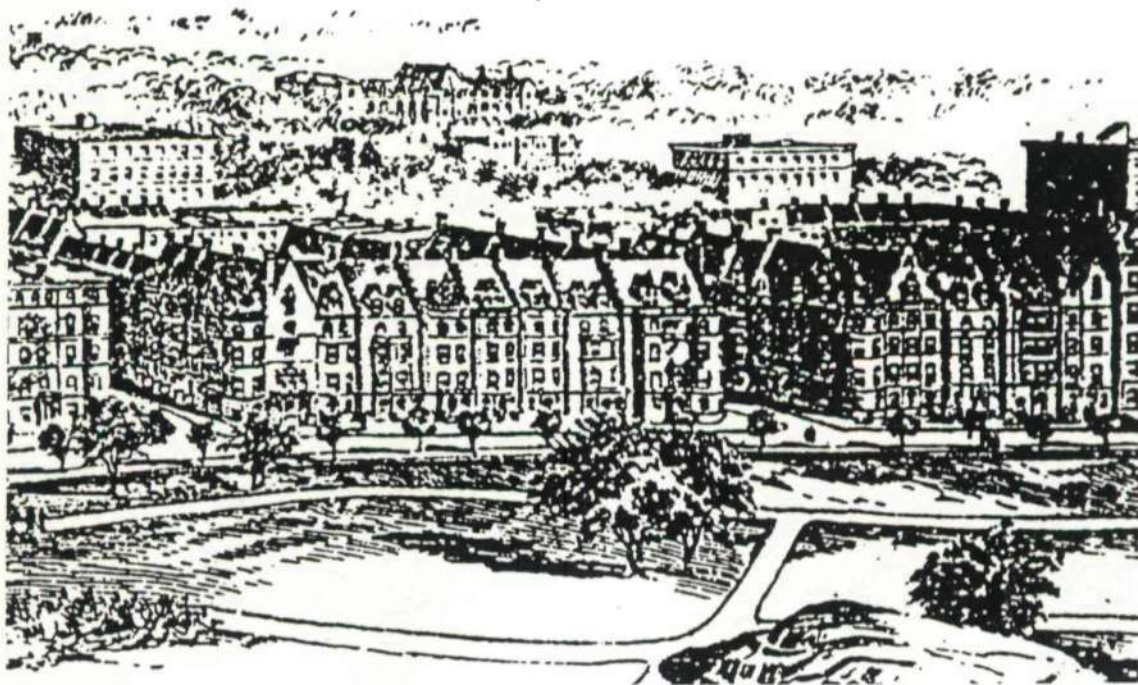


# Riverside Drive - West 80th - 81st Street Historic District

## DESIGNATION REPORT



## Landmarks Preservation Commission

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DAVID TODD

ANTHONY M. TUNG

ELLIOT WILLENSKY

BARRY B. WILLIAMS

*Commissioners*

1985

The following members of the staff of the Landmarks Preservation Commission contributed to the production of this report:

Report prepared by:

Jay Shockley, Research Department

Editing:

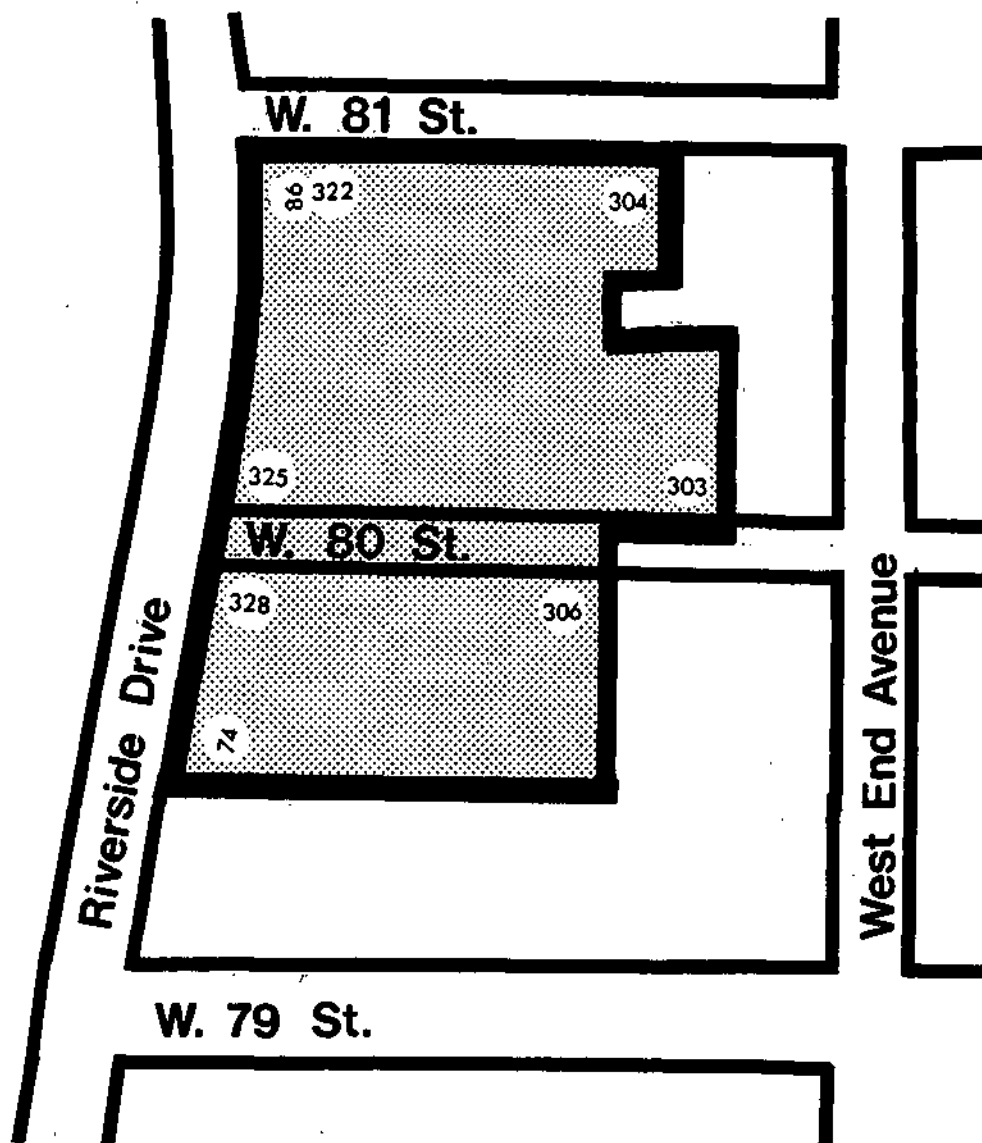
Marjorie Pearson, Director of Research

Typing:

Barbara Sklar

The Landmarks Commission expresses its appreciation to the Upper West Side community, which has assisted the Commission in its on-going efforts to identify and designate those buildings and districts on the Upper West Side of Manhattan which have architectural, historic, cultural and aesthetic significance.

# Landmarks Preservation Commission



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

DESIGNATED MARCH 26, 1985

Landmarks Preservation Commission  
March 26, 1985, Designation List 177  
LP-1429

RIVERSIDE DRIVE-WEST 80TH-81ST STREET HISTORIC DISTRICT, Borough of Manhattan

Boundaries:

The property bounded by a line beginning at the southeast corner of Riverside Drive and West 81st Street extending easterly along the southern curb line of West 81st Street to the eastern property line of 304 West 81st Street, southerly along the eastern property line of 304 West 81st Street, westerly along the southern property line of 304 West 81st Street, southerly along part of the eastern property line of 306 West 81st Street, easterly along the northern property line of 303-305 West 80th Street, southerly along the eastern property line of 303-305 West 80th Street, westerly along the northern curb line of West 80th Street to a line extending from the eastern property line of 306-308 West 80th Street, southerly across West 80th Street, southerly along the eastern property line of 306-308 West 80th Street, westerly along the southern property lines of 306 through 322 West 80th Street, westerly along part of the southern property line of 74 Riverside Drive, southerly along part of the eastern property line of 74 Riverside Drive, westerly along part of the southern property line of 74 Riverside Drive to the eastern curb line of Riverside Drive, northerly along the eastern curb line of Riverside Drive, to the point of beginning.

On April 12, 1983, the Landmarks Preservation Commission held a Public Hearing on the proposed designation of the Riverside Drive-West 80th-81st Street Historic District (Item No. 11). The hearing had been duly advertised in accordance with the provisions of law. Seven persons spoke in favor of the proposed designation, including City Councilman Edward Wallace and a representative of the New York Landmarks Conservancy. There were three speakers against portions of the proposed designation. The Commission received eleven letters in support of the designation, including those of Community Board Seven and the Federation of West Side Block Associations. One letter was sent opposing portions of the proposed designation.

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## HISTORICAL INTRODUCTION

Although its history can be traced as far back as the seventeenth century, the Upper West Side, including the land within the boundaries of the Riverside Drive-West 80th-81st Street Historic District, was still largely undeveloped until the 1880s. Prior to its urbanization the area was known as Bloomingdale, the appellation coming from the Dutch settlers of New Amsterdam who called it "Bloemendael" in recollection of a flower-growing region of the same name near Haarlem, in Holland.

In the 1660s, Governor Nicholls, the first English governor of New York, granted a large parcel of land in the Bloomingdale district to a syndicate of five patentees. Known as the "thousand acre tract," it was bounded roughly by the Hudson River and what are today 42nd Street, a point midway between 89th and 90th Streets, and Central Park West. The tract was surveyed and subdivided among the patentees. The territory which comprises the historic district fell within lot eight and became the property of Egbert Wouterse.<sup>1</sup>

In the early eighteenth century, Bloomingdale Road was opened through the area following the course of an old Indian trail and provided the main link to the city at the tip of Manhattan. Gradually, wealthy New Yorkers began to establish country seats in the hinterland flanking Bloomingdale Road, including several in the vicinity of the historic district. The homestead of Stephen De Lancey was built before 1729 and was probably located on the site presently occupied by the Apthorp Apartments (a designated New York City Landmark), at Broadway between West 78th and 79th Streets. In 1792, John Cornelius Vandenheuevel, former governor of Demerara, built his mansion on this site.<sup>2</sup> (It remained until 1905 when the Apthorp was constructed by the Astors.) The land comprising the historic district, part of "Bloomingdale Farm," was purchased by Stephen De Lancey by 1729, was passed to Oliver De Lancey in 1747, and was transferred to Charles W. Apthorpe in 1763. By 1792 it had passed to Apthorpe's daughter Charlotte and her husband John C. Vandenheuevel. After Vandenheuevel's death, the land was sold in 1827 to Francis Price, was surveyed, and subdivided into lots.<sup>3</sup>

Although Bloomingdale remained largely rural until the late nineteenth century, its eventual development as an integral part of New York City had been planned much earlier in the century. The state legislature appointed a commission in 1807 to prepare a plan for the orderly expansion of the city. In 1811, John Randel, Jr., an engineer, produced 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. The austerity of this rigid grid plan was relieved only by Bloomingdale Road (now Broadway) which cut across it diagonally. Some fifty years elapsed, however, before streets in the historic district were begun to be laid out.

While Bloomingdale retained its rural atmosphere at mid-century, New York City was rapidly growing northward, due in large part to the impacts of the Industrial Revolution and massive immigration from Europe. This growth, which roughly followed the march uptown of New York's wealthy citizens and the transit lines, was channeled primarily to the East Side until it reached 59th Street. This rapid expansion of the city exacerbated the problems and deficiencies of the grid plan of 1811, with its meager provision for squares, promenades, or parks which would help to relieve the congestion resulting from the high density of urban building.

As early as the 1840s a campaign was launched to create a large park to benefit all the citizens of New York. A park on the northern fringe of the city above 59th Street was authorized by the Legislature in 1853. A competition held in 1857 for the park's design was won by Frederick Law Olmsted and Calvert Vaux. Central Park, based on the English naturalistic romantic landscape tradition, became the first designed American public park (today Central Park is a designated New York City Scenic Landmark and National Historic Landmark).

Aside from the scenic and recreational values it would provide, the presence of Central Park was also seen as a spur to development. The West 40s and 50s, close to Fifth Avenue, began to be developed with brownstone rowhouses in the 1850s. Property values were boosted along the Park's east, west and north sides, sparking a wave of real estate speculation, particularly after the Civil War. This first wave of speculation to affect the Upper West Side was confined largely to vacant lots along Eighth Avenue (Central Park West), which sold for nearly as much as those along Fifth Avenue. However, since neither the population here nor its transit facilities (on the Upper West Side limited to a stage line on Bloomingdale Road) warranted the inflated prices at which property was being traded, this speculation was restricted to paper.<sup>4</sup> It was estimated that, between 1868 and 1873, the value of land north of 59th Street increased by 200 percent and in many cases 300 or 400 percent;<sup>5</sup> however, in 1868 there were not more than half a dozen "modern" houses on the Upper West Side.<sup>6</sup> In 1873, four lots on 81st Street and Riverside Drive, an avenue which then existed only on paper, were conveyed for \$75,000.<sup>7</sup>

Several civic improvements greatly contributed to the eventual development of the Upper West Side. The Eighth Avenue horse car line was extended to 84th Street in 1864. The Commissioners of Central Park were authorized to complete the laying out of streets west of Central Park in 1865 (those in the district were opened by 1880). Bloomingdale Road was widened in 1868-71 and received central planted malls from 59th to 155th Streets; then called the "the Boulevard," it became known as Broadway after 1899. The biggest boost to development of the area west of Broadway was the creation of Riverside Park and Drive near the Hudson River. Park Commissioner Andrew H. Green sought and received legislative approval in 1866 for the purchase of the steep river bluff for a park, and in 1867 Riverside Drive was mapped as a straight avenue. However, it soon became apparent that the hilly topography would necessitate extensive landfill. Frederick Law Olmsted, at the request of the Park Commissioners, produced a plan in 1873-

75 for a curving scenic parkway adapted to the existing topography, with islands and views of the Hudson and of the steep park itself (which extended to the Hudson River Railroad). Riverside Park and Drive, based on Olmsted's initial proposal, were constructed over the years between 1876 and 1900 (today the Park and Drive are a designated New York City Scenic Landmark).

