

WEST END AVENUE SURVEY

A PROPOSAL FOR HISTORIC DISTRICT DESIGNATION

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West End Avenue, extending from West 70th Street north to West 107th Street, is one of the premier residential boulevards of New York City. The avenue is lined with 218 buildings that create an extraordinarily cohesive streetscape that should be designated as a New York City historic district by the New York City Landmarks Preservation Commission in its entirety. West End Avenue has experienced two major phases of development. The first phase, largely dating from 1885 to 1900, created a street of fine, upper-middle-class, single-family row houses with a few somewhat larger French flats and several impressive Protestant churches and other institutional buildings. In the second phase, dating from about 1910 to 1930, most of the earlier buildings were replaced with impressive apartment houses, most rising twelve to sixteen stories. The rapid transformation of a street of relatively recent high-class homes into one of equally grand apartment houses is unique in New York's development history. The result is an extraordinarily cohesive streetscape. With the exception of the institutional buildings, this is a streetscape created almost entirely by speculative developers and their architects working within the limitations of New York City's housing laws.

As of January 2009, the seventy-three blockfronts of residential West End Avenue were lined with seventy narrow single-family homes (many converted into apartments), two row houses that received entirely new facades when they were converted into apartments in the twentieth century, one apartment house on a row house scale (Pomander Walk), seventeen French flats, 112 large apartments buildings and six related apartment hotels, one former residential hospital, five houses of worship (several with adjoining rectories), and four schools. The row houses are primarily located in three clusters – between 76th and 79th Streets, between 90th and 92nd Streets,

and between 101st and 103rd Streets. Along the remainder of the avenue, vistas consist largely of long views towards masonry apartment houses, erected with uniform rooflines, and all built out to their lot lines. Yet as one walks along West End Avenue it is never clear whether one is in or out of a historic district designated by the New York City Landmarks Preservation Commission. Two historic districts – the West End Collegiate Historic District and the West End-Riverside Historic District – incorporate buildings along West End Avenue, including two of the major row house clusters and thirty-one apartment buildings or apartment hotels. If parts of West End Avenue meet the criteria for historic district designation then all of the avenue must certainly meet these criteria as well. This report provides a brief history of the development of West End Avenue, focusing on the second phases of development that created the extraordinary apartment house boulevard that forms a spine for the twenty-first-century Upper West Side, and the report argues for the designation of a single West End Avenue Historic District.

West End Avenue and the Early Development of the Upper West Side

The development of West End Avenue as a prestigious residential boulevard dates to the initial wave of residential development on the Upper West Side that followed the inauguration of service on the Ninth Avenue (now Columbus Avenue) elevated rail line in 1879. The opening of the elevated permitted affluent people to live on the Upper West Side and, for the first time, easily commute to jobs, shopping, and entertainment venues located farther south on Manhattan Island. With the inception of commuter rail service, speculative developers became active on the Upper West Side, building row houses, flats, and a few grand apartment buildings. Initially, development focused primarily on the blocks between Central Park West and Amsterdam

Avenue, closest to the elevated line. By the mid 1880s, development was booming on the Upper West Side, as this 1886 description from the *New York Times* attests:

The west side of the city presents just now a scene of building activity such as was never before witnessed in that section. . . . The huge masses of rock which formerly met the eye, usually crowned by a rickety shanty and a browsing goat, 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.¹

This description was written just as developers were beginning to invest in construction of new houses west of Broadway in what would become known as the “West End District.” Indeed, the late 1880s and early 1890s was a period of developmental boom along West End Avenue and adjoining streets. The area was widely touted in the popular and real estate press. In 1893 a writer for the *Real Estate Record and Builders Guide* boasted of the West End’s assets:

If a man seeking for a home in the city desires to separate himself as far as possible from the cares of business and its possible encroachments – desires the quietness of streets untroubled by the rumble and confusion of business traffic – desires a neighborhood atmosphere that is essentially domestic, and where neither grocery, nor saloon, nor stable, nor “flats,” nor any other discordant establishment exists or is likely to make its appearance in any early generation – if he desires a clear, fresh atmosphere and sublime perspectives for his home life, he must go to the West End section to find it . . . It is *the* home section of the city, possessing

¹ “Settling the West Side,” *New York Times*, September 11, 1886.

every advantage offered by any other section, without their disadvantages.²

That West End Avenue was built up with impressive single-family homes was something of a surprise, since it had been assumed that the avenue would be lined with modest commercial buildings. However, speculative developers purchased large plots on West End Avenue and, in many cases, formulated covenants that restricted lots to single-family homes for a certain number of years; some restrictions apparently lasted for twenty or thirty years while others were designed to run in perpetuity. Thus the avenue became a prestigious residential street for the upper middle class, with its wide sidewalks lined with trees and grass plots that were maintained by the Department of Parks, and its well-paved street bed limited only to private vehicles, with commercial vehicles prohibited. A number of row houses from the first wave of West End

Avenue construction survive, including groups in the historic districts, as well as several individual buildings or pairs, such as the handsome duo with beautiful yellow sandstone facades at 732-734 West End Avenue (Ralph S. Townsend, 1888), the five Neo-Renaissance style brick and limestone houses at 860-868 West End Avenue (Neville & Bagge, 1898), and the pair of adjoining houses at 870-872 West End Avenue designed by M. V. B. Ferdon in 1891



Figure 1. 870-878 West End Avenue (M. V. B. Ferdon, 1891)

² “Examples of Modern Town House Architecture,” *Real Estate Record and Builders Guide* 52 (December 16, 1893): supplement.

(figure 1). Row house development on West End Avenue continued until the late 1890s, especially towards the northern end of the avenue where some lots remained vacant. The largest surviving group of these later row houses is 860-868 West End Avenue at 101st Street (Neville & Bagge, 1898), an intact row of five Neo-Renaissance style brick and limestone dwellings. The anonymous 1893 *Record and Guide* writer quoted above proclaimed the West End a “home section,” meaning an area built up entirely with single-family row houses. The avenue, however, was not entirely lined with row houses. By 1900, West End Avenue also had a significant number of relatively modest apartment buildings, most of a type known in the late nineteenth century as French flats. The first apartment building in New York City specifically designed to attract middle-class tenants was the Stuyvesant on East 18th Street, designed in 1869 by Richard Morris Hunt (demolished). The success of this building and that of a several similar apartment houses erected in the next few years established the multiple dwelling as an acceptable form of residence for affluent people. The financial panic of 1873 cut short this initial phase of apartment house development, but by the early 1880s, with real estate investment booming again, impressive apartment buildings, often with elevators, electricity, and other modern conveniences, were erected in various parts of New York City. The Upper West Side became an important center for the grand apartment houses erected over the next few decades, including, most famously, the Dakota at Central Park West and West 72nd Street (1880-84). Although West End Avenue attracted the developers of upper-middle-class row houses, during the initial phase of development in the late 1880s and 1890s it did not attract apartment-house developers seeking the same class of residents.

While nothing akin to the Dakota was erected on West End Avenue, a significant number of French flats were built for middle-class tenants. A real-estate analyst writing about the history of development on West End Avenue in 1912 noted that “as land values steadily rose some plots were held by their owners without improvement for speculative profits, and eventually were taken as sites for small flat houses.”³ The scale, design, and level of amenity provided varied dramatically among the almost fifty French flats constructed during the initial phase of West End Avenue development. The term “French flat” came into official use in New York in the early 1870s when the city’s Buildings Department began using the term to define multiple dwellings of a higher class than tenements.⁴ Some of West End Avenue’s French flats were quite impressive, rising seven, eight or even nine stories with amenities such as elevators. The most impressive was the Beaux-Arts style Alimar, at 925 West End Avenue, designed in 1899 by Janes & Leo as part of a larger development conceived by Hamilton W. Weed that included the adjoining row houses at 301-307 West 105th Street. The row houses are protected within the Riverside Drive-West 105th Street Historic District, but the adjoining Alimar is excluded from this district. The facade of the Alimar is a dynamic study in sculptural exuberance, with red brick, white limestone, and white terra-cotta cladding, projecting metal bays, and a massive mansard roof, creating a design only slightly more modest than Janes & Leo’s better known Dorilton on Broadway and West 71st Street. A 1910 advertisement for the Alimar boasted that the building “embodies the latest and best features of modern Apartment Architecture. Every known device of comfort, luxury and convenience was adapted in the construction, and in the

³ “The Reconstruction of West End Avenue,” *Real Estate Record and Builders Guide* 89 (June 22, 1912): 1359.

⁴ Elizabeth Croxley, *Alone Together: A History of New York’s Early Apartments* (Ithaca: Cornell University Press, 1990), 69.

decorative scheme nothing that superior skill and refined taste can achieve is left undone.”⁵

Notable French flats survive on West End Avenue from 79th Street north to 107th Street. The New Century (1900), at no. 401, on the northeast corner of 79th Street, rises to nine stories, and, according to an advertisement, was built of fireproof construction, had a cold storage plant, complete laundry facilities, and the two apartments on each floor were provided with three

bathrooms each.⁶ The floor plans were a bit awkward, but included corner parlors with rounded bays that permitted views west towards the Hudson River and north and south along West End Avenue.

Almost as impressive were the Cecil, Van Horne, Waumbeck, and Lancaster, all seven-story buildings designed in

1898 and built at the north end of the avenue and the West End Hall on 101st



Figure 2. West End Hall, 840 West End Avenue (George Pelham, 1904)

Street, designed in 1904 at the end of the era of French flat construction (figure 2). All of these are Renaissance-inspired structures with stone bases, brick upper facades, and terra-cotta ornament. All originally had impressive projecting cornices. At the lower end of the economic spectrum are several extremely modest flats, resembling the tenements erected on less prestigious streets to house poor and working-class households. Examples include such five-story walkups as those that survive at 646, 702, and 704 West End Avenue, all built in 1895.

⁵ *The World's New York Apartment House Album* (New York: New York World, 1910), 182.

⁶ *The World's New York Apartment House Album*, 101.

The variety of multiple dwellings, coupled with the single family row houses that predominated, provided a far more varied social hierarchy on the avenue than has generally been recognized.

The people who lived in the row houses and flats built along West End Avenue in the final decades of the nineteenth century were largely affluent, American-born, and Protestant. Their affluence and their religious affiliations

are evident in the institutions that they built. During the first phase of development six expensive Protestant churches were erected on West End Avenue. Two were Episcopal churches – St. Ignatius (1901; figure 3) and All Angels (1888; demolished, c. 1979); two were Dutch Reformed churches – Collegiate (1892) and Bloomingdale (1905; demolished c. 1916); one was a



Figure 3. St. Ignatius Protestant Episcopal Church, 552 West End Avenue (Charles Haight, 1901)

Methodist church – St. Paul’s (1895; now Church of St. Paul and St. Andrew); and one was a Presbyterian church – Fourth Presbyterian (1893; now Ascension Greek Orthodox Church). All of these were impressive buildings, designed by prominent architects; five were located on expensive corner sites.

By 1900, West End Avenue had developed into an avenue lined with a cohesive group of

buildings. The avenue was characterized primarily by four- and five-story single-family houses rising to a relatively uniform height, a height punctuated occasionally by a church tower or by a taller flat. The avenue was not completely developed in this phase of construction. By 1898, there were still a significant number of large vacant plots, including a few entire blockfronts. Much of the undeveloped land was at the northern end of the avenue and in and near the valley at 96th Street. But prime blockfronts were also vacant, including the entire plot that now houses the Apthorp, then owned by the Astor family, which was used for greenhouses and other marginal structures. The era of West End Avenue as a haven for affluent families residing in single-family homes would be short lived. By the early years of the twentieth century, grand, relatively tall apartment houses began to invade the low-rise avenue and by 1930 West End Avenue had been entirely transformed, both in its architecture and in the population that lived along its length.

West End Avenue Transformed: The Creation of an Apartment House Boulevard

The rapidity with which West End Avenue was transformed from a row house avenue into an apartment house thoroughfare was extraordinary, surprising even to contemporary commentators (figure 4). As one real estate writer noted in 1912, during the early years of apartment house construction, “it is remarkable that it should become necessary because of purely economic reasons to reconstruct an avenue modernly builded [sic] less than a generation ago, by merely superseding one class of housing for another.”⁷ And over a decade later, in 1925, a boom year in apartment-house construction, a writer for *Building and Building Maintenance* noted that “within

⁷ “The Reconstruction of West End Avenue,” *Real Estate Record and Builders Guide* 89 (June 22, 1912): 1359.

the last few years, there has been a noteworthy change in the type of residential buildings fronting on West End Avenue in the upper West Side district of New York City. The transition has been due to the large number of high-grade apartment buildings which have been erected along practically the entire length of the street, displacing individual residences. . . . They gave the district distinction but do not conform with new economic needs and so have to go.”⁸ Why did an avenue lined with costly and relatively new row houses succumb to redevelopment so rapidly? As the journal writers quoted above noted, economics were largely the cause, but social issues were also significant. The economic forces leading to the demise of the row houses were largely a result of the opening of service on the IRT subway line beneath Broadway in October 1904. The subway made the West End far more convenient than it had previously been since now an extremely rapid means of commuting was only steps away from West End Avenue residents’ homes. With the arrival of the subway, land values on the Upper West Side skyrocketed. Because land became so expensive, the construction of new row houses virtually ceased, as such development was no longer economically viable. The value of the land on which row houses were already built also



Figure 4. 780 West End Avenue (George & Edward Blum, 1911) with row houses to the south

⁸ “Apartment Houses Supplanting Individual Homes Along West End Avenue, New York,” *Building and Building Management* 25 (February 2, 1925): 48.

rose and as apartment house developers attempted to assemble sites for their large projects they offered the row-house owners buyouts that were hard to resist.

Row-house owners were open to selling because their houses, while only a few decades old, were already stylistically out of fashion and technologically obsolete. The dark-hued bricks, sandstones, and terra cotta found on many of the row houses erected in the 1880s and early 1890s and the irregular rooflines and textured fronts of the Queen Anne and Romanesque Revival styles had been supplanted in popular taste by lighter-colored limestone and brick and by more classically-derived designs. Technologically, many of the row houses had been built before electricity had been introduced on the Upper West Side, and even those built after electricity had become available had rather primitive wiring. In addition, other utilities in these row houses were obsolete as they did not have the latest plumbing and heating equipment or the most modern kitchens.

Life styles also began to change for the affluent Protestant households that predominated in the row houses. These families were finding suburban life more and more attractive. The 1913 completion of electrification on the rail lines between Grand Central Terminal and Westchester and Fairfield Counties, north of the city, made commuting far more efficient, and many affluent people left the city for such popular new locales as Scarsdale, Bronxville, and Greenwich. As a critic for the magazine *Architectural Forum* noted in 1924 “many are leaving [New York] to make their permanent homes in the country, where estates are constantly increasing in size and number, as country life occupies more and more the time and interest of city people.”⁹

⁹ “Two Notable Houses on Sutton Place, New York: The Homes of Mrs. W. K. Vanderbilt and

Apartment construction was also possible because the covenants that restricted many lots to single-family houses were expiring and, in some cases, were simply being ignored. “Restrictive covenants which it was supposed would preserve the greater part of the avenue for private residences for all time have failed to hold in instances where they have been tested,” noted a *Record and Guide* writer, “and the restrictions that were for certain periods are expiring”¹⁰

But the physical redevelopment of West End Avenue would have been impossible if apartment-house living had not become popular for upper-middle-class households. “This thoroughfare furnishes a striking example of the decline in private house construction,” stated a real-estate observer in the *Record and Guide*, “and the rise of the huge apartment house in popular favor.”¹¹

By the early twentieth century, the apartment house had supplanted the row house as the residence of choice for more and more affluent New Yorkers. Apartments had certain advantages over row houses. They were especially appealing to those who did not wish to own property, since most apartment houses were rentals. Apartments tended to be laid out on one or two floors, obviating the need to constantly climb up and down stairs as was necessary in a multi-story row house. In addition, apartment dimensions were not limited to the narrow confines of a typical urban lot that usually measured twenty, or at most, twenty-five feet wide.

Thus, apartments could spread over a large area with a pleasing flow between rooms.

Apartments were also more secure than row houses and, since the tenant did not own the

Miss Anne Morgan,” *Architectural Forum* 41 (August 1924): 49.

¹⁰ “The Reconstruction of West End Avenue.”

¹¹ “The Real Estate Boom in West End Avenue,” *Real Estate Record and Builders Guide* 90 (June 29, 1912): 1393.

building, repairs were the responsibility of someone else.

The early apartment houses, such as the Stuyvesant and the Dakota, were designed by architects who experimented with floor plans for a new type of housing. Often these plans were somewhat awkward with public, private, and service spaces overlapping and long, dark halls connecting rooms. Such plans were typical in the French flats along West End Avenue. However, by the early twentieth century apartment planning had advanced, and most new apartments for affluent tenants, such as those on West End Avenue, had more gracious plans, with a cluster of public rooms, including the entrance hall, living room or parlor, dining room, and, in larger units, a library. These were separated from the private bedrooms which in the finest apartments were invisible from the public spaces. In addition, a service wing, consisting of a kitchen, pantry, and one or more maid's rooms, were separated from both the public and private spheres, but, out of necessity, were convenient to the dining room. Rooms in the best apartment buildings were substantial in size, with high ceilings and handsome appointments. Apartments were also supplied with the most modern technology – steam heating, efficient electricity, the latest plumbing fixtures and piping, fast-moving elevators, telephone switchboards, and other advances. Indeed, the advertisements for the new apartments often touted their fine appointments and modern amenities. A 1913 advertisement for 490 West End Avenue, on the northeast corner of West 83rd Street (1912), bragged that “the apartments are furnished throughout with the best trim and most modern equipment, and have high grade sanitary plumbing fixtures, tiled floors and walls in the bathrooms, electric side-bracket lighting fixtures with base outlets for lamp connections. Two Otis electric elevators are operated continuously,

day and night. There is a telephone in every apartment.”¹² The apartments in this building also had hardwood floors, vacuum cleaners, garbage closets, gas ranges, porcelain lined refrigerators, and basement storage rooms.

The scale of the apartment houses erected on West End Avenue was determined by the requirements of the Tenement House Act of 1901. This law defined a tenement as any building housing three or more families living independently of one another and cooking separately. This definition applied equally to tenements built for the poor and apartment buildings erected for the wealthy. Thus, the builders and architects of West End Avenue’s apartment buildings needed to follow the same requirements as those erecting multiple dwellings for poor immigrants on the Lower East Side. The law’s requirement that every room, including bathrooms and kitchens, have a window looking out onto a street, rear yard, or light court, and its rules for maximum lot coverage in order to guarantee light and air, influenced the shape of West End Avenue apartment buildings, resulting in the front, side, and/or rear courts visible on all but the narrowest buildings. The law also required that all multiple dwellings of more than six stories be of fireproof construction. Thus, all of the tall apartment houses on West End Avenue were built of fireproof material – generally steel or concrete – and have fireproof stairs that these permitted safe and efficient evacuation in case of a fire. This explains why none of the tall apartment buildings on West End Avenue built after 1901 have fire escapes. Most significantly, the 1901 law capped the height of apartment building. The tenement law, as amended in 1902, capped the height of all tenements at one and one-half times the width of the widest street on which it had a

¹² *Supplement to the World’s New York Apartment House Album* (New York: New York World, 1913).

frontage.¹³ This law remained in effect until 1929. Thus, during the peak years of development on West End Avenue, between 1910 and 1928, all buildings had to adhere to a consistent set of building rules, resulting in the creation of an extraordinarily cohesive group of buildings rising to a consistent height.

The first sign that West End Avenue would become an avenue of high-class apartment houses dates to 1905 when construction began on Stanley Court on the northwest corner of West 106th Street (figure 5). This was the first of the twelve-story apartment houses on the avenue and, with its steel frame, limestone base, brick upper stories, terra-cotta trim, deep cornice (removed), and spacious apartments (originally two apartments per floor, each with ten rooms and three baths) it became a prototype for the apartment buildings erected



Figure 5. Stanley Court, 945 West End Avenue (Charles E. Birge, 1905)

over the next few decades. Stanley Court was followed in 1906 by the Apthorp. Although this building occupies the entire blockfront between West 78th and 79th Streets it is not really a West End Avenue building since its main entrance is on Broadway, with only a secondary entry on West End Avenue. The Apthorp was followed in 1907 by the Hohenzollern at 485 West End

¹³ Laws of the State of New York, chapter 352, section 52 (1902). In the 1901 act, the height was capped at one and one-third times the width of the street (chapter 334, section 52).

Avenue on the southwest corner of West 84th Street. This exceptionally ornate brick, stone, and terra-cotta building is a bit of an anomaly since it does not rise to the maximum permissible height, standing at only nine stories.

The major redevelopment of West End Avenue really got underway in 1909, with the construction of two twelve-story buildings – the Allendale at no. 808 on the northeast corner of West 99th Street (figure 6), and the North Bennington at no. 817 on the southwest corner of West 100th Street. Architecturally, these are two of the finest apartment houses on West End Avenue. The Allendale was a prominent presence on the avenue with its Tuscan-inspired corner tower (demolished) visible for blocks north and south, and the North Bennington, one of a pair, completed



Figure 6. The Allendale, 808 West End Avenue (Rouse & Goldstone, 1909)

with the construction of the South Bennington the following year, has exceptional terra-cotta ornament, including peacocks with feathers unfurled at the parapet. All of these early buildings – Stanley Court, the Apthorp, the Hohenzollern, the Allendale, and the North and South Bennington – were built on vacant or largely vacant plots and did not displace earlier row houses.

Between 1909 and America's entry into World War I in 1917, forty-one large apartment houses were erected on West End Avenue – five begun in 1910, five in 1911, eleven in 1912, one in 1913, three in 1914, nine in 1915, six in 1916, and one in 1917. Most of these apartment buildings replaced existing row houses. By 1912, it was evident to a *Record and Guide* analyst that “the knell of the private dwelling [has] been rung.”¹⁴ It was not, however, only private houses that were replaced by large apartment buildings. In 1916, the Bloomingdale Reformed Church on the block between 106th and 107th Streets, then only ten years old, was demolished. Many of the early French flats were also replaced. The same *Record and Guide* real-estate writer described how “at the southeast corner of 101st street [no. 838], there is an instance of where an apartment house erected only fourteen years ago is being removed from a site that will be occupied by a house which the times consider modern.”

Almost all of the apartment buildings erected in this initial wave of apartment-house construction followed a common massing and design template. They were generally twelve story buildings (a few are thirteen stories and one rises to fourteen stories) massed in a rectilinear manner with a flat roof and no setbacks. As would be expected, each rose to the maximum height permitted under the tenement law. The street fronts generally had limestone bases, brick upper stories, white terra-cotta trim, and projecting cornices or ornate parapets. Most had their main entrances on West End Avenue, but some buildings, especially those on the east side of the avenue, closest to the subway stations and shops on Broadway, had their main entrances on the side street. The apartments in these buildings tended to be quite large; many buildings had only two apartments

¹⁴ “The Reconstruction of West End Avenue.”

on each floor. The apartments in the twelve-story buildings had especially high ceilings, while those with thirteen or fourteen stories had somewhat lower ceiling heights. So common were buildings with large apartments of seven to fourteen rooms that when 782 West End Avenue was completed in 1913 advertisements noted the singularity of its small, four-room apartments, stating that “this is the only apartment house on this fine residential Avenue that has small apartments facing the Avenue.”¹⁵ The apartment houses of this period also tended to have expansive lobbies, often finished with marble walls and floors, complex plaster ceilings, stained-glass, iron railings, and other decorative features.

Construction throughout the United States ceased during World War I, thus work began on only one new building on West End Avenue in 1917 and none in 1918. Following the armistice, new construction resumed very slowly. The volatile market in building materials and the demands of returning soldiers for higher wages inhibited private investment. Only two new buildings were begun in 1919 – an apartment house and a hotel, and a third project entailed the complete facade redesign and interior modernization of an earlier flat. In 1920, construction began on only one new apartment house and in the following year no new construction occurred. By 1922, markets had stabilized and a serious housing shortage resulted in the start of a major housing boom. Fifty-two new apartment houses were erected on West End Avenue between 1922 and 1928. The peak years for construction were 1924 (thirteen apartment buildings), 1925 (twelve buildings), and 1926 (eight buildings). News reporters were astonished at the extent of new construction. “West End Avenue is enjoying the greatest building activity in its history,” wrote a real estate writer for the *New York Times* in 1924, while a writer for that publication noted the

¹⁵ *Supplement to the World's New York Apartment Album*, 13.

following year that “West End Avenue, for the last two years, has been the scene of the greatest apartment house construction in that section of the city.”¹⁶

Superficially, the apartment buildings of the 1920s resemble those built before the war, since they had to respond to the same tenement laws. Buildings continue to be rectilinear in massing, with brick facades and terracotta ornament. However, a closer examination reveals a major difference between apartment buildings erected before and after World War I. While most of the earlier apartment buildings had twelve floors (figure 7), most of those built after the war had fifteen or sixteen floors of apartments (figure 8). This means that the ceiling heights in the later buildings were considerably lower than those in the earlier buildings. Also, in general, apartment sizes were smaller, with more apartments on each floor. An article written about the construction of 588 West End Avenue in 1922 noted that “this building is being erected to meet the demand for small housekeeping units which has grown so insistent in this section of the city. The suites will be equipped with every modern



Figure 7. The Chautauqua, 574 West End Avenue (Emery Roth, 1911)



Figure 8. 890-898 West End Avenue (Schwartz & Gross, 1924)

¹⁶ “A Building Boom on West End Avenue,” *New York Times*, January 27, 1924 and “Big Apartment House Building Boom on the Upper West Side,” *New York Times*, June 7, 1925.

convenience for easy housekeeping and the elimination of the servant problem.”¹⁷ Indeed, the inability of all but the wealthiest households to find servants resulted in the disappearance of maid’s rooms from many of the new West End Avenue apartments. Also, many apartments had no formal dining rooms. Lobbies also shrank in size and appointment as less money was spent on interior decoration. Similarly, less was spent on exterior embellishment – stone bases become more modest or disappear entirely, and the terra-cotta decorative ornament became simpler. A new feature of apartment buildings that became popular during the 1920s was the penthouse – one or two apartments set back on the roof with surrounding terraces and gardens. These are not generally easily visible from the street.

Besides apartment houses, a few apartment hotels were erected on West End Avenue. Six hotels were erected on the avenue between 1915 and 1929. These apartment hotels had suites of rooms laid out like apartments. Guests generally leased suites for long-term use, often as permanent residences. The popularity of the apartment hotel was discussed in a 1926 article about the Hotel Windermere at 666 West End Avenue on the northeast corner of 92nd Street (figure 9):

There is a constantly increasing demand in all the best residential districts of New York City for



Figure 9. Hotel Windermere, 808 West End Avenue (Schwartz & Gross, 1926)

¹⁷ “Rapid Progress on Tall Apartments for Upper West Side,” *Real Estate Record and Builders Guide* 110 (July 15, 1922): 73.

apartment hotel accommodations. More and more families are finding that the small suites in apartment hotel buildings, with complete hotel service supplied, relieve them of the troublesome problem of engaging domestic help and all things considered are more economical than maintaining an extensive private home or large housekeeping apartment [i.e., an apartment with a kitchen].¹⁸

Apartment hotels were popular with a certain group of tenants, but this was not the only reason that they were built. Apartment hotels were especially attractive to real estate developers since they were considered to be commercial buildings by the city. This designation meant that their construction was subject to zoning laws, but not to housing laws such as the 1901 tenement act. Apartment hotels could, therefore, be taller than apartment houses, they could occupy more of their lot area, and their fireproofing requirements were less stringent because kitchens were forbidden. Thus, developers who chose to erect apartment hotels could build larger buildings and, in many cases, disregarded the ban on kitchens by providing pantries or alcoves, with sinks and refrigerators, and with electrical outlets into which tenants could plug their own stoves or hotplates.

