Designed by some of the city's most prominent architects and executed in the dominant styles of their eras, these buildings form a distinct section of the city that complements the previously designated Riverside-West End and Riverside Drive-West 80th-81st Street Historic Districts.

The Commission urges you to affirm this designation.

272-278 West 86th Street Significance



Mary B Dierickx Historic Preservation Consulting

March 22, 2011

for the
Coalition for a Livable West Side
and the
West 80s Neighborhood Association

Introduction

This report is an evaluation of the significance of 272-278 West 86th Street in relation to the proposed Riverside Drive-West End Historic District Extension 1. The report was prepared by Mary B. Dierickx, *Historic Preservation Consultants*, Mary Dierickx, Project Director, and Sandra Levine, Consultant Architectural Research and Historic Preservation, for the West 80s Neighborhood Association.

Methodology

Information in this report derives from site visits and research at collections, libraries and institutions in New York, by the consultants. The buildings were analyzed based on the NYC Landmarks law which states that a landmark or historic district must have "a special character or special historical or aesthetic interest or value..." in order to be designated. The characteristics analyzed include, but are not limited to: significance of architect, importance of history, workmanship, embodiment of style and type, influence of style, type and design on other properties, rarity, and impact on district and urban fabric.

Summary

272-278 West 86th Street is a row of four houses designed by the prominent architect CPH Gilbert in 1895. The row contributes to the proposed Riverside-West End Historic District Extension 1 through its quality of design and workmanship, date, architect, and location. The row of four is significant as an excellent example of a Renaissance Revival style row, which is characteristic of the first phase of development of the West End neighborhood, and as a model of the important architect CPH Gilbert's early row house period. The primarily intact row exhibits a high quality of design and workmanship, as seen in the carved stone ornament in classical styles, dramatic bow fronts topped by balustrades, and line of modillioned cornices. The row is located in the historic West End neighborhood, between Broadway, the old Bloomingdale Road, and Riverside Park, both historic and natural boundaries of the proposed extended historic district. In addition, the row is part of a larger group of five, late 19th century row houses on the West 86th Street block between Broadway and West End Avenue that also includes an early 20th century Renaissance Revival style flats building, two early 20th century Renaissance Revival style apartment buildings, and a landmark church. The block merits inclusion in the extended historic district for its quality of architecture and its representation of the major periods in the historical and architectural development of the district.

272-278 West 86th Street

272-278 West 86th Street is significant as a handsome and intact example of a Renaissance Revival style row, characteristic of the first phase of development of the West End neighborhood. It is equally significant as a fine representation of the architect CPH Gilbert's early row house period.

272-278 is a row of four, five-story brick and stone houses. They were designed as single-family residences in 1895 by the prominent architect CPH Gilbert for John O. Baker.¹ The elegant Renaissance Revival style houses are three-bays wide, each with a four-story bow front with a dentillated stone cornice with a garland frieze, and topped by a stone balustrade. The façades are light beige Roman brick, which was just becoming popular for use with the eclectic classical styles of the period, with limestone trim. Nos. 272-8 have been lightly coated, the original color can be seen on No. 280. The row is laid out in an ABBA pattern, with the two center bow fronts next to each other and the other two bow fronts at each end.

Each row house has a modillioned metal roof cornice. The limestone fifth floor functions as a decorative frieze for the cornice, with carved stone cartouches between windows outlined with egg and dart molding. It is a well-thought out classical composition with excellent workmanship in the design, the materials, and the ornamental stone work. The rectangular third and fourth floor windows have splayed brick lintels while the second floor windows are set apart by a lintel in the form of a cartouche and stone balustrades.

The limestone ground floors are simple, with rectangular door and window openings and low steps. There have been minor alterations to the ground floor ironwork, steps, and nee walls. Row houses with this 'American basement plan' were built in this period in the neighborhood. The ground floors are likely original, and similar ground floor treatments can be seen in Gilbert's row houses within the Riverside-West End Historic District. These similarly designed row houses are 327-333 West 87th Street, 321-331 West 89th Street, and 254-258 West 93rd Street (see Photos 3-5 below).

¹ NB 1258-95, Municipal Archives. four 5-story brick dwellings, block 1233, lot 57-60..



Photo 1. 272-278 West 86th Street, 2011



Photo 2. 272-278 West 86th Street, c1940 (Municipal Archives)
This 1940 photo shows that there were very few alterations to the row in the 20th century.

The row of houses at 272-278 West 86th Street compares favorably to the row houses presently in the Riverside-West End Historic District. The houses combine to form an elegant Renaissance Revival style row, designed in the same period as those within the district, with a high or higher level of architectural integrity, and designed by a prominent architect, CPH Gilbert, who was responsible for three very similar rows within the present historic district.