The financial Panic of 1873 ended the period of post-Civil War speculation and the real estate industry entered into a period of stagnation which lasted until the end of the decade. During this period little building occurred on the Upper West Side and, more significantly, the value of building lots fell dramatically, often to their pre-Civil War levels. The Upper West Side at this time was described as "barren, open land marked with occasional shanties, vegetable gardens, menacing rock outgrowths, lowly taverns and decrepit eighteenth and early nineteenth century mansions."<sup>8</sup>

With the gradual return to prosperity by the end of the 1870s building activity once again resumed in the city, but much of it was confined to the Upper East Side, following the city's historic thrust northward along Fifth Avenue; development marched logically northward on the East Side into the Sixties and Seventies. Owners of property on the Upper West Side who had suffered great losses during the Panic deliberately kept prices high in anticipation of development,<sup>9</sup> and as a result, East Side property was more attractive to builders.

Development on the Upper West Side was finally stimulated by the completion of the Ninth Avenue Elevated Railroad in 1879. However, despite the completion of the El, developers were reluctant, at first, to build on the Upper West Side. Although Central Park West and Riverside Drive were envisioned as avenues for wealthy residents, on a par with Fifth Avenue, there was no agreement about the future character of the rest of the Upper West Side. The areas around the elevated stations at 72nd, 81st, 93rd and 104th Streets did attract builders, but there were few other indicators to guide investors in determining the nature of buildings most profitable to erect. In addition, high real estate prices, the unreliability of city improvements, delays in opening streets, and difficulties in evicting occupants of the numerous shanties spread throughout the region further confounded attempts at development.<sup>10</sup>

Edward Clark, president of the Singer Sewing Machine Co., was the first to make major investments on the Upper West Side, buying property along Central Park north of 72nd Street in 1877-81. The Dakota (1880-84, Henry J. Hardenbergh, a designated New York City Landmark) at 1 West 72nd Street was New York's first luxury apartment building; the name was applied because of its isolated location on the undeveloped Upper West Side. Singer also built two rows of houses at 101-151 and 13-67 West 73rd Street (1879-80 and 1882-85, Henry J. Hardenbergh). (Only 101-103 and 15A-19, 41-67 are extant, the latter in the Central Park West-West 73rd-74th Street Historic District.) Clark's real estate ventures proved to be superb investments and attracted much public attention.



By 1885 the Upper West Side had emerged as the city's area of most intense speculation. Developers already at work there undertook new and larger projects and were joined by nearly all of the larger builders in the city, to the degree that the city's whole building force seemed to have been transferred to the West Side.<sup>11</sup> Buildings erected on the Upper West Side now sold readily. In 1886, the Times wrote:

The west side of the city presents just now a scene of building activity such as was never before witnessed in that section, and which gives promise of the speedy disappearance of all the shanties in the neighborhood and the rapid population of this long neglected part of New York. The huge masses of rock which formerly met the eye, usually crowned by a rickety shanty and a browsing goat, are being blasted out of existence. Streets are being graded, and thousands of carpenters and masons are engaged in rearing substantial buildings where a year ago nothing was to be seen but market gardens or barren rocky fields.<sup>12</sup>

By the early 1890s, the area of the West 70s and 80s had acquired row houses and began to establish itself as a fashionable neighborhood. Development occurred more rapidly on the streets between the Boulevard and Central Park than on the streets to the west of the Boulevard due, undoubtedly, to two factors: first, the land west of the Boulevard was less accessible to street cars and to the Ninth Avenue El; and secondly, land flanking Riverside Drive, Central Park West, and, to some degree, West End Avenue, was considered to be prime property. The notion that New York's socially elite and wealthy citizens would abandon Fifth Avenue and erect palatial mansions along these avenues caused the value of adjacent land to remain consistently higher than elsewhere on the Upper West Side and discouraged development for a longer period.

Promotional brochures and publicity in the press, which began to focus on the territory including the historic district, heightened the interest of buyers and sellers alike in the territory west of the Boulevard. In 1888 the West End Association published a pamphlet entitled "West End Avenue: Riverside Park in the City of New York" in which the virtues of West End Avenue and environs as an ideal residential area were lauded.<sup>13</sup> In August 1890, the New York Herald ran a series of editorials and articles extolling the advantages of the Upper West Side but especially the Riverside Drive area:

The district to the east of Riverside Park as far as Central Park is likely, or rather, sure to become within the next twenty years, perhaps the location of the most beautiful residences in the world. The advantages of pure air and beautiful surroundings, glimpses of New Jersey Hills at the end of each street, with the glitter of the Hudson between; the nearness of parks and the accessibility of the district will be insurmountable factors in popularity. As the time of square brick

and brownstone houses has gone by, so alas has the time when New York can afford to neglect her approach and her outward appearances.<sup>14</sup>

The Bromley maps of 1879 and 1885 indicate that there were a number of frame buildings at that time in the historic district. The first substantial (and extant) buildings were the rowhouses at 306-314 West 81st Street (1892) and 307-319 West 80th Street (1894) constructed by architect Charles H. Israels for leading Jewish developer Bernard S. Levy. The Real Estate Record and Guide in 1892 noted the first construction here:

It is one of the remarkable features of West-Side residence construction that the supply of three and four-story dwellings is in inverse ratio to the demand. The records of building and sales for the last ten years bear out very vividly the statement that three-story dwellings sell far more rapidly than the higher structures, and are in constant demand. Notwithstanding this fact builders continue to build the higher structures... There are few desirable lots left in the section between 59th and, say, 110th Streets, where everybody seems to want to live, upon which a builder can construct three-story houses with any reasonable prospect of getting his investment returned to him... Appreciating this demand for fine three-story dwellings, Messrs. Bernard S. Levy & Son, who are among the pioneer builders in this section of the city, have erected and but recently finished and put upon the market two rows of handsome three-story brownstone front dwellings [only the houses on the south side of the street are extant]... The situation is one of the choicest. The ground lies high above the level of the Hudson... The perspective is that of the whole Riverside Park section, miles of unequaled Hudson River scenery, a constantly-changing and always pleasing panorama of nature in its grandest phases, on the one hand, and a handsomely built up region of municipal life and activity on the other, with Riverside Drive, West End Avenue, The Boulevard (the three finest avenues on the West Side), and Central Park in view and easy walking distance.<sup>15</sup>

The Panic of 1893 temporarily slowed development, but in 1897-99 architect-developer Clarence F. True constructed the other twenty-one town houses in the district. Having purchased all available lots along lower Riverside Drive south of 84th Street, True is considered largely responsible for spurring development of the Drive. True published a promotional booklet in 1899 with photographs of his elegant and distinctive houses, including those in the district.<sup>16</sup> By the turn of the century the area along River-

side Park had evolved into one of the most fashionable residential neighborhoods in the city. In 1899, one observer noted that West End Avenue above 68th Street was one of the finest residential streets in New York City, while Riverside Drive was "universally acknowledged to be one of the most beautiful and picturesque [streets] in the world."<sup>17</sup>

The last years of the nineteenth century witnessed the increasing acceptance by the upper middle class in Manhattan of the multiple dwelling -- the residential hotel, apartment house or tenement. The value of available vacant land previously reserved for rowhouse development escalated sharply and ultimately the cost of the average row house jumped to a point where it was unprofitable for the developer and unaffordable for the prosperous upper middle class. Three small-scale tenement buildings were constructed in the district in 1898-1901, alongside the rowhouses.

A number of factors further encouraged the construction of apartment buildings and the termination of rowhouse construction: legislation of the early twentieth century permitted taller apartment buildings; changing styles of living, with a "universal demand for comfort, with less care and expense than entailed in private house maintenance;"<sup>18</sup> and the completion of the Broadway IRT Subway in 1904. Apartment house construction on the Upper West Side continued unabated until the Depression. As vacant lots became increasingly scarce, particularly after World War I, developers took to demolishing existing houses and small-scale tenements (many of which were less than twenty years old), in order to assemble sites for more lucrative large apartment houses. Riverside Drive and West End Avenue were particularly vulnerable to this development trend, and most of the rowhouses and mansions which had once lined them succumbed. The last building constructed in the district was a sixteen-story apartment house at 325 West 80th Street which replaced a town house by Clarence True in 1926-27.

With the onset of the Depression, the Upper West Side entered a period of stagnation and decline. Riverside Park was expanded to the Hudson River and its design was modified in the 1930s under the administration of the Parks Department Commissioner Robert Moses. Little new construction occurred here, and many row houses, which had become financial burdens to maintain, were converted into multiple dwellings. Fortunately, the urban renewal activity of the 1950s-60s which left its mark on the Lincoln Center and northeast sections of the Upper West Side did not affect the vicinity of the historic district. Today, the historic district has again become one of the most desirable residential areas in the city.

#### FOOTNOTES

1. I.N. Phelps Stokes, ed., Iconography of Manhattan Island, 1498-1909, Vol. 6 (New York: Robert H. Dodd, 1928), pp.94-96.
2. Ibid., p.96.
3. New York County, Office of the Register, Re-Indexed Conveyances, Prior to 1917, No. 135, Blocks 1240-1249.
4. "West Side Number," Real Estate Record and Builders Guide, 46, Supplement (December 1890), p.2.
5. Real Estate Record Association, A History of Real Estate Building and Architecture in New York City (New York:Arno Press, 1967, reprint of 1898 edition), p. 62-63.
6. Ibid., p.59.
7. "West Side Number," p.2.
8. Charles Lockwood, Bricks and Brownstone: The New York Row House 1783-1929: An Architectural and Social History (New York: McGraw Hill, 1972), p. 242.
9. A History of Real Estate, pp.86-87.
10. Ibid., pp.92-93, and Lori Zabar, "The Influence of W.E.D. Stokes's Real Estate Career on West Side Development" (unpublished Master's Thesis, Columbia University, 1977), pp.12-13.
11. A History of Real Estate, p. 103.
12. New York Times, 1886 cited in Charles Lockwood, Manhattan Moves Uptown: An Illustrated History (Boston: Houghton Mifflin, Co., 1976), p.317.
13. Founded by a score of men in February 1884, as the Citizen's West Side Improvement Association, but officially incorporated as the West End Association in February 1889, the association directed the development of the West Side between 8th Avenue (Central Park West) and the Hudson River, 59th to 110th Streets, both on a voluntary basis and as private citizens rather than as politicians. The earliest members were probably large property owners who had a great investment in the fate of the West Side. The Association took an active role in every aspect of the West Side's development. "Needed improvements were secured through correspondence, the attendance of its committees before the city authorities or at Albany before the Legislature, and much individual work by members at all times." The West End Association, "The West End Association." New York: West End Association, February 1916), p.2., cited in Zabar, p.28.