Apartment hotels were especially popular on the Upper West Side in the second and third decades of the twentieth century. Curiously, of the six hotels erected on West End Avenue only one appears to have been built as a means for erecting a building taller than would have been allowed under the housing laws. Four of the hotels – the Cardinal (no. 243), Esplanade (no.

¹⁸ “West End Avenue’s Tallest Apartment Hotel Under Way,” *Real Estate Record and Builders Guide* 117 (May 15, 1926): 7.

305), Willard (no. 330), and Marcy (no. 720) closely resemble contemporary apartment houses. The Paris (no. 752) was probably erected under a new set of housing rules promulgated in 1929 (see below).¹⁹ Only the Hotel Windermere, designed in 1926, is taller and occupies more of its lot area than an apartment building. The twenty-two-story Windermere, rising through a series of setbacks as required by the zoning ordinance of 1916, towered over its neighbors. The hotel contained 367 one- to three-room suites and had a large ground-floor dining room. The residential hospital built at 263 West End Avenue, in the northwest corner of 72nd Street (1923), was also a commercial building that was built taller than surrounding structures.

City regulators were aware of the illegal conversion of many apartment hotel suites into housekeeping apartments. In an effort to deal with the proliferation of this illegal condition, the building laws were revised in 1929, permitting taller buildings that would follow the zoning rules. Apartment buildings were no longer limited in height, but now could be constructed with additional stories as long as setbacks were provided. The new regulations came into effect just before the stock market crashed in October 1929 so it had only limited influence. However, West End Avenue remained a prestigious residential boulevard even during the Great Depression, and five large apartment buildings were erected before America entered World War II. These were tall structures, with eighteen or nineteen floors of apartments and penthouses, each massed with a series of setbacks that began at the height of the cornices and parapets of the older avenue apartment buildings. As was appropriate for the economic conditions of the period, apartments in these new buildings were relatively small, with a number of studio and one-bedroom units that would appeal to those on modest budgets. At 565 West End Avenue, built in

¹⁹ It is not clear if the Paris was begun before or after the 1929 rules went into effect.

1936, for example, each floor below the setbacks had seven apartments – one two-bedroom unit, four with one-bedroom, and two studios. Each apartment had a small kitchen and a windowless dining gallery. Despite the more modest apartment layouts, these Depression-era buildings were equipped with the latest amenities in order to attract rent-paying tenants. At 336 West End Avenue (1931), apartments may have been relatively small, but they had fashionable sunken livingrooms, silencers and air filters, radio aerials and outlets in the livingrooms, mirrored doors, closets with electric lights, Venetian blinds, and enclosed radiators; the fully equipped kitchens had exhaust fans, electric clocks, gas refrigerators, enameled cabinets, colored tubs and sinks, electric iron outlets, chromium-plated hardware and plumbing, linoleum floors, and enamel insulated ranges with heat controls and grease absorbers; and bathrooms were supplied with colored tiles and fixtures, utility closets, medicine cabinets, and chromium-plated hardware.²⁰

Besides the construction of a few new buildings during the Depression, another development occurred on this and other residential avenues of Manhattan. This was the subdivision of large apartments into smaller units. Owners during the Depression found it difficult to rent the largest apartments and, in some cases, economic conditions became so bad that banks foreclosed on the owners. At 525 West End Avenue (1912), the Bank for Savings foreclosed and “when [it] took possession of the property, it had to cope with an acute renting problem, many of the large apartments in the house being vacant.”²¹ The bank virtually gutted the building, creating 128 apartments where there had originally been only fifty-two. The building’s original architect,

²⁰“Apartment Built This Year Rents Well,” *Building Investment* 8 (October 1932): 22.

²¹ “Bank Invests \$350,000 in Modernization,” *Real Estate Record and Builders Guide* 146 (September 21, 1940): 4.

Schwartz & Gross, was hired to undertake the alteration. The smaller units created here and in other West End Avenue buildings were far easier to rent in the dismal economic climate of the Depression.

All of the apartment houses erected on West End Avenue were speculative ventures with builders investing in the construction of these buildings in hopes of making a profit, either in the short term by selling the building as soon as it was completed or in the long term by holding on to the building and collecting rents. Since the nineteenth century, speculative construction had welcomed immigrants and small investors. Many speculative row houses were erected by Irish immigrants or their American-born children. Apartment house construction in the early decades of the twentieth century reflected the ascent of new immigrant groups. The apartment houses on West End Avenue, like apartment houses elsewhere in the city, were largely put up by Jewish and Italian builders – either immigrants or the children of immigrants. Jewish builders such as Harry Schiff, Isaac Polstein, Abraham Bricken (a major Garment Center builder), and Julius Tishman were active on West End Avenue. The most prolific builders were members of the extended Paterno family. The



Figure 10. Anthony Paterno's initials over the entrance to 473 West End Avenue (Gaetan Ajello, 1923)

family of Giovanni Paterno immigrated to America from Castelemezzano near Naples. Giovanni Paterno began the families building business and following his death in 1899, four of his sons, Joseph, Charles, Michael, and Anthony, became involved, as did their brothers-in-law Anthony Campagna, Armino Campagna, Victor Cerabone, Ralph Ciluzzi, and Joseph Faiella. The Paternos, either individually or in conjunction with one another, were responsible for more than twenty buildings on West End Avenue. The Paternos' must have been quite proud of their apartment houses since they frequently placed their initials over the entrance (figure 10).

Developers often worked with a small group of architects who specialized in the design and planning of apartment buildings that would meet all of the local regulations while simultaneously providing units planned to meet the expectations of the upper-middle-class households who could afford West End Avenue rents. The most prolific architect active on West End Avenue was the firm of Schwartz & Gross (figures 8-9). Simon Schwartz and Arthur Gross, architects who had met while studying at the Hebrew Technical Institute, were apartment house experts, responsible for twenty-five buildings on West End Avenue and several hundred elsewhere in Manhattan. Other architects active in the design of apartment buildings on the avenue were Rosario Candela (twelve buildings), George Pelham (eleven buildings), Gaetan Ajello (nine buildings; figure 10), George & Edward Blum (seven buildings; figures 4 and 11), Neville & Bagge (seven buildings), and Emery Roth (five buildings; figure 7).²² As the names suggest, like

²² For the Blums, see Andrew S. Dolkart and Susan Tunick, *George & Edward Blum: Texture and Design in New York Apartment House Architecture* (New York: Friends of Terra Cotta Press, 1993); for Candela, see Andrew Alpern, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001); for Roth, see Steven Rutenbaum, *Mansions in the Clouds: The Skyscraper Palazzi of Emery Roth* (New York: Balsam Press, 1986). Pelham also designed eight row houses and there flats on West End Avenue.

the builders, several of these architects were either Jewish or Italian. Builders did not necessarily hire architects who were members of their own ethnic group. While the Italian Paternos frequently commissioned buildings from the Italian Rosario Candela and Gaetan Ajello, they also worked with Schwartz & Gross, and while Alsatian-Jewish immigrants George & Edward Blum received work from Julius Tishman they were also responsible for a building commissioned by non-Jewish builder T. J. McLaughlin & Sons.

As has been previously noted, architecturally, these designers created an impressive and relatively uniform group of buildings using such popular materials as brick, limestone, terra cotta, and cast stone, highlighted with iron balconies, pressed-metal cornices, metal entrance marquees, and other architectural flourishes. Although the designs have much in common, each building (or in some cases pair of buildings) is unique. Brick colors vary from bright white to deep red; terra cotta and cast stone were molded into a myriad of different ornamental forms; stone bases were smooth, or textured, or rusticated; and rooflines were marked by deep projecting cornices or ornamented parapets. Stylistically the ornament on the buildings varies widely. The most popular styles used for ornament on these buildings were the Italian Renaissance and Neo-Classical. However, other buildings display Romanesque, Gothic, and Byzantine detail. Within the basic form, some architects created works that are quite distinctive. Gaetan Ajello's buildings from the pre-World War I era, for example, are identifiable by their exceptionally bold, three-dimensional ornament, evident, for example at no. 645, on the southwest corner of 92nd Street (1912), and no. 895, on the southwest corner of West 104th Street (1912). Although Schwartz & Gross's office designed scores of apartment buildings faced with

Renaissance and Neo-Classical detail, they occasionally designed a building with extraordinarily unusual Arts and Crafts detail, with features seemingly inspired by the decorative designs of Louis Sullivan, notable on two of West End Avenue's most beautiful buildings, the Chautauqua at no. 574, on the southeast corner of West 88th Street (1911, figure 7) and the Cleburne at no. 924, on the northeast corner of 105th Street (1912). An Arts and Crafts sensibility is also evident at three masterpieces designed by George & Edward Blum, architects who were among the most innovative apartment-house designers in New York City in the pre-World War I years. Their three major buildings from this era are the Evanston at no. 610, on the southeast corner of West 90th Street (1910), with its stylized organic terra-cotta ornament and its spectacular iron fence; 780 West End Avenue, on the southeast corner of West 98th Street (1912; figure 4), with its dense geometric and organic ornamentation in white terra cotta; and the Dallieu at no. 838, on the southeast corner of West 101st Street (1912; figure 11), with its terra-cotta diamond grid and latticework supporting fig plants.



Figure 11. Terra-cotta ornament on George & Edward Blum's Dallieu, 838 West End Avenue

Residents in the new buildings were also a more diverse group than those who had lived in the

earlier row houses. Many old West Side families chose to stay in the neighborhood as the row houses were replaced by apartment buildings and moved into the new West End Avenue buildings. But West End Avenue also became a haven for successful immigrant households. Jewish families in particular were drawn to the rental apartments of the avenue. Many of these new residents were involved in the garment trade. Indeed, one of the interesting features of West End Avenue development is that the same architects responsible for so many of the avenues apartment houses also designed the loft buildings in the new Garment District that developed west of Sixth Avenue and north of 34th Street in the years after World War I. Indeed, the opening of service on the Seventh Avenue extension of the IRT subway in 1918 made commuting between West End Avenue and the Garment District extremely easy. Just as the construction of impressive churches indicated the predominance of Protestant households on West End Avenue in the late nineteenth century, the construction of grand synagogues represents the arrival of Jewish families to the area. The earliest synagogue in the West End was B'nai Jeshuran, erected on West 87th Street, just east of West End Avenue, in 1916-18. This was followed in 1926 by the construction of the enormous Ansche Chesed complex (synagogue and community house) on the northeast corner of West End Avenue and West 100th Street (figure 12).



Figure 12. Congregation Ansche Chesed, 824-830 West End Avenue (Edward I. Shire, 1926)

The apartment buildings of the 1930s follow a similar design pattern to those of earlier decades, despite the fact that they are taller buildings with setbacks. These buildings, like their predecessors, were built out to the lot line and were faced with brick and stone. Also like the earlier apartment buildings, several of the Depression-era apartment buildings were embellished with ornament as is evident at Boak & Paris's magnificent buildings at no. 336, on the southeast corner of West 76th Street (1931), and no. 450, at the southeast corner of West 82nd Street (1930), with, respectively, medieval Italian and English Jacobean detail. Several of the buildings from the 1930s display the new Moderne (or Art Deco) decoration that became fashionable for apartment buildings in the 1930s. Margon & Holder's 400 West End Avenue, on the northeast corner of West 79th Street (1930), is a transitional building, with traditional red brickwork and a band of Moderne zigzag ornamentation above the second story. More typical of Moderne design are George F. Pelham's Traymore Hall at no. 411, on the southwest corner of West 80th Street (1935), and



Figure 13. 450 West End Avenue (Boak & Paris, 1930)



Figure 14. Traymore Hall, 411 West End Avenue (George F. Pelham, Jr., 1935)

H. I. Feldman's no. 565, on the northwest corner of West 88th Street (1936), both of which are clad in the pale yellow brick that became popular for Moderne facades and have fashionable corner steel-casement windows.

West End Avenue was not, of course, the only avenue in Manhattan that attracted apartment-house development in the early twentieth century. Riverside Drive and Central Park West on the west side and Fifth Avenue and Park Avenue on the east side also became centers for apartment house construction. Three of these streets – Riverside Drive, Central Park West, and Fifth Avenue – have apartment buildings on only one side of the street, since these buildings face parks. Only Park Avenue is comparable, with its parallel blockfronts of apartment buildings, many designed by the same architects who worked on West End Avenue. But West End Avenue and Park Avenue have completely different development histories. Due to the presence of the New York Central Railroad's tracks, Park Avenue initially developed with factories, tenements, and small row houses. Thus, when the tracks were covered in the early twentieth century and mansions and apartment houses for the wealthy were built, very little of architectural consequence was replaced. West End Avenue, on the other hand, illustrates one of the most interesting development and redevelopment stories in the history of New York City real estate.

The *New York Times* recognized this in 1924, when a reporter wrote that:

Nowhere on the west side is the doom of the private individual residence so strikingly seen as on West End Avenue. While that thoroughfare is being developed along lines very similar to those seen on Park Avenue, there is this difference in that, while the palatial multi-family structures on that east side

thoroughfare displaced, chiefly, old flats, the modern West End apartments have caused the demolition of scores of the most expensive and finest private dwellings erected on the west side.²³

Very little change has occurred on West End Avenue since World War II. – the avenue’s one grand mansion, the Charles Schwab House, located on the block bounded by West End Avenue, Riverside Drive, and West 73rd and 74th Streets, was demolished and replaced by a large red brick apartment building in 1949; two schools were constructed (P. S. 75 in 1949 and the Calhoun School in 1973); All Angels Episcopal Church was demolished and replaced with the especially homely West River House in 1979; and a low-scale apartment house was demolished in 2007 for the construction of a new building on the southwest corner of West 86th Street, an early twenty-first-century building that, curiously, is being marketed as “the finest pre-war ever built”! There have been alterations to buildings along the avenue, but few have had a negative impact on its architectural character. Most alterations have been limited to the replacement of multi-pane wood windows with single-pane sash. A few cornices have been removed and some architectural ornament stripped. But several buildings have had their cornices restored (such as the Alimar), others have been cleaned (the South Bennington has been magnificently cleaned and restored), and several have had stripped or deteriorated detail reinstalled (780 West End Avenue).

In 1984, the New York City Landmarks Preservation Commission designated the West End-Collegiate Historic District, which includes the west side of West End Avenue between West

²³ “West End Avenue Residences Going,” *New York Times*, August 10, 1924.

75th and the midblock between West 78th and West 79th Streets, and the east side between West 76th and West 77th Streets. This designation was followed in 1989 by the designation of the Riverside Drive-West End Historic District, which incorporates both sides of West End Avenue between 87th and 94th Streets. In addition there are eight individual landmarks on West End Avenue – West End Collegiate Church, the Apthorp, the John B. and Isabella Leech House at no. 520, the Church of St. Paul and St. Andrew (only the church, not the rectory), Pomander Walk, and the three row houses at 854, 856, and 858 West End Avenue. It is hard to understand why some buildings are protected and others are not, and as one walks up or down West End Avenue it is difficult to know whether one is in or out of a protected landmark district. This would change with the designation of a West End Avenue Historic District, stretching from 70th Street north to 107th Street.

The Case For a West End Avenue Historic District

As has been noted, traversing the length of West End Avenue means moving in and out of designated landmark districts and past several individual landmarks. As this report has made clear, West End Avenue is a cohesive unit running from West 70th Street at the south, where the early twentieth-century residential character begins, to the north end of the avenue at 106th Street on the east side and 107th Street on the west side. Just why certain blocks are in designated districts and certain blocks are out remains unclear. What is clear is that the two historic districts that include portions of West End Avenue were designated primarily to recognize and preserve the intact row house blocks, with the apartment buildings as an afterthought. Yet, it is the apartment buildings that give West End Avenue its special character.

It is hard to explain why George & Edward Blum's unusual Evanston is in a historic district, while their equally stellar 780 West End Avenue and Dallieu remain unprotected; why Schwartz & Gross's Chautauqua is in a historic district, but their Cleburne is not; why H. I. Feldman's Moderne apartment house at no. 565 is a landmark, but Margon & Holder's equally interesting Moderne building at no. 400 is not; and why some buildings by Gaetan Ajello, Schwartz & Gross, and other prestigious architects are landmarks and others are not; or, indeed, why neither of Boak & Paris's exceptional buildings has been designated; or why B'nai Jeshuran, just off of West End Avenue, is in a historic district, but Ansche Chesed is not a landmark; or why St. Ignatius Episcopal Church and the rectory to the Church of St. Paul and St. Andrew remain unprotected by landmark designation. Other apartment house streets of similar vintage to that of West End Avenue have been designated landmarks in their entirety. Central Park West's apartment buildings are protected in the Upper West Side/Central Park West Historic District, from West 62nd Street to West 96th Street, while Fifth Avenue's run of apartment houses and apartment hotels, between East 59th Street and East 96th Street is protected in three separate, but adjoining historic districts – The Upper East Side Historic District, the Metropolitan Museum of Art Historic District, and the Carnegie Hill Historic District. Large portions of Park Avenue are within the boundaries of two of these East Side districts, and, like West End Avenue, the remaining sections of Park Avenue should also be designated.

West End Avenue as a totality clearly meets the criteria for designation as a historic district. The buildings along this street are architecturally significant as major examples of upper-middle-class

apartment-houses, designed by some of the most important architects active in this type of work during the early decades of the twentieth century. The avenue is also historically significant, illustrating a unique development pattern that turned a prosperous row house street into an apartment boulevard in an extraordinarily rapid time frame. The development and redevelopment also illustrate the confluence of economic and social forces that created and recreated a neighborhood. The landmarks law states that a historic district must have a “sense of place.” More than perhaps any other residential street in New York City, West End Avenue has this sense of place – a sense created by a unified group of buildings, all built to the lot line, most rising to a consistent height, all clad in similar materials, almost all built within a few decades of one another, largely by a small group of architects. West End Avenue is one of the streets that define residential New York. It is a quintessential New York City residential boulevard illustrating how New Yorkers are, for the most part, “cliff dwellers,” residing in tall, solid, and elegant apartment buildings.

Designation as a single historic district will protect those architectural features that give character to West End Avenue. In the last two years, two of West End Avenue’s most significant, but unprotected buildings have been badly altered. In 2007 the defining Tuscan tower on the Allendale, 808 West End Avenue (1909), was destroyed. In 1911, *Building Management* magazine stated that this tower was a “distinctive architectural feature . . . [that] can be seen from any point on West End avenue from its beginning at Sixty-ninth street to its northerly point and from all other points on the west side within a radius of a mile, where a reasonably unobstructed view may be obtained.”²⁴ Similarly, over the past few years,

²⁴ “The Allendale Apartment, New York,” *Building Management* 11 (March 1911): 34.

culminating in the summer of 2008, much of the singular ornament on George & Edward Blum's nearby masterpiece, the Dallieu was destroyed – cornices and balconies were removed, original doors replaced, and a homely parapet wall erected. These unfortunate alterations need not have occurred.

The West End Avenue Historic District should be calendared by the New York City Landmarks Preservation Commission as soon as possible, and the entire avenue should be designated as a historic district, thus protecting these buildings and the character of the street for future generation.

Note of the Building Survey

Every building on West End Avenue was surveyed during the summer and fall of 2008. Each building was also photographed and preliminary research undertaken to determine the date of construction, architect, original owner, and other basic information. At times, sources conflict, especially relating to number of planned apartments. Each survey form includes the name of the building, where applicable; address and location; legal block and lot number; basic descriptive information; original owner; architect; brief comments; and any bibliographic material that was discovered during the research process. Exhaustive research has not been completed on individual buildings.

WEST END AVENUE DOCUMENTATION Survey 2008

Name: The Collinson

Address: 225 West End Avenue, northwest corner West 70th Street

Block / Lot: 1182/29

NB Number: 535-03 Date: 1903

Original Use: Apartment House No. of units:

Stories: 6 Height : 60'

Estimated Cost: \$175,000

Façade Materials: main material brick
base brick lower floors brick
trim limestone/terra cotta cornice metal

Structure: steel

Original Owner: Collins Building & Construction Company, 141st Street and Lenox Avenue

Architect: William H. Birkmire, 3-5 West 29th Street

Landmark Status: None

Comments: This vaguely Neo-Renaissance style building is among the few six-story apartment houses along west End Avenue. Simple ornament with dominant pressed-metal block cornice.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 235 West End Avenue, southwest corner west 71st Street

Block / Lot: 1182/7501

NB Number: 386-28 Date: 1928

Original Use: Apartment House No. of units: 149

Stories: 16 Height : 149'

Estimated Cost: \$800,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice brick/terra cotta

Structure: steel

Original Owner: Moed Building Corporation, Moses Goodman, president
12 East 41st Street

Architect: Gronenberg & Leuchtag, 1585 Broadway

Landmark Status: None

Comments: Neo-Renaissance style, yellow brick building with handsome limestone entrance ensemble. Façade articulated with quoins, projecting balconies, and modest scalloped, brick cornice with Spanish-tile parapet.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 230 West End Avenue, northeast corner West 70th Street

Block / Lot: 1162/1

NB Number: 75-27 Date: 1927

Original Use: Apartment House No. of units:

Stories: 16 Height : 149'

Estimated Cost: \$650,000

Façade Materials: main material brick
base stone lower floors brick
trim limestone/terra cotta cornice brick

Structure: steel

Original Owner: 230 West End Avenue Corporation, Ralph Ciluzzi, president, 200 West 72nd Street

Landmark Status: None

Architect: Rosario Candela, 578 Madison Avenue

Comments: A yellow brick building with modest decorative features in limestone, terra cotta and brick. The building was designed with 116 small apartments ranging in size from one to four rooms, including three penthouses.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 321.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 232 West End Avenue, east side between West 70th and 71st Streets

Block / Lot: 1162/64

Alt Number: 861-03 Date: 1903

Original Use: Private Residence No. of units: 1

Stories: 4 Height: 40'

Estimated Cost:

Façade Materials: main material limestone
 base limestone lower floors limestone
 trim limestone cornice limestone

Structure: masonry

Original Owner: Abraham R. Erlanger

Architect: Herts & Tallant

Landmark Status: Considered for designation at a public hearing; no action taken

Comments: This is a redesign of a row house designed in 1886 by Edward L. Angell (NB 396-86). The new façade designed Beaux-Arts in style. It is richly textured with rusticated limestone and a central angled bay set into the facade. The building is entered up a central stoop that leads the visitor through a wide segmental arch to the recessed entry. The new house was commissioned by renowned theatrical producer Abraham Erlanger (he built Broadway's St. James Theatre, which was originally called the Erlanger Theatre) who, appropriately, hired Herts & Tallant, the most prominent theater architects in America, as his designer. The building has been covered with an artificial coating. It has been the Hineni Heritage Center since 1982.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 240 West End Avenue, southeast corner West 71st Street

Block / Lot: 1162/63

NB Number: 646-23 Date: 1923

Original Use: Apartment House No. of units: 62

Stories: 16 Height : 160'

Estimated Cost: \$650,000

Façade Materials: main material brick
base brick lower floors brick
trim limestone/terra cotta cornice n/a

Structure: steel

Original Owner: 280 West 71st Street Corporation, 155 West 72nd Street, Joseph F. Faiella, president

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: None

Comments: Candela designed a red brick Neo-Classical building for this corner site. The entrance is flanked by fluted Corinthian pilasters. There is modest limestone trim on the lowest three floors and terra cotta above. A long balcony on the fifteenth story is detailed with urns, garlands, and blind fans. Candela designed the building with sixty-two one- and two-bedroom apartments, four per floor.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 322-23.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Hotel Cardinal

Address: 243 West End Avenue, northwest corner West 71st Street

Block / Lot: 1183/29

NB Number: 624-24 Date: 1924

Original Use: Hotel No. of units: 214

Stories: 15 Height : 150'

Estimated Cost: \$500,000

Façade Materials: main material brick
base limestone lower floors brick
trim limestone/terra cotta cornice terra cotta

Structure: steel

Original Owner: 243 Corporation, William Guthman, president, 119 West 40th Street

Architect: Emery Roth, 118 West 40th Street

Landmark Status: None

Comments: Emery Roth designed this building as an apartment hotel; it was converted into apartments in 1960. This is an excellent example of Roth's use of ornament, in this case inspired by French Gothic design. The building is largely faced with burned red bricks and is trimmed with polychrome terra cotta. On the third and thirteenth floors, the central windows on each street façade are set within polychrome enframements cast with pilasters, figures, helmets, finials, shields, and other motifs. Heads are set into roundels between the first and second and fourth and fifth stories.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 249 West End Avenue, west side between West 71st and 72nd Streets

Block / Lot: 1183/131

NB Number: Date: 1894

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height : 55'

Estimated Cost:

Façade Materials: main material brick
 base limestone first story limestone
 trim terra cotta cornice metal

Structure: masonry

Original Owner: Joseph Powell, 249 West End Avenue

Architect: Lamb & Rich

Landmark Status: None

Comments: A single survivor from a longer row of Neo-Renaissance style houses. Notable features on this building include the limestone first story with low stoop, shallow Roman brick above, a rounded bay on the second and third stories, and a band of terra cotta on the fifth story.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 251 West End Avenue, west side between West 71st and 72nd Streets

Block / Lot: 1183/32

NB Number: 182-16 Date: 1916

Original Use: Apartment House No. of units: 63

Stories: 14 Height: 143'

Estimated Cost: \$260,000

Façade Materials: main material brick
base limestone lower floors brick
trim limestone/terra cotta cornice

Structure: steel

Original Owner: 255 West End Avenue Corporation, 299 Madison Avenue

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: This simple Neo-Classical building is faced with red brick, has a limestone entrance enframingent with simple Doric pilasters, and is ornamented with header-brick panels and spandrels, and modest terra-cotta detail.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 255 West End Avenue, southwest corner West 72nd Street

Block / Lot: 1183/35

NB Number: 137-41 Date: 1941

Original Use: Apartment House No. of units: 36

Stories: 6 Height: 67'

Estimated Cost: \$100,000

Façade Materials: main material brick
base brick lower floors brick
trim brick cornice

Structure: steel

Original Owner: 300 West 72nd Street Construction Company, William Barkin, president, 35 Van Cortland Avenue (Bronx)

Architect: Herbert Lilien, 215 East 149th Street (Bronx)

Landmark Status: None

Comments: Herbert Lilien designed many modest Moderne apartment houses in Manhattan and the Bronx in the 1930s and early 1940s. This is a simple yellow brick building with beige brick trim at the corners and at the parapet. The entrance, on West 72nd Street, has a cast-stone enframing with a chevron and flower petal design.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 246 West End Avenue, northeast corner West 71st Street

Block / Lot: 1163/1

NB Number: 511-12 Date: 1912

Original Use: Apartment House No. of units: 24

Stories: 12 Height : 130'

Estimated Cost: \$650,000

Façade Materials: main material brick
base stone lower floors brick
trim brick/terra cotta cornice metal

Structure: steel

Original Owner: A. G. M. Realty Company, 79 Fifth Avenue, S. Fullerton Weaver, president

Architect: J. E. R. Carpenter, 1 Madison Avenue

Landmark Status: None

Comments: J. E. R. Carpenter, best known for his luxurious East Side apartments, planned this Italian Renaissance-inspired building with two expansive apartments of twelve to fourteen rooms per floor. Each apartment had a drawing room, a library, and a dining room overlooking West End Avenue, with bedrooms, kitchen, reception hall, and servant rooms to the rear. In 1936, when large apartments were almost impossible to rent, Schwartz & Gross was commissioned to redesign the interior, creating eight apartments per floor. The building is notable for its fine Roman brickwork (notably the patterned spandrels); deeply recessed mortar joints; ornate terra-cotta detail; cornice with blocks, modillions, and egg-and-dart and dentil moldings; and original iron entrance canopy.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 324-26.