Photo 3.
327-333 West 87th Street
(CPH Gilbert, 1892)

Within the present
Riverside-West End
Historic District



Photo 4.
331-321 West 89th Street
(CPH Gilbert, 1893)

Within the present
Riverside-West End
Historic District

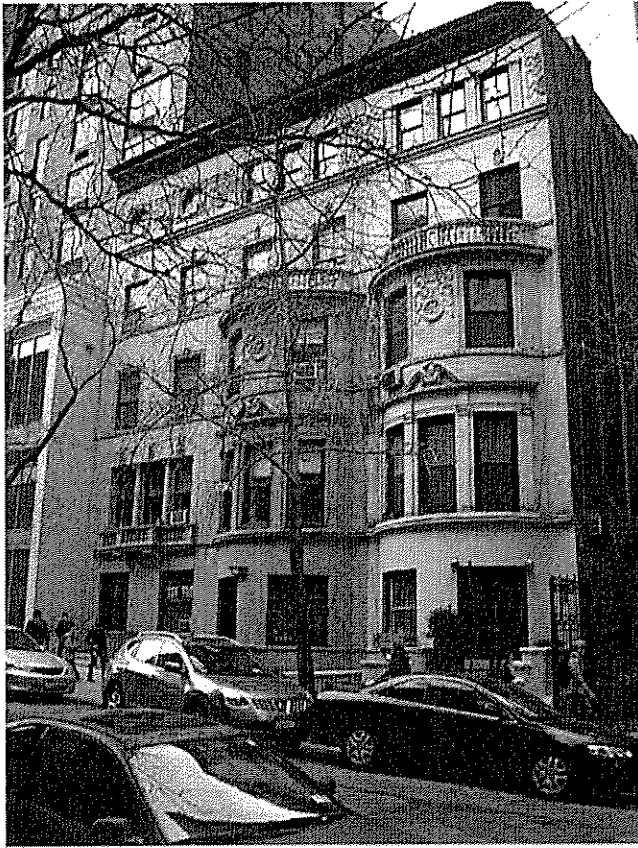


Photo 5.
254-258 West 93rd Street
(CPH Gilbert, 1893)

Within the present Riverside-West
End Historic District

Charles Pierrepont Henry Gilbert (1861-1952)

CPH Gilbert was one of the major architects of turn-of-the-20th-century New York City. He was responsible for six individual NYC landmarks and dozens of buildings in historic districts. He is specifically listed as one of the significant architects in the Upper East Side, Metropolitan Museum, Park Slope, Riverside-West End, and West End Collegiate historic districts, where he designed dozens of important residences. He established a practice in New York City in the 1880s and by the 1890s he was designing homes for prominent members of New York society. He designed a number of iconic mansions, including the Isaac D. Fletcher Mansion (1897-99), the Felix Warburg Mansion (1906-08), and the Otto Kahn Mansion (1913-18 with JA Stenhouse) on the Upper East Side and the J. R. De Lamar House in Midtown.² He designed as many as 100 major houses in Manhattan and Brooklyn.³

² Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report*, New York: NYCLPC, 1989, p. 264-67; A Dolkart & M Postal, *Guide to New York City Landmarks*, Hoboken, NJ: John Wiley & Sons; Andrew Dolkart, *West End Avenue Survey*, NY: West End Preservation Society, 2009.

³ Christopher Gray, "Streetscapes/Charles Pierrepont Henry Gilbert; A Designer of Lacy Mansions for the City's Eminent," *New York Times*, 2/9/2003.

The Block: West 86th Street between Broadway & West End Avenue

The area west of Broadway from about the West 70s through the West 90s was developed in a short period of time, from the 1880s to the 1920s. This area, known as the West End, developed later than the Upper West Side east of Broadway. The whole west side, from about 25th to 125th Street, was known as Bloomingdale in the 19th century. Bloomingdale Road formed the historic boundary. This road was widened into a wide boulevard (called 'Boulevard') in the late 1860s and was renamed Broadway in the late 1890s.⁴ Broadway still forms a natural boundary for the neighborhood today. Riverside Park, the other natural boundary, was finished by about 1880. The proposed extension of the historic district to Broadway as well as to the south, recognizes its historical development and historic and natural boundaries.

The block of 86th Street between West End Avenue and Broadway embodies the historical period and the type of architecture of the West End. There is a group of five row houses typical of the first phase of development in the 1880s-90s as well as an individual landmark, the Church of St Paul & St Andrew (RH Roberston, 1895-97). The early 20th century flats building and two early 20th century apartment buildings are characteristic of the second phase of development, from the late 1800s to the early 1900s.

The flats building at 250 West 86th Street, at the south west corner of Broadway and 86th Street, was designed by Hill & Turner Architects in 1900 for Le Grand K Petit. It was built as a twin with 251 West 85th Street. The handsome seven-story Classical Revival style red brick and limestone flats buildings exhibit a high quality of design and workmanship, with notable carved limestone ornament. The twin flats buildings are fine examples of the district building type.

250 West 86th Street, 2011



⁴ Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report*, NY: NYCLPC, 1984, p. 15.

The south side of the block contains a group of five, 19th century row houses. They include the subject 272-278 West 86th Street (CPH Gilbert, 1895) as well as 280 West 86th Street. This is a Flemish Revival style row house, built for J.D. Caldwell in 1887 originally as part of a row of six buildings. This is the only one left. The architect was Joseph H. Taft, who designed other similar row houses in the Riverside-West End Historic District.⁵ They are all in the Flemish Revival style, with their characteristic peaked, front-facing gables atop three-bay, bow-fronted, decorative brick and stone facades. They include 313 West 88th Street, 304-314 West 88th Street, and 308-310 West 89th Street, and 560 West End Avenue, all of which he designed for W.E.D. Stokes. Joseph H. Taft was the chief architect for developer W.E.D. Stokes, who was very active in the West End area, developing properties and promoting the neighborhood. Stokes didn't always put his name on the New Building Applications, so it is not known if he was responsible for the No. 280 row.⁶ The Flemish Revival style is uncommon in the West End, the major exception being the Heins & LaFarge 1904 IRT subway station at West 72nd Street, a designated landmark.