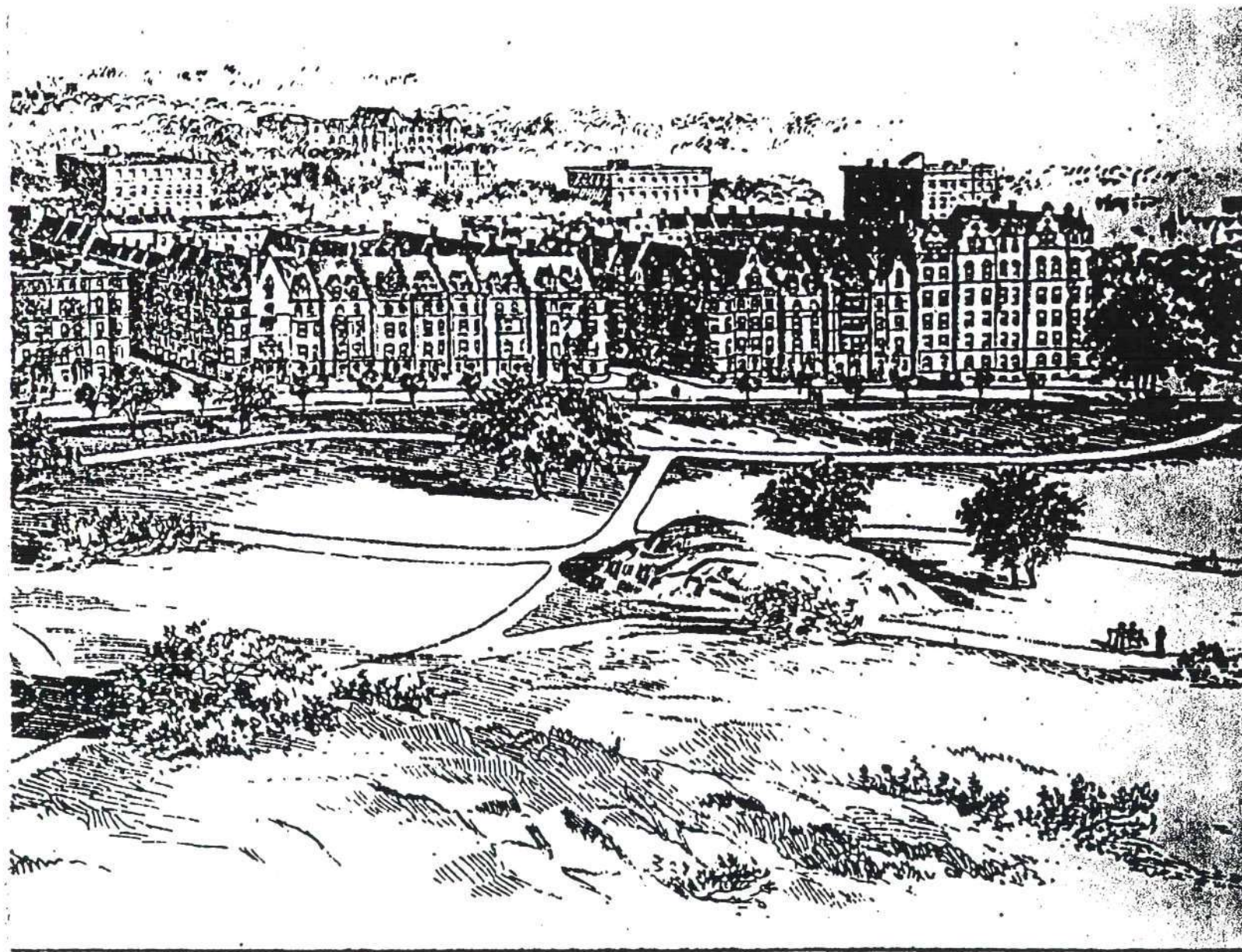
14. New York Herald, August 7, 1890, cited in Landmarks Preservation Commission, Riverside-West 105th Street, p.3.
15. Real Estate Record and Guide, November 19, 1892, p.647.
16. Clarence True, A True History of Riverside Drive (New York: Press of Unz & Co., 1899).
17. E. Idell Zeisloft, The New Metropolis (New York: D. Appleton, 1899), p.618.
18. "The Huge Apartment House," New York Times, September 6, 1908, part 2, p.8, cited in Elsa Gilbertson, The Aphorp and Beinord: Grand Dames of the Upper West Side, New York Neighborhood Studies, Working Paper Number 2 (New York: Columbia University, Graduate School of Architecture and Planning, 1983), p.9.



Riverside Park and Drive, looking south from West 81st Street

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Riverside Park and Drive, West 81st to West 79th Streets

Architecture and Building,  
June 11, 1898



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## ARCHITECTURAL INTRODUCTION

The Riverside Drive-West 80th-81st Street Historic District, a small district in the western section of the Upper West Side along Riverside Park, contains thirty-two handsome rowhouses and town houses of the 1890s and three turn-of-the-century tenements, exhibiting a variety of architectural influences, and one later neo-Classical style apartment building of the 1920s.

The oldest buildings in the district are a group of five rowhouses at 306-314 West 81st Street built for Jewish developer Bernard S. Levy by architect Charles H. Israels in 1892. Israels constructed six more houses for Levy in 1894, through the block behind the first group, at 307-319 West 80th Street. The rest of the town houses in the district, twenty-one in all, were designed and built by developer-architect Clarence F. True in 1897-99, years which were near the end of the era of rowhouse construction in Manhattan. True is credited as being largely responsible for the development of lower Riverside Drive. Envisioning the Drive lined with large and elegant town houses, True bought all available lots along the Drive south of West 84th Street in the 1890s. Among the other residences he designed are Nos. 40-46 Riverside Drive in the West End-Collegiate Historic District. The twenty-one town houses in this district constitute the largest cluster of extant True residences along Riverside Drive. True also helped to popularize the "American basement plan" type house, usually entered at ground level, as seen in his houses in the district. All of the rowhouses in the district were built on speculation as three- or four-story single family homes and were purchased by upper middle-class professionals. Today, many of the rowhouses have been converted to multiple dwellings.

In 1898-1901, around the time of the completion of the houses by True, three six-story multiple dwellings or "tenements" were constructed in the district; these were designed by Janes & Leo, James E. Ware & Son, and Ralph S. Townsend and Herbert S. Harde, all architects prominent in the construction of apartment houses and hotels in New York City. In their use of styles, materials, ornament, and scale, the architects sought to emulate the elegance of the rowhouses. These tenement buildings reflect the transition at the turn of the century away from construction of rowhouses toward that of multiple dwellings for the upper middle classes. During the fourth quarter of the nineteenth century, the American ideal of single-family housing became increasingly unattainable for all but a small percentage of Manhattan residents, due to rising real estate values and costs of construction. The tenement, sometimes also called "French flats," was a building type which was to predominate until the construction of larger apartment buildings after World War I.

During the 1890s American architects, influenced by the principles of the French Ecole des Beaux-Arts and the 1893 World's Columbian Exposition in Chicago, turned to interpretations of Renaissance prototypes (among others) in a reaction to the romantic styles of architecture of the High Victorian period and in a search for an architecture characterized by order and sobriety. Some of the leading architects of New York City and the nation

had great influence on residential design through their commissions for mansions for the wealthy, particularly, in New York, along Fifth Avenue. McKim, Mead & White, in the return to Italian Renaissance prototypes in many of their works after the Villard Houses of 1883-85, were especially influential. These stylistic influences, which would symbolically express the prestige and affluence of the upper middle classes as well, soon found their way to rowhouses and multiple dwellings such as those found in the district.

The houses in the district, designed by only two architects, reflect several stylistic influences. Although these houses are related to the Renaissance Revival, they are eclectic in nature, employing combinations of elements from Italy or England, often with added detailing from other styles, such as Romanesque and Gothic. Although the rows were designed as harmonious units, the separate houses display variety and individuality. This richness and variety of detail is an important factor in creating the character of the district. The houses by Charles Israels represent an eclectic transition between the earlier styles of the romantic Victorian period and the truer neo-classicism inspired by the Beaux-Arts. His brown-stone houses on West 81st Street combine details of the Romanesque and Renaissance Revival styles, with high stoops, rounded and angled oriels, Romanesque style carved detailing, third floor round-arched windows with drip moldings, bracketed and modillioned cornices, and tile parapet roofs. Those on West 80th Street employ both neo-Gothic and Renaissance elements, with tan brick facing, low stoops, pointed-arch windows, angled oriels and triple window groups, leaded glass transoms, molded surrounds, stone and terra-cotta detailing, and gables and parapets. The dominant character of the district is provided by Clarence True's houses, designed in his readily identifiable, distinctive and idiosyncratic self-named "Elizabethan Revival" style, which was based on English Renaissance prototypes. Their regular rhythms of bowfronts, parapets, gables, dormers, chimneys, stepped end walls, and stoops, and rich contrast of Roman brick, sandstone, limestone, stone and terra-cotta ornamentation, tile roofs, and decorative wrought iron are important factors in establishing the architectural character of the district.

The design of the three tenement buildings, one in the Beaux-Arts style and the other two in the Renaissance Revival style, harmonize well with the rowhouses, particularly in their scale, materials, and use of bays and rusticated bases. Characteristic of these buildings is their refined classically-inspired ornament, with such elements as keystones, pediments, quoins, balconies, porticos, and projecting cornices.

In the period from the 1910s to World War II, West End Avenue and Riverside Drive received a second wave of development which replaced most of the rowhouses, mansions, and smaller tenements with large-scale apartment buildings. This era of redevelopment is represented by the last building constructed in the district, a sixteen-story neo-Classical style apartment tower by architect Maurice Deutsch (1926-27), which replaced one of the major corner town houses by Clarence True (1897-98) at West 80th Street and Riverside Drive.

The Riverside Drive-West 80th-81st Street Historic District represents the initial stage of architectural development of the western section of the Upper West Side, with its distinguished rowhouses and town houses of the 1890s, architecturally compatible turn-of-the-century tenements, and one typical later apartment building, combining to create a unique, varied and distinctive section of New York City along Riverside Park.

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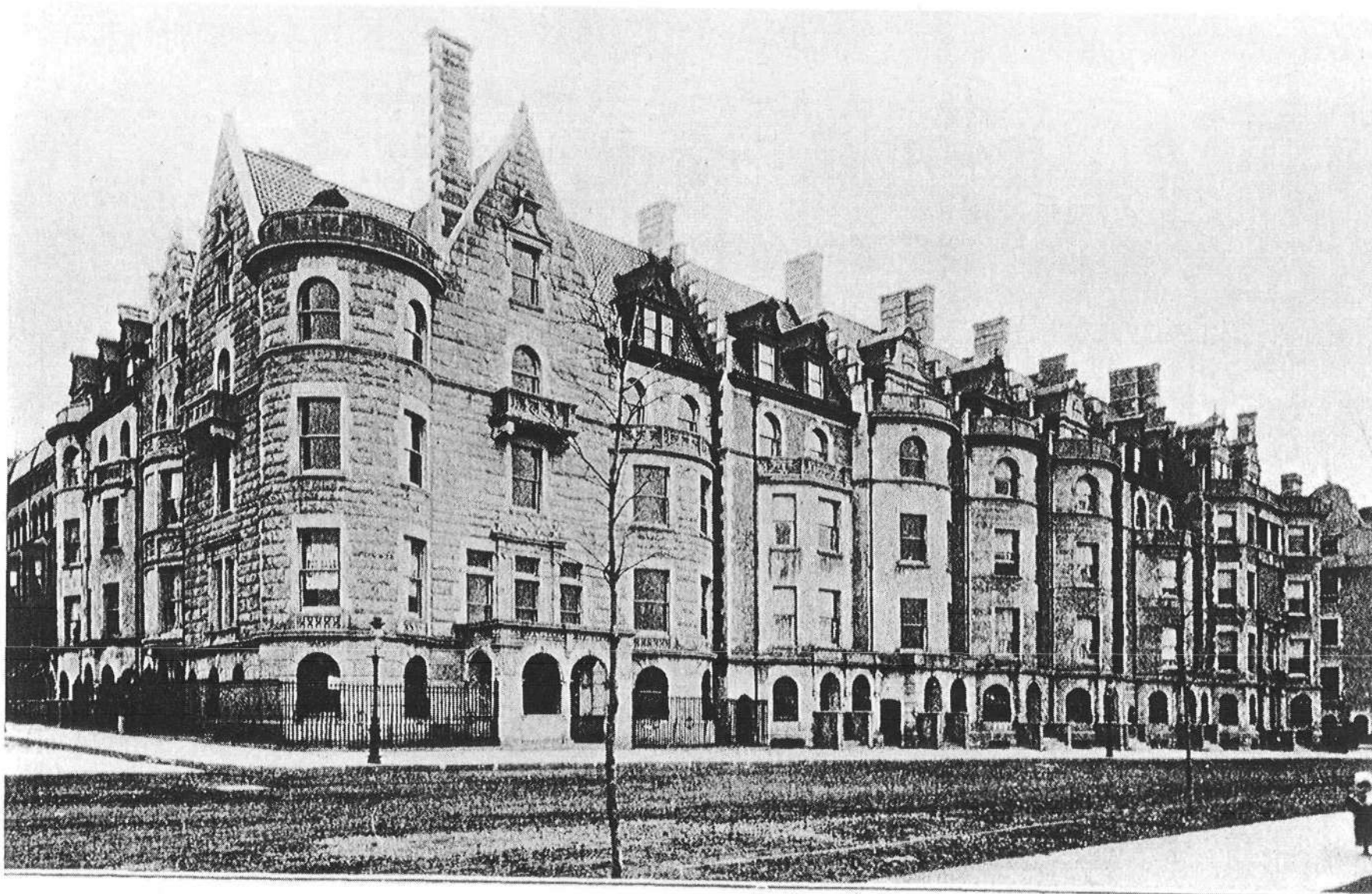


307-317 West 80th Street  
Charles H. Israels, 1894

The Beautiful West Side: A Complete List of  
West Side Dwellings, Frank L. Fisher (c. 1894)

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316-320 West 81st Street,  
86-80 Riverside Drive  
1897-98, Clarence True