Supplement to the World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 260 West End Avenue, southeast corner West 72nd Street

Block / Lot: 1163/61

NB Number: 456-24 Date: 1924

Original Use: Apartment House No. of units: 87

Stories: 15 Height : 150'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice metal

Structure: steel

Original Owner: Frank & Frank Building Corporation, Wolf Frank, president, 244 West 42nd Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: One of several examples of Schwartz & Gross's work in the Neo-Classical style found on West End Avenue. This red brick building is trimmed with white terra cotta. There are stores on the first floor along West 72nd Street.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Riverside Towers

Address: 263 West End Avenue, northwest corner West 72nd Street

Block / Lot: 1184/10

NB Number: 213-23 Date: 1923

Original Use: Private Hospital No. of units: 362

Stories: 22 Height : 236'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors brick
trim limestone/terra cotta cornice limestone/metal

Structure: steel

Original Owner: Physi-Surge-Rhue, Inc., 119 Nassau Street

Architect: Sugarman, Hess & Berger, 16 East 43rd Street

Landmark Status: None

Comments: This building was planned as a "hospital-hotel," but the venture was unsuccessful. Construction slowed and the building was not actually completed until 1926. At its completion, the owners opened an apartment hotel called the Hudson Towers. This plan was also soon abandoned, as was a proposal to create a cancer hospital by the New York Cancer Association. In 1928, plans were underway to create a private hospital under the leadership of Col. Louis C. Trimble, former Superintendent of the New York Post Graduate Medical School and Hospital. The building was finally converted into 125 apartments in 1947. Because this was planned as a commercial building and not a residential apartment building, its massing was dictated by the city's zoning code, thus it is taller than nearby apartment buildings and has a series of setbacks. It is a simple Neo-Renaissance style structure with three-story limestone pilasters at the base.

Bibliography

"22-Story Private Hospital for West End Avenue," *Real Estate Record and Builders Guide* 122 (21 July 1928): 7.

"Unusual Building Activity Throughout West End Avenue," *Real Estate Record and Builders Guide* 112 (17 November 1923): 617.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 277 West End Avenue, southwest corner West 73rd Street

Block / Lot: 1184/19

NB Number: 521-25 Date: 1925

Original Use: Apartment House No. of units: 81

Stories: 15 Height : 154'

Estimated Cost: \$1,500,000

Façade Materials: main material brick
base limestone lower floors brownstone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 277 West End Avenue Company, Inc., Milton M. Silverman, president, 347 Madison Avenue

Architect: George & Edward Blum, 505 Fifth Avenue

Landmark Status: None

Comments: The *Real Estate Record* referred to this building as an “apartment house de luxe” and noted that upon its completion it “will form one of the impressive sights along that exclusive thoroughfare, now presenting a veritable canyon-like appearance of high class multi-family homes.” The article notes that the architects paid particular attention to the design of the penthouse (or “roof suite”) “as the development of roof gardens on top of tall buildings with accommodations for residential use is growing more popular and makes available space that heretofore was wasted.” The building was arranged with suites of from six to eight rooms, with eight to nine room duplexes. The penthouse had eleven rooms and four baths. Although the new building application notes an estimated cost of \$1,500,000, the *Real Estate Record* stated that the cost will be \$3,000,000. The building facades employ brick, limestone, and terra cotta. Some distinctive features of George & Edward Blum’s designs of the 1920s are the arched entrance, saw-tooth window sills, the ornate terra-cotta detail on the upper floors which includes stylized foliage and rounded faux balconies, and the pedimented parapet.

Bibliography:

Dolkart, Andrew S. and Susan Tunick, *George & Edward Blum: Texture and Design in New York Apartment House Architecture* (New York: Friends of Terra Cotta Press, 1993), 43, 59.

“West End Avenue’s Latest Apartment House Operation,” *Real Estate Record and Builders Guide* 117 (20 March 1926): 7.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 262-264 West End Avenue, northeast corner West 73rd Street

Block / Lot: 1164/1

NB Number: 1725-95 Date: 1895

Original Use: Private Residence No. of units: 1

Stories: 5 Height : 55'

Estimated Cost:

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta/copper cornice n/a

Structure: masonry

Original Owner: Spencer Aldrich

Architect: Gilbert Schellenger

Landmark Status: None

Comments: This row house commands its corner site with a rounded tower capped by a conical roof. The beige brick building with extensive terra cotta trim was designed in a transitional Romanesque Revival/Neo-Renaissance style. The West End Avenue frontage is crowned by a mansard roof with slate shingles, a copper cheneau, copper dormers, and a tall cluster of chimneys. The one-story and basement rear extension retains its original granite base. The remainder of the ground floor of the building has been converted into a store.

Bibliography:

Gray, Christopher, "Streetscapes: Where Town Meets Country," *New York Times* 15 April 2007.
New York Times 15 April 1907 (photograph of house).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 266 West End Avenue, east side between West 73rd and 74th Streets

Block / Lot: 1164/64

NB Number: 62-95 Date: 1895

Original Use: Private Residence No. of units: n/a

Stories: 5 Height: 55'

Estimated Cost: \$380,000

Façade Materials: main material limestone
 base limestone lower floors limestone
 trim limestone cornice limestone

Structure: masonry

Original Owner: Julius N. and Virginie Jaros, 266 West End Avenue

Architect: Rudolphe Daus

Landmark Status: None

Comments: This Francoise I style townhouse, reminiscent of a Loire Valley chateau, was designed by prominent Brooklyn architect Rudolphe Daus for an importer. It originally had a Spanish tile roof, replaced by the present skylights in 1944 (Harry Hurwit, architect). With its limestone façade, this townhouse would be at home on the blocks just off of Fifth Avenue on the Upper East Side.

Bibliography

Gray, Christopher, "The 'Chateau' on West End," *New York Times* 1 December 1991.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 270 West End Avenue, southeast corner West 73rd Street

Block / Lot: 1164/63

NB Number: 104-17 Date: 1917

Original Use: Apartment House No. of units: 27

Stories: 12 Height : 145'

Estimated Cost: \$350,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice

Structure: steel

Original Owner: 73rd Street Company, 200 West 72nd Street

Architect: George F. Pelham, 30 East 42nd Street

Landmark Status: None

Comments: George Pelham designed a modest Neo-Renaissance style apartment house of beige brick and terra cotta for this corner site. The finest feature of the building is the extensive use of brick laid in imitation of rusticated stone.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Schwab House

Address: 285 West End Avenue, west side between West 73rd and 74th Streets

Block / Lot: 1184/31

NB Number: 118-49 Date: 1949

Original Use: Apartment House No. of units: 611

Stories: 16 Height: 162'

Estimated Cost: \$8,000,000

Façade Materials: main material brick
base brick lower floors brick
trim brick cornice n/a

Structure: steel

Original Owner: 11 Riverside Drive Corporation, Julius Perl binder, president, 4 East 46th Street

Architect: Sylvan Bien, 565 Fifth Avenue

Landmark Status: None

Comments: Unlike most buildings on West End Avenue that are either the first or second structure on their site, Schwab House is the third building to occupy the block bounded by West End Avenue, Riverside Drive, West 73rd Street, and West 74th Street. The New York Orphan Asylum was erected here in 1836 (expanded 1855). This was replaced c. 1900 by the enormous Françoise Premier mansion of steel magnate Charles Schwab, and then, finally by this enormous red brick apartment building.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 280 West End Avenue, northeast corner West 73rd Street

Block / Lot: 1165/1

NB Number: 1019-87 Date: 1887

Original Use: Private Residence No. of units: 1

Stories: 5 Height : 50'

Estimated Cost: \$18,000

Façade Materials: main material brick
base stone lower floors brick
trim brick cornice metal

Structure: masonry

Original Owner: Samuel T. Shaw, 280 West End Avenue

Architect: Charles T. Mott

Landmark Status: None

Comments: This elegant, transitional Romanesque Revival/Neo-Renaissance style house was originally part of a row of eighteen single-family dwellings, some of which have been demolished and others altered. The richly detailed structure reflects the influence that the sophisticated designs of McKim, Mead & White had on speculative builders and their architects. The building is faced with a handsome textured brick. Among the notable features are the segmental-arch entrance with stylized Byzantine foliage and animal heads; bottle glass and leaded colored glass; a large rounded corner bay; a gable facing West End Avenue; a sloping roof with slate shingles and large dormers facing West 73rd Street; and iron balcony railings. Early in the twentieth-century an extension was erected on 73rd Street. The house was converted into a multiple dwelling in 1947.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 282 West End Avenue, east side between West 73rd and 74th Streets

Block / Lot: 1165/2

NB Number: 1019-87 Date: 1887

Original Use: Private Residence No. of units: n/a

Stories: 4 + basement Height: 45'

Estimated Cost: \$18,000

Façade Materials: main material brick
base stone lower floors stone
trim stone cornice metal

Structure: masonry

Original Owner: R. A. Allen, 282 West End Avenue

Architect: Charles T. Mott

Landmark Status: None

Comments: A somewhat altered house that was originally one of a row of eighteen single-family dwellings. The building retains its sloping roof with slate shingles and hip-roof dormer.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 284 West End Avenue, east side between West 73rd and 74th Streets

Block / Lot: 1165/3

NB Number: 1019-87 Date: 1887

Original Use: Private Residence No. of units: 1

Stories: 4 + basement 50'

Estimated Cost: \$18,000

Façade Materials: main material brick
 base stone lower floors stone
 trim stone cornice

Structure: masonry

Original Owner: R. A. Allen, 282 West End Avenue

Architect: Charles T. Mott

Landmark Status: None

Comments: This heavily altered row house was originally one of a row of eighteen single-family dwellings. It was converted into a multiple dwelling in 1939.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 286 West End Avenue, east side between West 73rd and 74th Streets

Block / Lot: 1165/103

NB Number: 1019-87 Date: 1887

Original Use: Private Residence No. of units: 1

Stories: 4 + base Height: 45'

Estimated Cost: \$18,000

Façade Materials: main material brick
base stone lower floors stone
trim stone cornice metal

Structure: masonry

Original Owner: R. A. Allen, 282 West End Avenue

Architect: Charles T. Mott

Landmark Status: None

Comments: This row house was originally one of a row of eighteen single-family dwellings. It retains its original rounded oriel, sloping roof, and hip-roof dormer. The house was converted into a multiple dwelling in 1938.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 290 West End Avenue, southeast corner West 74th Street

Block / Lot: 1165/4

NB Number: 521-24 Date: 1924

Original Use: Apartment House No. of units: 63

Stories: 15 Height : 150'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 290 West End Avenue Corporation, Vincent J. Slattery, president, 2489 Broadway

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: In contrast to the many red brick, Neo-Classical designs by Schwartz & Gross on West End Avenue, no. 290 is an example of this firm's work in an Italian Renaissance-inspired idiom. The building has a three-story stone base with beige brick above. The two-story entrance enframing is ornately detailed. Terra-cotta shields and panels ornament the upper stories. There is a cornice below the fourteenth floor and a parapet at the roofline.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Stratford Hotel/later Hotel Esplanade

Address: 305 West End Avenue, northwest corner West 74th Street

Block / Lot: 1184/77

NB Number: 234-19 Date: 1919

Original Use: Apartment Hotel No. of units: 375 rooms

Stories: 14 Height : 150'

Estimated Cost: \$400,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 305 West End Avenue Corporation, Henry Mayer, president, 200 West 72nd Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: The Stratford Hotel was one of the first buildings erected on West End Avenue after World War I. It was planned as an apartment hotel with 375 rooms and 250 bathrooms. Rooms could be combined to form suites. The first floor contained the hotel's lobby, lounging rooms, writing rooms, and a restaurant seating 300. The building was designed in a "modification of the Renaissance" style and with "stately simplicity the predominating characteristic," stated a writer for the *Real Estate Record*. The three-bay wide entrance is marked by fluted Corinthian pilasters of terra cotta with a granalitic finish. The upper façade is extremely simple.

Bibliography

"Costly Apartment Hotel Project on Upper West Side, *Real Estate Record and Builders Guide* 104 (9 August 1919): 185.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 315 West End Avenue, southwest corner West 75th Street

Block / Lot: 1184/83

NB Number: 257-46 Date: 1946

Original Use: Apartment House No. of units: 24

Stories: 8 Height: 75'

Estimated Cost: \$250,000

Façade Materials: main material brick
base brick lower floors brick
trim brick cornice n/a

Structure: steel

Original Owner: 75 West End Avenue Corporation, Harry Gilden, president, 2190 Boston Road (Bronx)

Architect: Charles E. Greenberg, 565 Fifth Avenue

Landmark Status: None

Comments: Simple, yellow brick Moderne apartment house with refined Classical entrance capped by a shallow silver-metal canopy. Beige brick banding at sill and lintel levels adds horizontality to the design. Of special note is the survival of the building's steel casement windows, including corner windows on West End Avenue and West 75th Street.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Van Horne

Address: 300 West End Avenue, northeast corner West 74th Street

Block / Lot: 1165/2

NB Number: 233-16 Date: 1916

Original Use: Apartment House No. of units: 36

Stories: 13 Height: 149'

Estimated Cost: \$250,000

Façade Materials: main material brick
base granite lower floors brick
trim limestone/terra cotta cornice n/a

Structure: steel

Original Owner: Paterno Construction Company, 2255 Broadway

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: This Neo-Classical/Colonial Revival style building is faced with rough-textured and burned red bricks, giving the illusion of a handmade craft-based product. In reference to eighteenth-century architecture, the brick is laid in Flemish bond, with alternating headers (long bricks) and stretchers (short bricks). The building has modest limestone and terra-cotta trim, including panels, beltcourses, keystones, and pediments. The entrance is flanked by Ionic pilasters supporting a segmental-arch pediment.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 310 West End Avenue, southeast corner West 75th Street

Block / Lot: 1166/61

NB Number: 425-24 Date: 1924

Original Use: Apartment House No. of units: 59

Stories: 15 Height: 150'

Estimated Cost: \$400,000

Façade Materials: main material brick
base granite lower floors brick
trim sandstone/terra cotta cornice terra cotta

Structure: steel

Original Owner: 310 Corporation, William Guthman, president, 119 West 40th Street

Architect: Emery Roth, 119 West 40th Street

Landmark Status: None

Comments: An article in *Building and Building Management* from March 1925 touted the quality of this building: "In point of location, sound construction and service equipment for tenants, the apartment house nearly completed at the southeast corner of West End Avenue and 75th Street, New York City, known as No. 310 West End Avenue, ranks high among the many attractive apartment buildings recently erected in that section of the upper West Side." Above the ground floor, each floor had four apartments of three to five rooms, reflecting the increasing popularity of small one- and two-bedroom city flats. The building is faced with Holland brick, supplied by the Anglo-Dutch Trading Corporation; has a granite watertable; and lower floors of Brier Hill and Grey Mountain sandstone, as well as Spanish Renaissance-inspired terra-cotta trim manufactured by the Atlantic Terra Cotta Company. Although city records indicate that the building was erected by a corporation headed by William Guthman, other sources state that this building was erected by Bing & Bing, Inc., one of the city's largest apartment house builders.

Bibliography:

"A Fifteen-Story Apartment House, West End Avenue, New York," *Building and Building Management* 25 (2 March 1925): 44-47.

Ruttenbaum, Steven, *Mansions in the Clouds: The Skyscraper Palazzi of Emery Roth* (New York: Balsam Press, 1986), 75.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 325 West End Avenue, northwest corner West 75th Street

Block / Lot: 1185/19

NB Number: 225-15 Date: 1915

Original Use: Apartment House No. of units: 50

Stories: 12 Height: 140'

Estimated Cost: \$600,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: Charmion Construction Corporation, Henry Mayer, president
2309 Broadway

Architect: Neville & Bagge, 105 West 40th Street

Landmark Status: West End Collegiate Historic District

Comments: This building is primarily faced with yellow Roman brick laid in Flemish bond with deep mortar. The handsome facades are in a Neo-Renaissance style. The three-bay entrance has two fluted Doric pilasters and an enframement with shields, garlands, cornucopia, and other details. The upper façade details, of tan terra cotta, include faux balconies and especially decorative detail on the upper floors. An advertisement published in the *Real Estate Record* in July 1916 notes that the terra-cotta on the facades was supplied by the New York Architectural Terra Cotta Company and the ornamental iron by Simons and Mayer. The text of the advertisement notes that "this apartment house represents the investment of over half a million dollars. Its completion throughout is first class in every respect. Every modern convenience, down to the simplest detail which would make same more attractive has been incorporated in its erection."

Bibliography

"Latest West End Apartment," [advertisement], *Real Estate Record and Builders Guide* 98 (15 July 1916): 95.

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 227.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 331 West End Avenue, west side between West 75th and 76th Streets

Block / Lot: 1185/24

NB Number: 888-87 Date: 1887

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 48'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice n/a

Structure: masonry

Original Owner: Charles I. Berg

Architect: Charles I. Berg & Edward H. Clark

Landmark Status: West End Collegiate Historic District

Comments: A brick and limestone, Neo-Renaissance style survivor from a longer row of houses. This row house has a one-story and basement rounded bay and a mansard roof pierced by a small, hooded dormer and larger hip-roof dormer.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 228.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 333 West End Avenue, southwest corner West 76th Street

Block / Lot: 1185/25

NB Number: 52-25 Date: 1925

Original Use: Apartment House No. of units: 49

Stories: 15 Height: 150'

Estimated Cost: \$800,000

Façade Materials: main material brick
base stone lower floors brick
trim terra cotta cornice brick

Structure: steel

Original Owner: F.H. Realty Corporation, William J. Hanna, president, 25 West 45th Street

Architect: Emery Roth, 119 West 40th Street

Landmark Status: West End Collegiate Historic District

Comments: Emery Roth designed a brick building with a one-story limestone entrance on West 76th Street and Gothic-inspired trim, including iron balconies with quatrefoils, terra-cotta foils, cusped arches, coats-of-arms, and other medieval details. The entry is ornamented with a pointed arch, quatrefoils parapet, iron grille, and rampant lions.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 229.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 320 West End Avenue, northeast corner West 75th Street

Block / Lot: 1167/1

NB Number: 503-23 Date: 1923

Original Use: Apartment House No. of units: 28

Stories: 14 Height: 150'

Estimated Cost: \$500,000

Façade Materials: main material brick
base stone lower floors stone
trim brick/stone cornice stone

Structure: steel

Original Owner: Anthony Campagna, 200 West 72nd Street

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: None

Comments: A simple, Italian Renaissance-inspired building with a two-story rusticated base with brick above. The façade is enlivened with brick rustication and modest limestone and terra-cotta details.

Bibliography:

"Unusual Building Activity Throughout West End Avenue," *Real Estate Record and Builders Guide* 112 (17 November 1923): 617.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Hotel Willard, east side between West 75th and 76th Streets

Address: 330 West End Avenue

Block / Lot: 1167/64

NB Number: 265-15 Date: 1915

Original Use: Hotel No. of units: 103

Stories: 12 Height: 135'

Estimated Cost: \$147,000

Façade Materials: main material brick
base stone lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: Lillian M. Soresi, 332 Riverside Drive

Architect: R.M. Farrington, 345 Fifth Avenue

Landmark Status: None

Comments: This hotel is a narrow, red brick Colonial Revival style structure with a one-story limestone base and terra-cotta trim above. There are also spandrel panels of brick laid in a herringbone pattern. The street façade is capped by a deep bracketed and block cornice of terra cotta.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 336 West End Avenue

Block / Lot: 1167/61

NB Number: 150-31 Date: 1931

Original Use: Apartment House No. of units:

Stories: 20 Height: 210'

Estimated Cost: \$300,000

Façade Materials: main material brick
base limestone lower floors limestone
trim brick cornice brick

Structure: steel

Original Owner: 76 West End Corporation, Frank Sox, president, 331 Madison Avenue

Architect: Boak & Paris, 10 East 40th Street

Landmark Status: None

Comments: This twenty-story building, with a series of setbacks responding to the requirements of the city's zoning code, was planned with 107 two-, three-, and four-room suites, with two four- and five-room penthouses. Each apartment had a large entrance gallery that opened onto a sunken living room, as well as substantial closets and dressing rooms. *Building Management* stated that the style of this somewhat eclectic building was "Empire," and that interior details were designed in this mode. Among the amenities touted to prospective tenants were air filters, a radio aerial, Venetian blinds, enclosed radiators, modern kitchens and bathrooms, closets with electric lights, and mirrored doors. On the exterior the building has a two-story limestone base with brick above, laid in Flemish bond. The façade is enlivened with brick textures as bricks are pulled out, recessed, laid in soldier courses, placed and spandrels, etc. Additional interest is provided by the massing with vertical bays that project and recess, providing a sense of three dimensionality. Boak & Paris used an unusual medieval Italian vocabulary for the ornamentation. The simple round-arch entrance has double doors and a fanlight, all with iron grilles, and is flanked by iron lamps.

Bibliography

Alt, Annice, "Boak & Paris: Art Deco on the West Side," *Landmark West Newsletter* (Fall/Winter 2007): 19.

"Apartment Built This Year Rents Well," *Building Investment* 8 (October 1932): 21-24.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 341 West End Avenue, northwest corner West 76th Street

Block / Lot: 1185/67

NB Number: 47-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 50'

Estimated Cost:

Façade Materials: main material limestone
base limestone lower floors limestone
trim stone cornice metal

Structure: masonry

Original Owner: Lamb & Rich

Architect: Lamb & Rich

Landmark Status: West End Collegiate Historic District

Comments: One of a row of nine houses designed in the Francoise Premier style by Lamb & Rich that extends across the entire block between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 229.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 343 West End Avenue, west side between West 76th and 77th Streets

Block / Lot: 1185/68

NB Number: 47-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 45'

Estimated Cost:

Façade Materials: main material brick
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Lamb & Rich

Architect: Lamb & Rich

Landmark Status: West End Collegiate Historic District

Comments: One of a row of nine houses designed in the Francoise Premier style by Lamb & Rich that extends across the entire block between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 230.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 345 West End Avenue, west side between West 76th and 77th Streets

Block / Lot: 1185/69

NB Number: 47-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 55'

Estimated Cost:

Façade Materials: main material brick
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Lamb & Rich

Architect: Lamb & Rich

Landmark Status: West End Collegiate Historic District

Comments: One of a row of nine houses designed in the Francoise Premier style by Lamb & Rich that extends across the entire block between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 233.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 347 West End Avenue, west side between West 76th and 77th Streets

Block / Lot: 1185/70

NB Number: 47-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 64'

Estimated Cost:

Façade Materials: main material limestone
base limestone lower floors limestone
trim limestone cornice n/a

Structure: masonry

Original Owner: Lamb & Rich

Architect: Lamb & Rich

Landmark Status: West End Collegiate Historic District

Comments: One of a row of nine houses designed in the Francoise Premier style by Lamb & Rich that extends across the entire block between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 234.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 349 West End Avenue, west side between West 76th and 77th Streets

Block / Lot: 1185/71

NB Number: 47-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 64'

Estimated Cost:

Façade Materials: main material limestone
base limestone lower floors limestone
trim limestone cornice n/a

Structure: masonry

Original Owner: Lamb & Rich

Architect: Lamb & Rich

Landmark Status: West End Collegiate Historic District

Comments: One of a row of nine houses designed in the Francoise Premier style by Lamb & Rich that extends across the entire block between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 235.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 351 West End Avenue, west side between West 76th and 77th Streets

Block / Lot: 1185/72

NB Number: 47-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 60'

Estimated Cost:

Façade Materials: main material brick
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Lamb & Rich

Architect: Lamb & Rich

Landmark Status: West End Collegiate Historic District

Comments: One of a row of nine houses designed in the Françoise Premier style by Lamb & Rich that extends across the entire block between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 236.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 353 West End Avenue, west side between West 76th and 77th Streets

Block / Lot: 1185/73

NB Number: 47-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 52'

Estimated Cost:

Façade Materials: main material brick
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Lamb & Rich

Architect: Lamb & Rich

Landmark Status: West End Collegiate Historic District

Comments: One of a row of nine houses designed in the Francoise Premier style by Lamb & Rich that extends across the entire block between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 237.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 355 West End Avenue, west side between West 76th and 77th Streets

Block / Lot: 1185/74

NB Number: 47-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 55'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: Lamb & Rich

Architect: Lamb & Rich

Landmark Status: West End Collegiate Historic District

Comments: One of a row of nine houses designed in the Francoise Premier style by Lamb & Rich that extends across the entire block between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 238.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 357 West End Avenue, west side between West 76th and 77th Streets

Block / Lot: 1185/75

NB Number: 47-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 50'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice n/a

Structure: masonry

Original Owner: Lamb & Rich

Architect: Lamb & Rich

Landmark Status: West End Collegiate Historic District

Comments: One of a row of nine houses designed in the Francoise Premier style by Lamb & Rich that extends across the entire block between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 239.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 340 West End Avenue, northeast corner West 76th Street

Block / Lot: 1168/1

NB Number: 140-89 Date: 1889

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 57'

Estimated Cost:

Façade Materials: main material brick/stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Dore Lyon

Architect: Edward L. Angell

Landmark Status: West End Collegiate Historic District

Comments: One of six row houses designed in the Romanesque Revival style, occupying half of the block front on the east side of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 215.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 342 West End Avenue, east side between West 76th and 77th Streets

Block / Lot: 1168/2

NB Number: 140-89 Date: 1889

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 45'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Dore Lyon

Architect: Edward L. Angell

Landmark Status: West End Collegiate Historic District

Comments: One of six row houses designed in the Romanesque Revival style, occupying half of the block front on the east side of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 216.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 344 West End Avenue, east side between West 76th and 77th Streets

Block / Lot: 1168/2

NB Number: 140-89 Date: 1889

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 57'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Dore Lyon

Architect: Edward L. Angell

Landmark Status: West End Collegiate Historic District

Comments: One of six row houses designed in the Romanesque Revival style, occupying half of the block front on the east side of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 219.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 346-348 West End Avenue, east side between West 76th and 77th Streets

Block / Lot: 1168/4

NB Number: 140-89 Date: 1889

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 50'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Dore Lyon

Architect: Edward L. Angell

Landmark Status: West End Collegiate Historic District

Comments: One of six row houses designed in the Romanesque Revival style, occupying half of the block front on the east side of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 220.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 346 West End Avenue, east side between West 76th and 77th Streets

Block / Lot: 1168/4

NB Number: 140-89 Date: 1889

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 50'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Dore Lyon

Architect: Edward L. Angell

Landmark Status: West End Collegiate Historic District

Comments: One of six row houses designed in the Romanesque Revival style, occupying half of the block front on the east side of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 220.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 348 West End Avenue, east side between West 76th and 77th Streets

Block / Lot: 1168/4

NB Number: 140-89 Date: 1889

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 50'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice stone

Structure: masonry

Original Owner: Dore Lyon

Architect: Edward L. Angell

Landmark Status: West End Collegiate Historic District

Comments: One of six row houses designed in the Romanesque Revival style, occupying half of the block front on the east side of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 220.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 350 West End Avenue, east side between West 76th and 77th Streets

Block / Lot: 1168/64

NB Number: 1320-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 45'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Frances M. Jencks

Architect: Clarence True

Landmark Status: West End Collegiate Historic District

Comments: This building is part of a row of five dwellings designed with Romanesque and Renaissance features that occupies approximately half of the eastern blockfront of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 221.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 352 West End Avenue, east side between West 76th and 77th Streets

Block / Lot: 1168/64

NB Number: 1320-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 45'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Frances M. Jencks

Architect: Clarence True

Landmark Status: West End Collegiate Historic District

Comments: This building is part of a row of five dwellings designed with Romanesque and Renaissance features that occupies approximately half of the eastern blockfront of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 222.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 354 West End Avenue, east side between West 76th and 77th Streets

Block / Lot: 1168/63

NB Number: 1320-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 50'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Frances M. Jencks

Architect: Clarence True

Landmark Status: West End Collegiate Historic District

Comments: This building is part of a row of five dwellings designed with Romanesque and Renaissance features that occupies approximately half of the eastern blockfront of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 223.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 356 West End Avenue, east side between West 76th and 77th Streets

Block / Lot: 1168/62

NB Number: 1320-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 50'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Frances M. Jencks

Architect: Clarence True

Landmark Status: West End Collegiate Historic District

Comments: This building is part of a row of five dwellings designed with Romanesque and Renaissance features that occupies approximately half of the eastern blockfront of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 224.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 358 West End Avenue, southeast corner West 77th Street

Block / Lot: 1168/61

NB Number: 1320-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 60'

Estimated Cost:

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice n/a

Structure: masonry

Original Owner: Frances M. Jencks

Architect: Clarence True

Landmark Status: West End Collegiate Historic District

Comments: This building is part of a row of five dwellings designed with Romanesque and Renaissance features that occupies approximately half of the eastern blockfront of West End Avenue between West 76th and 77th Streets.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 131.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 365 West End Avenue, northwest corner West 77th Street

Block / Lot: 1186/25

NB Number: 406-24 Date: 1924

Original Use: Apartment House No. of units:

Stories: 14 Height: 144'

Estimated Cost: \$2,500,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice n/a

Structure: steel

Original Owner: 77th Street - West End Avenue Corporation, Isaac Polstein, president
30 East 42nd Street

Architect: Sugarman, Hess & Berger, 345 Madison Avenue

Landmark Status: West End Collegiate Historic District

Comments: This fourteen-story building was designed with 72 apartments ranging in size from six to nine rooms, with three to four baths per suite. There was also a single unit in a rooftop penthouse. The penthouse had twelve rooms and was planned as the apartment of the building's developer Isaac Polstein. The apartments (generally five per floor) were carefully planned with an entrance foyer and well-proportioned rooms. The white building has a limestone base, brick upper stories, and terra cotta trim, all massed and detailed a simplified Italian Renaissance manner.

