



**NEW YORK CITY LANDMARKS PRESERVATION
COMMISSION**

Meenakshi Srinivasan
Chair

**FOR IMMEDIATE RELEASE
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**LANDMARKS PRESERVATION COMMISSION APPROVES A NEW HISTORIC DISTRICT
AND AN INDIVIDUAL LANDMARK IN MANHATTAN**

*Riverside-West End Historic District Extension II is Approved; Corbin Building Becomes an
Individual Landmark*

The New York City Landmarks Preservation Commission today unanimously approved the designation of the 344-building Riverside-West End Historic District Extension II and the Corbin Building in Manhattan citing their architectural, historic and cultural significance.

Descriptions of the historic district and individual landmark below.

Corbin Building, 11 John Street, Manhattan.



When it was completed in 1889, the eight-and nine-story Corbin Building was considerably taller than most of its neighbors. It was constructed with cast-iron beams and bearing masonry walls, preceding the development of the full steel frame that enabled structures to rise significantly higher. The Corbin Building was designed by Francis H. Kimball, a prominent New York architect who pioneered early skyscraper development with the creation of "caisson" foundations and was notable for his innovative use of terra cotta.

The Corbin Building was named for its owner, Austin Corbin, a wealthy businessman who founded banks and the Long Island Railroad and owned numerous properties in New York. The building is designed in an expressive Francois Premier style with brownstone and brick walls and round-arched openings ornamented with abundant Gothic details, primarily rendered in terra cotta.

"Constructed during a time of tremendous growth and change in Lower Manhattan, the Corbin Building is a remarkable example of a transitional skyscraper building in Manhattan, and we are very pleased to approve it as an individual landmark," said Commission Chair Meenakshi Srinivasan.

The Corbin Building was built as a speculative office for rental as well as for housing Corbin's bank and was located in the expanding business district of Lower Manhattan. The building remains substantially intact and is now part of the Fulton Transportation Center. Its ground level storefronts and entrances and its pyramidal tower roofs have been reconstructed as part of the recent renovations and restoration by the Metropolitan Transit Authority.

Riverside-West End Historic District Extension II

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



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

In its broad array of residential building types the Riverside West End Historic District Extension II represents the development of the Upper West Side of Manhattan since the 1890s. Designed by some of the city's most prominent architects and executed in the dominant styles of their eras, these buildings form a distinct section of the city that complements the previously designated Riverside-West End and Riverside-West 105th Street Historic Districts.

Throughout the extension, there are picturesque ensembles in the Renaissance Revival, Romanesque Revival, Queen Anne, Colonial Revival and Beaux-Arts styles in brownstone and/or brick with decorations in terra-cotta or copper. One such example is the c. 1900 group at **312 West 101st Street** (right).



Within the rows a rhythmic pattern was often established by the applications of elements such as bow fronts, bay and oriel windows, dormers, gables, and balconies. At the same time, some of the same architects were hired by developers to design multiple dwellings known as flats. Early buildings were compatible in scale and materials with the neighboring houses but with the advent of the smaller, more practical electric elevator, larger buildings of six to nine stories covering multiple lots were constructed throughout the Riverside-West End Extension II.

In the 20th century multiple factors contributed to the changing character of the Extension, particularly the rising cost of constructing and maintaining single family homes and the completion of the IRT subway in 1904. The subway made the area accessible to the city's growing population, and single-family houses and small flats less than 30 years old were demolished and replaced with apartment buildings of 12 to 15 stories on West End Avenue, Riverside Drive, and the large cross streets such as West 96th and West 106th Streets. This rapid transformation was rare in the development of the city. Rules established by the Tenement House Act in 1901 determined the form, massing, and maximum height of new residential buildings until 1929.



