

Greetings, Neighbors...

"Men of ill judgment oft ignore the good that lies within their hands, till they have lost it." — Sophocles

Fortunately, men and women of good judgment have not ignored "the good that lies within" the Upper West Side, as evidenced by the glorious architectural heritage of our neighborhood. Indeed, as our map demonstrates, much of the West Side's irreplaceable heritage is now protected by the Landmarks Law, to the delight of many, including Jacqueline Kennedy Onassis, who advocated designation "so that future generations of New Yorkers have the opportunity to experience and enjoy this truly special place."

This map serves as a powerful reminder of how far we have come in protecting the "Best of the West." The map is also a tool to be consulted as we all exercise the constant vigilance needed to make sure that illegal alterations by those of ill judgment, do not rob us of our landmarks.

Suitable for framing, for taking along on exploratory expeditions around the neighborhood, or for spreading the good word about preservation, this map can also be hung on your refrigerator. Additional copies are available upon request for our friends, teachers, neighborhood groups, your holiday mailing list or to send home to Mom.

Sincerely,



Arlene Simon, President

P.S. Please take note, on page 11, of the contributors whose generosity made this map newsletter possible. Men—and women—of good judgment.

Glossary: Language of Landmarks

In 1965, the Landmarks Law was signed by Mayor Wagner and empowered the New York City Landmarks Preservation Commission (LPC) to designate and regulate historic districts and individual landmarks.

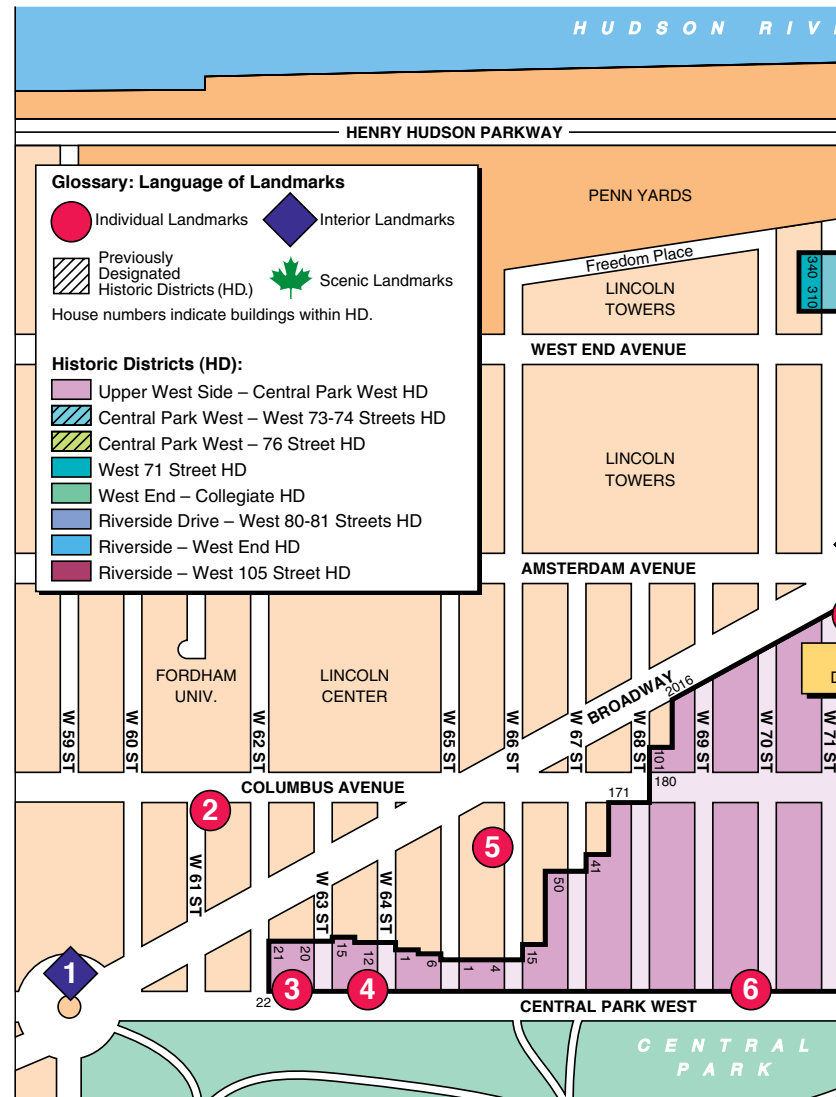
Historic District An area of the city designated by the LPC to safeguard the special character or "sense of place" that results from the area's architectural, historical, or cultural significance.