Bibliography:

"Apartment Houses Supplanting Individual Homes Along West End Avenue, New York," *Building and Building Management* 25 (2 February 1925): 48-51.

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 240.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 375 West End Avenue, southwest corner West 78th Street

Block / Lot: 1186/33

NB Number: 521-11 Date: 1911

Original Use: Apartment House No. of units: 48

Stories: 12 Height: 134'

Estimated Cost: \$350,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: Cambridge Construction Company, 2228 Broadway

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: West End Collegiate Historic District

Comments: This early West End Avenue apartment building has a limestone base with brick and terra cotta above. The brick is laid in Flemish bond with very deep mortar. Notable features include quoins around the windows of the end bays, balconies with iron railings, a Renaissance-inspired entrance enframing, a bold coved cornice above the tenth story, and a brick segmental-arch parapet.

Bibliography:

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 243.

Supplement to the World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Name: West End Collegiate Church

Address: 360-368 West End Avenue, northeast corner
West 77th Street

Block / Lot: 1169/1

NB Number: 942-91 Date: 1891

Original Use: Church/school No. of units: n/a

Stories: 1 and 3 Height: 45'

Estimated Cost: \$150,000

Façade Materials: main material brick
base stone lower floors brick
trim terra cotta cornice n/a

Structure: masonry

Original Owner: Reformed Protestant Dutch Church, 14 East 67th Street

Architect: Robert W. Gibson

Landmark Status: Individual landmark

Comments: A masterpiece of Neo-Flemish design, modeled after the Butcher's Hall in Haarlem.

Bibliography

Gray, Christopher, Restoring a Distinctive Dutch-Style Building's Roof," *New York Times* 2 May 1999.
West End Collegiate Church: The First Hundred Years 1892-1992 (New York: West End Collegiate Church, 1992).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 378 West End Avenue, southeast corner West 78th Street

Block / Lot: 1169/61

NB Number: 137-14 Date: 1914

Original Use: Apartment House No. of units: 113

Stories: 12 Height: 123'

Estimated Cost: \$300,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 78th Street & West End Avenue Realty Company, George Backer, president, 56 West 45th Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: Since about 1979, this Neo-Renaissance style apartment building has slowly been converted for school use by the neighboring Collegiate School. The building has a high, three-story, rusticated limestone base with brick above. The major features of the façade are a polychrome terra-cotta cartouche on the tenth story, white terra-cotta on the two upper floors, and a polychrome terra-cotta parapet.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 381 West End Avenue, northwest corner West 78th Street

Block / Lot: 1186/74

NB Number: 869-85 Date: 1885

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 38'

Estimated Cost:

Façade Materials: main material brick
base brick lower floors brick
trim terra cotta cornice n/a

Structure: masonry

Original Owner: Henry H. Hewitt

Architect: Frederick B. White

Landmark Status: West End Collegiate Historic District

Comments: One of a row of five Queen Anne style brick and terra-cotta row houses that occupies half of the western West End Avenue blockfront between West 78th and 79th Streets.

Bibliography:

"Dwellings that Combine Comfort with Style," *Real Estate Record and Builders Guide* 38 (October 28, 1886): 1294.

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 244.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 383 West End Avenue, west side between West 78th and 79th Streets

Block / Lot: 1186/76

NB Number: 869-85 Date: 1885

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 35'

Estimated Cost:

Façade Materials: main material brick
base brick lower floors brick
trim brownstone cornice brownstone

Structure: masonry

Original Owner: Henry H. Hewitt

Architect: Frederick B. White

Landmark Status: West End Collegiate Historic District

Comments: One of a row of five Queen Anne style brick and terra-cotta row houses that occupies half of the western West End Avenue blockfront between West 78th and 79th Streets.

Bibliography:

"Dwellings that Combine Comfort with Style," *Real Estate Record and Builders Guide* 38 (October 28, 1886): 1294.

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 244.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 385 West End Avenue, west side between West 78th and 79th Streets

Block / Lot: 1186/77

NB Number: 869-85 Date: 1885

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 35'

Estimated Cost:

Façade Materials: main material brick
base brick lower floors brick
trim terra cotta cornice n/a

Structure: masonry

Original Owner: Henry H. Hewitt

Architect: Frederick B. White

Landmark Status: West End Collegiate Historic District

Comments: One of a row of five Queen Anne style brick and terra-cotta row houses that occupies half of the western West End Avenue blockfront between West 78th and 79th Streets.

Bibliography:

"Dwellings that Combine Comfort with Style," *Real Estate Record and Builders Guide* 38 (October 28, 1886): 1294.

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 247.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 387 West End Avenue, west side between West 78th and 79th Streets

Block / Lot: 1186/78

NB Number: 869-85 Date: 1885

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 35'

Estimated Cost:

Façade Materials: main material brick
base brick lower floors brick
trim terra cotta cornice n/a

Structure: masonry

Original Owner: Henry H. Hewitt

Architect: Frederick B. White

Landmark Status: West End Collegiate Historic District

Comments: One of a row of five Queen Anne style brick and terra-cotta row houses that occupies half of the western West End Avenue blockfront between West 78th and 79th Streets.

Bibliography:

"Dwellings that Combine Comfort with Style," *Real Estate Record and Builders Guide* 38 (October 28, 1886): 1294.

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 248.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 389 West End Avenue, west side between West 78th and 79th Streets

Block / Lot: 1186/79

NB Number: 869-85 Date: 1885

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 35'

Estimated Cost:

Façade Materials: main material brick
base brick lower floors brick
trim terra cotta cornice n/a

Structure: masonry

Original Owner: Henry H. Hewitt

Architect: Frederick B. White

Landmark Status: West End Collegiate Historic District

Comments: One of a row of five Queen Anne style brick and terra-cotta row houses that occupies half of the western West End Avenue blockfront between West 78th and 79th Streets.

Bibliography:

"Dwellings that Combine Comfort with Style," *Real Estate Record and Builders Guide* 38 (October 28, 1886): 1294.

New York City Landmarks Preservation Commission, *West End-Collegiate Historic District Designation Report* (New York: Landmarks Preservation Commission, 1984), 249.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 391 West End Avenue, southwest corner
West 79th Street

Block / Lot: 1186/83

NB Number: 593-26 Date: 1926

Original Use: Apartments No. of units: 109

Stories: 15 Height: 163'

Estimated Cost: \$250,000

Façade Materials: main material brick
base stone lower floors brick
trim terra cotta/limestone cornice n/a

Structure: steel

Original Owner: Norge Realty Company, David Rubinstein, president, 50 East 42nd Street

Architect: Goldner & Goldner, 141 West 42nd Street

Landmark Status: None

Comments: This is a simple Neo-Renaissance style building of beige brick with a limestone entrance and terra-cotta trim. The entrance is marked by twisted columns, finials, and coats-of-arms and has double glass and metal doors.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Apthorp

Address: 390 West End Avenue, east side between West 78th and 79th Streets

Block / Lot: 1170/1

NB Number: 77-06 Date: 1906

Original Use: Apartment House No. of units: 170

Stories: 12 Height: 125'

Estimated Cost: \$2,000,000

Façade Materials: main material limestone
base limestone lower floors limestone
trim limestone/terra cotta cornice metal

Structure: steel

Original Owner: William Astor, London, England

Architect: Clinton & Russell

Landmark Status: Individual landmark

Comments: The Apthorp, occupying the entire blockfront between Broadway, West End Avenue, West 78th Street, and West 79th Street, is one of the masterpieces of New York City apartment house design. It is an Italian Renaissance style building with an enormous landscaped courtyard. The main entrance to the Apthorp is on Broadway.

Bibliography:

Gray, Christopher, "The Apthorp: With Shop Signs Muted, The Grandeur is Evident," *New York Times*, March 10, 1991.

New York City Landmarks Preservation Commission, Apthorp Designation Report (New York: Landmarks Preservation Commission, 1969).

"What a Tenant Gets for \$6,000 a Year," *Real Estate Record and Builders Guide* 82 (July 4, 1908): 19-20.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: New Century

Address: 401 West End Avenue, northwest corner West 79th Street

Block / Lot: 1244/12

NB Number: 68-00 Date: 1900

Original Use: French Flat No. of units: 19

Stories: 9 Height: 102'

Estimated Cost: \$285,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta/limestone cornice n/a

Structure: steel

Original Owner: William B. Franke, 2291 Broadway

Architect: William B. Franke, 2291 Broadway

Landmark Status: None

Comments: The New Century, dating, appropriately, from 1900, has a two-story limestone base, third story of beige brick, fourth through eighth stories of red brick with white terra-cotta trim, and ninth story of beige brick and terra cotta. The entrance is flanked by Doric pilasters and has a cornice with lion heads. The West End Avenue corners of the building are in the form of rounded bays. The cornice has been removed.

Bibliography

The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Traymore Hall

Address: 411 West End Avenue, southwest corner West 80th Street

Block / Lot: 1244/19

NB Number: 100-35 Date: 1935

Original Use: Apartment House No. of units: 103

Stories: 19 Height: 178'

Estimated Cost: \$600,000

Façade Materials: main material brick
base granite lower floors brick
trim metal cornice n/a

Structure: steel

Original Owner: Wallanstein Realty Corporation, Nathaniel Wallanstein, president, 271 Madison Avenue

Architect: George F. Pelham, Jr., 570 Seventh Avenue

Landmark Status: None

Comments: The Traymore Hall is one of the major apartment house projects on the Upper West Side built during the Great Depression in the 1930s. The Moderne (or Art Deco) style building is faced with beige brick. Its granite entrance is capped by silver metal fins; additional silver fins rise above the center of the building ending in an arch. The façade also has faux balconies, corner windows, and a fenestration pattern that reflects the presence of sunken living rooms. Original steel casement windows have been replaced.

Bibliography:

White, Norval and Elliot Willensky, *AIA Guide to New York City* 4th edition (New York: Three Rivers Press, 2000), 330.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Wexford

Address: 400 West End Avenue, northeast corner West 79th Street

Block / Lot: 1227/1

NB Number: 25-30 Date: 1930

Original Use: Apartment House No. of units: 97

Stories: 18 Height: 178'

Estimated Cost: \$1,500,000

Façade Materials: main material brick
base stone lower floors cast stone
trim brick cornice n/a

Structure: steel

Original Owner: 267 West 79th Street Corporation, Abner Distillator, president, 1860 Broadway

Architect: Margon & Holder, 18 East 41st Street

Landmark Status: None

Comments: The massing of this building indicates that it was constructed after the passage of the 1929 housing law that permitted taller apartment houses that followed the setback rules of the zoning code. Above the two-story base is a classic Art Deco motif – a zigzag band with stylized flower petals. The upper stories are enlivened with patterned brickwork.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 410 West End Avenue, east side between West 79th and 80th Streets

Block / Lot: 1227/63

NB Number: 291-98 Date: 1898

Original Use: Flat No. of units: 20

Stories: 6 Height: 80'

Estimated Cost: \$90,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: John Westervelt, 43 East 19th Street

Architect: Henry Andersen, 1180 Broadway

Landmark Status: None

Comments: This Beaux-Arts style flat is similar to its neighbor at 412 West End Avenue. It has a two-story limestone base with a central entrance with a pair of arched windows above, all set within a Gibb's surround. The upper stores, faced in beige Roman brick, are ornamented with heavy terra-cotta detail, including cartouches, sculpted brackets, balconies, segmental-arch pediments, and projecting sills.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 412 West End Avenue, southeast corner West 80th Street

Block / Lot: 1227/61

NB Number: 596-98 Date: 1898

Original Use: Flat No. of units: 20

Stories: 8 Height: 80'

Estimated Cost: \$300,000

Façade Materials: main material brick
 base limestone lower floors limestone
 trim terra cotta cornice metal

Structure: steel

Original Owner: John Westervelt, 43 East 19th Street

Architect: Henry Anderson, 1180 Broadway

Landmark Status: None

Comments: This Beaux-Arts style flat is similar to its neighbor at 410 West End Avenue. It has a two-story limestone base with a central entrance with a pair of arched windows above, all set within a Gibb's surround. The upper stores, faced in beige Roman brick, are ornamented with heavy terra-cotta detail, including cartouches, sculpted brackets, balconies, segmental-arch pediments, and projecting sills .



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 425 West End Avenue, northwest corner West 80th Street

Block / Lot: 1244/44

NB Number: 591-98 Date: 1898

Original Use: French Flat No. of units: 30

Stories: 7 Height: 70'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors brick
trim limestone/terra cotta cornice n/a

Structure: steel

Original Owner: Lowen & Hardie

Architect: Townsend & Hardie

Landmark Status: None

Comments: This Neo-Renaissance style flat has street facades of pale yellow Roman brick, with limestone trim on the lower two stories and terra-cotta trim above. The building has a large rounded bay at the corner, projecting balconies, and quoins. The cornice has been removed.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: The Calhoun School

Address: 431-439 West End Avenue, southwest corner West 81st Street

Block / Lot: 1244/46

NB Number: 43-73 Date: 1973

Original Use: Private School No. of units: n/a

Stories: 5 Height: 55'

Estimated Cost: \$1,200,000

Façade Materials: main material limestone / glass
base limestone lower floors glass
trim n/a cornice n/a

Structure: steel

Original Owner: Calhoun School, Inc., 309 West 92nd Street

Architect: Costas Machlouzarides, 1215 Fifth Avenue

Landmark Status: None

Comments: An eccentric school building, with a design that is often compared to a television screen. The original building was five stories tall; the upper floors were added in the 1990s.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 420 West End Avenue, northeast corner West 80th Street

Block / Lot: 1228/1

NB Number: 255-15 Date: 1915

Original Use: Apartment House No. of units: 38

Stories: 12 Height: 144'

Estimated Cost: \$250,000

Façade Materials: main material brick
base stone lower floors brick
trim brick/terra cotta cornice limestone

Structure: steel

Original Owner: J. C. Mayer & M. C. Mayer, Inc., Jerome C. Mayer, president, 1150 Broadway

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: A red brick, Neo-Renaissance style building with a two-story, terra-cotta entrance with segmental arch and anthemion. Ornament consists of brick spandrel panels and terra-cotta balconies, balustrades, spandrels, arches, cartouches, and cornice.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: West River House

Address: 424-428 West End Avenue, southeast corner West 81st Street

Block / Lot: 1228/61

NB Number: 12-79 Date: 1979

Original Use: Apartment House No. of units: 198

Stories: 21 Height: 232'

Estimated Cost: \$3,500,000

Façade Materials: main material brick
base brick lower floors brick/glass
trim concrete cornice n/a

Structure: steel

Original Owner: 81 Street West River Company, Donald Zucker, president, 201 East 42nd Street

Architect: Philip Birnbaum, 201 East 57th Street

Landmark Status: None

Comments: This dull beige and tan brick highrise with recessed balconies replaced All Angels Episcopal Church.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 441 West End Avenue, northwest corner West 81st Street

Block / Lot: 1244/72

NB Number: 410-25 Date: 1925

Original Use: Apartment House No. of units: 45

Stories: 15 Height: 150'

Estimated Cost: \$750,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone/terra cotta cornice terra cotta

Structure: steel

Original Owner: Marcus Brown Construction Co., Inc., Marcus Brown, president, 171 West 79th Street

Architect: George F. Pelham, 200 West 72nd Street

Landmark Status: None

Comments: This red brick, Neo-Renaissance style building is a twin of its neighbor to the north at 451 West End Avenue. Both buildings have one-story limestone bases; two-story, paired fluted Corinthian pilasters flanking the entrance; entrances crowned on the third story by a swan's-neck pediment and side volutes; limestone and terra-cotta trim; and terracotta block cornices.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 451 West End Avenue, southwest corner West 82nd Street

Block / Lot: 1244/77

NB Number: 382-25 Date: 1925

Original Use: Apartment House No. of units: 45

Stories: 15 Height: 150'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone/terra cotta cornice terra cotta

Structure: steel

Original Owner: Marcus Brown Construction Co., Inc., Marcus Brown, president, 171 West 79th Street

Architect: George F. Pelham, 200 West 72nd Street

Landmark Status: None

Comments: This red brick, Neo-Renaissance style building is a twin of its neighbor to the south at 441 West End Avenue. Both buildings have one-story limestone bases; two-story, paired fluted Corinthian pilasters flanking the entrance; entrances crowned on the third story by a swan's-neck pediment and side volutes; limestone and terra-cotta trim; and terracotta block cornices.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 440 West End Avenue, northeast corner West 81st Street

Block / Lot: 1229/1

NB Number: 450-27 Date: 1927

Original Use: Apartment House No. of units:

Stories: 15 Height: 160'

Estimated Cost: \$800,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice limestone

Structure: steel

Original Owner: 1081 Park Avenue, Inc., Abraham Bricken, president, 1385 Broadway

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: This is a solid rectilinear building with limestone base, brick upper floors, and terra-cotta trim. It is entered through a round-arch doorway capped by a cartouche. Two-story, terra-cotta pilasters mark the center of the façade on the second to third and thirteenth to fourteenth stories. Spandrel panels on these stories are ornamented with urns and baskets.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 450 West End Avenue, southeast corner West 82nd Street

Block / Lot: 1229/61

NB Number: 273-30 Date: 1930

Original Use: Apartment House No. of units: 59

Stories: 18 Height: 200'

Estimated Cost: \$600,000

Façade Materials: main material brick
base stone lower floors brick
trim terra cotta cornice n/a

Structure: steel

Original Owner: 450 West End Avenue Corporation, Jacob M. Simon, president, 230 Park Avenue

Architect: Boak & Paris, 11 West 42nd Street

Landmark Status: None

Comments: This red brick building, with the brick laid in Flemish bond, exhibits unusual Jacobean style ornament, including strapwork spandrels, tapered brackets and finials, and an entrance filled with early seventeenth-century English decorative motifs. Elsewhere on the façade are classical cartouches and garlands, parquet brickwork spandrels, and setbacks with brick pediments and crenellations.

Bibliography

Alt, Annice, "Boak & Paris: Art Deco on the West Side," *Landmark West Newsletter* (Fall/Winter 2007): 19.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Umbria

Address: 465 West End Avenue, northwest corner West 82nd Street

Block / Lot: 1245/19

NB Number: 558-10 Date: 1910

Original Use: Apartments No. of units: 42

Stories: 12 Height: 141'

Estimated Cost: \$550,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice terra cotta

Structure: steel

Original Owner: Harry Schiff, 320 West 113th Street

Architect: D. Everett Waid, 1 Madison Avenue

Landmark Status: None

Comments: The Umbria was described in the *New York Tribune* as “a twelve story apartment house . . . designed on simple but dignified lines of architecture, and having many points of advantage and beauty.” The building is bright white in hue, with a two-story limestone base and white brick and terra cotta above. Although the name “Umbria” conjures up an image of a region of Renaissance hill towns in Italy, it is actually ornamented with Gothic details, including quatrefoils, boses, shields, gargoyles, and rampant lions. Among the amenities provided to the original tenants were long-distance telephones, wall safes, cedar closets, call bells, electric wall switches, base plugs, a mail chute, and an air filtering plant.

Bibliography

“The Umbria,” *New York Tribune* 20 August 1911.

The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 471 West End Avenue, west side between West 82nd and West 83rd Streets

Block / Lot: 1245/24

NB Number: Date: 1886

Original Use: Private Residence No. of units: 1

Stories: 4 & base Height: 45'

Estimated Cost: \$10,000

Façade Materials: main material brick
 base brownstone lower floors brownstone
 trim brick/metal cornice terra cotta

Structure: masonry

Original Owner: George W. Rogers

Architect: McKim, Mead & White

Landmark Status: None

Comments: This is the sole survivor of a group of six houses that extended along West 83rd Street; this was the only one of the six that had its entrance on West End Avenue. In 1931, after the other five houses were demolished, No. 471 was converted into apartments (Van Wart & Wein, architect). It was probably as part of this alteration in use that the stoop was removed, the first story façade redesigned, and the mansard roof added.

Bibliography

Gray, Christopher, "For McKim, Mead & White, Even Minor Was Major," *New York Times* 9 November 1903.

Schuyler, Montgomery, "The Small City House in New York," *Architectural Record* 8 (April-June 1899): 385.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 473 West End Avenue, southwest corner West 83rd Street

Block / Lot: 1245/25

NB Number: 573-23 Date: 1923

Original Use: Apartment House No. of units: 47

Stories: 15 Height: 150'

Estimated Cost: \$850,000

Façade Materials: main material brick
base limestone lower floors brick
trim limestone/terra cotta cornice n/a

Structure: steel

Original Owner: West 83rd Street Corporation, Anthony Paterno, president, 2300 Broadway

Architect: Gaetan Ajello, 52 Vanderbilt Avenue

Landmark Status: None

Comments: Anthony Paterno placed his initials in a roundel above the modest stone entrance of this red brick apartment building. The upper floors are trimmed with terra cotta, used for window enframements, a long balcony, cartouches, garlands, and balustrades. The building was planned with forty-five, five- to seven-room apartments, with two or three baths each.

Bibliography

"New Project for West End Ave. Appraised at \$1,103,500," *Real Estate Record and Builders Guide* 113 (2 February 1924): 11.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Public School 8 (now P.S. 53)

Address: 454 West End Avenue, northeast corner West 82nd Street

Block / Lot: 1230/1

NB Number: 1087-93 Date: 1893

Original Use: Public School No. of units: n/a

Stories: 5 Height: 81'

Estimated Cost: \$180,000

Façade Materials: main material brick
base limestone lower floors brick
trim limestone cornice n/a

Structure:

Original Owner: City of New York

Architect: C. B. J. Snyder

Landmark Status: Public hearing for individual designation, December 2008. Listed in the National Register of Historic Places, 1987

Comments: This Neo-Flemish school, with its gold Roman brick façade and stepped gable facing West 82nd Street, is one of the earliest designs of prolific school architect C. B. J. Snyder. The building has a rock-faced limestone base; projecting entrance porch on West End Avenue; double and triple, multi-pane wood sash windows with transoms (filled in); and a small gable and steep roof with dormers facing West End Avenue.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Belvoir

Address: 470 West End Avenue, southeast corner West 83rd Street

Block / Lot: 1230/61

NB Number: 397-27 Date: 1927

Original Use: Apartment House No. of units:

Stories: 15 Height: 160'

Estimated Cost: \$1,500,000

Façade Materials: main material brick
base limestone lower floors brick
trim limestone cornice n/a

Structure: steel

Original Owner: 470 West End Avenue Corporation, Samuel J. Polstein, president, 2061 Broadway

Architect: George F. Pelham, 570 Seventh Avenue

Landmark Status: None

Comments: The Belvoir is faced with pale yellow brick with limestone quoins on the lower floors and terra-cotta ornament above. The entrance is marked by brackets that support a cornice. The building replaces an earlier flat with the same name.