A True History of Riverside  
Drive, Clarence True



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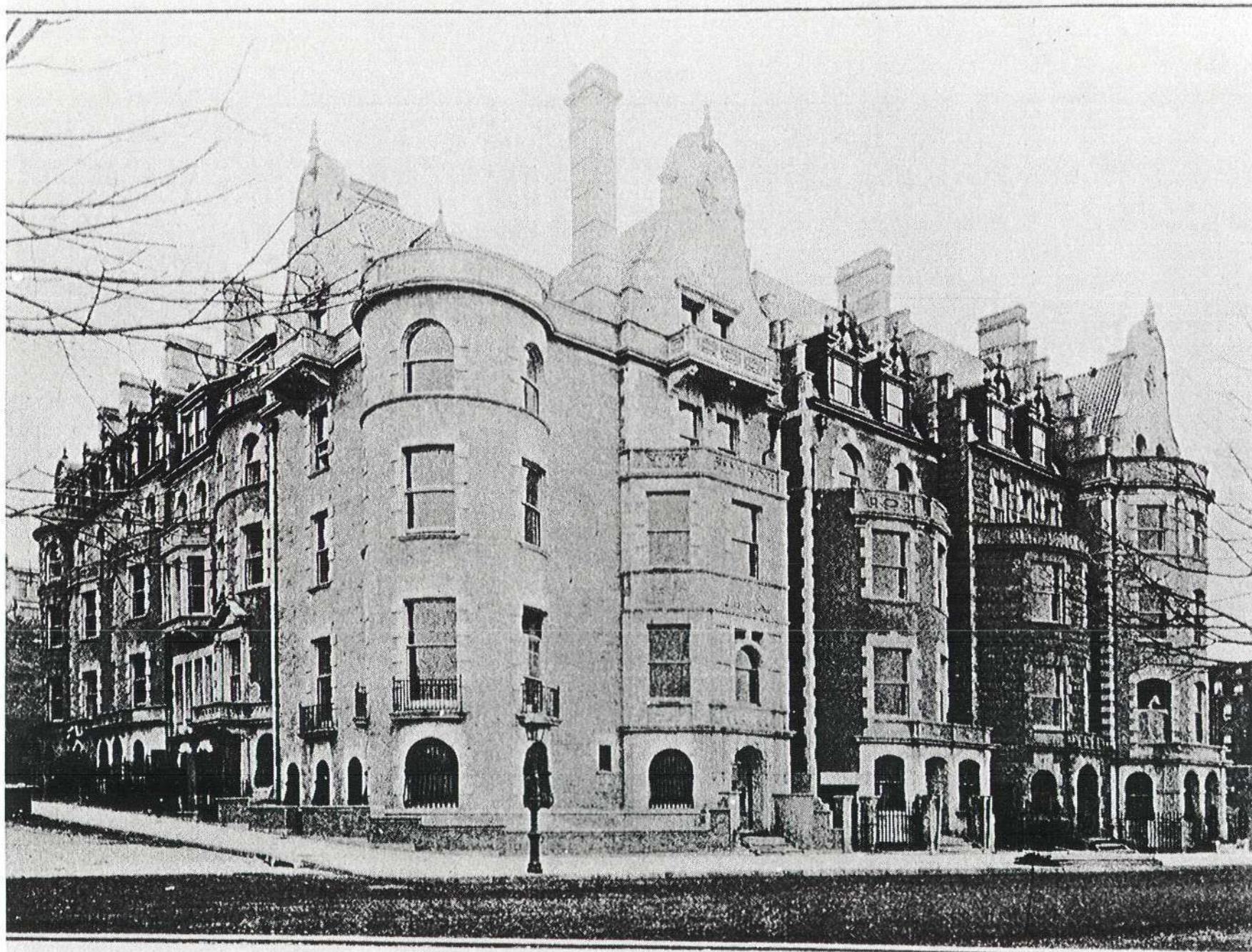


86-80 Riverside Drive (No. 80  
demolished), 323-319 West 80th St  
1897-98, Clarence True

A True History of Riverside  
Drive, Clarence True

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320-326 West 80th Street,  
77-74 Riverside Drive  
1898-99, Clarence True

A True History of Riverside  
Drive, Clarence True

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# RIVERSIDE DRIVE

## RIVERSIDE DRIVE

No. 74

Block 1244 Lot 30

Date Erected:

1898-99

Architect:

Clarence True

Original Owner:

Riverside Building Co. (Clarence True)

## ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront; orange Roman brick facing, limestone detail.

Ground floor: limestone; projecting rectangular entry pavilion with entablature/parapet, pilasters with decorative panels and round-arched windows (altered, one was originally the entrance); service entrance; round-arched entrance (originally window) with double-leaf wrought-iron and glass doors; wrought-iron fence posts.

Second and third floors: quoins; segmental-arched windows with Gibbs surrounds.

Fourth floor: windows with keyed enframements; composite order pilasters; entablature and sill course; parapet at top of bow.

Roof: pitched; tile; Dutch gable dormer with two round-arched windows with Gibbs surrounds and blind oculus with shield; stepped end walls with chimneys.

ALTERATIONS: Garage door installed at ground floor with alterations to original entrance and windows (northernmost window converted to entrance, original entrance converted to window, other window shortened), c.1968-70; wrought-iron grilles removed; stoop removed and most of wrought-iron fence removed; one-over-one wood sash windows replaced by multi-pane wood sash (except second floor); roof tiles and north chimney covered with tar; metal grilles added to dormer windows.

## HISTORY

Built as one of a group of eight houses (Nos. 320-326 West 80th Street and 74-77 Riverside Drive).

## REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

NB 413-98



RIVERSIDE DRIVE  
No. 75  
Block 1244 Lot 29

Date Erected: 1898-99  
Architect: Clarence True  
Original Owner: Riverside Building Co. (Clarence True)

#### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront; rock-faced brownstone facing; quoins; one-over-one wood sash windows.

Ground floor: round-arched windows (one originally was entry) with wrought-iron grilles; service entrance with metal door; wrought-iron fence.

Second floor: windows with Gibbs surrounds.

Third floor: windows with keyed enframements.

Fourth floor: windows with Gibbs surrounds.

Cornice: molded

Roof: pitched; (about two-thirds) tile; stepped end walls with chimneys; two dormers with composite order pilasters, interrupted entablatures, and round-arched pediments with keystones and cartouches.

ALTERATIONS: Central recessed round-arched entry converted to window, stoop removed, new entrance added to south with metal and glass door and brick stoop, and decorative entablature/ parapet stripped and modified (c. late 1960s); decorative parapet at top of bow stripped and iron railing installed; aluminum storms added to fourth floor windows; about one-third of roof tiles removed; dormer finials removed; upper section of north chimney altered; air conditioner pierces ground floor facade wall.

#### HISTORY

Built as one of a group of eight houses (Nos. 320-326 West 80th Street and 74-77 Riverside Drive). Joseph B. Edwards, Owner 1899-1919.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 413-98

RIVERSIDE DRIVE  
No. 76  
Block 1244 Lot 28

Date Erected: 1898-99  
Architect: Clarence True  
Original Owner: Riverside Building Co. (Clarence True)

#### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront; red brick facing and limestone detail; quoins at left.

Ground floor: projecting limestone pavilion with recessed segmental-arched entry with decorative reveals, segmental-arched windows with wrought-iron grilles, and entablature/parapet with decorative panels and stylized brackets above entry; service entrance with iron door; low stoop with stone posts; wrought-iron fence.

Second floor: one-over-one wood sash windows with Gibbs surrounds.

Third floor: one-over-one wood sash windows with keyed enframements; parapet at top of bow with decorative panels and stylized brackets.

Fourth floor: round-arched windows with Gibbs surrounds.

Cornice: molded

Roof: pitched; tile; stepped end walls with chimneys; 2 dormers with composite order pilasters, interrupted entablatures and round-arched pediments with keystones and cartouches.

ALTERATIONS: Entry configuration modified, original door replaced; fourth floor and dormer windows replaced; iron railing added to parapet at top of bow; dormer finials removed.

#### HISTORY

Built as one of a group of eight houses (Nos. 320-326 West 80th Street and 74-77 Riverside Drive). Milton S. Williams, Owner 1899-1919.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 413-98



RIVERSIDE DRIVE  
No. 77 (a/k/a 328 West 80th Street)  
Block 1244 Lot 27

Date Erected:	1898-99
Architect:	Clarence True
Original Owner:	Riverside Building Co. (Clarence True)

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Large four-and-one-half-story town house with round corner pavilion and angled three-story bay facing Riverside Drive; tan Roman brick facing and limestone detail; quoins; one-over-one wood sash windows (except where noted).

Ground floor: recessed round-arched molded entry at angled bay with voussoirs and decorative reveals flanked by stylized colonnettes with decorative entablature; double-leaf wrought-iron and glass outer doors; round-arched windows and service entrance with stylized Gibbs surrounds and wrought-iron grilles and gate; low stoop with curved wing walls with scrolls and decorative wrought-ironwork; low brick wall with wrought-iron fence.

Second through fourth floors: windows with Gibbs surrounds (round-arched on fourth floor of corner pavilion), except for keyed enframements on angled bay; second floor window above entrance employs stylized Palladian motif with transoms above (with blind side panels) surmounted by stepped decorative panel; shelf sills on second floor windows, except angled bay, with iron railings (except at West 80th Street); parapet at top of bay with decorative panels; bracketed balconies with decorative panels above fourth floor side facades; simple molded cornice; parapet at top of corner pavilion.

Roof: complex with intersecting gables; tile; stepped end walls with chimneys; two Dutch gables (flanked by scrolls on West 80th Street) with windows with keyed enframements and entablatures surmounted by stepped decorative panels, blind oculi with shield and cartouche, and keystones with finials.

ALTERATIONS: Small window added at each floor of West 80th Street facade; second floor window opening shortened and iron railing removed on West 80th Street; storm windows added; one-over-one wood sash windows replaced by multi-pane windows on West 80th Street; iron railings added to corner pavilion and angled bay; rooftop accretions.

### HISTORY

Built as one of a group of eight houses (Nos. 320-326 West 80th Street and 74-77 Riverside Drive). William S. Seaich, Owner 1899-1908.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

NB 413-98

RIVERSIDE DRIVE  
No. 80: See 325 West 80th Street.

RIVERSIDE DRIVE  
No. 81  
Block 1244 Lot 32

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

#### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with off-center bowfront; tan Roman brick and limestone facing; quoins on left; one-over-one wood sash windows.

Ground floor: projecting rectangular pavilion (altered) with entablature/parapet with decorative panels; windows with wrought-iron grilles.

Second and third floors: windows with keyed enframements; parapet at top of bow with decorative panels and stylized brackets.

Fourth floor: round-arched windows with Gibbs surrounds.

Cornice: dentils

Roof: pitched; stepped end wall with chimney; two complex dormers with inwardly curving pediments with shields surmounted by smaller triangular pediments.

ALTERATIONS: Entrance pavilion refaced with brick, round-arched entry and windows converted to rectangular windows, stoop removed and round-arched service entrance converted to rectangular main entrance, with metal and glass door; one small window added to second and third floors; brick fourth floor facade painted; storms added to second and third floor windows; original roof tiles replaced by asphalt shingles; south stepped end wall removed and chimney altered, north chimney removed; pilasters of dormers (originally like No. 85 Riverside Drive) stripped; entry lamps added.

#### HISTORY

Built as one of a group of seven houses (Nos. 319-323 West 80th Street) and 80-83 Riverside Drive). Arnold R. Weber, Owner 1898-1901.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 401-97  
Alt. 1951, Ervin Palmer, Architect

RIVERSIDE DRIVE  
No. 82  
Block 1244 Lot 131

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

#### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront; limestone facing.

Ground floor: projecting rectangular pavilion with recessed round-arched entry with decorative reveals, keystone, decorative spandrel panels, molded cornice, and double-leaf wrought-iron and glass outer doors; round-arched window with wrought-iron grille; segmental-arched service entrance with wrought-iron gate; low stoop with wing walls.

Second and third floors: windows with keyed enframements, with decorative sill panels on second floor.

Fourth floor: round-arched windows with keyed pilasters and drip moldings with keystone; sill course.

Roof: pitched; stepped end walls with chimney; large dormer (altered) with composite order pilasters, denticulated entablature and segmental pediment.

ALTERATIONS: Cornice removed; parapet at top of bow stripped and iron railing added; dormer (originally similar to No. 84 Riverside Drive) changed; in configuration and detailing, windows altered (1901, William B. Tuthill, architect); original roof tiles removed and surface coated with tar; entry lamps added

#### HISTORY

Built as one of a group of seven houses (Nos. 319-323 West 80th Street and 80-83 Riverside Drive).

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits, and Dockets.

NB 401-97

Alts. 1893-01, 2002-39, 1563-57

RIVERSIDE DRIVE  
No. 83  
Block 1244 Lot 31

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

#### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENT: Four-and-one-half-story town house with bowfront; limestone facing; one-over-one wood sash windows.

Ground floor: projecting rectangular pavilion with recessed round-arched entry with decorative reveals, molded surround with keystone, quoins, molded cornice and double-leaf wrought-iron and glass outer doors; round-arched window with wrought-iron grille; service entrance with wrought-iron gate; low stoop with wing walls.

Second and third floors: windows with keyed enframements with decorative sill panels on second floor.

Fourth floor: round-arched windows with keyed pilasters and drip moldings with keystones; parapet at top of bow; sill course.

Roof: pitched; tile; stepped end walls with chimneys; dormer (altered) with cartouche.

ALTERATIONS: Cornice removed; complex dormer (originally similar to No. 84 Riverside Drive) mostly stripped and configuration changed; original roof tiles replaced by newer tiles.

#### HISTORY

Built as one of a group of seven houses (Nos. 319-323 West 80th Street and 80-83 Riverside Drive). William T. Colbon, Owner 1901-20.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 401-97

RIVERSIDE DRIVE  
No. 84  
Block 1244 Lot 159

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront; limestone facing.