Individual (Exterior) Landmark A structure at least 30 years old with architectural, historical, or cultural value that is designated by the LPC to protect its significant exterior features.

Individual (Interior) Landmark An extraordinary interior space designated by the LPC to secure architectural features, fixtures and spatial characteristics that might be lost in future renovations or alterations. To qualify, interiors must be at least 30 years old, generally open to the public, and not used for religious purposes.

Scenic Landmark City-owned scenic landscapes, either natural or man-made, which the LPC protects by designation to maintain their contribution to the shape of the city and to the quality of life within it.

Front cover photograph: Stephen F. Harmon, CPW 77th–81st, Thanksgiving Day.
Back cover illustration: Knickerbocker



Upper West Side Landmarks

1. IRT Subway (interiors), portions of stations at 59th St.-Columbus Circle, 72 St., 79 St., and 110 St.—Cathedral Pkwy (1904, Heins & LaFarge)
2. Sofia Brothers Warehouse, now the Sofia Apts, 43 W. 61 St. (1929-30, Jardine, Hill & Murdock)
3. Century Apts, 25 CPW (1931, Irwin S. Chanin)
4. New York Society for Ethical Culture, 2 W. 64 St. (1909-10, Robert D. Kohn)
5. First Battery Armory, now the ABC, Inc., Studios, 56 W. 66 St. (1900-03, Horgan & Slattery)
6. Shearith Israel Synagogue, 99 CPW (1896-97, Brunner & Tryon)
7. Dorilton Apts, 171 W. 71 St. (1900-02, Janes & Leo)
8. Subway Kiosk, B'way and 72 St. (1904, Heins & LaFarge)
9. Chatsworth Apts and Annex, 340 & 344 W. 72 St. (1902-06, John E. Scharsmith)
10. Prentiss House, 1 RSD (1899-1901, C.P.H. Gilbert); Kleeberg House, 3 RSD (1896-98, C.P.H. Gilbert); Diller House, 309 W. 72 St. (1899-1901, Gilbert A. Schellenger); Sutphen House, 311 W. 72 St. (1901-02, C.P.H. Gilbert)
11. Majestic Apts, 115 CPW (1930-31, Irwin S. Chanin)



- 12. Dakota Apts**, 1 W. 72 St. (1880-84, Henry J. Hardenbergh)
- 13. & 14. Central Savings Bank and Interior**, now Apple Bank for Savings, 2100 B'way (1926-28, York & Sawyer)
- 15. Ansonia Hotel**, 2109 B'way (1899-04, Paul E.M. Duboy)
- 16. San Remo Apts**, 145-146 CPW (1929-30, Emery Roth)
- 17. Beacon Theater (interior)**, 2124 B'way (1927-28, Walter W. Ahlschlager)
- 18. New-York Historical Society**, 170 CPW (1903-08, York & Sawyer; wings, 1937-38, Walker & Gillette)
- 19. Belleclaire Hotel**, 250 W. 77 St. (1901-03, Emery Roth)
- 20. West End Collegiate Church & School**, WEA at 77 St. (1892-93, Robert W. Gibson)
- 21. Apthorp Apts**, 2211 B'way (1906-08, Clinton & Russell)
- 22. American Museum of Natural History**, CPW at 77 St. (1874-1935, Vaux & Mould; Cady, Berg & See; Trowbridge & Livingstone; John R. Pope)
- 23. Theodore Roosevelt Memorial Hall** (1931-34, John R. Pope)
- 24. Beresford Apts**, 211 CPW (1928-29, Emery Roth)
- 25. 103, 104, 105, & 107-109 RSD, & 332 W. 83 St. Houses** (1898-99, Clarence True)