280 West 86th Street, 2011

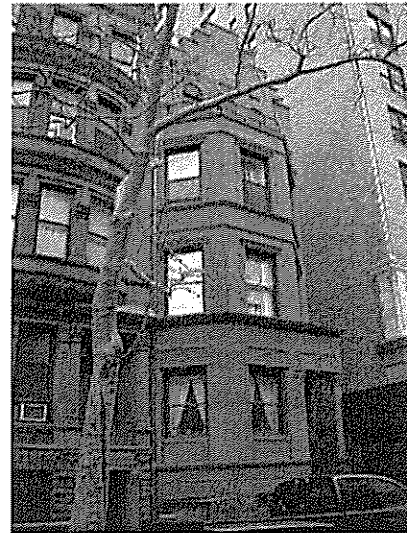
⁵ *Real Estate Record & Guide*, 1887 "86th St., s.e. cor., west End av, six four-story and basement stone and brick dwellings, irreg. 6 54, tin and slate roofs, cost \$20,000, J.D. Caldwell, 156 West 97th Street, archt J.h. Taft." The 1889-90 Robinson Atlas map shows the row of six with no buildings adjacent, all with the same footprint.

⁶ *Riverside-West End Historic District Designation Report*, p. 14.



304-314 West 88th Street (Joseph Taft, 1889-90)

Within the present Riverside-West End Historic District



313 West 88th Street (Joseph Taft, 1889-90)

Within the present Riverside-West End Historic District



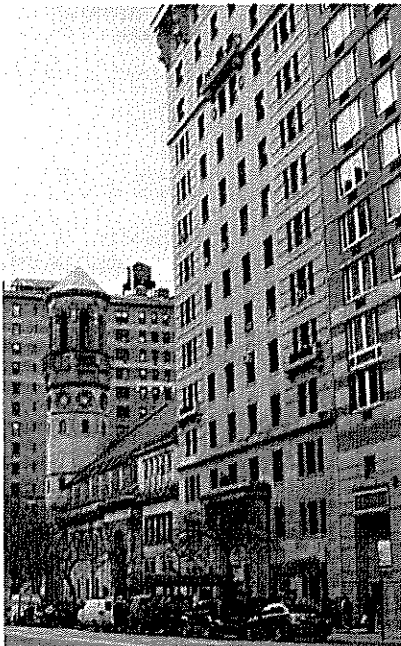
308-310 West 89th Street (Joseph Taft, 1887-89)

Within the present Riverside-West End Historic District

The five other buildings in the 1887 Taft row were on West End Avenue. They were replaced by 530 West End Avenue, the handsome Renaissance Revival style corner apartment building designed by Mulliken & Moeller Architects in 1914. Harry B. Mulliken was also the owner and developer. The architects were responsible for a number of major early 20th century apartment buildings on the Upper West Side. They were featured in a "Streetscapes" column in the *New York Times* in 2003.⁷ No. 530 was described as having "some 17-room apartments inside its rich brown brick and Spanish Baroque terra cotta facade."



530 West End Avenue, 2011



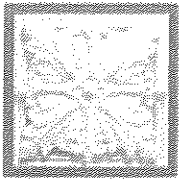
The other early 20th century apartment building is on the north side of 86th Street, No. 257. This 14-story Renaissance Revival style building was designed by well-known apartment building architect Pollard & Steinam in 1906 for the West 86th St Studios corporation.

257 West 86th Street and Church of St Paul & St Andrew, 2011

⁷ Christopher Gray, "Mulliken & Moeller, Architects; Upper West Side Designs in Brick and Terra Cotta," *New York Times*, 9/14/2003.

Conclusion

The row of four houses at 272-278 West 86th Street should be included in the Riverside-West End Historic District extension. The row of four is an excellent example of the Renaissance Revival style row house as designed by significant architect CPH Gilbert. The mainly intact row is characteristic of the first phase of development of the historic district. The row is located between Broadway, the old Bloomingdale Road, and Riverside Park, both historic and natural boundaries of the proposed historic district. The block itself is significant and should be included in the extended historic district. It contributes to the historic district, with its five 19th century row houses, 1900 flats building, and two early 20th century apartment buildings, anchored by a landmark church.