Bibliography

The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 483 West End Avenue, northwest corner West 83rd Street

Block / Lot: 1245/70

NB Number: 126-15 Date: 1915

Original Use: Apartment House No. of units: 127

Stories: 12 Height: 120'

Estimated Cost: \$135,000

Façade Materials: main material brick
base limestone lower floors brick
trim granite/terra cotta cornice terra cotta

Structure: steel

Original Owner: West End Eighty-Third Corporation, 51 East 42nd Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: This is a simple, Neo-Classical style building of red brick laid in Flemish bond. It has an austere granite entrance and modest terra-cotta ornament, including a balcony extending across both street fronts at the tenth story.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 487 West End Avenue, west side between West 83rd and West 84th Streets

Block / Lot: 1245/73

Alt Number: 3470-39 Date: 1939

Original Use: Apartment House No. of units:

Stories: 5 Height: 45'

Estimated Cost: \$7,000

Façade Materials: main material brick
base brick lower floors brick
trim brick cornice n/a

Structure: masonry

Original Owner: Henry Lenzer

Architect: Elias K. Herzog

Landmark Status: None

Comments: The present Moderne style front with its black brick lower story and yellow brick above, is a new façade on a row house designed in 1891 by Lamb & Rich for Gerald L. Schuyler. The 1939 alteration converted a single-family home into a multiple dwelling. The alteration application does not refer to the redesign of the façade; however, the style and materials for the façade are consistent with a date of 1939. The building has some interesting and quirky details, notably the parapet with its checkerboard pattern of yellow and black header bricks and its black brick soldier course cap.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 489 West End Avenue, west side between West 83rd and West 84th Streets

Block / Lot: 1245/74

NB Number: 1110-91 Date: 1891

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 50'

Estimated Cost: \$18,500

Façade Materials: main material brick
base brownstone lower floors brownstone
trim brownstone cornice brownstone

Structure: masonry

Original Owner: Gerald L. Schuyer, 8 Henderson Place

Architect: Lamb & Rich

Landmark Status: None

Comments: This is the only intact survivor of an original row of six single-family dwellings. The Dutch Colonial style building is faced with brownstone and red brick. On the second floors, the three central windows form a recessed, angled bay. On the third story, the windows are separated by Ionic columns. The building is crowned by a gable with ball finial and central shell. In 1989 the building was converted into a five-unit multiple dwelling.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Hohenzollern

Address: 495 West End Avenue, southwest corner West 84th Street

Block / Lot: 1245/75

NB Number: 32-07 Date: 1907

Original Use: Apartment House No. of units: 126

Stories: 9 Height: 95'

Estimated Cost: \$400,000

Façade Materials: main material brick
base granite lower floors limestone
trim limestone/granite/terra cotta cornice metal

Structure: steel

Original Owner: Lorenz Weiher, 76 East 86th Street

Architect: George F. Pelham, 503 Fifth Avenue

Landmark Status: None

Comments: The Hohenzollern is one of the earliest and architecturally most distinguished apartment houses on West End Avenue. The building has a rough, granite watertable; two-story limestone base; red brick laid in Flemish bond above; and extensive Neo-Grec ornament. The building is entered through a portico supported on granite columns and crowned by a pediment with the head of a woman, stylized foliage, and acroteria. Ornament above the second story is terra cotta, including foliage, flowers, rosettes, and pilasters. In addition, the façade has balconies with iron railings and a pressed-metal cornice. Use of the German name of this building ceased during World War I.

Bibliography:

The World's New York Apartment House Album (New York: New York World, 1910).

Gray, Christopher , "Streetscapes: Readers' Questions," *New York Times* 7 March 1993.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 490 West End Avenue, northeast corner West 83rd Street

Block / Lot: 1231/1

NB Number: 462-12 Date: 1912

Original Use: Apartment House No. of units: 64

Stories: 12 Height: 135'

Estimated Cost: \$700,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice

Structure: steel

Original Owner: Charion Construction Company, 2309 Broadway

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: This building is faced in white Roman brick with deep mortar joints. It has an impressive entry with two fluted Doric columns of terra cotta and a large window with iron grille borders and terra-cotta enframing with urns, lion heads, garlands, wreaths, etc. There is also terra-cotta ornament above, as well as patterned brickwork.

Bibliography

Supplement to the World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 498 West End Avenue, southeast corner West 84th Street

Block / Lot: 1231/64

NB Number: 346-11 Date: 1911

Original Use: Apartment Houses No. of units: 48

Stories: 12 Height: 132'

Estimated Cost: \$600,000

Façade Materials: main material brick
base granite lower floors limestone
trim terra cotta cornice limestone

Structure: steel

Original Owner: Charles E. McManus, 45 East 42nd Street

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: A white limestone, brick, and terra-cotta building with ornate detail. The lower three floors are clad in rusticated limestone. The entry is marked by doors with iron grilles, a window, and ornate Ionic pilasters. Above the entry is an iron canopy with massive brackets. The brickwork is laid in Flemish bond and ornamented with heavy terra-cotta detail. The cornice has been removed.

Bibliography

The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 505 West End Avenue, northwest corner West 84th Street

Block / Lot: 1246/29

NB Number: 416-20 Date: 1920

Original Use: Apartments No. of units: 70

Stories: 14 Height: 150'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base granite lower floors limestone
trim limestone cornice n/a

Structure: steel

Original Owner: The 505 West End Avenue Corporation, 601 West 11th Street, Anthony A. Paterno, president

Architect: Gaetan Ajello, 1 West 74th Street

Landmark Status: None

Comments: The building has a limestone base with red brick and white terra-cotta trim above. The building entrance has a segmental arch with massive keystone ornamented with the head of a man sporting a moustache. The original plan consisted on four apartments per floor, ranging in size from five to seven rooms.

Bibliography

"\$1,500,000 Apartment House Underway on West End Ave.," New York Tribune 9 October 1921.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 515 West End Avenue, southwest corner West 85th Street

Block / Lot: 1246/36

NB Number: 691-25 Date: 1925

Original Use: Apartment House No. of units: 60

Stories: 15 Height: 155'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base stone lower floors limestone
trim limestone cornice

Structure: steel

Original Owner: 515 West End Avenue, Inc., Fred L. Dochtermann, president, 250 West 57th Street

Architect: J. M. Felson, 250 West 57th Street

Landmark Status: None

Comments: The two-story limestone base of this building is pierced by an entrance with paired fluted Corinthian pilasters and Neo-Classical detail. The ornament on the beige brick upper stories is relatively simple and includes faux balconies, garland spandrel panels, and Corinthian pilasters.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: San Jose

Address: 500 West End Avenue, northeast corner West 84th Street

Block / Lot: 1232/7502 (originally lot 1)

NB Number: 279-14 Date: 1914

Original Use: Apartment House No. of units: 70

Stories: 12 Height: 138'

Estimated Cost: \$525,000

Façade Materials: main material brick
base stone lower floors brick
trim limestone/terra cotta cornice terra cotta

Structure: steel

Original Owner: Paterno Construction Company, 272 West 84th Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: The San Jose is one of Schwartz & Gross's typically well-proportioned, Renaissance-inspired buildings of beige brick with terra-cotta trim. The entrance is set within a two-story limestone enframing with a pediment supported by paired Ionic pilasters. The upper floors are ornamented with the brick panels that Schwartz & Gross employed on several of their buildings, as well as terra-cotta balconies, faux balconies, cornices, and cartouches.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 508 West End Avenue, east side between West 84th and West 85th Street

Block / Lot: 1232/64

NB Number: Date: c. 1892

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 50'

Estimated Cost: \$20,000

Façade Materials: main material brick
 base brownstone lower floors brownstone
 trim brownstone cornice

Structure: masonry

Original Owner: E. Kilpatrick, 1234 Madison Avenue

Architect: G. A. Schellenger

Landmark Status: None

Comments: This yellow ironspot brick and brownstone building is one of two survivors from an original row of three single-family dwellings. Notable features include the angle at the entrance that creates an entrance porch, the stepped Dutch gable, and the mansard roof with slate shingles.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 510 West End Avenue, east side between West 84th and 85th Streets

Block / Lot: 1233/63

NB Number: Date: c. 1892

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 45'

Estimated Cost: \$20,000

Façade Materials: main material brick
 base brownstone lower floors brownstone
 trim brownstone cornice

Structure: masonry

Original Owner: E. Kilpatrick, 1234 Madison Avenue

Architect: G. A. Schellenger

Landmark Status: None

Comments: This yellow ironspot brick and brownstone building is one of two survivors from an original row of three single-family dwellings. The original gabled roofline has been altered.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 514 West End Avenue, southeast corner West 85th Street

Block / Lot: 1232/61

NB Number: 488-23 Date: 1923

Original Use: Apartment House No. of units: 45

Stories: 15 Height: 150'

Estimated Cost: \$650,000

Façade Materials: main material brick
base stone lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 514 West End Avenue Corporation, 2300 Broadway; Anthony A. Paterno, president

Architect: Gaetan Ajello, 52 Vanderbilt Avenue

Landmark Status: None

Comments: Anthony Paterno's initials can be seen in a roundel set atop the simple entrance enframing of this Neo-Renaissance style building with its rusticated limestone base and red brick above. The upper floors are trimmed with simple terra-cotta detail and a pattern of rusticated brick panels at the corners. According to the *Real Estate Record*, this building was designed with forty-five apartments, in suites of four or five rooms each. There were also nine servant's rooms and three baths on the roof. The four room apartments were planned with a foyer, living room, two bedrooms, bath, and kitchen with dining alcove. The five room apartments had the addition of a full dining room that could also be used as a third bedroom.

Bibliography:

"Unusual Building Activity Throughout West End Avenue," *Real Estate Record and Builders Guide* 112 (17 November 1923): 617.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 525 West End Avenue, northwest corner West 85^t Street

Block / Lot: 1247/29

NB Number: 602-12 Date: 1912

Original Use: Apartment House No. of units: 52

Stories: 13 Heights: 144'

Estimated Cost: \$1,100,000

Façade Materials: main material brick
Base limestone lower floors limestone
Trim terra cotta cornice none

Structure: steel

Original Owner: West End Avenue & 85th Street Company, 220 Fifth Avenue

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: Neo-Renaissance style building with strong, three-story rusticated limestone base. Building crowned by a projecting balcony supported on massive paired brackets above the eleventh story; upper two stories capped by a simple parapet. This is officially a twelve-story building, with the lowest story used for lobby and offices. In 1940, the owner of this apartment building, the Bank for Savings, invested in a major modernization that resulted in the subdivision of the original fifty-two six- through nine-room apartments (four per floor) into 128 smaller units. The interior was almost completely gutted in order to complete this alteration, designed by Schwartz & Gross, the building's original architect, working with the bank's architect Louis E. Ordwein.

Bibliography

"Bank Invests \$350,000 in Modernization," *Real Estate Record and Builders Guide* 146 (21 September 1940): 4-5.

Supplement to the World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 535 West End Avenue, southwest corner
West 86th Street

Block / Lot: 1247/3

NB Number: Date: 2007

Original Use: Apartment House No. of units: 22

Stories: 20 Height :

Estimated Cost:

Façade Materials: main material brick

Structure: steel



Original Owner: Extell Development Company, Gary Barnett, president

Architect: Lucien Lagrange

Landmark Status: None

Comments: Originally site of five row houses, altered into a single apartment building, probably in the 1940s. Demolished c. 2007. Marketed as “The Finest Pre-War Ever Built.”

Bibliography

Jennifer Bleyer, “‘Prewar’ Apartments, Rising Just Down the Street,” *New York Times*, March 9, 2008.

WEST END AVENUE DOCUMENTATION Survey 2008

Address: 520 West End Avenue, northeast corner West 85th Street

Block / Lot: 1233/1

NB Number: 10-92 Date: 1892

Original Use: Private Residence No. of units: 1

Stories: 5b Height: 55'

Estimated Cost: \$40,000

Façade Materials: main material brick
base sandstone lower floors sandstone
trim sandstone cornice n/a

Structure: masonry

Original Owner: Richard G. Platt

Architect: Clarence True

Landmark Status: Individual landmark

Comments: Developer Richard G. Platt commissioned this single townhouse and sold it to cotton broker John B. Leech and his wife Isabella. It is one of prolific speculative row house architect/developer Clarence True's few individual townhouses. The picturesque brick and sandstone building was converted into apartments in 1942.

Bibliography

New York City Landmarks Preservation Commission, *520 West End Avenue Residence (Leech Residence) Designation Report*, report prepared by Jay Shockley (New York: Landmarks Preservation Commission, 1988).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 522 West End Avenue, east side between West 85th and 86th Streets

Block / Lot: 1233/2

NB Number: 588-23 Date: 1923

Original Use: Apartment House No. of units: 60

Stories: 15 Height : 155'

Estimated Cost: \$500,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 522 West End Avenue Corporation, 210 West 72nd Street, Armino A. Campagna, president; Anthony Campagna, treasurer

Architect: Rosario Candela, 210 West 72nd Street

Landmark Status: None

Comments: A Renaissance inspired building with complex decorative detail, including twisted columns, shields, rampant baby lions, etc. The building was planned with sixty apartments, generally four per floor, with two two-bedroom units facing West End Avenue and two one-bedroom units to the rear.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 327-29.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 530 West End Avenue, southeast corner West 86th Street

Block / Lot: 1233/7501 (originally lot 61)

NB Number: 609-11 Date: 1911

Original Use: Apartment House No. of units: 28

Stories: 13 Height: 150'

Estimated Cost: \$525,000

Façade Materials: main material brick
base limestone lower floors terra cotta
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 86th Street & West End Avenue Company, Harry B. Mulliken, president, 2 Wall Street

Architect: Mulliken & Moeller, 103 Park Avenue

Landmark Status: None

Comments: Eclectic design with Spanish Baroque ornament. Handsome pink terra-cotta base and ornament on beige brick building with deep joints. Unusual color combination typifies work of Mulliken & Moeller, as is evident at their nearby Hotel Lucerne on West 79th Street and Amsterdam Avenue. Wonderful entry with baroque volutes, tapered columns, arms, flaming torches, and other details. Lowest story faced with rusticated terra-cotta blocks with granite finish; brick laid in interstices. Additional baroque detail on four and upper stories. Originally two apartments per floor, six to seventeen rooms each; they could be converted into a single apartment per floor.

Bibliography

World's New York Apartment House Album (New York: New York World, 1910), 14.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: The Florence

Address: 545 West End Avenue, northwest corner West 86th Street

Block / Lot: 1248/29

NB Number: 422-24 Date: 1924

Original Use: Apartment House No. of units: 90

Stories: 15 Height : 150'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: Omaha Realty Company, George W. Martin, president, 1947 Broadway

Architect: George F. Pelham, 200 West 72nd Street

Landmark Status: None

Comments: Beige brick and limestone, Renaissance-inspired building with modest terra-cotta trim, including balconies and cornices.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: St. Agatha School/later Cathedral College/now St. Agnes Boys' High School

Address: 555 West End Avenue, southeast corner West 87th Street

Block / Lot: 1248/36

NB Number: 575-07 Date: 1907

Original Use: School No. of units: n/a

Stories: 6 Height: 65'

Estimated Cost: \$250,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice/parapet limestone

Structure: masonry/steel

Original Owner: New York Protestant Episcopal Public School, 63 Wall Street

Architect: William A. Boring, 32 Broadway

Landmark Status: None

Comments: Handsome Collegiate Gothic building with limestone base, red brick upper stories, and limestone trim. Gothic motifs include Tudor-arch entrance, drip lintels resting on angel corbels, crenellated parapet, and turrets supported by owl corbels. Metal oriel on six. Quatrefoil iron railing.

Bibliography

"St. Agatha School, Eighty-Seventh Street and west End Avenue, New York," *Brickbuilder* 17 (November 1908): plate 129.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: St. Paul Methodist Episcopal Church/now Church of St. Paul & St. Andrew (Methodist)

Address: 540 West End Avenue, northeast corner West 86th Street

Block / Lot: 1234/1

NB Number: 577-95 Date: 1895

Original Use: Church No. of units: n/a

Stories: 1 Height : 55'

Estimated Cost: \$200,000

Façade Materials: main material brick
base limestone lower floors limestone/brick
trim terra cotta cornice terra cotta

Structure: masonry/steel

Original Owner: St. Paul's Methodist Episcopal Church

Architect: R. H. Robertson

Landmark Status: Individual landmark

Comments: Beige brick building with superb matching terra-cotta detail. Complex design combining motifs borrowed from European architectural history.

Bibliography

Gray, Christopher, "A Landmark With an Unwanted Status," *New York Times* 19 April 1987.

New York City Landmarks Preservation Commission, *Church of St. Paul and St. Andrew Designation Report*, report prepared by Andrew S. Dolkart (New York: Landmarks Preservation Commission, 1981).



WEST END AVENUE DOCUMENTATION Survey 2008

Name: St. Paul Methodist) Episcopal Church Rectory/now
Church of St. Paul & St. Andrew (Methodist) Rectory

Address: 550 West End Avenue, east side between West 86th
and 87th Streets

Block / Lot: 1234/64

NB Number: 577-95 Date: 1895

Original Use: Rectory No. of units: 1

Stories: 4 Height :

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors limestone/brick
trim terra cotta cornice terra cotta

Structure: masonry

Original Owner: St. Paul's Methodist Episcopal Church

Architect: R. H. Robertson

Landmark Status: None

Comments: Renaissance style row house-type rectory erected in conjunction with adjoining church. The building is constructed of beige brick with terra-cotta trim. Features include a rounded bay, pedimented gable, and two-story wing connecting the rectory with the church.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: St. Ignatius Protestant Episcopal Church

Address: 552 West End Avenue, southeast corner West 87th Street

Block / Lot: 1234/61

NB Number: 1351-01 Date: 1901

Original Use: Church and Parish House No. of units:

Stories: 1 (church) 3 (parish house) Height : 40'

Estimated Cost: \$80,000

Façade Materials: main material limestone
base limestone lower floors limestone
trim n/a cornice n/a

Structure: masonry

Original Owner: Church of St. Ignatius, 43 West 39th Street

Architect: Charles Haight, 111 Broadway

Landmark Status: None

Comments: Austere, rock-faced limestone church designed in a Neo-Gothic style. Erected for a High Church congregation, the church has a richly decorated, very open interior. Architect Charles Haight had close connections with the Episcopal Church. This is one of his few surviving church buildings.

Bibliography:

Gray, Louis H., *A History of the Parish of Saint Ignatius in the City of New York 1871-1946* (1946).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 565 West End Avenue, northwest corner West 87th Street

Block / Lot: 1249/29

NB Number: 285-36 Date: 1936

Original Use: Apartment House No. of units: 99

Stories: 19 Height: 250'

Estimated Cost: \$850,000

Façade Materials: main material brick
base stone lower floors brick
trim brick cornice n/a

Structure: steel

Original Owner: Sari Corporation, Moses Goodman, president, 2095 Broadway

Architect: H. I. Feldman, 15 West 44th Street

Landmark Status: Riverside Drive-West End Historic District

Comments: A Moderne (Art Deco) apartment building in exceptional repair, with its original steel casements, including corner windows. The building is faced in the pale yellow brick popular in the 1930s, but has an unusual base faced with chunky red bricks, with black brick bands and a terra-cotta cap. The apartment building was designed with 99 apartments spread over nineteen stories and a penthouse. Apartments ranged from two to seven rooms. All apartments had sunken living rooms, corner windows that provided cross ventilation, large foyers, built-in bookcases, concealed radiators, Venetian blinds, radio outlets, and modern fixtures. Hyman I. Feldman was a major designer of apartment buildings during the 1920s and 1930s.

Bibliography

"565 West End Avenue Manhattan," *Real Estate Record and Builders Guide* 140 (4 September 1937): 32-33.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 64-65.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 575 West End Avenue, southwest corner West 88th Street

Block / Lot: 1249/36

NB Number: 33-15 Date: 1915

Original Use: Apartment House No. of units:

Stories: 13 Height : 130'

Estimated Cost: \$500,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: Paterno Construction Company, Charles V. Paterno, president, 272 West 84th Street

Architect: Gaetan Ajello, 1 West 34th Street

Landmark Status: Riverside Drive-West End Historic District

Comments: The Italian Renaissance styling, white limestone base, white brick upper stories, and bold white terra-cotta trim typify Gaetan Ajello's pre-World War I designs.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 65-66.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 560 West End Avenue, northeast corner West 87th Street

Block / Lot: 1235/1

NB Number: 1124-90 Date: 1890

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height: 60'

Estimated Cost:

Façade Materials: main material brick
base sandstone lower floors sandstone
trim sandstone cornice metal

Structure: masonry

Original Owner: W. E. D. Stokes

Architect: Joseph H. Taft

Landmark Status: Riverside Drive-West End Historic District

Comments: A Flemish Revival style row house, originally one of a row of five. Converted into twelve apartments in 1919.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 59-60.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 562 West End Avenue, east side between
West 87th and 88th Streets

Block / Lot: 1235/2

NB Number: 674-12 Date: 1912

Original Use: Apartment No. of units: 24

Stories: 12 Height: 140'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: Aeon Realty Company, 17 Madison Avenue

Architect: Walter Haefeli, 17 Madison Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: Italian Renaissance style building with two-story stone base and brick above. Entrance flanked by Greek Doric columns. Deep, modillioned cornice.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 60-62.

Supplement to the World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Name: The Chautauqua

Address: 574 West End Avenue, southeast corner West 88th Street

Block / Lot: 1235/61

NB Number: 649-11 Date: 1911

Original Use: Apartments No. of units: 60

Stories: 12 Height : 135'

Estimated Cost: \$750,000

Façade Materials: main material brick
base brownstone lower floors brownstone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: Henry Schiff, 301 West 82nd Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: Extraordinary façade with limestone base, beige brick above, and terra-cotta ornament in a style reminiscent of that used by Louis Sullivan. Building retains its original iron entrance canopy.

Bibliography:

"The Chautauqua," *American Architect* 109 (19 April 1916): plates.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission),



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 585 West End Avenue, northwest corner West 88th Street

Block / Lot: 1250/30

NB Number: 519-26 Date: 1926

Original Use: Apartment House No. of units: 130

Stories: 16 Height: 150'

Estimated Cost: \$1,250,000

Façade Materials: main material brick
base cast stone lower floors cast stone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 585 West End Avenue, Inc., Arthur H. McRae, president, 2095 Broadway

Architect: George F. Pelham, 570 Seventh Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: The base of this building is a golden cast stone; matching yellow brick and terra cotta are used above. Twisted columns and Gothic detail appear on street fronts.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 71-73.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 595 West End Avenue, west side between West 88th and 89th Streets

Block / Lot: 1250/35

NB Number: 656-22 Date: 1922

Original Use: Apartment House No. of units: n/a

Stories: 15 Height : 150'

Estimated Cost: \$280,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice n/a

Structure: steel

Original Owner: 595 West End Avenue Corporation, 231 East Seventh Street, J. H. Goldblatt, president

Architect: Sugarman, Hess & Berger, 16 East 43rd Street

Landmark Status: Riverside Drive-West End Historic District

Comments: One-story rusticated limestone base with beige brick and terra cotta above. The building originally contained sixty apartments of three or four rooms each, most with dining alcoves.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 73-74.

"Plans Completed for Large West End Avenue Apartment," *Real Estate Record and Builders Guide* 111 (10 February 1923): 169.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 599 West End Avenue, southwest corner West 89th Street

Block / Lot: 1250/39

NB Number: 109-24 Date: 1924

Original Use: Apartment House No. of units: 36

Stories: 12 Height: 126'

Estimated Cost: \$300,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 599 West End Avenue Corporation, David Greenberg, president, 213 West 35th Street

Architect: George & Edward Blum, 505 Fifth Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: Exceedingly narrow apartment building, replacing a single row house. Simple Neo-Classical design.

Bibliography:

Dolkart, Andrew S. and Susan Tunick, *George & Edward Blum: Texture and Design in New York Apartment House Architecture* (New York: Friends of Terra Cotta Press, 1993), 59.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 74-76.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 580 West End Avenue, northeast corner West 88th Street

Block /Lot: 1236/1

NB Number: 533-26 Date: 1926

Original Use: Apartment House No. of units:

Stories: 15 Height : 165'

Estimated Cost: \$250,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice n/a

Structure: steel

Original Owner: Morwitt Realty Corporation, Morris Rosenstein, president, 151 West 36th Street

Architect: Emery Roth, 1440 Broadway

Landmark Status: Riverside Drive-West End Historic District

Comments: Beige brick laid in Flemish bond above a limestone base. Ornate Italian Renaissance ornament that typifies the 1920s designs of Emery Roth. Intact steel casement windows. An extensive façade restoration was undertaken c. 1998 by the architectural firm of Malter & O'Donnell.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 66-68.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 588 West End Avenue, east side between West 88th and 89th Streets

Block / Lot: 1236/3

NB Number: 74-22 Date: 1922

Original Use: Apartment No. of units: 59

Stories: 14 Height : 150'

Estimated Cost: \$550,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice brick

Structure: steel

Original Owner: 588 West End Avenue Corporation, 503 Fifth Avenue, H. A. Hyman, president

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: This midblock apartment building was planned with fifty-nine three- and four-room apartments. According to the *Real Estate Record* it was designed "to meet the demand for small housekeeping units [i.e., with kitchens] which has grown so insistent in this section of the city. The suites will be equipped with every modern convenience for easy housekeeping and the elimination of the servant problem." The Neo-Classical style building is clad in red brick laid in Flemish bond and is ornamented with elegant eighteenth-century-inspired detail. Setback on the roof was an additional story with rooms for servants.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 68-69.

"Rapid Progress on Tall Apartments for Upper West Side," *Real Estate Record and Builders Guide* 110 (15 July 1922): 73.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 590 West End Avenue, southeast corner West 89th Street

Block / Lot: 1236/61

NB Number: 388-15 Date: 1915

Original Use: Apartment House No. of units: 87

Stories: 12 Height: 137'

Estimated Cost: \$525,000

Façade Materials: main material brick
base stone lower floors stone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 530 West End Avenue, Inc., 371 West 125th Street

Architect: Neville & Bagge, 105 West 40th Street

Landmark Status: Riverside Drive-West End Historic District

Comments: Ochre colored, rough-textured brick trimmed with terra cotta. Base with rusticated blocks alternating with bands of brick. Modest Neo-Classical detail.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 69-71.

The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 601 West End Avenue, northwest corner West 89th Street

Block / Lot: 1250/91

NB Number: 186-15 Date: 1915

Original Use: Apartment House No. of units:

Stories: 13 Height: 120'

Estimated Cost: \$260,000

Façade Materials: main material limestone
base limestone lower floors limestone
trim limestone cornice n/a

Structure: steel

Original Owner: 601 West End Avenue, Inc., Albert Saxe, president, 525 West End Avenue

Architect: Emery Roth, 405 Lexington Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: In his monograph on architect Emery Roth, Steven Ruttenbaum identifies the builder of this apartment house as Bing & Bing, a major early twentieth-century apartment house builder who frequently commissioned designs from Roth. Albert Saxe is listed in building records. The building is notable on West End Avenue for its facades that are entirely clad in costly limestone and for its mix of Beaux-Arts and Viennese Secession ornament. As planned, there was one apartment on each floor. The building became the Mayflower Nursing Home in 1956. After closing in the nursing home scandals of the 1970s, it was converted back into apartments in 1977.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 80-81.

"Nursing Homes In Conversion," *New York Times* 17 July 1977.

Ruttenbaum, Steven, *Mansions in the Clouds: The Skyscraper Palazzi of Emery Roth* (New York: Balsam Press, 1986), 58-59.

"West End Avenue Project," *Real Estate Record and Builders Guide* 95 (8 May 1915): 801.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 605 West End Avenue, west side between West 89th and 90th Streets

Block / Lot: 1250/93

NB Number: 2129-87 Date: 1887

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 55'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Bernard Wilson

Architect: Thom & Wilson

Landmark Status: Riverside Drive-West End Historic District

Comments: One of two survivors of a row of ten houses (see no. 615) Neo-Renaissance style dwellings.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 81-82.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 607 West End Avenue, west side between West 89th and 90th Streets

Block / Lot: 1250/94

NB Number: 492-25 Date: 1925

Original Use: Apartments No. of units: 33

Stories: 16 Height: 170'

Estimated Cost: \$500,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: steel

Original Owner: 607 West End Avenue Corporation, Ralph Ciluzzi, president, 2067 Broadway

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: Riverside Drive-West End Historic District

Comments: Rosario Candela planned this apartment building with thirty-two units, two per floor – a two-bedroom unit to the north and a three-bedroom unit to the south. The original plan also included a single penthouse. As is typical of Candela's designs, the building is Italian Renaissance in style. Building faced with brick laid in Flemish bond and is capped by a deep cornice.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 330-31.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 83-84.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 615 West End Avenue, west side between West 89th and 90th Streets

Block / Lot: 1250/98

NB Number: 2129-87 Date: 1887

Original Use: Private Residence No. of units: 1

Stories: 4b Height: 53'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Bernard Wilson

Architect: Thom & Wilson

Landmark Status: Riverside Drive-West End Historic District

Comments: One of two survivors of a row of ten houses (see no. 605) Neo-Renaissance style dwellings.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 84.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 617 West End Avenue, southwest corner West 90th Street

Block / Lot: 1250/100

NB Number: 6-24 Date: 1924

Original Use: Apartment House No. of units: 33 (?)