Ground floor: rusticated rectangular pavilion with recessed round-arched entry with keystone, decorative reveals, double-leaf wrought-iron and glass outer doors; and entablature/parapet with decorative panels above pavilion; round-arched one-over-one wood sash window with keystone; low stoop with wing walls.

Second and third floors: windows with keyed enframements.

Fourth floor: round-arched windows with keyed pilasters and drip moldings with keystones; parapet at top of bow; sill course.

Roof: pitched; stepped end walls with chimneys; complex dormer with pilasters, inwardly curved pediment with cartouche surmounted by smaller round-arched pediment.

ALTERATIONS: Original segmental-arched service entrance converted to rectangular window; one-over-one wood sash windows replaced by anodized aluminum (except round-arched windows at ground floor); iron grilles installed on ground floor windows; cornice removed; original roof tiles removed and surface coated with tar; dormer finials removed; entry lamps added.

### HISTORY

Built as one of a group of six houses (Nos. 316-320 West 81st Street and 84-86 Riverside Drive).

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 583-97

RIVERSIDE DRIVE  
No. 85  
Block 1244 Lot 59

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with off-center three-story angled bay; tan Roman brick and limestone facing; quoins on left; copper leader.

Ground floor: limestone; recessed round-arched molded entry with decorative reveals and cartouche; round-arched windows and service entrance with wrought-iron grilles and gate; entablature/parapet with elongated stylized brackets; low stoop with wing walls.

Third floor: decorative parapet at top of bay.

Fourth floor: round-arched windows with Gibbs surrounds.

Cornice: dentils

Roof: pitched; (partially) tile; stepped end walls with chimneys; two complex dormers with pilasters and inwardly curved pediments with shields surmounted by smaller triangular pediments.

ALTERATIONS: Entry configuration changed and metal and glass door installed; one-over-one wood sash windows replaced by mutli-pane windows (first floor, leaded glass; second floor, anodized aluminum; third floor, wood sash; fourth floor, round-arched with sidelights and transom); one window added to second and third floors; about two-thirds of roof tiles removed; grilles added to dormer windows.

### HISTORY

Built as one of a group of six houses (Nos. 316-320 West 81st Street and 84-86 Riverside Drive). Timothy J. Martin, Owner 1898-1916.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

NB 583-97

Alts. 1194-49, Richard B. Thomas, Architect  
68-63

RIVERSIDE DRIVE  
No. 86 (a/k/a 322 West 81st Street)  
Block 1244 Lot 58

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Large corner four-and-one-half-story town house with round corner pavilion and three-story rounded bay on Riverside Drive; rock-faced limestone facing; one-over-one wood sash windows (except where noted); copper leaders.

Ground floor: rusticated smooth limestone; arcaded entry portico on Riverside Drive with decorative carving on piers, arches and entablature, and wrought-iron railing above; molded round-arched entry with double-leaf wrought-iron and glass outer doors; round-arched windows and service entrance with wrought-iron grilles and gate; molded watertable; wrought-iron fence.

Second through fourth floors: windows with keyed enframements (except second floor, West 81st Street, which is double window with decorative composite order pilasters and entablature), round-arched on fourth floor; triple window group above entrance with transoms and central decorative composite order pilasters and entablature with stylized ornamental finials; second floor decorative sill panels; decorative bracketed balconies above third floor and decorative parapet at top of bow; sill course fourth floor.

Cornice: dentils

Roof: complex with intersecting gables; tile; stepped end walls and chimneys; gables with window with composite order half-pilasters with complex inwardly curved pediment with shield capped with round arch; decorative parapet on corner pavilion; complex dormer on Riverside Drive with pilasters and inwardly curved pediment surmounted by small triangular pediment; small pedimented dormer at side of West 81st Street gable.

ALTERATIONS: Iron railing added to entry portico; air conditioner placed in second floor window transom; one-over-one wood sash windows above entrance replaced by casements; aluminum storms added to many windows.

### HISTORY

Built as one of a group of six houses (Nos. 316-320 West 81st Street and 84-86 Riverside Drive). William Carroll, Owner 1899-1922.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 583-97



77-74 Riverside Drive  
1898-99, Clarence True  
Photo Credit: LPC (1965)



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86-81 Riverside Drive  
1897-98, Clarence True  
Photo Credit: LPC (c. 1960s)

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## **WEST 80th STREET SOUTH SIDE**

WEST 80th STREET  
No. 306-308  
Block 1244 Lot 20

South Side  
The Leyland

Date Erected:  
Architect:  
Original Owner:

1898-99  
Janes & Leo  
Michael Tully

### ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Six-story with basement tenement with Roman brick facing and limestone and terra-cotta trim; quoins. Ground floor: rusticated limestone; windows with stylized Gibbs surrounds with scrolled keystones; main entrance with scroll bracketed entablature with cartouche; wood double-leaf doors with glass panels and transom; denticulated cornice; low stoop; wrought-iron areaway fence.

Second floor: windows with foliated Ionic pilasters and entablatures with foliated cartouches; band course with wave and egg-and-dart moldings.

Third floor: windows with decorative surrounds, brackets, and broken pediments with cartouches.

Fourth and fifth floors: windows with molded surrounds with keystones.

Sixth floor: striation; sill course with Greek fret pattern.

Cornice: dentils, modillions.

ALTERATIONS: Facade painted; one-over-one wood sash windows replaced with one-over-one anodized aluminum sash; fire escape added.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 979-98

WEST 80th STREET  
No. 310  
Block 1244 Lot 22

South Side  
The Fontenay

Date Erected:  
Architect:  
Original Owner:

1899-1901  
J.E. Ware & Son  
Michael Tully

### ARCHITECTURE

STYLE: Beaux Arts

ELEMENTS: Six-story with basement tenement faced with light orange brick with limestone trim; facade articulated with full-height angled end bays.

Ground floor: rusticated stone; windows with large stylized keystones and voussoirs; plain cornice; elaborate enclosed portico entrance with composite order columns, entablature with classically-derived ornament, balustrade and finials; double-leaf wood doors with glass panels and transom; wrought-iron areaway fence.

Second floor: brick and stone striation; windows with molded surrounds with scroll keystones and voussoirs; plain cornice.

Third through fifth floors: windows with splayed lintels with scroll keystones, except for central windows on end bays; third floor scrolled brackets supporting broken pediments with cartouches, fourth floor denticulated entablatures, fifth floor molded surround; fifth floor plain sub-cornice.

Cornice: modillions, fluted frieze, egg-and-dart molding.

ALTERATIONS: One-over-one wood sash windows replaced by one-over-one anodized aluminum sash windows; entry lamps added.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 1868-99

WEST 80th STREET  
No. 320  
Block 1244 Lot 24

South Side

Date Erected: 1898-99  
Architect: Clarence True  
Original Owner: Riverside Building Co. (Clarence True)

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with rock-faced reddish sandstone bowfront; windows with Gibbs surrounds; copper leader.

Ground floor: smooth sandstone ashlar; recessed round-arched entry with decorative reveals and hood molding in relief and entablature above spandrels; wood door with glass panel; round-arched one-over-one wood sash window with wrought-iron grille; segmental-arched service entrance with wrought-iron gate; wrought-iron areaway fence.

Fourth floor: round-arched one-over-one wood sash windows; parapet at top of bow.

Roof: pitched; tile; stepped end walls with chimneys; large central dormer with composite order pilasters, entablature and broken round-arched pediments.

ALTERATIONS: Cornice and dormer finial removed; one-over-one wood sash windows replaced with one-over-one metal sash windows on second and third floors; entry lamps added

### HISTORY

Built as one of a group of eight houses (Nos. 320-326 West 80th Street and 74-77 Riverside Drive). Milton J. Doremus, Owner 1900-15.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

NB 413-98



WEST 80th STREET

South Side

No. 322

Block 1244 Lot 124 (old 24½)

Date Erected:

1898-99

Architect:

Clarence True

Original Owner:

Riverside Building Co. (Clarence True)

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront; tan Roman brick facing and limestone trim.

Ground floor: limestone; slightly projecting central pavilion with recessed round-arched window (originally entry) with decorative reveals, wrought-iron grille and scroll pediment with swag supported by stylized brackets with finials; simple entablature; recessed round-arched entry (originally window); service entrance with wrought-iron gate; stone entry and sidewalk posts; wrought-iron fence.

Second floor: windows with Gibbs surrounds.

Third floor: windows with keyed enframements; decorative parapet at top of bow.

Fourth floor: round-arched windows with Gibbs surrounds.

Roof: pitched; tile; stepped end walls with chimneys; two dormers with composite order pilasters and entablature surmounted by smaller dormer motif with round-arched pediment flanked by scrolls.

ALTERATIONS: Original recessed entrance converted to window with wrought-iron grille and air conditioner below; original round-arched ground level window enlarged as entrance with wood door; one-over-one wood sash windows replaced (except in dormers) with paired one-over-one wood sash windows (metal on ground floor); cornice removed (gutter installed); entablatures of dormers modified, upper windows blocked; air conditioners pierce facade wall; entry lamps added.

### HISTORY

Built as one of a group of eight houses (Nos. 320-326 West 80th Street and 74-77 Riverside Drive). Emil B. Meyrowitz, Owner 1900-19.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets  
NB 413-98

WEST 80th STREET  
No. 324  
Block 1244 Lot 25

South Side

Date Erected: 1898-99  
Architect: Clarence True  
Original Owner: Riverside Building Co. (Clarence True)

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story bowfront town house faced with Roman brick with limestone trim.

Ground floor: limestone; decorative entablature/parapet supported by brackets; recessed round-arched entry with decorative reveals; wood and wrought-iron door; round-arched windows with wrought-iron grilles; service entrance; wrought-iron areaway fence.

Second floor: windows with Gibbs surrounds.

Third floor: one-over-one wood sash windows with keyed enframements; decorative parapet at top of bow.

Fourth floor: round-arched one-over-one wood sash windows with Gibbs surrounds.

Roof: pitched; tile; stepped end walls with chimneys; 2 dormers with composite order pilasters and entablature surmounted by smaller dormer motif with round-arched pediment.

ALTERATIONS: Wrought-iron service entrance gate replaced with metal and glass door; cornice modified; facade painted; fourth floor resurfaced with stucco; one-over-one wood sash windows replaced by sliding metal frame windows (and length shortened) second floor and single-pane wood frame ground floor; one air conditioner pierces ground floor facade wall; scrolls of dormers removed, entablatures modified and upper windows blocked; entry lamps added.

### HISTORY

Built as one of a group of eight houses (Nos. 320-326 West 80th Street and 74-77 Riverside Drive). Henry H. Camman, Owner 1899-1902.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans Permits and Dockets.  
NB 413-98.

WEST 80th STREET  
No. 326  
Block 1244 Lot 26

South Side

Date Erected: 1898-99  
Architect: Clarence True  
Original Owner: Riverside Building Co. (Clarence True)

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Wide four-and-one-half-story town house with red Roman brick facing and limestone trim; west half of facade is bowfront; one-over-one wood sash windows (except where noted).

Ground floor: molded watertable; recessed round-arched entry with decorative reveals, scroll keystone and composite order fluted half columns supporting brackets which support a decorative balcony/entablature; double-leaf glass and wrought-iron outer doors; round-arched windows and service entrance with keyed enframements and wrought-iron areaway grilles and gate (leaded glass on bowfront); wrought-iron areaway fence.

Second floor: above entrance French doors with leaded glass flanked by Corinthian fluted half columns, flanked by stylized scrolls, and broken pediment with finial; window group with leaded glass and keyed enframement.

Third floor: west pair of windows with Gibbs surrounds; east angled oriel with brackets, parapet and keyed enframement.

Fourth floor: round-arched windows with Gibbs surrounds; parapet on bow.

Roof: pitched; tile; stepped end walls with chimneys; two dormers with composite order pilasters and shed roofs.

ALTERATIONS: Cornice removed; leaded glass added to second floor windows; dormer windows modified; entry lamps added.