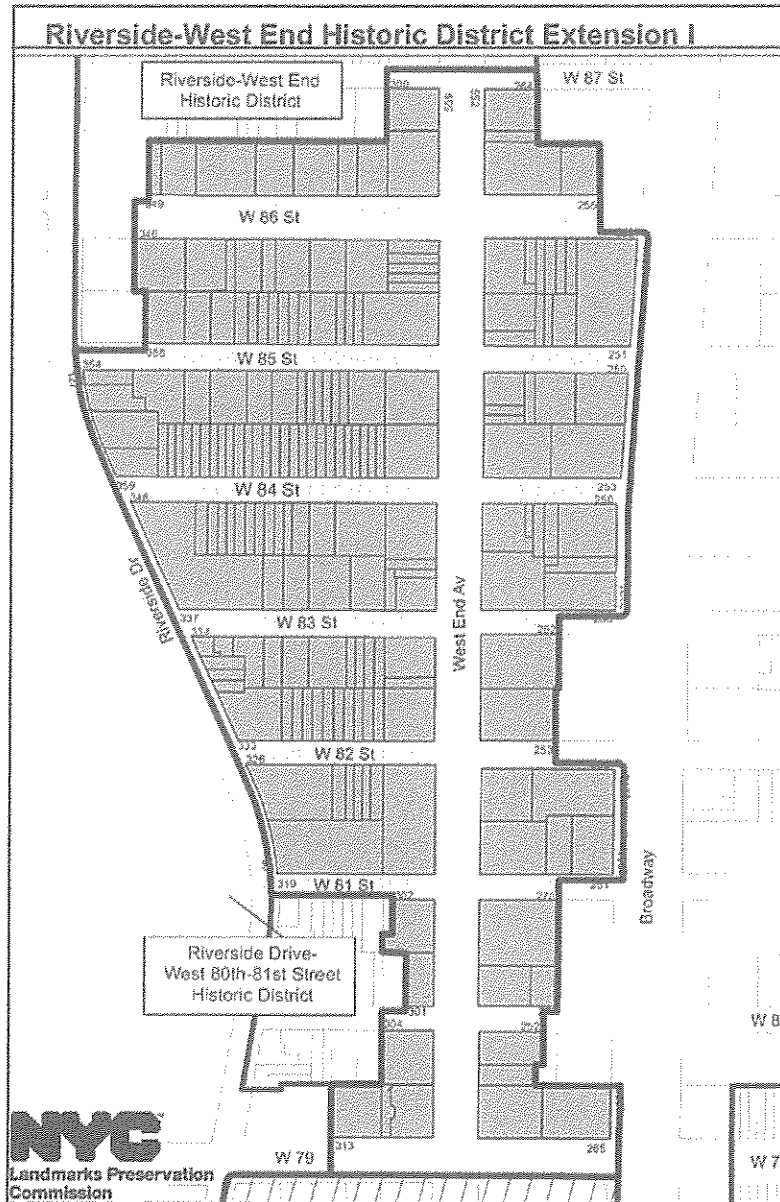
WEST END PRESERVATION SOCIETY



Looking To The Future By Preserving The Past: Riverside-West End Historic District Ext I

514 West End Ave Suite 15B New York NY 10024
www.westendpreservation.org

Working To Protect:



Landmarks Preservation Commission Designated June 26, 2012

LPC Public Hearing: March 22, 2011

The Two Major Development Phases of West End Ave Are Described in the Architectural Landscape Of The Avenue:

1) Row Houses

First wave of residential development, lasting from the late 1880s to the turn of the century; originally single family.

It is characterized by three and four-story row houses with raised basements.



Designed in picturesque groups by several prolific residential architects, including: Clarence True, C.P.H. Gilbert, Lamb & Rich, Charles T. Mott, Berg & Clark and George F. Pelham.

-Landmarks Preservation Commission

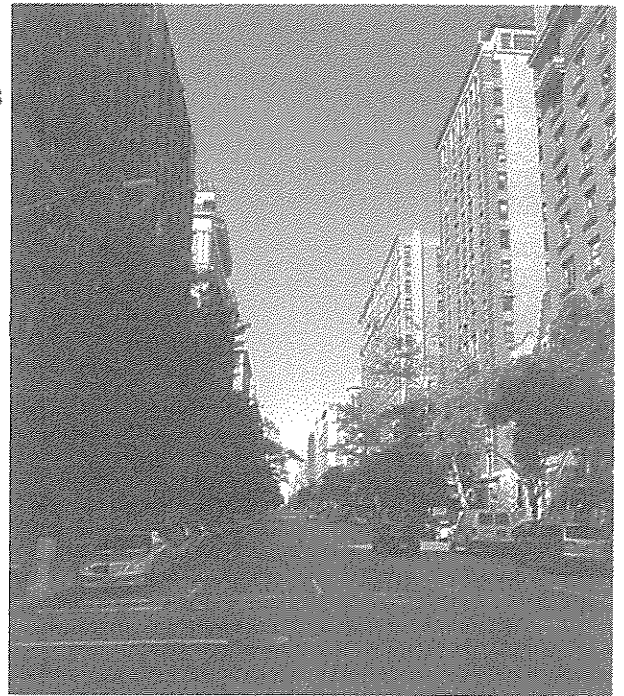
310-312-314 W 83rd St

2) Apartment Buildings:

With the opening of the Broadway subway line in 1904, land values on the Upper West Side rose so sharply that row-house development was rendered infeasible.

This condition, coupled with the growing respectability of apartment living among Manhattan's affluent citizens and the expiration of 20- or 30-year covenants originally placed on the properties to restrict development to single-family dwellings, led to the construction of several large elevator apartment buildings of seven to 12 stories in height, constituting the **second major wave of development West End section.**

Landmarks Preservation Commission



The rapid transformation of West End Avenue and the surrounding neighborhood, in which high-end dwellings less than thirty years old were demolished and re-developed with more technologically and stylistically up-to-date apartment buildings in a very short period of time, **represents a rare development pattern in the history of the city.**

W 81st St

West End Preservation Society seeks to preserve this unique area of New York City. We want our homes cared for and protected - not just as an architectural feast but as the very backbone of daily life on the Upper West Side.