Stories: 14 Height: 155'

Estimated Cost: \$250,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice limestone

Structure: steel

Original Owner: West End Avenue & 90th Street Corporation, 30 East 42nd Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: 617 West End Avenue is a brick and stone building with the Neo-Classical ornament that Schwartz & Gross used on several of their 1920s buildings on West End Avenue. Information on the number of original apartments in the building is conflicting, with building records indicating thirty-three units and an article in the *Real Estate Record and Builders Guide* referring to a single apartment on each floor.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 84-86.

"Unusual Building Activity Throughout West End Avenue," *Real Estate Record and Builders Guide* 112 (17 November 1923): 617.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 600 West End Avenue, northeast corner West 89th Street

Block / Lot: 1237/1

NB Number: 571-10 Date: 1910

Original Use: Apartments No. of units: 48

Stories: 12 Height: 150'

Estimated Cost: \$325,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone/terra cotta cornice terra cotta

Structure: steel

Original Owner: West End Construction Company, 73 East 90th Street

Architect: Schwartz & Gross, B.N. Marcus, 347 Fifth Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: Schwartz & Gross's work in the pre-World War I years is quite boldly ornamented, as is evident on this building, with its limestone base, and projecting terra-cotta balconies, cartouches, garlands, shields, and other decorative features.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 76-77.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Evanston

Address: 610 West End Avenue, southeast corner West 90th Street

Block / Lot: 1237/61

NB Number: 561-10 Date: 1910

Original Use: Apartments No. of units: 42

Stories: 12 Height : 145'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone/terra cotta cornice metal

Structure: steel

Original Owner: 89th Street Company, 344 West 72nd Street, George F. Johnson and Leopold Kahn, officers

Architect: George & Edward Blum, 505 Fifth Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: One of George & Edward Blum's major buildings, ornamented with their unique ornamental vocabulary. The building is surrounded by a spectacular fence that was beautifully restored in 2007. The Evanston is a companion to the Admaston, also designed by the Blums and built by Johnson and Kahn, located on the northwest corner of Broadway and West 89th Street. Originally most floors in the building had four apartments, each with eight rooms, a foyer, and three baths; there were also duplexes of ten and eleven rooms with three baths.

Bibliography:

Dolkart, Andrew S. and Susan Tunick, *George & Edward Blum: Texture and Design in New York Apartment House Architecture* (New York: Friends of Terra Cotta Press, 1993), 2, 13, 14, 36, 40-41, 56.
New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 78-79.
The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 621 West End Avenue, northwest corner West 90th Street

Block / Lot: 1251/18

NB Number: 835-98 Date: 1898

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height: 53'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: Terence Farley & Sons

Architect: Clarence True

Landmark Status: Riverside Drive-West End Historic District

Comments: One of a group of seven Elizabethan style row houses designed by Clarence True that includes 623, 625, and 627 West End Avenue and 303, 305, and 307 West 90th Street.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 92-94.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 623 West End Avenue, west side between West 90th and 91st Streets

Block / Lot: 1251/118

NB Number: 835-98 Date: 1898

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height: 55'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice limestone

Structure: masonry

Original Owner: Terence Farley & Sons

Architect: Clarence True

Landmark Status: Riverside Drive-West End Historic District

Comments: One of a group of seven Elizabethan style row houses designed by Clarence True that includes 621, 625, and 627 West End Avenue and 303, 305, and 307 West 90th Street.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 92-94.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 625 West End Avenue, west side between West 90th and 91st Streets

Block / Lot: 1251/19

NB Number: 835-98 Date: 1898

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height: 55'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors brick
trim limestone cornice n/a

Structure: masonry

Original Owner: Gustav H. Schwab, Terence Farly & Sons

Architect: Clarence True

Landmark Status: Riverside Drive-West End Historic District

Comments: One of a group of seven Elizabethan style row houses designed by Clarence True that includes 621, 623, and 627 West End Avenue and 303, 305, and 307 West 90th Street.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 92-94.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 627 West End Avenue, west side between West 90th and 91st Streets

Block / Lot: 1251/20

NB Number: 835-98 Date: 1898

Original Use: Private Dwelling No. of units: n/a

Stories: 5 & base Height: 55'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice limestone

Structure: masonry

Original Owner: Terence Farley & Sons

Architect: Clarence True

Landmark Status: Riverside Drive-West End Historic District

Comments: One of a group of seven Elizabethan style row houses designed by Clarence True that includes 621, 623, and 625 West End Avenue and 303, 305, and 307 West 90th Street.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 92-84.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Fourth Presbyterian Church Rectory

Address: 631 West End Avenue, west side between West 90th and 91st Streets

Block / Lot: 1251/21

NB Number: 1028-93 Date: 1893

Original Use: Rectory No. of units: 1

Stories: 3 & base Height: 50'

Estimated Cost: \$12,000

Façade Materials: main material limestone
base limestone lower floors limestone
trim limestone cornice n/a

Structure: masonry

Original Owner: Fourth Presbyterian Church

Architect: Heins & La Farge

Landmark Status: Riverside Drive-West End Historic District

Comments: Rectory, designed in the form of a row house, erected in conjunction with adjoining church. Building façade faced entirely with rock-faced limestone.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 95.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Fourth Presbyterian Church/ now Greek Orthodox Church of the Annunciation

Address: 633-635 West End Avenue, southwest corner West 91st Street

Block / Lot: 1251/22

NB Number: 97-93 Date: 1893

Original Use: Church No. of units: n/a

Stories: 1 Height: 55'

Estimated Cost: \$115,000

Façade Materials: main material limestone
base limestone lower floors limestone
trim limestone cornice n/a

Structure: masonry

Original Owner: Fourth Presbyterian Church

Architect: Heins & La Farge

Landmark Status: Riverside Drive-West End Historic District

Comments: Built as the Fourth Presbyterian Church, to designs by Heins & La Farge, architects of the original IRT subway stations, the early buildings at the Bronx Zoo, and the initial design for the Cathedral of St. John the Divine. The Presbyterian congregation was founded in 1785, with the initial church building on Grand and Mercer Streets in what is now SoHo. The church later moved to Grand and Crosby Streets, and then to West 34th Street, before following its congregation to the Upper West Side. The church was sold to a Greek Orthodox congregation in 1952. The building is a limestone structure designed in an English Gothic style. The large windows are filled with especially fine stained glass.

Bibliography:

Centennial Services of the Fourth Presbyterian Church of the City of New York (1885).

"Fine New Up-Town Church," *New York Times* 31 January 1893.

Gray, Christopher, "Country Ambiance In a Big-City Setting," *New York Times* 7 July 1991.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 96-97.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 620 West End Avenue, northeast corner West 90th Street

Block / Lot: 1238/1

NB Number: Date: 1899

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height: 55'

Estimated Cost:

Façade Materials: main material brick
 base limestone lower floors limestone
 trim limestone cornice metal

Structure: masonry

Original Owner: Realty Improvement Company, Francis M. Jencks, president

Architect: Lamb & Rich

Landmark Status: Riverside Drive-West End Historic District

Comments: One of a pair of nearly identical brick and limestone houses on the two corner plots of the block between 90th and 91st Streets (see no. 638).

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 86-87.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 622 West End Avenue, east side between West 90th and 91st Streets

Block / Lot: 1238/2

NB Number: 869-96 Date: 1896

Original Use: Private Dwelling No. of units: 1

Stories: 4 & base Height: 45'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: William L. Crow

Architect: George F. Pelham

Landmark Status: Riverside Drive-West End Historic District

Comments: One of eight neo-Renaissance style, brownstone-fronted row houses occupying the mid-block of West End Avenue between West 90th and 91st Streets.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 87-90.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 624 West End Avenue, east side between West 90th and 91st Streets

Block / Lot: 1238/3

NB Number: 869-96 Date: 1896

Original Use: Private Dwelling No. of units: 1

Stories: 4 & base Height: 45'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: William L. Crow

Architect: George F. Pelham

Landmark Status: Riverside Drive-West End Historic District

Comments: One of eight neo-Renaissance style, brownstone-fronted row houses occupying the mid-block of West End Avenue between West 90th and 91st Streets.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 87-90.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 626 West End Avenue, east side between West 90th and 91st Streets

Block / Lot: 1238/4

NB Number: 869-96 Date: 1896

Original Use: Private Dwelling No. of units: 1

Stories: 4 & base Height: 45'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: William L. Crow

Architect: George F. Pelham

Landmark Status: Riverside Drive-West End Historic District

Comments: One of eight neo-Renaissance style, brownstone-fronted row houses occupying the mid-block of West End Avenue between West 90th and 91st Streets.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 87-90.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 628 West End Avenue, east side between West 90th and 91st Streets

Block / Lot: 1238/104

NB Number: 869-96 Date: 1896

Original Use: Private Dwelling No. of units: 1

Stories: 4 & base Height: 45'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: William L. Crow

Architect: George F. Pelham

Landmark Status: Riverside Drive-West End Historic District

Comments: One of eight neo-Renaissance style, brownstone-fronted row houses occupying the mid-block of West End Avenue between West 90th and 91st Streets.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 87-90.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 630 West End Avenue, east side between West 90th and 91st Streets

Block / Lot: 1238/64

NB Number: 869-96 Date: 1896

Original Use: Private Dwelling No. of units: 1

Stories: 4 & base Height: 45'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: William L. Crow

Architect: George F. Pelham

Landmark Status: Riverside Drive-West End Historic District

Comments: One of eight neo-Renaissance style, brownstone-fronted row houses occupying the mid-block of West End Avenue between West 90th and 91st Streets.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 87-90.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 632 West End Avenue, east side between West 90th and 91st Streets

Block / Lot: 1238/63

NB Number: 869-96 Date: 1896

Original Use: Private Dwelling No. of units: 1

Stories: 4 & base Height: 45'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: William L. Crow

Architect: George F. Pelham

Landmark Status: Riverside Drive-West End Historic District

Comments: One of eight neo-Renaissance style, brownstone-fronted row houses occupying the mid-block of West End Avenue between West 90th and 91st Streets.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 87-90.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 634 West End Avenue, east side between West 90th and 91st Streets

Block / Lot: 1238/162

NB Number: 869-96 Date: 1896

Original Use: Private Dwelling No. of units: 1

Stories: 4 & base Height: 45'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: William L. Crow

Architect: George F. Pelham

Landmark Status: Riverside Drive-West End Historic District

Comments: One of eight neo-Renaissance style, brownstone-fronted row houses occupying the mid-block of West End Avenue between West 90th and 91st Streets.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 87-90.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 636 West End Avenue, east side between West 90th and 91st Streets

Block / Lot: 1238/62

NB Number: 869-96 Date: 1896

Original Use: Private Dwelling No. of units: 1

Stories: 4 & base Height: 45'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: William L. Crow

Architect: George F. Pelham

Landmark Status: Riverside Drive-West End Historic District

Comments: One of eight neo-Renaissance style, brownstone-fronted row houses occupying the mid-block of West End Avenue between West 90th and 91st Streets.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 87-90.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 638 West End Avenue, southeast corner West 91st Street

Block / Lot: 1238/61

NB Number: Date: 1899

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height: 58'

Estimated Cost: \$50,000

Façade Materials: main material brick
 base limestone lower floors limestone
 trim limestone cornice metal

Structure: masonry

Original Owner: Realty Improvement Company, Francis M. Jencks, president

Architect: Lamb & Rich

Landmark Status: Riverside Drive-West End Historic District

Comments: One of a pair of nearly identical brick and limestone houses on the two corner plots of the block between 90th and 91st Streets (see no. 620).

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 90-91.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 639 West End Avenue, northwest corner West 91st Street

Block / Lot: 1251/54

NB Number: 448-26 Date: 1926

Original Use: Apartment House No. of units: 62

Stories: 15 Height: 150'

Estimated Cost: \$500,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 639 West End Avenue Corporation, Israel Shapiro, president, 1385 Broadway

Architect: Gronenberg & Leuchtag, 1385 Broadway

Landmark Status: Riverside Drive-West End Historic District

Comments: A Renaissance-inspired apartment house with stone base and beige brick above, trimmed with tawny-hued terra cotta. Ornament includes faux balconies, scalloped cornice, shields, and columns.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 102-03.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Halsworth

Address: 645 West End Avenue, southwest corner West 92nd Street

Block / Lot: 1251/62

NB Number: 406-12 Date: 1912

Original Use: Apartment House No. of units:

Stories: 12 Height: 145'

Estimated Cost: \$800,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice limestone

Structure: steel

Original Owner: A. C. & H. M. Hall Realty Company, 2875 Broadway

Architect: Gaetan Ajello, 1 West 34th Street

Landmark Status: Riverside Drive-West End Historic District

Comments: Ajello designed this apartment with six units on each of the upper floors. Suites ranged from five to eight rooms. Like most of Ajello's pre-World War I buildings, the Halsworth is a white structure with a stone base, brick upper floors, and terra cotta glazed in imitation of limestone or marble. The building is boldly ornamented with balconies, shells, over-scaled cartouches, and a deep modillioned cornice. Iron lamp supports flank the entry court in the center of the West End Avenue frontage. The name, "Halsworth," derives from the name of the developers – A. C. & H. M. Hall.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 104-06.

Supplement to the World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 640 West End Avenue, northeast corner West 91st Street

Block / Lot: 1239/7501

NB Number: 221-12 Date: 1912

Original Use: Apartment House No. of units:

Stories: 12 Height: 139'

Estimated Cost: \$200,000

Façade Materials: main material brick
base granite lower floors limestone
trim limestone cornice metal

Structure: steel

Original Owner: Odell & Townsend Holding Company, Adelaide Y. Townsend, 190 Riverside Drive

Architect: Townsend, Steinle & Haskell, 1328 Broadway

Landmark Status: Riverside Drive-West End Historic District

Comments: Handsome, Renaissance-inspired building with entrance on 91st Street flanked by granite Ionic columns. Yellow marble, Corinthian columns above entrance. Very fine ornamental detail. Metal, modillioned cornice intact.

Bibliography:

"New Apartments in Choice Sections of the City Rented by Tenants Long Before Ready for Occupancy," *New York Times* 18 May 1913.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 97-99.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 646 West End Avenue, east side between West 91st
and 92nd Streets

Block / Lot: 1239/4

NB Number: 51-95 Date: 1895

Original Use: French Flat No. of units:

Stories: 5 Height: 55'

Estimated Cost:

Façade Materials: main material sandstone
base sandstone lower floors sandstone
trim sandstone cornice metal

Structure: masonry

Original Owner: Powers & Welcher

Architect: Martin V. B. Ferdon

Landmark Status: Riverside Drive-West End Historic District

Comments: A modest, five-story, Neo-Renaissance style flat with a textured façade faced with a light-colored sandstone.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 99-100.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 650 West End Avenue, southeast corner West 92nd Street

Block / Lot: 1239/61

NB Number: 458-16 Date: 1916

Original Use: Apartment House No. of units:

Stories: 13 Height: 142'

Estimated Cost: \$250,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 650 West End Avenue Corporation, J. C. Mayer, owner, 507 Fifth Avenue

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: According to an article about the construction of this building in the *Real Estate Record*, "The facades of this apartment house have been designed in a simple manner and will be constructed of face brick with trimmings of ornamental terra cotta. The base will be granite. One of the principal architectural features of the structure will be the main entrance, on West End avenue. This has been treated in a bold style. A well designed roof parapet and cornice and belt courses of terra cotta add strength to the lines of the building." The ornamental ironwork was supplied by Simons & Meyer and the terra cotta by the New York Architectural Terra Cotta Company. The building is Neo-Classical in style, with delicate eighteenth-century-inspired ornament

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 100-102.

"New West End Avenue Apartment," *Real Estate Record and Builders Guide* 99 (10 February 1917): 198.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 663 West End Avenue (aka 301 West 92nd Street),
northwest corner West 92nd Street

Block / Lot: 1252/15

NB Number: 212-00 Date: 1900

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height: 53'

Estimated Cost: \$101,000 for group of 5

Façade Materials: main material brick
base brick lower floors brick/limestone
trim limestone cornice metal

Structure: masonry

Original Owner: Riverside Building Company, 2291 Broadway

Architect: Clarence True, 2291 Broadway

Landmark Status: Riverside Drive-West End Historic District

Comments: One of a group of five row houses designed by Clarence True, including 665 West End Avenue and 303, 305, and 307 West 92nd Street.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 110-11, 227.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 665 West End Avenue, west side between West 92nd and 93rd Streets

Block / Lot: 1252/16

NB Number: 212-00 Date: 1900

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height: 53'

Estimated Cost: \$101,000 for group of 5

Façade Materials: main material brick
base brick lower floors brick/limestone
trim limestone cornice metal

Structure: masonry

Original Owner: Riverside Building Company, 2291 Broadway

Architect: Clarence True, 2291 Broadway

Landmark Status: Riverside Drive-West End Historic District

Comments: One of a group of five row houses designed by Clarence True, including 663 West End Avenue and 303, 305, and 307 West 92nd Street.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 110-11.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 675 West End Avenue, west side between West 92nd
and 93rd Streets

Block / Lot: 1252/17

NB Number: 309-24 Date: 1924

Original Use: Apartment House No. of units:

Stories: 15 Height: 150'

Estimated Cost: \$600,000

Façade Materials: main material brick
base stone lower floors brick
trim limestone/terra cotta cornice terra cotta

Structure: steel

Original Owner: 17 West 71st Street Inc., Herman Axelrod, president, 234 West 74th Street

Architect: George F. Pelham, 200 West 72nd Street

Landmark Status: Riverside Drive-West End Historic District

Comments: Simple brown brick building with limestone entrance enframingent and terra-cotta faux balconies swan's-neck pediments, and other detail above.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 111-12.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 677 West End Avenue, southwest corner West 93rd Street

Block / Lot: 1252/20

NB Number: 478-26 Date: 1926

Original Use: Apartment House No. of units:

Stories: 15 Height: 165'

Estimated Cost: \$500,000

Façade Materials: main material brick
base granite lower floors brick
trim limestone/terra cotta cornice limestone

Structure: steel

Original Owner: Dominion Realty Corporation, 385 Madison Avenue

Architect: Leo F. Knust, 101 Park Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: Beige brick building with header courses; simple limestone and terra-cotta trim.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 112-13.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Hotel Windermere

Address: 666 West End Avenue, northeast corner West 92nd Street

Block / Lot: 1240/1

NB Number: 132-26 Date: 1926

Original Use: Apartment Hotel No. of units: 367

Stories: 22 Height: 250'

Estimated Cost: \$4,000,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice n/a

Structure: steel

Original Owner: 666 West End Avenue Corporation, 56 West 45th Street, Luigi Gerbino, president

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: Seven earlier buildings were demolished for this apartment hotel with 367 suites of one to three rooms each. The hotel had a lobby and large dining room on the first floor. Since this was a commercial hotel and not a residential apartment building, it followed zoning laws which required setbacks. Three-story rusticated limestone base supports beige brick upper stories ornamented with terra-cotta balconies, shields, and broken pediments.

Bibliography:

"Apartment House, Northeast Corner 92nd Street and West End Avenue, New York City," *Architecture and Building* 60 (November 1928): 361.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 106-08.

"West End Avenue's Tallest Apartment Hotel Under Way," *Real Estate Record and Builders Guide* 117 (15 May 1926): 7.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 670 West End Avenue, southeast corner West 93rd Street

Block / Lot: 1240/61

NB Number: 690-25 Date: 1925

Original Use: Apartment House No. of units:

Stories: 15 Height: 175'

Estimated Cost: \$1,200,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice n/a

Structure: steel

Original Owner: Samidor Realty Co, Inc., Isidor Williams, president, 1440 Broadway

Architect: George & Edward Blum, 505 Fifth Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: Tawny brick building with the "zigzag" sills favored by George & Edward Blum in the 1920s. Fine terra-cotta ornament highlights upper stories.

Bibliography:

Dolkart, Andrew S. and Susan Tunick, *George & Edward Blum: Texture and Design in New York Apartment House Architecture* (New York: Friends of Terra Cotta Press, 1993), 60.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 108-09.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 685 West End Avenue, northwest corner West 93rd Street

Block / Lot: 1252/50

NB Number: 506-27 Date: 1927

Original Use: Apartment House No. of units: 92

Stories: 15 Height: 175'

Estimated Cost: \$800,000

Façade Materials: main material brick
base granite lower floors limestone
trim terra cotta cornice n/a

Structure: steel

Original Owner: Namale Realty Company, Millie Claman, president, 152 West 42nd Street

Architect: Sugarman & Berger, 245 Madison Avenue

Landmark Status: Riverside Drive-West End Historic District

Comments: This building was designed by Sugarman & Berger with a granite water-table, limestone base, and brick with terra-cotta trim above. It was arranged with 92 apartments of from three to six rooms each, with one to three baths. According to a statement in the *Real Estate Record*, "the whole structure is an adaptation of the Gothic, modified with harmonizing departures to fit the general scheme of neighboring buildings." The use of Gothic motifs is evident at the pointed-arch entrance and in ornament on the second and upper stories.

Bibliography:

"Imposing West End Ave. Project Near Completion, *Real Estate Record and Builders Guide* 122 (7 July 1928): 7.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 117-18.

"Rapid Renting Without Advertising," *Building and Building Management* 28 (19 November 1928): 63-66.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 697 West End Avenue, southwest corner West 94th Street

Block / Lot: 1252/57

NB Number: 383-28 Date: 1928

Original Use: Apartment House No. of units:

Stories: 16 Height: 175'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base cast stone lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: West End Avenue & 94th Street Corporation, Joseph Sager, president, 1440 Broadway

Architect: J. M. Felson, 250 West 57th Street

Landmark Status: Riverside Drive-West End Historic District

Comments: Beige brick building, with some spandrels constructed of brick laid in a parquet pattern. Combination of Gothic and Renaissance ornament, including rampant lions with shields as part of cast-stone entrance enframement.

Bibliography:

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 119-20.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 680 West End Avenue, northeast corner West 93rd Street

Block / Lot: 1241/1

NB Number: 243-16 Date: 1916

Original Use: Apartment House No. of units:

Stories: 12 Height: 145'

Estimated Cost: \$500,000

Façade Materials: main material brick
base granite lower floors brick
trim limestone/terra cotta cornice limestone

Structure: steel

Original Owner: Six Ninety West End Avenue Corporation, 448 Riverside Drive, I. Randolph Jacobs, president

Architect: Rouse & Goldstone, 38 West 32nd Street

Landmark Status: Riverside Drive-West End Historic District

Comments: Well-proportioned Renaissance-inspired building with French diaper pattern in brickwork on upper two stories. Street facades faced with beige brick, trimmed with a limestone entrance enframingent and terra-cotta ornament.

Bibliography:

Goldstone, Aline Lewis and Harmon H. Goldstone, *Lafayette A. Goldstone: A Career in Architecture* (New York: privately printed, 1964), 116.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 114-15.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 698 West End Avenue, southeast corner West 94th Street

Block / Lot: 1241/61

NB Number: 516-25 Date: 1925

Original Use: Apartment House No. of units: 90

Stories: 15 Height: 175'

Estimated Cost:

Façade Materials: main material brick
base granite lower floors brick
trim limestone/terra cotta cornice terra cotta

Structure: steel

Original Owner: 698 West End Avenue Corporation, Armino A. Campagna, president

Architect: George F. Pelham

Landmark Status: Riverside Drive-West End Historic District

Comments: This beige brick building was planned in an Italian Renaissance style, evident at the limestone entrance enframement. The building originally had ninety apartments of two to five rooms each.

Bibliography:

"Another Tall Apartment House for 94th Street and West End Avenue," *Real Estate Record and Builders Guide* 115 (2 May 1925): 12.

New York City Landmarks Preservation Commission, *Riverside-West End Historic District Designation Report* (New York: Landmarks Preservation Commission), 115-17.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 711 West End Avenue, west side between West 94th and 95th Streets

Block / Lot: 1253/21

NB Number: 159-50 Date: 1950

Original Use: Apartments No. of units: 116

Stories: 6 Height: 70'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base brick lower floors brick
trim brick/granite cornice n/a

Structure: masonry/steel

Original Owner: Primrose Associates Inc., Irving Brodsky, president, 570 Fifth Avenue

Architect: none listed

Landmark Status: None

Comments: The building was planned with 116 apartments and a garage for 110 cars. Building records do not list an architect. This is a late Moderne design, not unlike many pre-war, middle-class apartment buildings. It is faced with red brick and is notable for its corner windows, strong horizontality created by lintel and sill bands and rusticated brickwork between the windows, pavilion massing, and granite entrance enframement.

Bibliography

"West Side House Gets Tenants," *New York Times* 10 February 1952.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 700 West End Avenue, northeast corner west 94th Street

Block / Lot: 1242/1

NB Number: 664-24 Date: 1924

Original Use: Apartment House No. of units: 63

Stories: 15 Height: 175'

Estimated Cost: \$600,000

Façade Materials: main material brick
base limestone lower floor limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: 704 West End Avenue Corporation, Morris H. Rothschild, president, 200 West 72nd Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: This building was planned with 63 small apartments, each of three rooms, some having dining alcoves. The north façade of the building was protected for some years by a restriction that limited the height of the property to the north to five stories. The building located on this adjoining lot in 1924 is still standing. The Neo-Classical red brick building has elegant detail, including an eared entrance enframing, lintels with bowls, swags, and panels on the lower stories, and corner quoins on the second and third stories.

Bibliography

"Another Apartment House Completed in West End Avenue," *Real Estate Record and Builders Guide* 116 (7 November 1925): 7.

"Loans \$525,000 on New West End Avenue 3-Room Suite Project," *Real Estate Record and Builders Guide* 114 (27 December 1924): 9.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 702 West End Avenue, east side between West 94th
and 95th Streets

Block / Lot: 1242/2

NB Number: 868-95 Date: 1895

Original Use: French Flat No. of units:

Stories: 5 Height: 55'

Estimated Cost: \$20,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: Sakariasen & Larsen

Architect: Neville & Bagge

Landmark Status: None

Comments: One of a pair of relatively modest flats erected in the area where West End Avenue begins to descend into a valley. Stone employed for first story and trim.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 704 West End Avenue, east side between West 4th and 95th Streets

Block / Lot: 1242/3

NB Number: 868-95 Date: 1895

Original Use: French Flat No. of units:

Stories: 5 Height: 55'

Estimated Cost: \$20,000

Façade Materials: main material brick
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Sakariasen & Larsen

Architect: Neville & Bagge

Landmark Status: None

Comments: One of a pair of relatively modest flats erected in the area where West End Avenue begins to descend into a valley. Stone employed for first story and trim.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 710 West End Avenue, east side between West 94th and 95th Streets

Block / Lot: 1242/62

NB Number: 621-26 Date: 1926

Original Use: Apartment No. of units:

Stories: 15 Height: 175'

Estimated Cost: \$600,000

Façade Materials: main material brick
base granite lower floors brick
trim limestone cornice n/a

Structure: steel

Original Owner: 710 West End Avenue Corporation, Max Rosen , president, 234 West 74th Street

Architect: George F. Pelham, 570 Seventh Avenue

Landmark Status: None

Comments: Large red brick building with modest limestone columns, frieze, balconies, and swan's-neck pediments.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Pomander Walk

Address: 714 West End Avenue

Block / Lot: 1242/9

NB Number: Date: 1921

Original Use: Two-family houses No. of units: 2

Stories: 3 Height: 30'

Estimated Cost:

Façade Materials: main material brick
 base stone lower floors brick
 trim stucco cornice n/a

Structure: masonry

Original Owner: Thomas Healy

Architect: King & Campbell

Landmark Status: Individual landmark

Comments: The picturesque brick, stucco, and half-timber dwelling is part of the Pomander Walk complex, designed to resemble the set for a play of the same name.