### HISTORY

Built as one of a group of eight houses (Nos. 320-326 West 80th Street and 74-77 Riverside Drive). Theophilus Roessle, Owner 1899-1929.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 413-98

West 80th Street  
No. 328: See 77 Riverside Drive

South Side

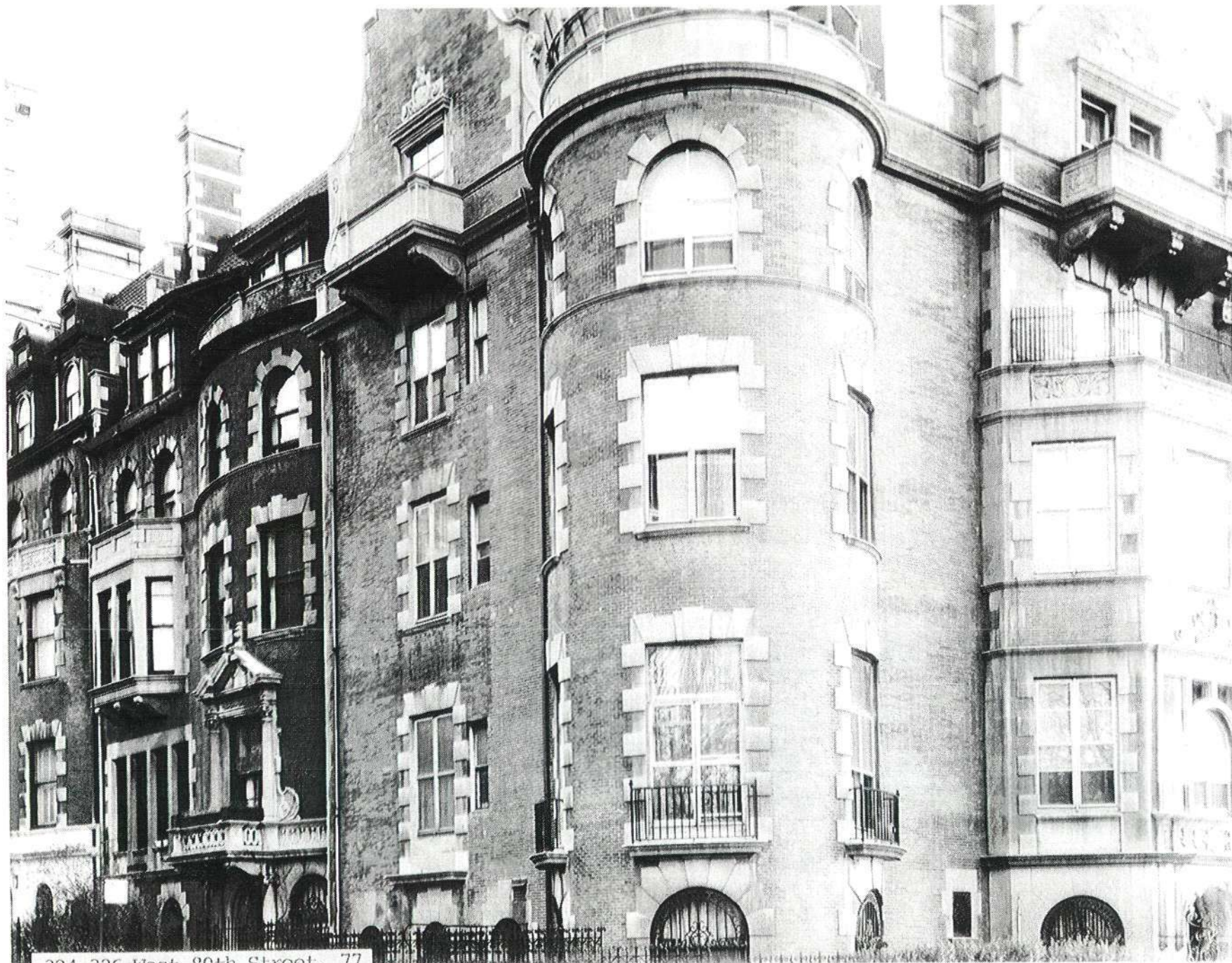


Left: 306-308 West 80th St.  
1898-99, Janes & Leo  
Center: 310 West 80th St.  
1899-1901, James E. Ware & Son

Photo Credit: LPC

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324-326 West 80th Street, 77  
Riverside Drive  
1898-99, Clarence True  
Photo Credit: LPC (c. 1960s)



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## **WEST 80th STREET NORTH SIDE**

WEST 80th STREET  
No. 303-305  
Block 1244 Lot 42

North Side  
"The Townsend"

Date Erected:  
Architect:  
Original Owner:

1898-1900  
Ralph S. Townsend and Herbert S. Harde  
Herbert S. Harde

### **ARCHITECTURE**

**STYLE:** Renaissance Revival

**ELEMENTS:** Six-story with basement tenement with tan Roman brick facing and limestone and terra-cotta trim; facade articulated with rounded end bays; all windows with molded surrounds.

Ground floor: rusticated limestone; enclosed Doric entrance portico with paneled reveals, paired fluted pilasters and entablature with triglyphs and metopes; wrought-iron areaway fence.

Second floor: central windows with entablatures; windows of end bays have pediments with cartouches.

Fourth floor: central balcony with cartouche supported by brackets.

Fifth Floor: subcornice with dentils and fluted frieze.

Cornice: dentils, modillions, egg-and-dart molding, frieze with classical ornament.

**ALTERATIONS:** Trim painted; one-over-one wood sash windows replaced with one-over-one anodized aluminum sash; work in progress on doorway at time of designation.

### **REFERENCES**

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 592-98

WEST 80th STREET  
No. 307  
Block 1244 Lot 41

North Side

Date Erected: 1894  
Architect: Charles H. Israels  
Original Owner: Bernard S. Levy & Son

### ARCHITECTURE

STYLE: neo-Gothic

ELEMENTS: Three-and-one-half-story with basement rowhouse with tan brick and stone facing.

First floor: alternating courses of smooth and rock-faced ashlar; pointed-arch transoms with leaded glass and brick surrounds above rectangular window and doorway, both with stone transom bars (with brackets on the window transom bar); wood paneled door; stoop with stone wing walls; wrought-iron areaway fence and stoop gate.

Second floor: angled oriel with transoms with leaded glass.

Third floor: pointed-arch windows with molded surrounds.

Roof: pitched; central gable with single end steps and two windows with splayed lintels with keystones surmounted by small blind slit window; simple molded cornice.

ALTERATIONS: One-over-one wood sash windows replaced by one-over-one anodized aluminum sash; wrought-iron railings added to upper windows, grille on ground floor; air conditioner pierces first floor facade wall and central oriel transom; roof covered with asphalt shingles; entry lamps added.

### HISTORY

Built as one of a row of six houses (Nos. 307-317 West 80th Street).

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 300-94

WEST 80th STREET  
No. 309  
Block 1244 Lot 40

North Side

Date Erected:  
Architect:  
Original Owner:

1894  
Charles H. Israels  
Bernard S. Levy & Son

### ARCHITECTURE

STYLE: neo-Gothic/Renaissance

ELEMENTS: Three-and-one-half-story with basement rowhouse; tan brick facing, terra-cotta and stone trim.

First floor: alternating courses of smooth and rock-faced ashlar; pointed-arch transoms with leaded glass infill and brick surrounds above rectangular window and doorway, both with stone transom bars (with brackets on the window transom bar); wood panelled door; stoop with one stone wing wall and one iron railing; buttress to left of doorway; small cartouches at party wall; wrought-iron areaway fence and stoop gate.

Second floor: triple window group with leaded glass transoms and molded terra-cotta surround with entablature with cartouche; sill course panel of brick set on angle.

Third floor: windows with splayed lintels with keystones; sill course; egg-and-dart molding stringcourse.

Fourth floor: brick striation; windows with brick voussoirs; sill course; denticulated cornice; parapet; end walls rising above roof.

ALTERATIONS: One-over-one wood sash windows replaced by single-pane glass panels; cornice molding at top of building parapet removed; air conditioner pierces base facade wall; entry lamp added.

### HISTORY

Built as one of a row of six houses (Nos. 307-317 West 80th Street). Adhemar Fieux, Owner 1895-1904.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets  
NB 300-94

WEST 80th STREET  
No. 311  
Block 1244 Lot 39

North Side

Date Erected:  
Architect:  
Original Owner:

1894  
Charles H. Israels  
Bernard S. Levy & Son

#### ARCHITECTURE

STYLE: neo-Gothic

ELEMENTS: Same design as No. 307 West 80th Street.

ALTERATIONS: One-over-one wood sash windows replaced by one-over-one anodized aluminum sash (except top floor); roof covered with asphalt shingles; end cornice moldings altered; iron grille installed on first floor window; original wrought-iron areaway gates replaced.

#### HISTORY

Built as one of a row of six houses (Nos. 307-317 West 80th Street).

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets  
NB 300-94

WEST 80th STREET.  
No. 313  
Block 1244 Lot 38

North Side

Date Erected:  
Architect:  
Original Owner:

1894  
Charles H. Israels  
Bernard S. Levy & Son

#### ARCHITECTURE

STYLE: neo-Gothic

ELEMENTS: Design is mirror image of No. 307 West 80th Street, except for decorative oriel base with pendant.

ALTERATIONS: One-over-one wood sash windows replaced by one-over-one anodized aluminum sash; roof covered with fishscale shingles; end cornice moldings altered; decorative iron grilles installed over door and first floor window; original wrought-iron areaway gates replaced.

#### HISTORY

Built as one of a row of six houses (Nos. 307-317 West 80th Street). E.J. O'Brien, Owner 1895-1907.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 300-94



WEST 80th STREET  
No. 315  
Block 1244 Lot 37

North Side

Date Erected:	1894
Architect:	Charles H. Israels
Original Owner:	Bernard S. Levy & Son

#### ARCHITECTURE

STYLE: neo-Gothic/Renaissance

ELEMENTS: Design is mirror image of No. 309 West 80th Street; one-over-one wood sash windows.

ALTERATIONS: Fourth floor cornice removed, wall resurfaced with cement; windows on fourth floor lengthened; iron railings added to windows of upper three floors; second floor leaded glass transoms replaced with multi-panes; original wrought-iron areaway gates removed.

#### HISTORY

Built as one of a row of six houses (Nos. 307-317 West 80th Street). Lucien H. Niles, Owner to 1944.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 300-94

WEST 80th STREET  
No. 317  
Block 1244 Lot 36

North Side

Date Erected:	1894
Architect:	Charles H. Israels
Original Owner:	Bernard S. Levy & Son

#### ARCHITECTURE

STYLE: neo-Gothic

ELEMENTS: Same design as No. 307 West 80th Street, except third floor has three windows, with brick surrounds; one-over-one wood sash windows; slate roof.

ALTERATIONS: Facade is painted; end cornice moldings removed; iron railings added to third floor windows; leaded glass transoms replaced on first and second floors; aluminum storms added on oriel and sash altered; original wrought-iron areaway gates removed.

#### HISTORY

Built as one of a row of six houses (Nos. 307-317 West 80th Street). John Slattery, Owner 1895-1923.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

NB 300-94

WEST 80th STREET  
No. 319  
Block 1244 Lot 135

North Side

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront and limestone facing.

Ground floor: recessed round-arched entry with decorative reveals and foliated entablature supported by elongated stylized brackets; wood door with multi-pane glass window; round-arched window with wrought-iron grille; round-arched service entrance; stoop with wing walls.

Second and third floors: windows with keyed enframements.

Fourth floor: round-arched windows with molded surrounds with keystones; molded sill cornice.

Cornice: dentils

Roof: pitched; tile; stepped end walls with chimneys; complex dormer with pilasters and inwardly curved pediment with cartouche surmounted by smaller triangular pediment

ALTERATIONS: One-over-one wood sash windows replaced with multi-pane windows; aluminum storms installed; entry lamp added.

### HISTORY

Built as one of a group of seven houses (Nos. 319 - 323 West 80th Street and 80-83 Riverside Drive). Winchester Fitch, Owner 1899-1906.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 401-97

WEST 80th STREET  
No. 321  
Block 1244 Lot 35

North Side

Date Erected:	1897-98
Architect:	Clarence True
Original Owner:	Clarence True

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront and Roman brick and limestone facing.

Ground floor: limestone; Doric entry with round arch (altered) with keystone, small roundels and half columns supporting an entablature; round-arched windows with one-over-one wood sash.

Second and third floors: windows with keyed enframements; parapet with decorative panels and stylized brackets.

Fourth floor: round-arched windows with Gibbs surrounds and one-over-one wood sash.

Cornice: dentils

Roof: pitched; (partially) tile; stepped end walls with chimneys; two complex dormers with pilasters and inwardly curved pediments surmounted by smaller triangular pediments.

ALTERATIONS: Facade painted; original recessed round-arched entry modified by installation of flush rectangular metal door; original service entrance altered by small projecting extension with wood and glass door; one-over-one wood sash windows replaced by multi-pane anodized aluminum windows at second and third floors; roof tiles partially removed and surface covered with tar; stone stoop wing walls removed; iron grilles replaced on ground floor windows.

### HISTORY

Built as one of a group of seven houses (Nos. 319-323 West 80th Street and 80-83 Riverside Drive). L.M. Luquer, Owner 1898-1917.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 401-97

WEST 80th STREET  
No. 323  
Block 1244 Lot 34

North Side

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Wide four-and-one-half-story town house; east half has bowfront; tan Roman brick and limestone facing; quoins.

Ground floor: limestone; recessed round-arched entry with large foliated molding, pilasters with decorative panels and entablature; double-leaf glass and wrought-iron outer doors; round-arched windows with leaded glass and wrought-iron grilles; small square window with lunette with drip molding; wrought-iron fence.

Second floor: windows with keyed enframements; west window is a stylized Palladian motif with transoms.

Third floor: windows with keyed enframements; west window is a triple group.

Fourth floor: round-arched windows with Gibbs surrounds; west pair with decorative central pilaster, molded sill course and curved wrought-iron railings; decorative parapet at top of bow.

Cornice: dentils

Roof: pitched; stepped end wall with chimney; dormers.

ALTERATIONS: Original ground floor triple window group with transoms replaced by wood panelled garage door; lintel and transoms of second floor palladian window modified; original third floor small bullseye window replaced by triple window group; original fourth floor loggia enclosed by multi-paned leaded glass windows; one air conditioner pierces fourth floor facade wall; original roof tiles replaced by asphalt shingles; three dormers (originally similar to Nos. 319 & 321 West 80th Street) stripped and altered in shape and windows replaced; two new upper dormers installed; wood deck and rooftop addition installed; service entrance blocked in; part of wrought-iron fence removed; entry lamps added.