We have been confronted with the reality of demolitions, eradication and modification of architectural details while we could only stand and watch our beloved boulevard bleed from the wounds inflicted.

Designation offers protection and guidance to insure the character of our neighborhoods remains intact while our communities continue to thrive and grow.



The landmarks law states that a historic district must have a 'sense of place.'

More than perhaps any other residential street in New York City, West End Avenue has this sense of place—a unified group of buildings:

- all built to the lot line
- most rising to a consistent height
- all clad in similar materials
- almost all built within a few decades of one another
- largely by a small group of architects.

West End Ave is one of the streets that define residential New York.

-Andrew Dolkart *West End Ave Survey*

410 West End Ave

This Beaux-Arts style flat, dating back to 1898 and designed by Henry Anderson is similar to its neighbor.

Two-story limestone base with a central entrance with a pair of arched windows above, all set within a Gibb's surround.

The upper stories, faced in beige Roman brick, are ornamented with heavy terra-cotta detail:

- Cartouches
- Sculpted brackets
- Balconies
- Segmental-arch pediments
- Projecting sills.



W 79th / W 80th Sts

Broadway Fashion Building



Art Deco Style designed by Sugarman and Berger (1930-31).

The building's facade is 90% glass with white stainless metal.

Currently undergoing interior renovation for a Major Medical Clinical Practice: primary care services, specialty care services and imaging services through Weill Cornell Medical College. Opens Fall 2012.

Broadway & W 84th



520 West End Avenue

Individual Landmark

Architect: Clarence F. True

W 85th St

Built as a single family home in 1892 as the residence of Isabella and John B. Leech. At that time, West End Avenue was lined with single family homes belonging to prosperous families.

530 West End Ave

1911 eclectic design with Spanish Baroque ornament. Pink terra-cotta base and ornament on beige brick building with deep joints.

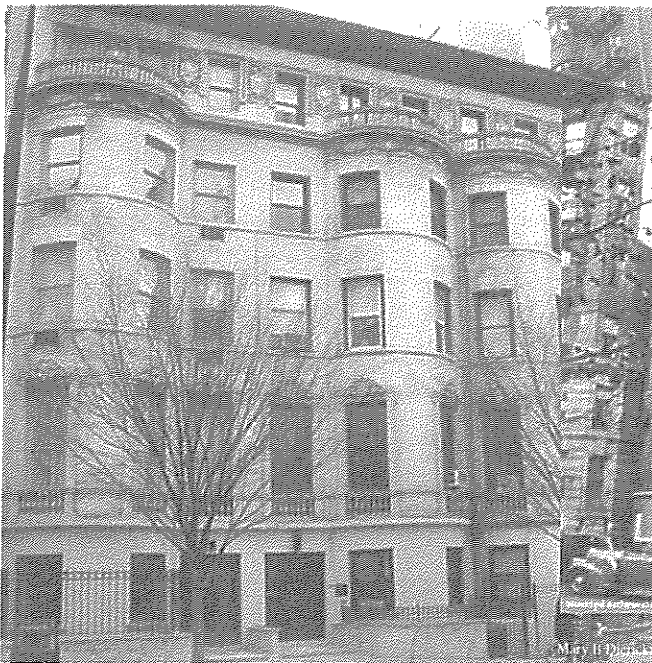
Unusual color combination typifies work of Mulliken & Moeller, as is evident at their nearby Hotel Lucerne on W 79th Street and Amsterdam Ave.

Wonderful entry with baroque volutes:

- Tapered columns, arms, flaming torches, and other details
- Lowest story faced with rusticated terra-cotta blocks with granite finish
- Brick laid in interstices
- Additional baroque detail on four and upper stories



W 86th St



272-276 W 86th Street



DEMOLITION PLANNED IN 2007 & 2008

272-278 is a row of four, five-story brick and stone houses. They were designed as single-family residences in 1895 by the prominent architect CPH Gilbert for John O. Baker. The elegant Renaissance Revival style houses are three-bays wide, each with a four-story bow front with a dentillated stone cornice with a garland frieze, and topped by a stone balustrade.

-Mary B Dierickx
Historic Preservation Consulting
272-278 West 86th Street Significance

Throughout this district, there remains a mix of harmonious apartment buildings standing tall alongside remaining townhouses.