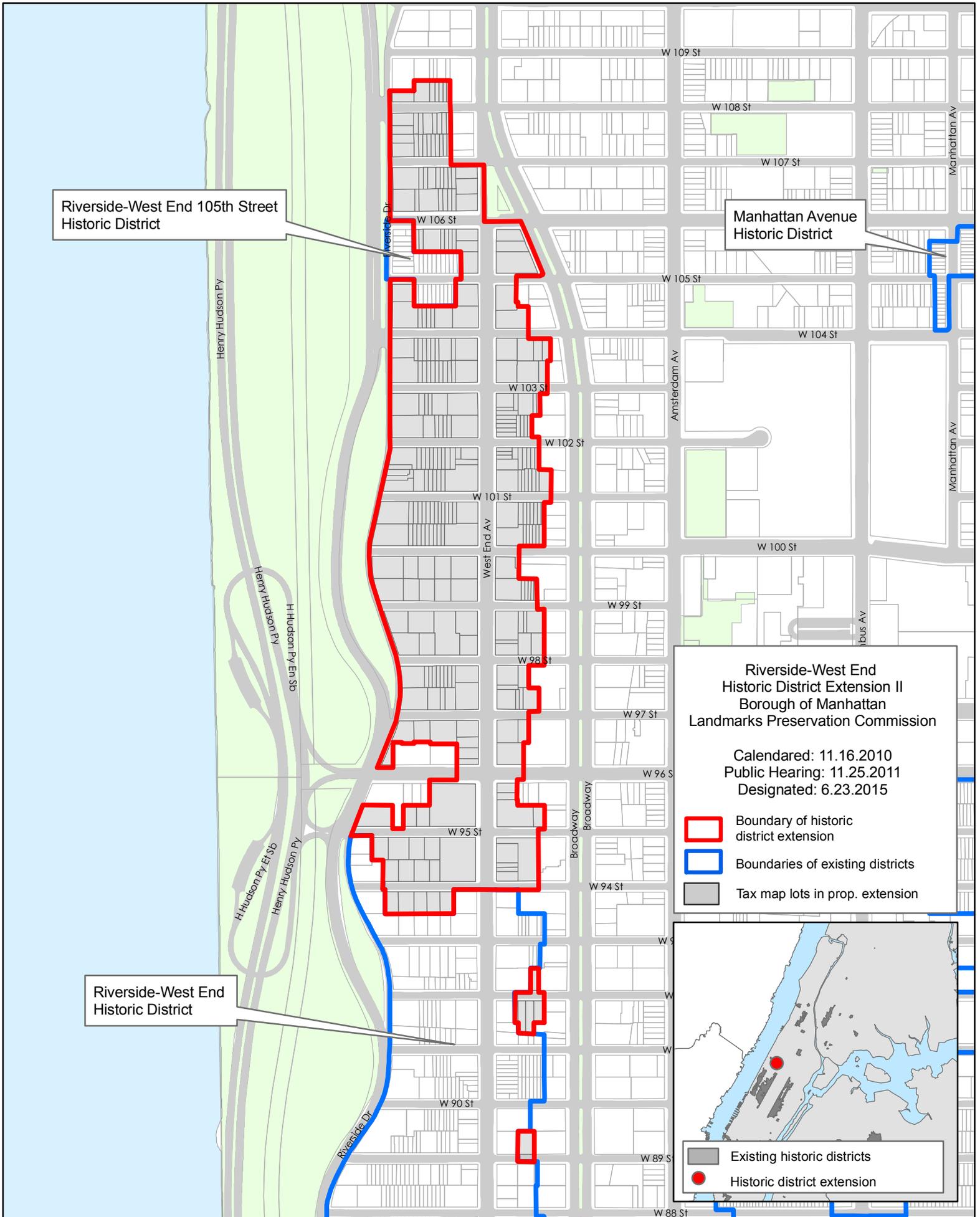
These regulations contributed to the remarkably consistent height of apartment buildings—particularly along West End Avenue. The first of these were the c.1905 Stanley Court Apartments at **945 West End Avenue** (left).

This designation brings total number of designated buildings between 70th and 108th St. and west of Broadway to 1255.

“We’re very excited to add 344 buildings to the number of sites under the Commission’s protection. The Riverside-West End Historic District has a distinct sense of place that derives from its cohesive residential character, and this designation reaffirms the agency’s commitment to this area of the city,” said Commission Chair Meenakshi Srinivasan.

The Landmarks Preservation Commission is the mayoral agency responsible for protecting and preserving New York City’s architecturally, historically and culturally significant buildings and sites. Since its creation in 1965, LPC has granted landmark status to approximately 32,743 buildings and sites, including 1352 individual landmarks, 117 interior landmarks, 10 scenic landmarks, 114 historic districts and 21 historic district extensions in all five boroughs. Under the City’s landmarks law, considered among the most powerful in the nation, the Commission must be comprised of at least three architects, a historian, a realtor, a planner or landscape architect, as well as a representative of each borough.

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

Calendared: 11.16.2010
 Public Hearing: 11.25.2011
 Designated: 6.23.2015

- Boundary of historic district extension
- Boundaries of existing districts
- Tax map lots in prop. extension