- 26. Red House**, 350 W. 85 St. (1903-04, Harde & Short)
- 27. 316, 318, 320, 322, 324, & 326 W. 85 St. Houses** (1892, Clarence True)
- 28. 329, 331, 333, 335, & 337 W. 85 St. Houses** (1890-91, Ralph Townsend)
- 29. Leech House**, 520 WEA (1892, Clarence True)
- 30. Belnord Apts**, 225 W. 86 St. (1908-09, H. Hobart Weekes)
- 31. Church of St. Paul & St. Andrew**, 540 WEA (1895-97, R.H. Robertson)
- 32. Normandy Apts**, 140 RSD (1938-39, Emery Roth)
- 33. Isaac L. Rice House**, 346 W. 89 St. (1901-03, Herts & Tallant)
- 34. Soldiers & Sailors Monument**, RSD at 89 St. (1897-1902, Stoughton & Stoughton with Paul E.M. Duboy)
- 35. Claremont Stables**, now the Claremont Riding Academy, 175 W. 89 St. (1892, Frank A. Rooke)
- 36. El Dorado Apts**, 300 CPW (1929-31, Margon & Holder with Emery Roth)
- 37. Trinity School, including the former St. Agnes Parish House**, 139 W. 91 St. (School, 1893-94, Charles C. Haight; Parish House, 1888-92, William A. Potter)
- 38. 3-22 Pomander Walk**, 261-267 W. 94 St., 260-274 W. 95 St. (1921, King & Campbell)

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San Remo Postcards (see pg. 11)

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Art Director: Lisa Anselmo • Map: Eliot Sela

Design: Helena Tammearu • Editor: Kathleen Randall

Printer: AGW Lithographers, Inc. • Logo design: Milton Glaser



- 39. **Charles A. Vissani House**, 143 W. 95 St. (1889, James W. Cole)
- 40. **354 & 355 CPW Houses** (1892-93, Gilbert A. Schellenger)
- 41. **First Church of Christ, Scientist**, 1 W. 96 St. (1899-03, Carrere & Hastings)
- 42. **Midtown Theater**, now the Metro Theater, 2626 B'way (1932-33, Boak & Paris)
- 43. **New York Free Circulating Library**, now the Ukranian Academy of Arts & Sciences, 206 W. 100 St. (1898, James B. Lord)
- 44. **Baumgarten House**, 294 RSD (1900-01, Schickel & Ditmars)
- 45. **854, 856, 858 WEA & 254 W. 102 St. Houses** (1892-93, Schneider & Herter)
- 46. **Marseilles Hotel**, 2689-2693 B'way (1902-05, Harry A. Jacobs)
- 47. **Master Building**, 310 RSD (1928-29, Harvey Wiley Corbett)
- 48. **Association Residence for Respectable Aged Indigent Females**, now the NYC American Youth Hostel, 891 Amst. (1881-83, Richard Morris Hunt; addition, 1907-08, Charles A. Rich)
- 49. **New York Cancer Hospital**, later the Towers Nursing Home, 455 CPW (1884-86, Charles C. Haight)
- 50. **Schinasi House**, 351 RSD (1907-09, William B. Tuthill)

The West Side Historic Districts: 1879's "City of the Future"

In 1879, Edward Clark, builder of the Dakota Apartments and neighboring 73rd St. rowhouses, gave a speech on the "city of the future." Clark spoke about the need for building houses and apartment buildings, "some splendidly, many elegantly, and all comfortably; that the architecture should be ornate, solid and permanent, and that the principle of economic combination should be employed to the greatest possible extent." He then pointed out that the open land on the Upper West Side provided the perfect opportunity for the development of such a community. Indeed, the Upper West Side became just what Clark had envisioned — a neighborhood of ornate, solid, and permanent buildings erected for people of varied economic backgrounds.

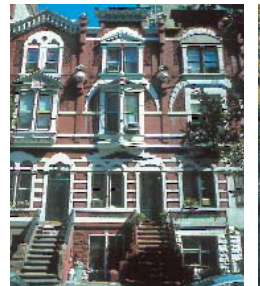
Clark's "city of the future" is now our home. Its rowhouses, apartment buildings, tenements, apartment hotels, institutions and stores make up eight distinct and diverse historic districts. Each district has its own special character, yet each fits within the harmonious whole that we know as the Upper West Side.

After you've read the descriptions of these districts, use this map to design your own walking tour to explore the neighborhoods. Enjoy!