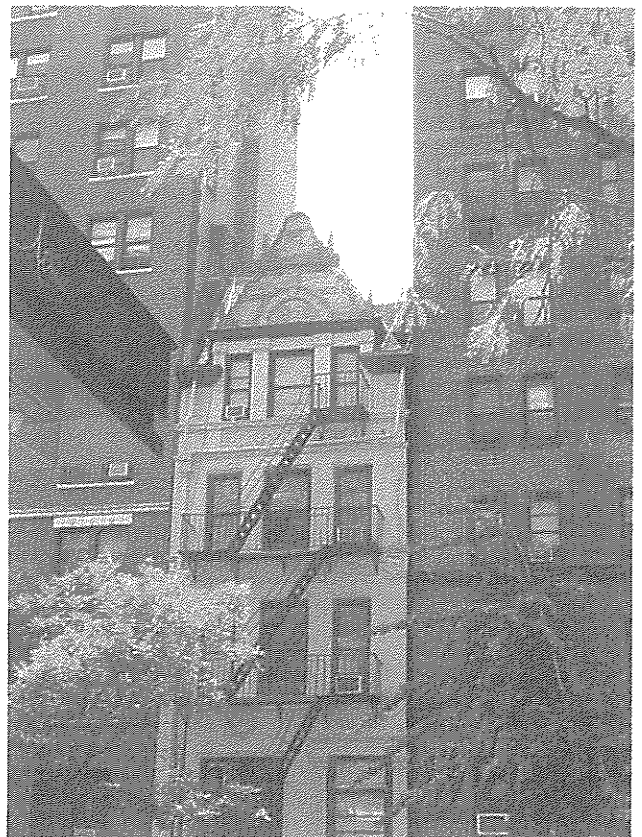
471 West End Avenue

1886 design by McKim, Mead & White. Sole survivor of a group of six houses that extended along W 83rd St.

In 1931, it was converted into apartments, resulting in major alterations to the façade & roof.

W 82nd / W 83rd Sts

330 W 86th Street

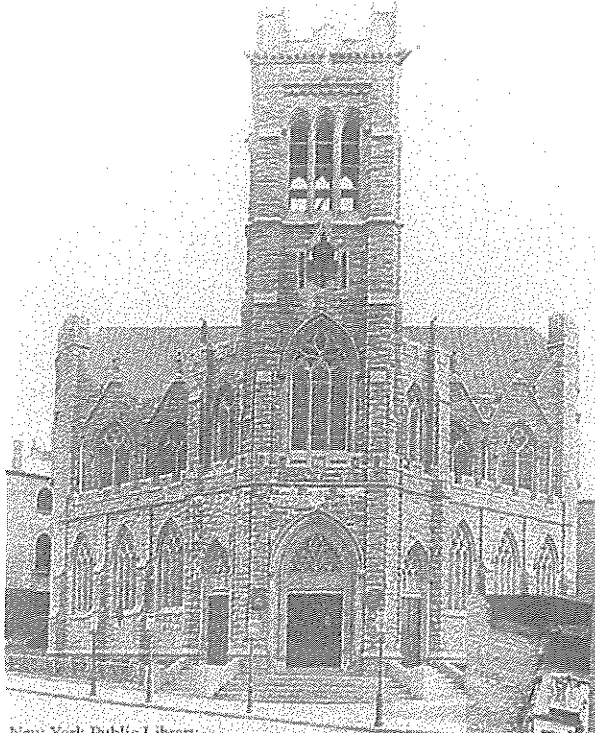


ON THE BRINK OF DEMOLITION IN 2010

All Angels' Church

Samuel B. Snook of J.B. Snook & Sons designed the neo-Gothic cruciform-shaped church, which was built of bluestone, Indiana limestone and brick from 1888 to 1890.

Among its treasures were a two-and-a-half-story Tiffany window and a pulpit ringed with limestone angels that wrapped around the banister and parade toward the top. There, a carved wooden angel leaned out and blew his trumpet into the center of the sanctuary.



New York Public Library

DEMOLISHED 1979



Out of the ashes of All Angels' Church rose a discordant 21 story building of brick, glass and concrete.

West End Avenue & W 81st St



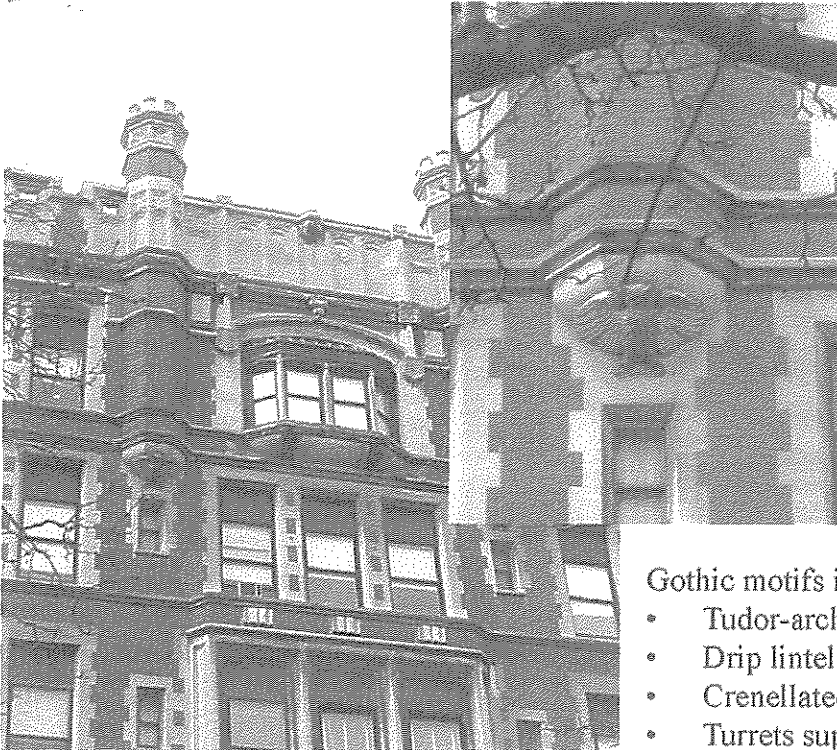
508-510 West End Ave

DEMOLITION PLANNED 2006-2012

Built in 1892, by architect G A Schellenger, these buildings remain standing from an original row of single family dwellings on the block.