### HISTORY

Built as one of a group of seven houses (Nos. 319-323 West 80th Street and 80-83 Riverside Drive.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

NB 401-97

Alts. 426-16, Louis A. Abramson, Architect  
3106-22 John H. Knubel, Architect  
1972

WEST 80th STREET  
No. 325 (a/k/a 80 Riverside Drive)  
Block 1244 Lot 33

North Side

Date Erected:	1926-27
Architect:	Maurice Deutsch
Original Owner:	Maurken Realty Co.

#### ARCHITECTURE

STYLE: neo-Classical

ELEMENTS: Sixteen-story plus addition apartment building; red brick facing; two-story limestone base with granite watertable and denticulated band course; entrance with decorative terra-cotta surround with entablature; band course above third floor; iron balconies on fourth and eighth floors; decorative square (with rosettes) and round-arched (with shields) terra-cotta panels below and above ninth and fourteenth floor windows; band course with rosettes above twelfth floor; scalloped cornice above fifteenth floor.

ALTERATIONS: Base painted; new entry doors of double-leaf glass and anodized aluminum with transom; aluminum storms added; entry lamps added.

#### HISTORY

Replaced a large corner house of a group of seven designed by Clarence True (1897-98).

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 457-26



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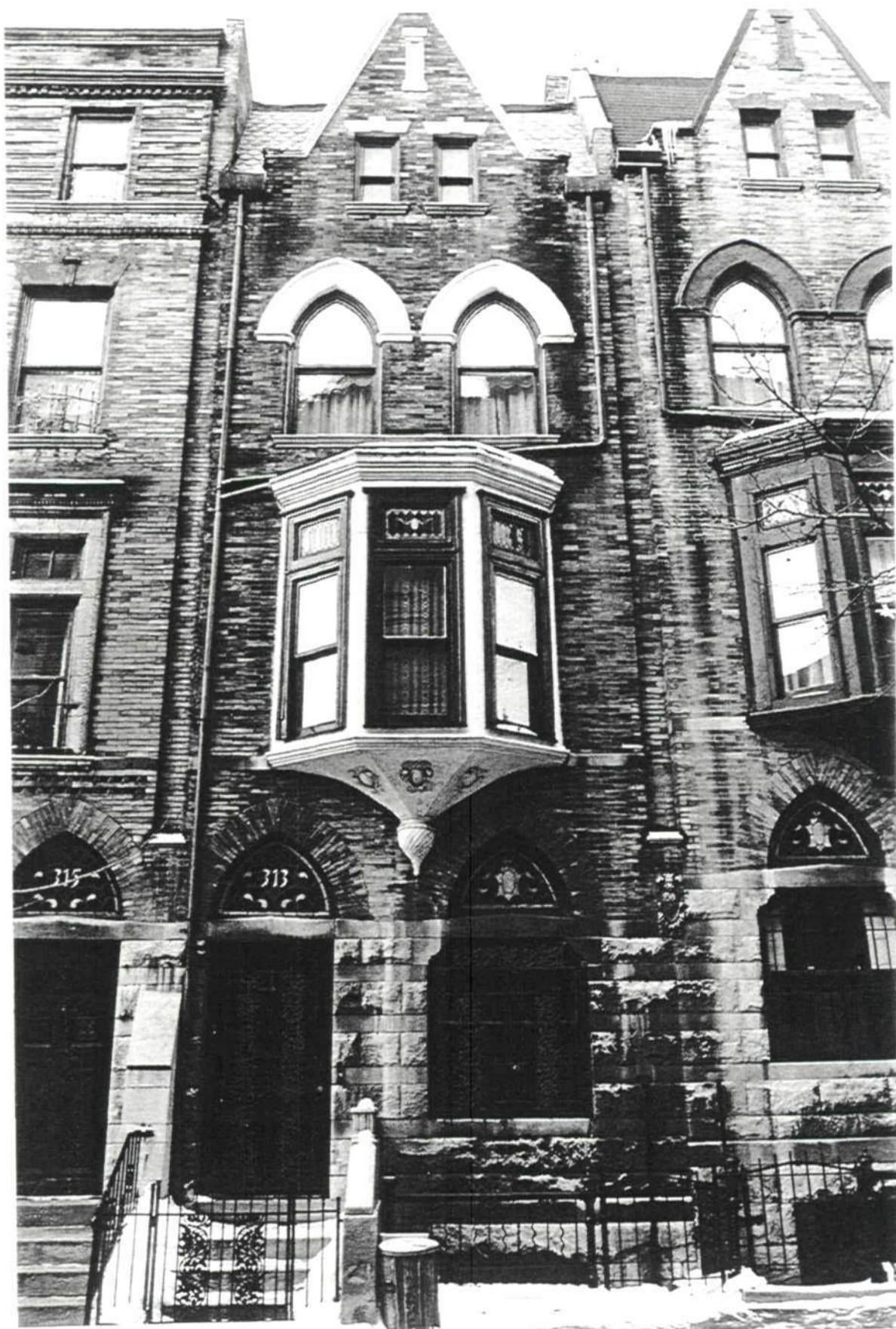


303-305 West 80th Street  
1898-1900, Ralph S. Townsend & Herbert S. Harde

Photo Credit: LPC

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315-311 West 80th Street  
1894, Charles H. Israels  
Photo Credit: LPC

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# WEST 81st STREET

WEST 81st STREET  
No. 304  
Block 1244 Lot 151

South Side

Date Erected:  
Architect:  
Original Owner:

1897-98  
Clarence True  
Metropolitan Improvement Co.  
(E.L. Schiller)

## ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story rowhouse with off-center three-story bowfront; tan Roman brick facing and limestone detail; quoins at west side of facade; one-over-one wood sash windows (except at fourth floor).

Ground floor: limestone; round-arched window (originally entry) with egg-and-dart molding and cartouche keystone.

Second and third floors: windows with keyed enframements, those on second floor with cartouches; decorative parapet at top of bow.

Fourth floor: round-arched windows with Gibbs surrounds.

Cornice: modillions

Roof: pitched; end walls with chimney, central dormer with stylized pilasters and scroll pediment with cartouche.

ALTERATIONS: Ground floor changed: original recessed entry converted to window, service entrance converted to main entry, openings originally round-arched, new base created, wrought-iron window grilles installed; original roof tiles replaced by asphalt shingles; two small skylights installed on roof; single-pane window replaced one-over-one wood sash on fourth floor; entry lamp installed.

## HISTORY

Originally built as one of a group of seven houses along West 81st Street and West End Avenue (the others were demolished for the construction of the Calhoun School c. 1975). Seymour D. Willard, Owner 1898-1911.

## REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

NB 673-97

Alts. 1333-46, A.L. Seiden, Architect  
1798-56

WEST 81st STREET  
No. 306  
Block 1244 Lot 51

South Side

Date Erected: 1892  
Architect: Charles H. Israels  
Original Owner: Bernard S. Levy

### ARCHITECTURE

STYLE: Romanesque/Renaissance Revival

ELEMENTS: Three-story with basement rowhouse, east two-thirds of facade curved and projects forward; brownstone facing; one-over-one wood sash windows.

Base: rusticated; stoop with stone walls and posts with Romanesque style carving; wrought-iron gate under stoop; windows with wrought-iron grilles.

First floor: rusticated; entry with Romanesque style half columns, brackets and entablature; double-leaf wood and glass outer doors with transom and double-leaf wood inner doors; band course with small decorative Romanesque style carved panel on curved bay.

Second floor: windows with molded surrounds and entablatures.

Third floor: round-arched windows with drip moldings; sill course.

Cornice: brackets, modillions, foliated frieze.

Roof: tile parapet.

ALTERATIONS: Brownstone facade painted; aluminum storms added at first floor.

### HISTORY

Built as one of a row of five houses (Nos. 306-314). Louis Ferguson, Owner 1896-1944.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 158-92



WEST 81st STREET  
No. 308  
Block 1244 Lot 52

South Side

Date Erected: 1892  
Architect: Charles H. Israels  
Original Owner: Bernard S. Levy

### ARCHITECTURE

STYLE: Romanesque/Renaissance Revival

ELEMENTS: Three-story with basement rowhouse; brownstone facing; one-over-one wood sash windows.

Base: Rusticated; L-shaped stoop with stone walls, rusticated base and posts with Romanesque style carving; wrought-iron gate under stoop; windows with wrought-iron grilles.

First floor: rusticated; entry with Romanesque style half columns, brackets and entablature; double-leaf wood and glass outer doors with transom and double-leaf wood inner doors; windows with wrought-iron grilles.

Second floor: rounded oriel with Romanesque style decorative panel and supporting bracket; window with molded surround with entablature; sill course.

Third floor: round-arched windows with drip moldings; sill course.

Cornice: brackets, modillions, foliated frieze.

Roof: tile parapet

ALTERATIONS: Brownstone facade painted; aluminum storms added to base and first two floors.

### HISTORY

Built as one of a row of five houses (Nos. 306-314 West 81st Street).

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 158-92

WEST 81st STREET  
No. 310  
Block 1244 Lot 53

South Side

Date Erected:  
Architect:  
Original Owner:

1892  
Charles H. Israels  
Bernard S. Levy

#### ARCHITECTURE

STYLE: Romanesque/Renaissance Revival

ELEMENTS: Same design as No. 308 West 81st Street, except: details of Romanesque style carving differ; oriel is angled; stoop is straight; no outer doors; no first floor window grilles.

ALTERATIONS: Areaway railing installed; iron railing added to first floor window.

#### HISTORY

Built as one of a row of five houses (Nos. 306-314 West 81st Street). Samuel Bloch, Owner 1894-1932.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 158-92

WEST 81st STREET  
No. 312  
Block 1244 Lot 54

South Side

Date Erected: 1892  
Architect: Charles H. Israels  
Original Owner: Bernard S. Levy

#### ARCHITECTURE

STYLE: Romanesque/Renaissance Revival

ELEMENTS: Same design as No. 308 West 81st Street, except: details of Romanesque style carving differ; stoop is straight.

ALTERATIONS: Brownstone facade painted; iron areaway railing added; gargoyle, mask and sign installed on base; double-leaf wood doors replaced by glass and wrought-iron door with sidelights and transom; first floor one-over-one wood sash windows replaced by multi-pane curved casement windows below transom and iron grilles installed.

#### HISTORY

Built as one of a row of five houses (Nos. 306-314 West 81st Street). Mary Kennedy, Owner 1894-1901.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 158-92

WEST 81st STREET  
No. 314  
Block 1244 Lot 55

South Side

Date Erected:	1892
Architect:	Charles H. Israels
Original Owner:	Bernard S. Levy

#### ARCHITECTURE

STYLE: Romanesque/Renaissance Revival

ELEMENTS: Same design as No. 308 West 81st Street, except: details of Romanesque style carving differ; oriel is angled; no outer doors.

ALTERATIONS: Brownstone facade painted; one-over-one wood sash windows replaced by anodized aluminum; wrought-iron first floor window grilles added; one air conditioner pierces wall of base; entry lamps added.

#### HISTORY

Built as one of a row of five houses (Nos. 306-314 West 81st Street). William F. Hoops, Owner 1894-1902.

#### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 158-92

WEST 81st STREET  
No. 316  
Block 1244 Lot 155

South Side

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront; limestone facing; one-over-one wood sash windows; copper leader.

Ground floor: recessed round-arched entry with decorative reveals set below decorative entablature with elongated stylized brackets; wood door with plate glass panel; round-arched window and service entrance with wrought-iron grille and gate; low stoop with wing walls.

Second and third floors: windows with keyed enframements.

Fourth floor: round-arched windows with keyed pilaster motif and drip moldings with keystones; molded sill course; parapet at top of bow.

Roof: pitched; stepped end walls with chimneys; complex dormer with inwardly curved pediment with cartouche surmounted by smaller triangular pediment.

ALTERATIONS: Cornice removed; pilasters removed from dormer, window changed; original roof tiles replaced by shingles; aluminum storms added to windows; entry lamps added.

### HISTORY

Built as one of a group of six houses (Nos. 316-320 West 81st Street and 84-86 Riverside Drive). William T. Cornell, Owner 1898-1904.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

NB 583-97

WEST 81st STREET  
No. 318  
Block 1244 Lot 56

South Side

Date Erected: 1897-98  
Architect: Clarence True  
Original Owner: Clarence True

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house with bowfront; tan Roman brick and limestone facing.

Ground floor: recessed round-arched entry with decorative reveals set below decorative entablature with elongated stylized brackets; wood door with plate glass panel; round-arched windows and service entrance with wrought-iron grilles and gate; low stoop with wing walls.

Second and third floors: windows with keyed enframements; parapet at top of bow with decorative panels and stylized brackets; second floor multi-pane curved casement windows; wrought-iron and glass casement outer windows.

Fourth floor: round-arched windows with Gibbs surrounds.

Cornice: dentils

Roof: pitched; stepped end walls with chimneys; two complex dormers with pilasters and inwardly curving pediments with shields surmounted by smaller triangular pediments.

ALTERATIONS: Original roof tiles replaced by asphalt shingles; west end of cornice modified; all one-over-one sash windows replaced; aluminum storms added to fourth floor and dormer windows; awning installed at entrance.