Short Visits to the Historic Districts

Upper West Side— Central Park West (designated 1990)

This district evokes the distinctive qualities of the Upper West Side, from its powerful iconography of twin towers along Central Park West to its active commerce along Columbus Ave. to its residential side streets. The district is defined by a large concentration of architecturally significant buildings erected during the fifty years between the opening of the Ninth Avenue Elevated in 1879 (along what is now Columbus Ave.) and the Great Depression. During this period of rampant speculative development, hundreds of rowhouses were built on the side streets between Central Park West and Amsterdam Ave., while French flats and tenements were constructed along Amsterdam and Columbus Ave. and on the adjoining streets. A few grand apartment houses were built early in this period, but most date to the turn of the century when the neighborhood's great Beaux-Arts buildings were erected. In the 1920s, many large apartment houses and apartment hotels were built with Central Park West's twin tower buildings appearing at the end of the decade and into the early 1930s. Through this entire span of development, important institutions – museums, churches and synagogues – made their way into the residential mix.

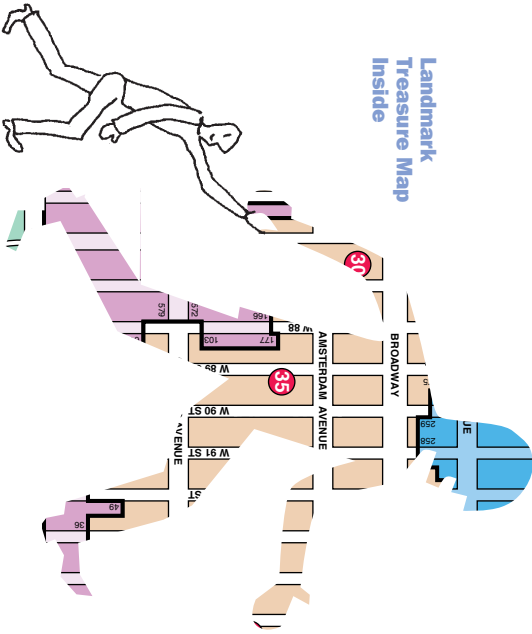


Central Park West— West 73rd-74th Streets (1977)

This square block contains some of the finest residential design on the Upper West Side. The earliest buildings in the district are 18 rowhouses on 73rd St., which survive from a row of 28

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THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE
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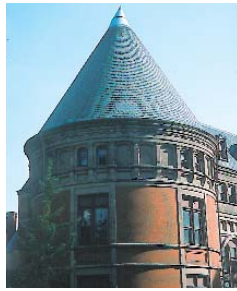
Landmark
Treasure Map
Inside



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designed by Henry J. Hardenbergh in 1882-85 for Edward Clark. Their style is compatible with the nearby Dakota Apartments (1880-84) also designed by Hardenbergh for Clark. Clark's grandson, developed much of 74th St. (1902-04) with a long row of neo-Georgian houses. In 1902 the Clarks sold the Central Park West frontage and the elegant, Beaux-Arts detailed Langham Apartments (1904-07) was erected.



another wave of rowhouse construction brought several grand townhouses on and adjacent to Riverside Drive by the architect/ developer Clarence True. About the same time, three modest French flats went up on 80th St. And finally in 1926, one of True's houses was demolished and replaced by a 16-story neo-Classical apartment building.

Central Park West— 76th Street (1973)

This was one of the first areas of the Upper West Side to receive landmark protection. Rowhouse construction began on 76th St. in 1887; by 1900, 44 had been built in the district. The district retains examples of four building types common to the Upper West Side at the turn-of-the-century: A Beaux-Arts style apartment house, the Kenilworth (1906-08); the neo-Gothic Church of the Divine Paternity (now Fourth Universalist Society (1897-98)); the Classical Revival New-York Historical Society (1903-08 & 1937-38); and an artist's residence, the Studio Building (1907-09) at 44 West 77th. This new building form consisted of two-story artist's studios and residential units.

West 71st Street (1989)

This small district sitting on a quiet cul-de-sac features 33 rowhouses built in six groups between 1893 and 1896, a single townhouse (1903-04), and an apartment building (1924). The block's cohesive quality comes from the uniform use of Renaissance-inspired detail on the rowhouses.

West End— Collegiate (1984)

Named for the nearby West End Collegiate Church at 77th and West End Ave., this district consists primarily of speculative rowhouses built in the last 15 years of the 19th century by some of the city's most talented rowhouse architects, including C.P.H. Gilbert, Lamb & Rich and Clarence True. They created blocks with a blend of Italian, French, Flemish Renaissance and other stylistic forms. In the first decades of this century several apartment houses were built in the district reflecting the decline in rowhouse construction as land values rose and apartment living became socially acceptable for affluent New Yorkers.