Bibliography

New York City Landmarks Preservation Commission, *Pomander Walk Designation Report* (New York: Landmarks Preservation Commission, 1982).



WEST END AVENUE DOCUMENTATION Survey 2008

Name: P. S. 75, Emily Dickinson School, west side between West 95th and 96th Streets

Address: 735 West End Avenue

Block / Lot: 1253/65

NB Number: 118-49 Date: 1949

Original Use: Public School No. of units: n/a

Stories: 3b Height: 40'

Estimated Cost: \$1,770,000

Façade Materials: main material brick
base brick lower floors brick
trim n/a cornice n/a

Structure: masonry

Original Owner: New York City Board of Education, 49 Flatbush Avenue, Brooklyn

Architect: New York City Board of Education, 49 Flatbush Avenue, Brooklyn

Landmark Status: None

Comments: Well proportioned early Modern design with the entrance placed in a vertically-massed pavilion with a large vertical window.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Marcy Hotel/now The Williams (Salvation Army senior residence)

Address: 720 West End Avenue, northeast corner West 95th Street

Block / Lot: 1243/1

NB Number: 356-26 Date: 1926

Original Use: Hotel No. of units: 316

Stories: 15 Height: 150'

Estimated Cost: \$1,300,000

Façade Materials: main material brick
base stone lower floors brick
trim limestone/terra cotta cornice

Structure: steel

Original Owner: Eugene Higgins, 7 Place D' Jena, Paris, France

Architect: Emery Roth, 119 West 40th Street

Landmark Status: None

Comments: The Marcy was built as an apartment hotel; it is now used as a residence for seniors. Light-colored brick building with a limestone entrance enframement and terra-cotta ornament with Renaissance details on the third, twelfth, and thirteenth stories. Decorative motifs include foliage, cartouches, winged figures, volutes, brackets, broken pediments, rosettes, and seraphim. The building is capped by a terra-cotta scalloped cornice.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 732 West End Avenue, east side between West 95th and 96th Streets

Block / Lot: 1243/163

NB Number: 1687-88 Date: 1888

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 35'

Estimated Cost: \$14,000

Façade Materials: main material brick
base sandstone lower floors sandstone
trim sandstone cornice metal

Structure: masonry

Original Owner: David Christie

Architect: Ralph S. Townsend

Landmark Status: None

Comments: With no. 734, originally part of group of three row houses (706 demolished) as well as two flats (on corner of 96th Street and adjoining on 96th Street; demolished). This Neo-Renaissance house is unusual for its yellow sandstone (probably from Ohio; perhaps Euclid or Beria stone) which was rarely used on New York City speculative row houses of the late 1880s. The yellow brick of the upper two floors matches the coloration of the stone on the parlor floor and basement. Double wood and glass doors are extant, as are the stoop, iron railings, and galvanized-iron cornice



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 734 West End Avenue, east side between West 95th and 96th Streets

Block / Lot: 1243/63

NB Number: 1687-88 Date: 1888

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 35'

Estimated Cost: \$14,000

Façade Materials: main material brick
base sandstone lower floors sandstone
trim sandstone cornice metal

Structure: masonry

Original Owner: David Christie

Architect: Ralph S. Townsend

Landmark Status: None

Comments: With no. 732, originally part of a group of three row houses (706 demolished) as well as two flats (on corner of 96th Street and adjoining on 96th Street; demolished). This Neo-Renaissance house is unusual for its yellow sandstone (probably from Ohio; perhaps Euclid or Beria stone) which was rarely used on New York City speculative row houses of the late 1880s. The yellow brick of the upper two floors matches the coloration of the stone on the parlor floor and basement. Double wood and glass doors are extant, as are the stoop, iron railings, and galvanized-iron cornice



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 736 West End Avenue, southeast corner west 96th Street

Block / Lot: 1243/61

NB Number: 103-27 Date: 1927

Original Use: Apartment House No. of units:

Stories: 13 Height: 140'

Estimated Cost: \$230,000

Façade Materials: main material brick
base limestone lower floors brick
trim limestone cornice n/a

Structure: steel

Original Owner: Alvin Holding Corporation, Alvin Fiza, president, 10 West 33rd Street

Architect: Arthur Lobo, 10 West 33rd Street

Landmark Status: None

Comments: Red brick building with Neo-Classical details. The main entrance is on West End Avenue, with a limestone enframement. There is a modest secondary entrance on 96th Street.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 739 West End Avenue, northwest corner West 96th Street

Block / Lot: 1887/15

NB Number: 249-98 Date: 1898

Original Use: French Flat No. of units:

Stories: 5 Height: 55'

Estimated Cost: \$35,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: Thomas Moloney, 127 West 133rd Street

Architect: Thom & Wilson, 111 5th Avenue

Landmark Status: None

Comments: This Neo-Renaissance style flat is the only building on West End Avenue with a commercial storefront on the avenue. The red Roman brick building is trimmed with white limestone and is topped by a galvanized-metal cornice. The entrance on West 96th Street is flanked by simple pilasters.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 741 West End Avenue, west side between West 96th and 97th Streets

Block / Lot: 1887/16

NB Number: 105-27 Date: 1927

Original Use: Apartment House No. of units:

Stories: 6 Height: 65'

Estimated Cost: \$100,000

Façade Materials: main material brick
base brick lower floors brick
trim limestone cornice terra cotta

Structure: steel

Original Owner: 741 West End Avenue Corporation, Herman Passloff, 50 East 42nd Street

Architect: J. M. Felson, 250 West 57th Street

Landmark Status: None

Comments: Simple, beige brick apartment building with limestone trim. This is a relatively early work by an architect better known for his Moderne or Art Deco designs.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 749 West End Avenue, west side between West 96th and 97th Streets

Block / Lot: 1887/19

NB Number: 578-11 Date: 1911

Original Use: Apartment House No. of units:

Stories: 12 Height: 140'

Estimated Cost: \$175,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 749 West End Company, Everett Jacobs, president, 160 Broadway

Architect: Rouse & Goldstone, 38 West 32nd Street

Landmark Status: None

Comments: A Beaux-Arts style building with a two-story rusticated limestone base and red brick laid in Flemish bond above. The upper floors are ornamented with white, glazed terra cotta. Entry to the left of center with pilasters and brackets that support a cornice that doubles as a balcony. The keystone at the entrance is in the form of a cartouche.

Bibliography

Goldstone, Aline Lewis and Harmon H. Goldstone, *Lafayette A. Goldstone: A Career in Architecture* (New York: privately printed, 1964), 126.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 755 West End Avenue, southwest corner West 97th Street

Block / Lot: 1887/22

NB Number: 438-24 Date: 1924

Original Use: Apartment House No. of units: 48

Stories: 15 Height: 175'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base granite lower floors brick
trim limestone cornice n/a

Structure: steel

Original Owner: West End – 97th Street Corporation, Louis Cashman, president, 103 Park Avenue

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: None

Comments: Rosario Candela planned this corner building with forty-eight two- and three-bedroom apartments, generally three per floor. The Neo-Classical building is faced in red brick with alternating courses of stretchers and headers. The limestone entrance is flanked by Corinthian pilasters supporting a swan's-neck pediment. Terra-cotta ornament appears on the lower and upper stories.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 332-33.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Della Robbia

Address: 740 West End Avenue, northeast corner West 96th Street

Block / Lot: 1868/1

NB Number: 441-13 Date: 1913

Original Use: Apartment House No. of units:

Stories: 12 Height: 140'

Estimated Cost: \$600,000

Façade Materials: main material brick
base granite lower floors brick
trim limestone/terra cotta cornice terra cotta

Structure: steel

Original Owner: Harry Schiff, 355 West End Avenue

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: This is one of four imposing buildings on West End Avenue built by Harry Schiff and designed by Schwartz & Gross. This is the most traditional of the three, with its Neo-Renaissance styling, beige brick façade, and terra-cotta trim. A two-story entrance enframement of limestone is to the left.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Paris Hotel/now Paris Apartments

Address: 752 West End Avenue

Block / Lot: 1868/61

NB Number: 369-29 Date: 1929

Original Use: Hotel No. of units:

Stories: 23 Height: 265'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice n/a

Structure: steel

Original Owner: 756 West End Avenue Corporation, Mary Cannon, president, 2095 Broadway

Architect: Sugarman & Berger, 345 Madison Avenue

Landmark Status: None

Comments: In 1929, the laws governing apartment buildings were changed to permit the construction of taller buildings with setbacks. With this law, the construction of apartment hotels became less popular with developers who had previously built hotels as a way to circumvent the strict housing regulations. It is not clear if the Paris was planned before or after the new housing law went into effect. The Paris is a simple red brick building with very modest ornamentation. The setbacks are marked with terra cotta coping.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 771 West End Avenue, northwest corner West 97th Street

Block / Lot: 1887/50

NB Number: 312-14 Date: 1914

Original Use: Apartment House No. of units:

Stories: 12 Height: 140'

Estimated Cost: \$600,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: Princeton Construction Company, Isaac Polstein, president, 30 East 42nd Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: A beige brick and terra-cotta apartment building with the modest Renaissance-inspired ornament of the type that Schwartz & Gross employed on many of their pre-World War I apartment buildings. West End Avenue frontage with deep entrance court leading to an iron and glass entry.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Stratford

Address: 777 West End Avenue, southwest corner West 98th Street

Block / Lot: 1887/58

NB Number: 541-10 Date: 1910

Original Use: Apartment House No. of units:

Stories: 12 Height: 145'

Estimated Cost: \$375,000

Façade Materials: main material brick
base granite lower floors limestone
trim limestone cornice metal

Structure: steel

Original Owner: Salisbury Realty Company, Edgar A. Levy, president, 347 Fifth Avenue

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: The two-story, smooth limestone base of this building supports upper stories of red brick laid in Flemish bond. Terra-cotta ornament appears largely on the third and upper three floors. A cornice above the tenth story is supported by bold garland brackets. The rooftop cornice appears to be copper. In 1937, with occupancy down to only 60%, the Metropolitan Life Insurance Company, which owned the building, decided to modernize it,, converting the seven-, eight-, and ten-room apartments, including many duplexes, into two-, three-, and four-room suites with new kitchens and baths. As part of this alteration, iron balconies and French windows were removed from the exterior.

Bibliography

"Reduction in Size of Suites Aids Renting," *Real Estate Record and Builders Guide* 144 (14 October 1939): 4.

Supplement to the World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 760 West End Avenue, northeast corner West 97th Street

Block / Lot: 1869/1

NB Number: 733-25 Date: 1925

Original Use: Apartment House No. of units:

Stories: 15 Height: 170'

Estimated Cost: \$650,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice n/a

Structure: steel

Original Owner: 760 West End Avenue Corporation, Davis Greenberg, president, 213 West 35th Street

Architect: George & Edward Blum, 505 Fifth Avenue

Landmark Status: None

Comments: A yellow brick building with a round-arch entrance and terra-cotta ornament.

Bibliography:

Dolkart, Andrew S. and Susan Tunick, *George & Edward Blum: Texture and Design in New York Apartment House Architecture* (New York: Friends of Terra Cotta Press, 1993), 43, 60.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 770 West End Avenue, east side between West 97th and 98th Streets

Block / Lot: 1869/64

Alt Number: 2668-29 Date: 1929

Original Use Apartment House No. of units:

Stories: 5 Height: 54'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors brick
trim brick cornice n/a

Structure: masonry

Original Owner: Skysole Realty Corp.

Architect: Charles Schaefer, Jr.

Landmark Status: None

Comments: A red brick building with cast-stone and brick parquet detail. The present façade is a new front on a row house designed in 1890 by Boring & Tilton for E. Kilpatrick as part of a row of eleven (NB 1834-90). The 1929 alteration does not mention the façade; stylistically the present façade appears to be consistent with a 1929 date. An earlier alteration (382-26) was filed for the conversion of the row house into a club. The owner was Solomon Riely and the architect Rudolf Ludwig. This alteration also fails to mention the façade. It is possible that the front dates from this earlier project.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 780 West End Avenue, southeast corner West 98th Street

Block / Lot: 1869/7502

NB Number: 689-12 Date: 1912

Original Use: Apartment House No. of units:

Stories: 12 Height: 140'

Estimated Cost: \$500,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: T. J. McLaughlin Sons, 345 Amsterdam Avenue

Architect: George & Edward Blum, 505 Fifth Avenue

Landmark Status: None

Comments: One of George & Edward Blum's finest buildings, with complex organic terra-cotta ornament, notably in demarcating vertical window bands and at the cornice (restored to the original design, but in fiberglass). Curved iron balconies with geometric detail and entrance doors and enframing retain original features.

Bibliography

"Busy Renting Season for New Apartment Houses Active Demand on Both the East and west Sides," *New York Times* 10 August 1914.

Dolkart, Andrew S. and Susan Tunick, *George & Edward Blum: Texture and Design in New York Apartment House Architecture* (New York: Friends of Terra Cotta Press, 1993), 13, 24, 28-29, 34, 58.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: The Envoy

Address: 785 West End Avenue, northwest corner West
98th Street

Block / Lot: 1888/15

NB Number: 218-26 Date: 1926

Original Use: Apartment House No. of units:

Stories: 16 Height: 180'

Estimated Cost: \$950,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: S. S. & L. P. Corporation, Saverio Scalzo, president; Lucian Pisciatta, secretary, 563 East
Tremont Avenue (Bronx)

Architect: Lucian Pisciatta, 563 East Tremont Avenue (Bronx)

Landmark Status: None

Comments: At the time of its design, this building was referred to by the *Real Estate Record* as a "beautiful structure in the style of the Italian Renaissance." This is evident in the massing and in the simple Renaissance-inspired ornament at the entrance, fourth-floor window surrounds, and corner quoins. The architect, Lucian Pisciatta was also one of the owners of the new building.

Bibliography

"Few West End Avenue Corners Available for Development," *Real Estate Record and Builders Guide* 118 (24 July 1926): 7.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Coll-Claire

Address: 789 West End Avenue

Block / Lot: 1888/25

NB Number: 295-15 Date: 1915

Original Use: Apartment House No. of units: 48

Stories: 12 Height: 146'

Estimated Cost: \$500,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice metal

Structure: steel

Original Owner: 789 West End Avenue Inc., 271 West 125th Street

Architect: Neville & Bagge, 105 West 40th Street

Landmark Status: None

Comments: The base of this Neo-Classical apartment building is rusticated limestone, while the upper stories are beige brick laid in Flemish bond. Simple terra-cotta ornament is employed.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 786 West End Avenue

Block / Lot: 1870/1

NB Number: 472-12 Date: 1912

Original Use: Apartment House No. of units: 48

Stories: 12 Height: 133'

Estimated Cost: \$300,000

Façade Materials: main material brick
base granite lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: L. & M. Holding Company

Architect: Nast & Springsteen

Landmark Status: None

Comments: A well-proportioned Neo-Renaissance building with a three-story limestone base, six-story brick central section, one story transitional story, and two-story crown. The upper three stories are ornamented with classically-inspired terra cotta. Fine classical entrance ensemble on 98th Street with fluted Ionic pilasters, urns, garlands, and an iron balcony. The building originally had three apartments per floor, of four, five, and six rooms. According to a 1913 advertisement for the building, "the purpose of the owners of this property was to erect a very high-class dwelling for small families." These small units were a marked contrast to the expansive units found in most pre-World War I apartment buildings on West End Avenue.

Bibliography

Supplement to the World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 788 West End Avenue, east side between West 98th and 99th Streets

Block / Lot: 1870/3

NB Number: 1508-94 Date: 1894

Original Use: Private Dwelling No. of units: 1

Stories: 5 Height: 57'

Estimated Cost: \$15,000

Façade Materials: main material stone
base stone lower floors stone
trim stone cornice

Structure: masonry

Original Owner: P. J. Brennan

Architect: John G. Prague

Landmark Status: None

Comments: This simple row house was built as part of a row of three. The stone façade is dominated by a full-height bow. The two-bay wide façade is capped by a mansard clad in slate.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 800 West End Avenue, southeast corner West 99th Street

Block / Lot: 1870/4

NB Number: 261-25 Date: 1925

Original Use: Apartment House No. of units:

Stories: 15 Height: 175'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors brick
trim limestone cornice metal

Structure: steel

Original Owner: Onretop Corporation, Anthony Paterno, president, 2300 Broadway

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: None

Comments: Anthony Paterno and his architect, Rosario Candela, planned this large, but simple, Neo-Renaissance style beige brick building with six apartments on a typical floor, ranging from three to seven rooms. A shield over the entrance is emblazoned with the AP initials of Anthony Paterno.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 334-35.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: South Bennington Corners

Address: 801 West End Avenue, northwest corner West 99th Street

Block / Lot: 1888/67

NB Number: 5-10 Date: 1910

Original Use: Apartment House No. of units:

Stories: 12 Height: 145'

Estimated Cost: \$800,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice copper

Structure: steel

Original Owner: Guide Realty Company, Arlington C. Hall, president, 2875 Broadway

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: This handsome apartment house is a twin of the building to the north at 817 West End Avenue. The Benningtons were among the earliest apartment houses on West End Avenue. The imposing façade has a three-story limestone base and bright red brick above. The most prominent feature of the building is the extraordinary white, glazed terra cotta on the upper floors. Ornament includes heavy lintels, faux balconies, spandrels, and, most extraordinary, a parapet ornamented with peacocks with their feathers spread. This building was beautifully restored in c. 2000. Original apartments ranged from six to eight rooms each, with two baths.

Bibliography

The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Name: North Bennington Corners

Address: 817 West End Avenue, southwest corner West 100th Street

Block / Lot: 1888/74

NB Number: 624-09 Date: 1909

Original Use: Apartment House No. of units:

Stories: 12 Height: 145'

Estimated Cost: \$700,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice n/a

Structure: steel

Original Owner: Guide Realty Company, Arlington C. Hall, president, 2875 Broadway

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: This handsome apartment house is a twin of the building to the south at 801 West End Avenue. The Benningtons were among the earliest apartment houses on West End Avenue. The imposing façade has a three-story limestone base and bright red brick above. The most prominent feature of the building is the extraordinary white, glazed terra cotta on the upper floors. Ornament includes heavy lintels, faux balconies, spandrels, and, most extraordinary, a parapet ornamented with peacocks with their feathers spread. Original apartments ranged from six to eight rooms each, with two baths.

Bibliography

The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Allendale

Address: 808 West End Avenue, northeast corner West 99th Street

Block / Lot: 1871/1

NB Number: 590-09 Date: 1909

Original Use: Apartment House No. of units: 36

Stories: 12 Height: 145'

Estimated Cost: \$700,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice

Structure: steel

Original Owner: Allendale Construction Company, Benjamin Mordecai, president, 135 Broadway

Architect: Rouse & Goldstone, 12 West 32rd Street

Landmark Status: None

Comments: The Allendale was one of the most striking apartment buildings on West End Avenue, with a crowning square tower, reminiscent of a tower on an Italian villa. *Building Management* magazine noted that the tower was a “distinctive architectural feature . . . [that] can be seen from any point on West End avenue from its beginning at Sixty-ninth street to its northerly point and from all other points on the west side within a radius of a mile, where a reasonably unobstructed view may be obtained.” The tower was both an advertisement for the building and served to camouflage the buildings two water tanks. Sadly, this tower was removed in 2007. There were originally three apartment on each floor, each with four bedrooms, plus a maid’s room. The building also had a lavish lobby that has been destroyed. The Allendale is faced with limestone on its lower stores, light-colored brick above, and is trimmed with terra cotta. Originally there were three large apartments on each floor – two of nine rooms and one of ten; each had three baths. The apartments were finished with quartered white oak, mahogany, and other materials.

Bibliography

“The Allendale Apartment, New York,” *Building Management* 11 (March 1911): 34-40.

“Upper West Side Building Tendencies,” *Real Estate Record and Builders Guide* 85 (7 January 1910): 5-6.

The World’s New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 820 West End Avenue, southeast corner West 100th Street

Block / Lot: 1871/61

NB Number: 720-25 Date: 1925

Original Use: Apartment House No. of units:

Stories: 16 Height: 175'

Estimated Cost: \$750,000

Façade Materials: main material brick
base limestone lower floors brick
trim n/a cornice n/a

Structure: steel

Original Owner: 225 West 71st Street Corporation, Anthony G. Paterno, president, 2300 Broadway

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: None

Comments: Anthony Paterno placed his initials above the entrance to this simple Neo-Renaissance style building. Sadly, the building has been stripped of its cornice and ornament. The original layout of this building consisted of six apartments per floor.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 336-37.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 825 West End Avenue, northwest corner West 100th Street

Block / Lot: 1889/7501

NB Number: 427-27 Date: 1927

Original Use: Apartment House No. of units:

Stories: 15 Height: 170'

Estimated Cost: \$800,000

Façade Materials: main material brick
base stone lower floors brick
trim terra cotta cornice n/a

Structure: steel

Original Owner: 825 West End Avenue Corporation, Isaac Polstein, president, 285 Madison Avenue

Architect: Emery Roth, 1440 Broadway

Landmark Status: None

Comments: Simple, Neo-Renaissance style building faced with beige brick and modest terra-cotta trim. Building capped by unusual parapet with over-scaled cartouches.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Creston

Address: 839 West End Avenue, southwest corner West 101st Street

Block / Lot: 1889/22

NB Number: 493-01 Date: 1901

Original Use: French flat No. of units:

Stories: 7 Height: 85'

Estimated Cost: \$215,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: Elias Kempner, 35 Nassau Street

Architect: George F. Pelham, 503 Fifth Avenue

Landmark Status: None

Comments: Boldly detailed Beaux-Arts style flat with rusticated limestone base and dark red brick trimmed with white terra cotta above. Building anchored by a round corner bay. Entrance on West 101st Street with concave entrance topped by a balcony supported by massive brackets. Two narrow air shafts on West End Avenue and one on West 101st Street. Building crowned by a deep galvanized-iron cornice.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Congregation Ansche Chesed Synagogue

Address: 824-830 West End Avenue, northeast corner West
100th Street

Block / Lot: 1872/1

NB Number: 622-26 Date: 1926

Original Use: Synagogue & Community Building

Stories: 1 and 6 Height: 80'

Estimated Cost: \$500,000

Façade Materials: main material brick
base limestone lower floors brick
trim limestone cornice n/a

Structure: masonry

Original Owner: Congregational Temple Ansche Chesed, 542 Fifth Avenue

Architect: Edward I. Shire, 373 Fourth Avenue

Landmark Status: None

Comments: Design with Middle Eastern inspired features typifies synagogue design of the 1920s. Building faced with chunky golden bricks that resemble color of Jerusalem stone. Massive austere forms focusing on a trio of arched window set above triple-arch entrance and below arch that describes interior vault. At its completion, the *Record and Guide* called the new building "the finest temple thus far built in the City." The project included the synagogue and adjoining community house. The congregation moved to West End Avenue from Seventh Avenue in Harlem, where it occupied a temple also designed by Edward Shire.

Bibliography

"Notable Program for Dedication of Temple Ansche Chesed – May 4-6," *American Hebrew* 122 (May 4, 1928): 1012.

"Temple Ansche Chesed Completed on West End Avenue," *Real Estate Record and Builders Guide* 120 (October 22, 1927): 6.

"Temple Ansche Chesed, New York City," *Architects' and Builders' Magazine* 60 (July 1928): 209, plates 144-145.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Dallieu

Address: 838 West End Avenue, southeast corner West 101st Street

Block / Lot: 1872/61

NB Number: 347-12 Date: 1912

Original Use: Apartment House No. of units:

Stories: 12 Height: 145'

Estimated Cost: \$700,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice n/a

Structure: steel

Original Owner: Julius Tishman & Sons, Inc., 299 Broadway

Architect: George & Edward Blum, 505 Fifth Avenue

Landmark Status: None

Comments: One of the major apartment buildings designed by George & Edward Blum, notable for its extraordinary geometric and organic terra cotta. Building constructed of Roman brick with deep joints. Horizontal bands on the lower stories show figs growing on a lattice, viewed from both the front and back. The building has been badly altered in recent years, notably on the parapet. The Dallieu was originally planned with four apartments on each floor, each with six, seven, or nine rooms and three baths.