W 84th / W 85th Sts

**St. Agnes Boys School
555 West End Ave**

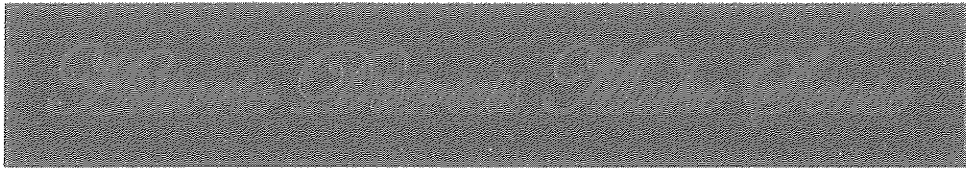


1907 Collegiate Gothic building with limestone base, red brick upper stories and limestone trim.

Gothic motifs include:

- Tudor-arch entrance
- Drip lintels resting on angel corbels,
- Crenellated parapet
- Turrets supported by owl corbels.

W 87th St



sense of place

sense of community

sense of history sense of economic stability sense of environmental responsibility

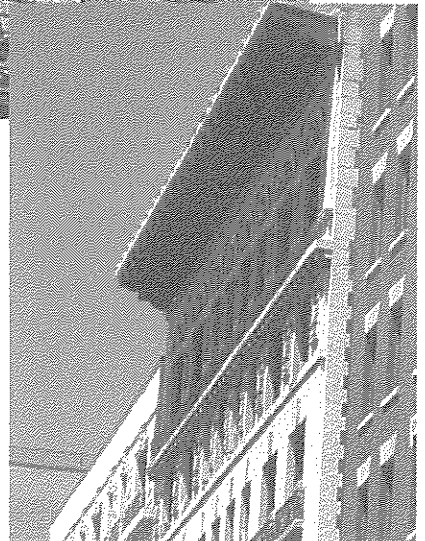
Along with the historic and aesthetic reasons seen here, historic districts offer developers and owners economic security and stability. Through landmark protections, owners are safe in the knowledge that their significant investment will not be jeopardized by a lack of concern or actual defacement by their neighbors.



Real estate property values are never dependent on a single home or building but are evaluated in context with the adjoining buildings and neighborhoods.

Owners will know their neighborhood will continue to exhibit the same standards that attracted them to the area, in the first place.

Studies have shown property values in historic districts appreciate at faster rates than non-designated neighborhoods. The New York City Independent Budget Office in 2003, independent studies of local historic districts in New Jersey, Texas, Indiana, Georgia, Colorado, Maryland, North and South Carolina, Kentucky, and Virginia showed that this economic effect of local designation is typical across the country.



Reinvesting in our older buildings is essential to the future of this city.

According to *The Economics Of Historic Preservation*, new construction costs are divided in a 50-50 split for labor and materials. In renovations and re-use, however, approximately 60-70% of total cost are for labor.

The labor for these projects is local labor, local artisans and sourcing materials locally. This means putting more money back into our local economy while conserving skills in vanishing trades like stone carvers, ornamental plasterers and stained glass.

Renovation and re-use is better for the environment as it is the ultimate in recycling.



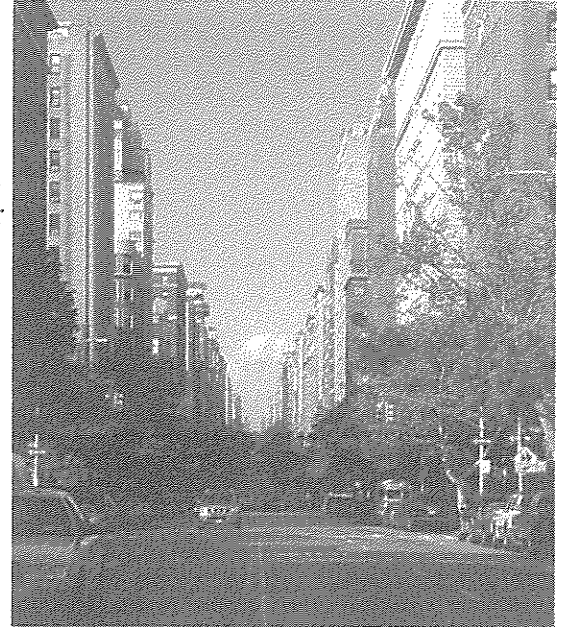
West End Avenue and its surrounding streets meet the criteria set forth by the NYC Landmarks Preservation Commission for a historic district.

Rather than stifle creativity or suppress change, we are choosing designation as a path to encourage vital, vibrant and thriving communities.

We have much more at stake in the ongoing success of our communities. We live here; these are our homes, renters and owners alike.