Riverside Drive— West 80th-81st Streets (1985)



This district illustrates the early residential development of the Upper West Side's West End section. In 1891 Charles Israels designed a row of five houses for 81st St. in a style combining Romanesque Revival and neo-Renaissance elements. Two years later, he designed a row for 80th St. At the end of the 1890s

Riverside Drive— West End (1989)

Because it was located at a distance from the Elevated on Columbus Ave., the West End area developed somewhat later than areas nearer Central Park. Development in this district began in earnest in 1887, with speculative rowhouses rising along West End Ave. and the side streets for the next ten years. Early in the 20th century, elegant apartment houses such as the Evanston (1910) and the Chautauqua (1911) began to arrive, many replacing the earlier rowhouses. After 1920 the truly imposing apartment houses came to Riverside Drive culminating in The Normandy (1939).

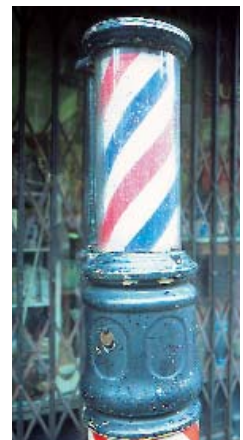
Riverside Drive— West 105th Street (1973)

This small district consists of residences erected between 1899-1902. The cohesiveness of the district's rowhouses and townhouses is due to the brief construction span; the use of English basements and common materials, predominantly limestone; the exuberant Beaux-Arts detail; and restrictive covenants. These covenants, requiring buildings of "suitable character" to benefit the neighborhood, limited construction to single-family houses and encouraged the use of architectural detail and high quality materials.

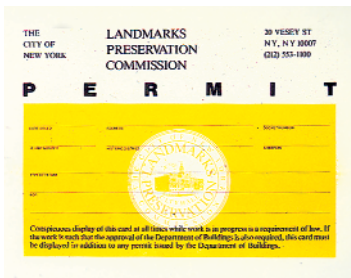
Adapted from (LW! board member) Andrew S. Dolkart's Guide to New York City Landmarks. Available at Urban Center Books, 457 Madison Ave., 212-935-3592.

Best of the West: About LANDMARK WEST!

LANDMARK WEST! is a non-profit community group working to preserve the best of the Upper West Side's architectural heritage from 59th to 110th Streets between Central Park West and Riverside Drive. Since 1985 it has worked to achieve landmark status for individual buildings and historic districts. Today, **LANDMARK WEST! is the proud curator of the area's 2,603 designated landmarks (up from only 337 in 1985)**, and continues to promote awareness of these architectural treasures and the urgent need to protect them against insensitive change and demolition.



Photographs on pages 8, 9 & 10, from top left, clockwise: Towers Nursing Home (49); detail of Metro Theater (42); stoop, W. 70 St.; barber pole; 325-341 W. 88 St.; 194 Riverside Drive; 121-131 W. 78 St. All photographs by Stephen F. Harmon.



Permit me...

Alterations require a permit from the Landmarks Preservation Commission, 212-487-6800. Illegal alterations threaten individual landmarks and historic districts. If you spot questionable activities, call us. We'll investigate, and if necessary, involve the LPC.

See block monitor, pg. 6

San Remo: Mansion in the Clouds



Soaring over Central Park, the San Remo is one of the most significant components of the Central Park West skyline. Contribute \$50 or more and you will receive 13 blank postcards (7 1/2" x 5 3/4") featuring the photograph shown at left of the San Remo and rowhouses on W. 74 Street.

See card offer, pg. 6

Signs from Above

These distinctive reddish-brown street signs mark the boundaries and signify the special status of the Upper West Side's eight historic districts. The name of the district is noted in the black strip on each sign for the information of strollers, tourists, residents, and property owners. Thanks are due to Barbaralee Diamonstein who spear-headed the city-wide program while chair of the Landmarks Preservation Foundation.



Landmark Angels...

This updated version of our map newsletter was made possible with the generous support of:

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LANDMARK WEST!

THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE



MAP NEWSLETTER FALL 1995

"The treasures of Manhattan's Upper West Side enrich the lives of all New Yorkers. . ." Jacqueline Kennedy Onassis

Statement to the Landmarks Preservation Commission, 1987