Bibliography:

Dolkart, Andrew S. and Susan Tunick, *George & Edward Blum: Texture and Design in New York Apartment House Architecture* (New York: Friends of Terra Cotta Press, 1993), 13, 24, 26, 32, 34-35, 37, 48, 57.
Supplement to the World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 845 West End Avenue, northwest corner West 101st Street

Block / Lot: 1889/55

NB Number: 526-25 Date: 1925

Original Use: Apartment House No. of units:

Stories: 15 Height: 175'

Estimated Cost: \$1,700,000

Façade Materials: main material brick
base granite lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 845 West End Avenue Company, Sigmund Solomon, president, 152 West 42nd Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: One of several well-proportioned, red brick and white limestone and terra cotta apartment buildings on West End Avenue designed by Schwartz & Gross in the 1920s. Entry flanked by paired Corinthian pilasters supporting a frieze with garlands and paterae, flanked by cornucopia, and capped by a segmental arch with a covered bowl.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Latona Hall

Address: 851 West End Avenue, west side between West 101st
and 102nd Streets

Block / Lot: 1889/60

NB Number: 597-04 Date: 1904

Original Use: French Flat No. of units: 18

Stories: 6 Height: 60'

Estimated Cost: \$30,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: James H. Havens, 508 West 142nd Street

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: Modest flat with smooth limestone base and iron-spot Roman brick above. Galvanized-iron cornice ornamented with cartouches and brackets. Wrought-iron fire escape in center of façade.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Standoche

Address: 855 West End Avenue, southwest corner West 102nd Street

Block / Lot: 1889/61

Alt Number: 1884-19 Date: 1919

Original Use: Apartment House No. of units: 24

Stories: 8 Height: 90'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: steel

Original Owner: Max S. Grifenhagen

Architect: Schwartz & Gross

Landmark Status: None

Comments: Built as an eight-story flat in 1895, commissioned by Margaret Mace and designed by William Horatio Day. Apparently, there was originally one apartment per floor. The building was extensively altered, converting each floor into multiple apartments and creating new street facades, probably in 1919. In 1919, owner Max S. Grifenhagen commissioned an alteration from Schwartz & Gross (Alt. 1884-19), converting the second through eighth floors into four apartments. The application does not mention changes to the façade. However, the design is stylistically similar to other work by Schwartz & Gross, including several Neo-Classical designs on West End Avenue. In 1925 (Alt. 9-25) owner Pearl Mestel commissioned architect Samuel Cohen to convert the seventh floor from one apartment to three and, in a separate application (Alt. 1894-25), convert the first floor from one into two apartments. A 1925 photograph of the building in the collection of the New York Public Library (Image ID: 724479F) shows the present façade which suggests that the 1925 application was only for interior work.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: West End Hall

Address: 840 West End Avenue, northeast corner West 10st Street

Block / Lot: 1873/1

NB Number: 173-04 Date: 1904

Original Use: French Flat No. of units:

Stories: 6 Height: 65'

Estimated Cost: \$225,000

Façade Materials: main material brick
base stone lower floors brick
trim limestone cornice metal

Structure: steel

Original Owner: West Side Construction Company, 1931 Broadway

Architect: George F. Pelham, 503 Fifth Avenue

Landmark Status: None

Comments: The Neo-Renaissance style West End Hall, the last of the French flats erected on West End Avenue, is faced in beige, ironspot, Roman brick and trimmed with limestone. The entrance, set to the left, is reached through a portico with paired Ionic columns of granite. The original plan consisted of four apartments per floor, one at seven rooms, two at eight rooms, and one at nine rooms. Rooms in each apartment were linked by long narrow halls. Rooms were modest in size, but well appointed, to appeal to a middle-class audience, with birch, quartered oak, and mahogany trim

Bibliography

Supplement to the World's New York Apartment House Album (New York: New York World, 1910).
The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 850 West End Avenue, east side between West 101st and 102nd Streets

Block / Lot: 1873/63

NB Number: 257-98 Date: 1898

Original Use: French Flat No. of units:

Stories: 6 Height: 65'

Estimated Cost:

Façade Materials: main material brick
 base limestone lower floors limestone
 trim limestone cornice metal

Structure: steel

Original Owner: Mary E. Gumphrey

Architect: Neville & Bagge

Landmark Status: None

Comments: This Neo-Renaissance style French flat is faced with beige brick and limestone. The entrance portico is supported by paired Ionic columns. The façade has extensive carved detail and shallow oriels on the third through fifth stories.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 854 West End Avenue , east side between West 101st
and 102nd Streets

Block / Lot: 1873/162

NB Number: 785-92 Date: 1892

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 50'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Schneider & Company

Architect: Schneider & Herter

Landmark Status: Individual landmark

Comments: One of a group of four Queen Anne/Romanesque Revival houses with 856 and 858 West End Avenue and 254 West 102nd Street. The brownstone facade of each of these houses is quite dynamic with projecting and recessed features, an irregular silhouette, and complex carved and textured surfaces. The stoop has been removed.

Bibliography

New York City Landmarks Preservation Commission, *854 West End Avenue Designation Report*, report prepared by Betsy Bradley (New York: Landmarks Preservation Commission, 1990).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 856 West End Avenue , east side between West 101st
and 102nd Streets

Block / Lot: 1873/62

NB Number: 785-92 Date: 1892

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 45'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Schneider & Company

Architect: Schneider & Herter

Landmark Status: Individual landmark

Comments: One of a group of four Queen Anne/Romanesque Revival houses with 854 and 858 West End Avenue and 254 West 102nd Street. The brownstone facade of each of these houses is quite dynamic with projecting and recessed features, an irregular silhouette, and complex carved and textured surfaces. The stoop has been removed.

Bibliography

New York City Landmarks Preservation Commission, *856 West End Avenue Designation Report*, report prepared by Betsy Bradley (New York: Landmarks Preservation Commission, 1990).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 858 West End Avenue, southeast corner West 102nd Street

Block / Lot: 1873/61

NB Number: 785-92 Date: 1892

Original Use: Private Dwelling No. of units: 1

Stories: 4b Height: 60'

Estimated Cost:

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Schneider & Company

Architect: Schneider & Herter

Landmark Status: Individual landmark

Comments: One of a group of four Queen Anne/Romanesque Revival houses with 854 and 856 West End Avenue and 254 West 102nd Street. The brownstone facade of each of these houses is quite dynamic with projecting and recessed features, an irregular silhouette, and complex carved and textured surfaces.

Bibliography

New York City Landmarks Preservation Commission, *858 West End Avenue Designation Report*, report prepared by Betsy Bradley (New York: Landmarks Preservation Commission, 1990).



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 865 West End Avenue, northwest corner West 102nd Street

Block / Lot: 1890/15

NB Number: 599-24 Date: 1924

Original Use: Apartment House No. of units:

Stories: 16 Height: 180'

Estimated Cost: \$1,000,000

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 865 West End Avenue Corporation, Joseph Paterno, president, 601 West 115th Street

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: None

Comments: A Neo-Classical style building with ornament derived from American Colonial precedents. The building has a limestone base with red brick above trimmed with terra cotta that has been glazed white in imitation of limestone or marble. The Neo-Classical features include an entrance with Corinthian pilasters and a swan's-neck pediment, a lattice beltcourse, splayed lintels, lintels ornamented with bowls of fruit, blind fans, and rosettes. Joseph Paterno placed his initials in a cartouche over the entrance.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 875 West End Avenue, southwest corner West 103rd Street

Block / Lot: 1890/24

NB Number: 557-23 Date: 1923

Original Use: Apartment House No. of units: 105

Stories: 15 Height: 175'

Estimated Cost: \$1,200,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: 875 West End Avenue Corporation, Ralph Ciluzzi, owner, 2067 Broadway

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: None

Comments: This Italian Renaissance inspired building was designed with 105 apartments ranging from three to seven rooms. The lower stories are faced with rusticated limestone, while the upper floors are red brick with white terra-cotta trim. The terra cotta was provided by the Federal Terra Cotta Company. The building is entered through a shallow projecting entry with two-story Doric pilasters. Ralph Ciluzzi's initials are carved into a cartouche above the entry.

Bibliography:

Alpern Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 338-39.

"New West End Avenue Project Appraised at \$1,831,650," *Real Estate Record and Builders Guide* 113 (8 March 1924): 11.

"Unusual Building Activity Throughout West End Avenue," *Real Estate Record and Builders Guide* 112 (17 November 1923): 617.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 860 West End Avenue , northeast corner West 102nd Street

Block / Lot: 1869/64

NB Number: 225-98 Date: 1898

Original Use: Private Dwelling No. of units: 1

Stories: 4b Height: 45'

Estimated Cost: \$20,000

Façade Materials: main material brick
base stone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: James Livingston, 8 West 91st Street

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: One of a row of five Neo-Renaissance row houses built of limestone and beige, ironspot, Roman brick and capped by a galvanized-iron cornice. This corner house has an ornate side elevation and a two-story and basement rear wing. The building retains its original double doors with beveled glass and hardware. Although the firm of Neville & Bagge is better known for its apartment buildings, they designed many speculative row houses in the nineteenth century.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 862 West End Avenue, east side between West 102nd
and 103rd Streets

Block / Lot: 1874/2

NB Number: 225-98 Date: 1898

Original Use: Private Dwelling No. of units: 1

Stories: 4b Height: 48'

Estimated Cost: \$20,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: James Livingston, 8 West 91st Street

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: One of a row of five Neo-Renaissance row houses built of limestone and beige, ironspot, Roman brick and capped by a galvanized-iron cornice. The building retains its original double doors with beveled glass and hardware. Although the firm of Neville & Bagge is better known for its apartment buildings, they designed many speculative row houses in the nineteenth century.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 864 West End Avenue, east side between West 102nd and 103rd Streets

Block / Lot: 1874/3

NB Number: 225-98 Date: 1898

Original Use: Private Dwelling No. of units: 1

Stories: 4b Height: 54'

Estimated Cost: \$20,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: James Livingston, 8 West 91st Street

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: One of a row of five Neo-Renaissance row houses built of limestone and beige, ironspot, Roman brick and capped by a galvanized-iron cornice. Although the firm of Neville & Bagge is better known for its apartment buildings, they designed many speculative row houses in the nineteenth century.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 866 West End Avenue, east side between West 102nd
and 103rd Streets

Block / Lot: 1874/103

NB Number: 225-98 Date: 1898

Original Use: Private Dwelling No. of units: 1

Stories: 4b Height: 54'

Estimated Cost: \$20,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: James Livingston, 28 West 91st Street

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: One of a row of five Neo-Renaissance row houses built of limestone and beige, ironspot, Roman brick and capped by a galvanized-iron cornice. Although the firm of Neville & Bagge is better known for its apartment buildings, they designed many speculative row houses in the nineteenth century.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 868 West End Avenue, east side between West 102nd
and 103rd Streets

Block / Lot: 1874/4

NB Number: 225-98 Date: 1898

Original Use: Private Dwelling No. of units: 1

Stories: 4b Height: 54'

Estimated Cost: \$20,000

Façade Materials: main material brick
base limestone lower floors limestone
trim limestone cornice metal

Structure: masonry

Original Owner: James Livingston, 8 West 91st Street

Architect: Neville & Bagge, 217 West 125th Street

Landmark Status: None

Comments: One of a row of five Neo-Renaissance row houses built of limestone and beige, ironspot, Roman brick and capped by a galvanized-iron cornice. Although the firm of Neville & Bagge is better known for its apartment buildings, they designed many speculative row houses in the nineteenth century.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 870 West End Avenue, east side between West 102nd
and 103rd Streets

Block / Lot: 1874/164

NB Number: 1285-91 Date: 1891

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 42'

Estimated Cost: \$17,200

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Carew & Drought, 243 West 42nd Street

Architect: M. V. B. Ferdon

Landmark Status: None

Comments: 870 West End Avenue is one of two survivors of a group of six row houses that included three additional houses on the avenue, extending to the corner of West 103rd Street, and one house on the side street. Accord to a *Record and Guide* description published in 1892, "they are constructed of brown stone of selected quality, with just enough of ornamental sculpture to develop the grace and beauty of the design." The house has a full-height, three-sided bay, a high stoop, and a galvanized-iron cornice. There was originally a rounded cap atop the roof with Spanish tile.

Bibliography

"Six Select Houses in a Choice Locality," *Real Estate Record and Builders Guide* 49 (April 30, 1892): 684-85.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 872 West End Avenue, east side between West 102nd
and 103rd Streets

Block / Lot: 1874/64

NB Number: 1285-91 Date: 1891

Original Use: Private Dwelling No. of units: 1

Stories: 3b Height: 42'

Estimated Cost: \$17,200

Façade Materials: main material brownstone
base brownstone lower floors brownstone
trim brownstone cornice metal

Structure: masonry

Original Owner: Carew & Drought, 243 West 42nd Street

Architect: M. V. B. Ferdon

Landmark Status: None

Comments: 872 West End Avenue is one of two survivors of a group of six row houses that included three additional houses on the avenue, extending to the corner of West 103rd Street, and one house on the side street. Accord to a *Record and Guide* description published in 1892, "they are constructed of brown stone of selected quality, with just enough of ornamental sculpture to develop the grace and beauty of the design." The house has a full-height, three-sided bay, a high stoop, and a galvanized-iron cornice. There was originally a pyramidal cap atop the roof with Spanish tile.

Bibliography

"Six Select Houses in a Choice Locality," *Real Estate Record and Builders Guide* 49 (April 30, 1892): 684-85.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 878 West End Avenue, southeast corner West
103rd Street

Block / Lot: 1874/61

NB Number: 310-22 Date: 1922

Original Use: Apartment House No. of units: 56

Stories: 15 Height: 175'

Estimated Cost: \$500,000

Façade Materials: main material brick
base granite lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: 878 West End Avenue Corporation, 2050 Amsterdam Avenue, Ralph Ciluzzi, president

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: None

Comments: This modestly-detailed, Italian Renaissance-inspired building has a two-story limestone base with red brick and white terra cotta above. The building has a striking arched entrance flanked by twisted colonettes and a fine copper cornice. There is a "C," for Ciluzzi, carved into the keystone of the entrance arch. The building was planned with fifty-six apartments, generally three one-bedroom and one two-bedroom apartments per floor.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 340-41.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 885 West End Avenue, northwest corner West 103rd Street

Block / Lot: 1890/53

NB Number: 281-15 Date: 1915

Original Use: Apartment House No. of units:

Stories: 12 Height: 135'

Estimated Cost: \$500,000

Façade Materials: main material brick
base stone lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: The 885 West End Avenue Corporation, 601 West 115th Street, Joseph Paterno, president

Architect: Gaetan Ajello, 1 West 34th Street

Landmark Status: None

Comments: For this building, Gaetan Ajello employed the white brick that he favored on his pre-World War I apartment buildings. It is ornately trimmed with Renaissance-inspired terra cotta. Many windows have unusual soldier course lintels. Joseph Paterno's initials appear in a roundel above the central window on the second story. The original plan consisted of two one-bedroom, two two-bedroom, and one three-bedroom apartment on each floor.

Bibliography:

Alpern, Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001), 342-43.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: The Mentone

Address: 895 West End Avenue. Southwest corner West 104th Street

Block / Lot: 1890/61

NB Number: 615-12 Date: 1912

Original Use: Apartment House No. of units:

Stories: 12 Height: 145'

Estimated Cost: \$500,000

Façade Materials: main material brick
base granite lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: Michael E. Paterno Realty Company, 601 West 115th Street

Architect: Gaetan Ajello, 1 West 34th Street

Landmark Status: None

Comments: The Mentone is one of Gaetan Ajello's boldest buildings on West End Avenue, with a two-story limestone base, brick laid in Flemish bond, extensive white terra-cotta trim, and shallow balconies with iron railings. The two-story central entrance is crowned by a second-story round arch. The façade has a complex window arrangement with single, double, and triple openings, with the individual sash separated by pilasters. Segmental-arch lintels on the fifth and twelfth stories are emblazoned with a "P" for Paterno. The building is crowned by a deep bracketed cornice.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 884 West End Avenue, northeast corner West 103rd Street

Block / Lot: 1875/1

NB Number: 225-19 Date: 1919

Original Use: Apartment House No. of units: 78

Stories: 13 Height: 150'

Estimated Cost: \$750,000

Façade Materials: main material brick
base stone lower floors limestone
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: The 884 West End Avenue Corporation, 601 West 115th Street, Joseph Paterno, president

Architect: Gaetan Ajello, 1 West 34th Street

Landmark Status: None

Comments: 884 West End Avenue is somewhat simpler in ornamentation than Gaetan Ajello's slightly earlier, pre-World War I buildings located just across West End Avenue. As on his other buildings, Ajello has clad this apartment house in white brick with matching terra-cotta trim. The building has unusual header-brick lintels. The two-story, segmental-arch entrance has a cartouche with Joseph Paterno's initials.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 890-898 West End Avenue, southeast corner West 104th Street

Block / Lot: 1875/61

NB Number: 361-24 Date: 1924

Original Use: Apartment House No. of units: 72

Stories: 15 Height: 175'

Estimated Cost: \$975,000

Façade Materials: main material brick
base granite lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: 898 West End Avenue Corporation, Luigi Gerbino, president, 56 West 45th Street

Architect: Schwartz & Gross, 347 Fifth Avenue

Landmark Status: None

Comments: A Renaissance-inspired apartment building with limestone base, beige brick upper floors, and terra-cotta trim. The entrance is flanked by fluted Corinthian columns that support a modified Doric frieze. Additional Corinthian pilasters appear on the upper two stories. The façade is enlivened by a Vitruvian wave beltcourse, projecting balcony, and modillioned cornice. As designed, this building contained 72 four to six room suites.

Bibliography

"West End Avenue Improvements Are Steadily Increasing," *Real Estate Record and Builders Guide* 113 (28 June 1924): 11.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 905 West End Avenue, northwest corner West 104th Street

Block / Lot: 1891/17

NB Number: 450-16 Date: 1916

Original Use: Apartment House No. of units: 65

Stories: 13 Height: 142'

Estimated Cost: \$550,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: The 905 West End Avenue Corporation, 601 West 115th Street, Joseph Paterno, president

Architect: Gaetan Ajello, 1 West 34th Street

Landmark Status: None

Comments: As at other apartments of the period designed by Gaetan Ajello, this is a white brick and limestone, Italian Renaissance inspired building, with white terra-cotta ornament. Balustrades and the cornice have been removed. Joseph Paterno's initials are visible in a cartouche above the center of the two-story entrance.



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 915 West End Avenue, southwest corner West 105th Street

Block / Lot: 1891/26

NB Number: 208-22 Date: 1922

Original Use: Apartment House No. of units: 90

Stories: 15 Height: 150'

Estimated Cost:

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: 915 West End Avenue Corporation, 601 West 115th Street, Joseph Paterno, president

Architect: Rosario Candela, 200 West 72nd Street

Landmark Status: None

Comments: Like its neighbor to the south, this building was erected by developer Joseph Paterno who had his initials inscribed in a cartouche above the entrance. While Paterno's pre-war building at no. 905 is twelve stories tall, this building has fifteen stories of apartments. It is a red brick structure with limestone at the entrance and terra-cotta trim elsewhere.

Bibliography

Alpern Andrew, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001),



WEST END AVENUE DOCUMENTATION Survey 2008

Address: 900 West End Avenue, northeast corner West 104th Street

Block / Lot: 1876/1

NB Number: 527-26 Date: 1926

Original Use: Apartment House No. of units:

Stories: 16 Height: 180'

Estimated Cost: \$1,500,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice brick

Structure: steel

Original Owner: 900 West End Avenue Corporation, Arthur S. Baker, president, 345 Madison Avenue

Architect: J. M. Felson, 250 West 57th Street

Landmark Status: None

Comments: A red brick building entered through a three-story entrance ensemble on West 104th Street, with paired and single fluted Corinthian pilasters spread across three bays. The façade is enlivened with terra-cotta balconies, shields, garlands, and cartouches.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Cerana Apartments

Address: 910 West End Avenue, southeast corner West 105th Street

Block / Lot: 1876/61

NB Number: 471-24 Date: 1924

Original Use: Apartment House No. of units: 90

Stories: 15 Height: 121'

Estimated Cost: \$1,500,000

Façade Materials: main material brick
base granite lower floors limestone
trim terra cotta cornice n/a

Structure: steel

Original Owner: 910 West End Avenue Corporation, Michael Campagna and Victor Cerabone, officers, 2067 Broadway

Architect: George F. Pelham, 200 West 72nd Street

Landmark Status: None

Comments: The Cerana was erected by a company formed by Michael Campagna and his brother-in-law Victor Cerabone (sources are unclear as to which man was president of the company). The building originally contained ninety, three to six room apartments. According to the *Real Estate Record* "the architecture will be a pleasing, simple design and will harmonize with the other surrounding high-class buildings in this locality." This harmony is evident in the one-story limestone base, brick upper stores, and white terra-cotta trim. However, it is unusual in the choice of Gothic as the style for the ornamentation. The building has a Tudor-arch entrance, pinnacles, and medieval-inspired detail.

Bibliography

"Demand for Apartments on West End Avenue Continues," *Real Estate Record and Builders Guide* 114 (27 December 1924): 9.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Alimar

Address: 925 West End Avenue, northwest corner West 105th Street

Block / Lot: 1891/54

NB Number: 62-99 Date: 1899

Original Use: Apartment House No. of units: 14

Stories: 7 Height: 72'

Estimated Cost: \$140,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta/metal cornice metal

Structure: steel

Original Owner: Hamilton W. Weed, 57 West 95th Street

Architect: Janes & Leo, 967 Boulevard (Broadway)

Landmark Status: None

Comments: Hamilton Weed commissioned this Beaux-Arts style apartment building and a group of neighboring row houses on West 105th Street from Janes & Leo in 1899. The Alimar is among the most boisterous apartment buildings of the era, with its limestone base, red Roman brick upper stories, boldly three-dimensional ornament (including men's and women's heads, cartouches, garlands, and corbels), and projecting metal window bays. Janes & Leo had their firm's name carved into the corner. The cornice has been restored. The building was planned with two mirror-image, eleven-room and bath apartments on each floor. An advertisement touted the building – "The Alimar embodies the latest and best features of modern American Apartment Architecture."

Bibliography

The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Cecil

Address: 929 West End Avenue, west side between West 105th
and 106th Streets

Block / Lot: 1891/55

NB Number: 486-98 Date: 1898

Original Use: French Flat No. of units: 28

Stories: 7 Height: 70'

Estimated Cost: \$120,00

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice metal

Structure: masonry/steel

Original Owner: Daily & Carson

Architect: Neville & Bagge

Landmark Status: None

Comments: This French flat has a two-story rusticated limestone base with Roman brick above trimmed with terra cotta. Notable façade features include an entrance set beneath a portico supported by four columns, rounded bays, splayed lintels, and a modillioned cornice with cartouches in its frieze. The building is one of a pair with its neighbor to the north, 933 West End Avenue.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Van Horne

Address: 933 West End Avenue, southwest corner West 106th Street

Block / Lot: 1891/57

NB Number: 307-98 Date: 1898

Original Use: French Flat No. of units: 14

Stories: 7 Height: 75'

Estimated Cost: \$75,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice metal

Structure: steel/masonry

Original Owner: Daily & Carlson, 1742 Amsterdam Avenue

Architect: Neville & Bagge, 217 East 125th Street

Landmark Status: None

Comments: This French flat has a two-story rusticated limestone base with Roman brick above trimmed with terra cotta. Notable façade features include an entrance set beneath a portico, rounded bays, splayed lintels, and a modillioned cornice with cartouches in its frieze. The building is one of a pair with its neighbor to the south, 929 West End Avenue.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Cleburne

Address: 924 West End Avenue, northeast corner West 105th Street

Block / Lot: 1877/1

NB Number: 604-12 Date: 1912

Original Use: Apartment House No. of units:

Stories: 12 Height: 145'

Estimated Cost: \$750,000

Façade Materials: main material brick
base granite lower floors limestone
trim terra cotta cornice n/a

Structure: steel

Original Owner: Harry Schiff, 355 West End Avenue

Architect: Schwartz & Gross & B.N. Marcus, 347 Fifth Avenue

Landmark Status: None

Comments: This apartment house replaces the wooden country home purchased in 1884 by Isidor and Ida Straus. Isidor was the major figure in the rise of Macy's into a major department store. The Straus's died together on the Titanic. The Straus heirs sold the property to real estate developer Harry Schiff. Schiff commissioned one of Schwartz & Gross's finest buildings. Like the Chautauqua at 574 West End Avenue, also commissioned by Schiff, the Cleburne is ornamented with unusual motifs, some of which appear to have been inspired by the work of Louis Sullivan, such as the carved panels on the second story and the balustrades with foliate supports. The building has a two-story limestone base with brick and terra cotta above. Notable additional features are the tapered balusters of the projecting balconies and the recessed vehicular entrance, three bays wide, with granite wainscot, red-brick paving, and lobby windows with ornate iron trim on West 105th Street. The cornice has been removed.

Bibliography

Gray, Christopher, "A Restored Memorial to 2 Who Died on the Titanic," *New York Times* 23 August 1998.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Westbourne

Address: 930 West End Avenue / 2749 Broadway, east side
between West 105th and 106th Streets

Block / Lot: 1877/63

NB Number: 972-98 Date: 1898

Original Use: French Flat No. of units:

Stories: 7 Height: 75'

Estimated Cost: \$115,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: William H. Pieken

Architect: Henry Andersen

Landmark Status: None

Comments: The Westbourne is a well-proportioned, Neo-Renaissance style French flat that extends through the block to Broadway. On West End Avenue, the building has a rusticated limestone base with Roman brick and terra cotta above. The façade is capped by a pressed-metal, bracketed cornice. The street level on Broadway is marked by storefronts with cast-iron piers. The cornice has been removed from the Broadway frontage.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Lancaster

Address: 936 West End Avenue, southeast corner West 106th Street

Block / Lot: 1877/61

NB Number: 84-98 Date: 1898

Original Use: French Flat No. of units:

Stories: 7 Height: 80'

Estimated Cost:

Façade Materials: main material brick
base limestone lower floors brick
trim terra cotta cornice metal

Structure: steel

Original Owner: Louis F. Weismann

Architect: John A. Hamilton

Landmark Status: None

Comments: The Neo-Renaissance style Lancaster has three street frontages – on West End Avenue, West 106th Street, and on Broadway. The façade is faced in brick, with ironspot Roman brick on the upper five stories. The building is entered on West End Avenue through a handsome arched frame supported on granite Ionic columns. Other features include rounded corners, limestone trim on the lower two stories, and a galvanized-iron, modillioned cornice. Storefronts on Broadway are marked by piers with acanthus capitals.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Stanley Court

Address: 945 West End Avenue, northwest corner West 106th Street

Block / Lot: 1892/13

NB Number: 1539-05 Date: 1905

Original Use: Apartment House No. of units: 24

Stories: 12 Height: 145'

Estimated Cost: \$275,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice n/a

Structure: steel

Original Owner: Stanley Court Realty & Construction Company, 76 William Street

Architect: Charles E. Birge, 5 West 31st Street

Landmark Status: None

Comments: Stanley Court is the earliest twelve-story apartment building on West End Avenue. The building has a three-story and basement limestone base with brick laid in Flemish bond above. It has restrained Beaux-Arts ornament. The entrance is on West 106th Street within a one-story pavilion located across a light court. The building originally had two apartments on each floor.

Bibliography

"Stanley Court," *Real Estate Record and Builders Guide* 80 (17 August 1907): 252.
Supplement to the World's New York Apartment House Album (New York: New York World, 1910).
The World's New York Apartment House Album (New York: New York World, 1910).



WEST END AVENUE DOCUMENTATION Survey 2008

Name: San Domingo

Address: 949 West End Avenue, west side between West 106th
and 107th Streets

Block / Lot: 1892/16

NB Number: 330-16 Date: 1916

Original Use: Apartment House No. of units: 100

Stories: 12 & PH Height: 130'

Estimated Cost: \$300,000

Façade Materials: main material brick
base granite lower floors brick
trim terra cotta cornice terra cotta

Structure: steel

Original Owner: Schuyler Square Realty Company Inc., 2520 Broadway

Architect: Schwartz & Gross, B. N. Marcus, 347 Fifth Avenue

Landmark Status: None

Comments: The San Domingo is a Neo-Renaissance style building of Flemish bond brick ornamented with brown-hued terra cotta. Unusual for a West End Avenue apartment building, terra-cotta ornament is used on the lower stories. The terra-cotta entrance enframing has shields, garlands, and urns. The building is capped by a terra-cotta cornice with double brackets. A cornice has been removed above the third story. The building replaces the Bloomingdale Reformed Church.



WEST END AVENUE DOCUMENTATION Survey 2008

Name: Waumbek

Address: 955 West End Avenue, southwest corner West 107th Street

Block / Lot: 1892/19

NB Number: 576-98 Date: 1898

Original Use: French Flat No. of units: 14

Stories: 7 Height: 75'

Estimated Cost: \$70,000

Façade Materials: main material brick
base limestone lower floors limestone
trim terra cotta cornice metal

Structure: steel

Original Owner: Fred Klingman, 132 East 44th Street

Architect: George F. Pelham, 503 Fifth Avenue

Landmark Status: None

Comments: As on other French flats of the period, the Waumbek has a rusticated limestone base with brick trimmed with terra cotta above, and a galvanized-iron cornice. Other features include a rounded corner and a side-street entrance with paired, granite, Ionic columns. There were originally two apartments on each floor – one of seven rooms and the other with eight.

Bibliography

The World's New York Apartment House Album (New York: New York World, 1910).