### HISTORY

Built as one of a group of six houses (Nos. 316-320 West 81st Street and 84-86 Riverside Drive). Arthur S. Cox, Owner 1898-1903.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB-583-97



WEST 81st STREET  
No. 320  
Block 1244 Lot 57

South Side

Date Erected:	1897-98
Architect:	Clarence True
Original Owner:	Clarence True

### ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house; red Roman brick facing, limestone detail; quoins; one-over-one wood sash windows.

Ground floor: recessed round-arched entry with decorative reveals and keyed enframingent; double-leaf wrought-iron and glass outer doors; round-arched windows (with wrought-iron grilles) and service entrance (with wood and glass door); low stoop with stone posts; decorative wrought-iron fence.

Second and third floors: two-story rounded oriel with keyed enframingent, central blind windows, central and parapet decorative panels, and large central and smaller brackets at base of oriel.

Fourth floor: round-arched windows with Gibbs surrounds; sill course.

Cornice: interrupted by gable; modillions.

Roof: pitched; (half) tile; stepped end walls with chimneys; Dutch gable with steps, scrolls, two small windows with keyed enframingents, surmounted by cartouche.

ALTERATIONS: Half of roof tiles removed.

### HISTORY

Built as one of a group of six houses (Nos. 316-320 West 81st Street and 84-86 Riverside Drive). Anna Sewell, Owner 1898-1922.

### REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
NB 583-97

WEST 81st STREET  
No. 322: See 86 Riverside Drive

South Side

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308-314 West 81st Street  
1892, Charles H. Israels  
316-320 West 81st Street, 86 Riv-  
erside Drive, 1897-98, C. True

Photo Credit: LPC (c. 1960s)

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## APPENDIX OF ARCHITECTS

This appendix lists all architects who designed new buildings within the Riverside Drive-West 80th-81st Street Historic District. Each entry includes the name of the architect or firm, birth and death dates, if known, and addresses of buildings designed within the district with dates. Source material for the entries is on file at the Landmarks Preservation Commission. Bibliographic references are listed after each entry; complete bibliographic citations may be found in the Bibliography.

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MAURICE DEUTSCH (1884?-1957)

325 West 80th Street

1926-27

Maurice Deutsch, an architect and engineer, received an engineering degree from Columbia University in 1906. As an engineer working for the Foundation Company, Deutsch designed the track layout of Grand Central Station and Park Avenue and was considered an expert in countering the effect of vibrations on buildings. After 1911 he maintained an independent architectural and engineering practice. Deutsch is credited with improvements in cast concrete apartment house and concealed beam construction. In 1922 he acted as a consulting engineer and architect to a legislative committee that was investigating various New York City agencies and boards. His interest in the problems of low-cost housing and slums led to a chairmanship of a research subcommittee of the Committee on Property Improvement for Mayor LaGuardia in 1938. Deutsch's one building in the district is a neo-Classical style apartment house.

New York Times, June 21, 1957, 25

HERBERT S.S. HARDE - See Ralph S. Townsend and Herbert S.S. Harde

CHARLES HENRY ISRAELS (1865-1911)

307-319 West 80th Street

1894

306-314 West 81st Street

1892

Charles H. Israels, born in New York City, was educated at Irving Institute, Tarrytown, N.Y., the Art Students League, and in France. He had established a New York City architectural practice by 1889, and joined Augustus L.C. Marsh and Julius F. Harder in the firm of Marsh, Israels & Harder in 1894-96. Israels & Harder, a subsequent firm, designed a number of apartment houses, hotels (including the Devon, Walton, Warrington, and Arlington), and commercial buildings, as well as the Turn Verein (1899, 1251-1261 Lexington Avenue, demolished), and had an involvement with the Hudson Theater (1903, 139 West 44th Street). Israels wrote a number of architectural articles, including "New York Apartment Houses" (Architectural Record, 11 (July 1901) 477-508) and "Socialism and the Architect" (Architectural Record, 17 (April 1905) 329-335). In 1907 he was a member of the Building Code Revision Commission. At the time of his death Israels was secretary of the Municipal Art Society and a member of the Executive Committee of the Architectural League of New York.

Israel's rowhouses, the oldest buildings in the district, were designed employing combinations of Gothic, Romanesque, and Renaissance elements.

Francis

New York Times, Nov. 14, 1911, 13

Quarterly Bulletin, A.I.A., Dec. 1911

Withey



JANES & LEO

Elisha Harris Janes (dates undetermined)  
Richard Leopold Leo (d. 1911)

306-308 West 80th Street (The Leyland) 1898-99

Little is known about the lives and careers of Janes and Leo despite the many buildings erected to their designs on the Upper West Side at the turn of the century. The firm was formed by 1897 and apparently specialized in the design of apartment buildings and town houses, predominantly in the Beaux-Arts style. Major examples of their work are the Alimar (1899, 925 West End Avenue), the Dorilton (1900-02, 171 West 71st Street), a designated New York City Landmark, and the Manhasset (1902-05, 2801-2821 Broadway). Their town houses on the Upper West Side are concentrated in the northwestern section along Riverside Park, including those in the Riverside-West 105th Street Historic District (1899-1902). Several town houses are also located in the Metropolitan Museum Historic District (1900-01) on the Upper East Side. James & Leo also designed the neo-Gothic style All Souls Church (1900, 88 St. Nicholas Avenue) in Harlem.

The Leyland, included in the district, is a Renaissance Revival style tenement building.

Francis  
L.P.C. Files

RALPH SAMUEL TOWNSEND (d. 1921)

HERBERT SPENCER STYNE-HARDE (1873-1958)

303-305 West 80th Street 1898-1900

Ralph Townsend was one of New York City's most fashionable hotel and apartment house architects. He had established a New York City architectural practice by 1881 and designed a number of buildings in the Greenwich Village Historic District, including the Queen Anne style apartment houses The Portsmouth and The Hampshire (1882, 1883, 38-44 and 46-50 West 9th Street) and the neo-Federal Trowmart Inn (1905, 793 Greenwich Street, now the Village Nursing Home). In the 1890s Townsend designed the Hotel Savoy and Pierrepont Hotel. At the turn of the century he collaborated with architect Herbert Harde in the design of a number of apartment houses on the Upper West Side. In 1906 Townsend began an association with the firm of Townsend, Steinle & Haskell, whose most notable work was the Beaux-Arts style apartment building the Kenilworth (1906-08, 151 Central Park West), in the Central Park West-76th Street Historic District. Townsend was noted for his skillful designs with bold ornamentation, exemplified by the Beaux-Arts style Hotel Churchill (1902-03, 252 West 76th Street).

Herbert Spencer Styne-Harde studied architecture in London; upon his return to New York, he set up practice in 1894 and designed a number of tenement houses. Between 1898 and 1900 he worked with both James E. Ware & Son and Ralph Townsend on tenements on the Upper West Side. Harde was listed as the owner of the Renaissance Revival style building he designed with Townsend in the district. Harde formed a partnership with Richard Thomas Short in the firm of Harde & Short, which became known for its distinguished deluxe apartment designs, particularly those in the neo-Gothic or Francois I styles with notable terra-cotta ornamentation: Red House (1903-04, 350 West 85th Street), 45 East 66th Street (1906-08), Alwyn Court (1907-09, 182 West 58th Street), all designated New York City Landmarks, and the Studio (1907-09, 44 West 77th Street), in the Central Park West- 76th Street Historic District. Little is known about the firm after this period.

Francis

L.P.C. Files

CLARENCE F. TRUE (dates undetermined)

74-77 Riverside Drive	1898-99
81-86 Riverside Drive	1897-98
319-323 West 80th Street	1897-98
320-326 West 80th Street	1898-99
304 West 81st Street	1897-98
316-320 West 81st Street	1897-98

Clarence F. True, a prolific and well-known architect and developer of the 1890s who practiced extensively on the Upper West Side and Morningside Heights in Manhattan, is said to have designed over 400 houses there. Trained in the office of Richard M. Upjohn, he established his own firm in 1884. He is credited, although wrongly, with originating the American basement house (a plan he helped to popularize) and was largely responsible for developing the southern end of Riverside Drive in the 1890s. In 1899 he published A True History of Riverside Drive, intended as a real estate prospectus to promote his work. Envisioning the Drive lined with elegant large town houses, True bought all available lots along the Drive south of West 84th Street and designed houses for them. Many of True's houses, including the twenty-one houses in the district, were of his idiosyncratic "Elizabethan Revival" style, based on English Renaissance prototypes. In the West End-Collegiate Historic District, True employed this style as well as a stylized Francois I idiom and an eclectic mixture with references to the Romanesque and Renaissance Revival styles. True also designed apartment buildings, an example of which is the eclectic, classically-inspired building at 1 West 89th Street (1899).

Francis

History of Real Estate, p.233.

Landau

West End-Collegiate Historic District Designation Report

## JAMES E. WARE & SON

James Edward Ware (1846-1918)

Franklin B. Ware (1873-1945)

Arthur Ware (1876-1939)

310 West 80th Street (The Fontenay)

1899-1901

James E. Ware, a native New Yorker, studied at the College of the City of New York, and practiced architecture in the city from 1869 until his death in 1918. Ware was known as a versatile architect who designed buildings for many uses. He was an early pioneer in the design of fire-proof warehouses; he did two buildings for the Manhattan Storage and Warehouse Company, one at Lexington Avenue and 42nd Street (demolished), and another at Seventh Avenue and West 52nd Street (c. 1890, demolished). He also designed the Twelfth Regiment Armory at Columbus Avenue and 61st Street (demolished). Ware was interested in the improvement of tenement conditions, and produced a number of tenement designs. Ware's Renaissance Revival style Osborne Apartments (1883-85, 205 West 57th Street) is one of the oldest luxury apartment buildings in New York City. A number of row-houses by Ware are located in the Upper East Side and Mt. Morris Park Historic Districts.

Ware took his two sons, Franklin B. and Arthur, into his firm in 1879 and 1900 respectively. Franklin Ware studied at Columbia, graduating in 1894. In 1907 he was appointed State Architect of New York, a position he held until 1912. Arthur Ware also attended Columbia, and studied at the Ecole des Beaux-Arts in 1902-05. From 1914 to 1922, Arthur Ware was an associate professor of architecture at Columbia. Following the death of James Ware in 1918, the firm became F.B. & A. Ware.

The Fontenay, in the district, is a Beaux-Arts style tenement building.

American Architect, 113 (April 24, 1918), 507.

AIA Journal, 6 (April 1918), 199-200

Architectural Forum, 70 (April 1939), supp., 54

Francis

L.P.C. Files

New York Herald Tribune, Feb. 20, 1939

New York Times, April 15, 1918; June 5, 1945

Withey

## 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 Drive-West 80th-81st Street Historic District contains buildings and other improvements which have a special character, special historical and aesthetic interest and value and which represent one or more periods or styles of architecture typical of one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the City.

The Commission further finds that among its most important qualities, the Riverside Drive-West 80th-81st Street Historic District contains a distinctive collection of rowhouses and town houses of the 1890s, among the last to be built in Manhattan, and tenements dating from the turn of the century, which derive their stylistic inspiration from Renaissance, Elizabethan, Romanesque and Gothic prototypes; that the district is representative of the development of the Upper West Side west of Broadway, which was spurred in the 1890s by the construction of Riverside Park and Drive, the introduction of rapid transit, the northward expansion of the city, and the general shift from the East to the West Side; that the rowhouses, town houses and tenements, built for the upper middle classes, provide examples of the work of a number of New York's major architects of the period, including Clarence F. True, Charles H. Israels, Janes & Leo, Ralph S. Townsend and Herbert S. Harde, and James E. Ware & Son, True, in particular, being a major force in the development of this section of the city; that the harmonious streetscapes of rowhouses, town houses and tenements, displaying variety and individuality in the separate buildings, and the rhythm of bowfronts, bays, entrances, windows, oriels, parapets, gables, dormers, chimneys, stepped end walls, and stoops, and rich contrast of Roman brick, brownstone, limestone, leaded glass, stone and terra-cotta ornamentation, cornices, tile roofs, and decorative wrought iron are important factors in establishing the rich architectural character of the district, and that together they create a special sense of place.

Accordingly, pursuant to Chapter 21 (formerly Chapter 63) of the Charter of the City of New York, and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as an Historic District the Riverside Drive-West 80th-81st Street Historic District, Borough of Manhattan, containing the property bounded by a line beginning at the southeast corner of Riverside Drive and West 81st Street extending easterly along the southern curb line of West 81st Street to the eastern property line of 304 West 81st Street, southerly along the eastern property line of 304 West 81st Street, westerly along the southern property line of 304 West 81st Street, southerly along part of the eastern property line of 306 West 81st Street, easterly along the northern property line of 303-305 West 80th Street, southerly along the eastern property line of 303-305 West 80th Street, westerly along the northern curb line of West 80th Street to a line extending from the eastern property line of 306-308 West 80th Street, southerly across West 80th Street, southerly along the eastern property line of 306-308 West 80th Street, westerly along the southern property lines of 306 through 322 West 80th Street, westerly along part of the southern property line of 74 Riverside Drive, southerly along part of the eastern property line of 74 Riverside Drive, westerly along part of the southern property line of 74 Riverside Drive to the eastern curb line of Riverside Drive, northerly along the eastern curb line of Riverside Drive, to the point of beginning.

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