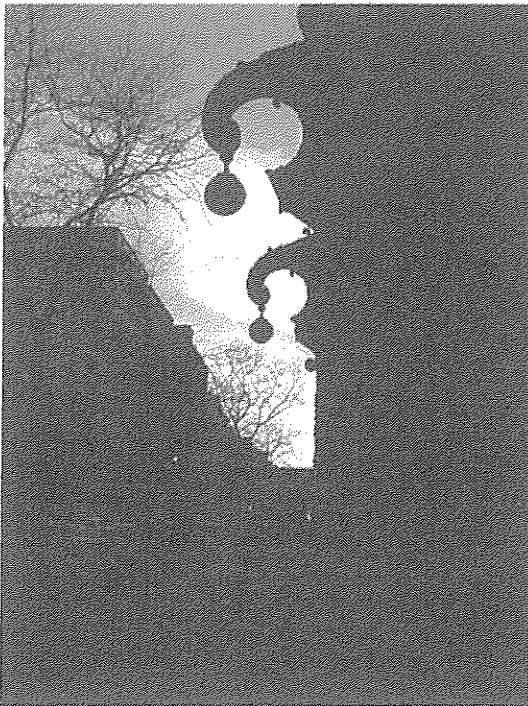
Our memories are rooted among these streets. We shop in local businesses, our children go to school and play in our parks. We hope to grow old gracefully, here. Now, we also share an enhanced common goal: the Riverside-West End Historic District Ext I.

We are the guardians for future generations. As our neighborhoods grow and change, as they inevitably will, we look for the guidance, experience and resources the Landmarks Preservation Commission can provide to retain the essence and character of West End Avenue in perpetuity.



Step onto West End and there is no mistaking this wide, tree-lined, intentionally commercial free avenue for any other. Its buildings are historically and architecturally significant transcending mere bricks and mortar.

It forms an oasis in the heart of Manhattan that has been one of the most desirable places to live since its inception. Here, the whole is more than the sum of its parts.



These streets form the warp and weft that weave together an astounding tapestry of life on the upper west side, from 1880 until today. We want to care for each piece in our tapestry and not lose the bigger picture.

Designation is good for our neighborhoods and good for New York City.

What has been lost can never be restored. Let us work together to preserve what still remains.



514 West End Ave Suite 15 B New York NY 10024
www.westendpreservation.org

All photos courtesy of ©Christopher C Dunlop unless otherwise noted

Building history and descriptions courtesy of *West End Avenue Survey*
by Andrew S Dollars



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 705 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ben. Schacht

Address: _____

I represent: State Senator Adriano Espaillat

Address: 5050 Broadway NY NY 10024

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: RICHARD EMERY

Address: 514 WEST END AVE, NY, NY 10024

I represent: WEST END PRESERVATION SOCIETY

Address: 514 WEST END AVE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 705

in favor in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Cristiana Peña

Address: 45 West 107th Street, NY NY, 10023

I represent: Landmark West!

Address: same

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

West Side
Collection #1
E-11

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. 705

in favor in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Andrea Goldwyn

Address: _____

I represent: NY Landmarks Conservancy

Address: 1 Whitehall St 7th Fl NYC 10004

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. RIVERSIDE Res. No. 705

in favor in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Simen Bankoff

Address: _____

I represent: HPC

Address: 232 E. 11 St, NY 10003

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. LU 705 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: BATYA Lewton

Address: 315 W. 86 St.

I represent: COALITION FOR A LIVABLE WEST SIDE

Address: PO Box 230078, NYC

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. L4705 Res. No. _____
 in favor in opposition

Date: Oct 3 2012

(PLEASE PRINT)

Name: JOHN G. HUNTER

Address: 310 WEST 79TH ST

I represent: WEST END PRES. Soc + 310 W 79 BOARD

Address: (SAME)

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. L0705 Res. No. _____
 in favor in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Marc Landis

Address: 337 W 85th St

I represent: CFD + Townsend Mews

Address: 337 W 85th St

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. L0705 Res. No. _____
 in favor in opposition

WFA
HISTORIC DISTRICT EXT 1 Date: 10/3/12

(PLEASE PRINT)

Name: Betty LYND

Address: 565 WEST END AVE

I represent: 565 WEST END AVE BOARD

Address: 565 WEST END AVE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 705 Res. No. _____

WEA HISTORIC in favor in opposition

DISTRICT EXT. I Date: 10/3/12

(PLEASE PRINT)

Name: GABRIELLE PALITZ

Address: 173 RSD NYC 10029

I represent: CO CHAIR CBT7 PRESERVATION COMM

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 705 Res. No. _____

in favor in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: MARK DILLER

Address: 171 W 79

I represent: COMMUNITY BOARD 7/M

Address: 250 W 87 ST MANHATTAN

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MEL WYMORE

Address: 120 W 70

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 705 Res. No. _____

in favor in opposition

Date: 10/3/12

(PLEASE PRINT)

Name: Jessica Silver

Address: _____

I represent: BA Scott Stringer

Address: 1 Centre St.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 705 Res. No. _____

in favor in opposition

Date: 10/3/2012

(PLEASE PRINT)

Name: Assembly member Linda B. Rosenthal

Address: 230 West 72nd Street, #2F

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Mary Ann Rothman

Address: 295 St. Johns Pl

I represent: New York Water Tax

Address: 250 W. 57th St

FOR THE
RECORD

Please complete this card and return to the Sergeant-at-Arms