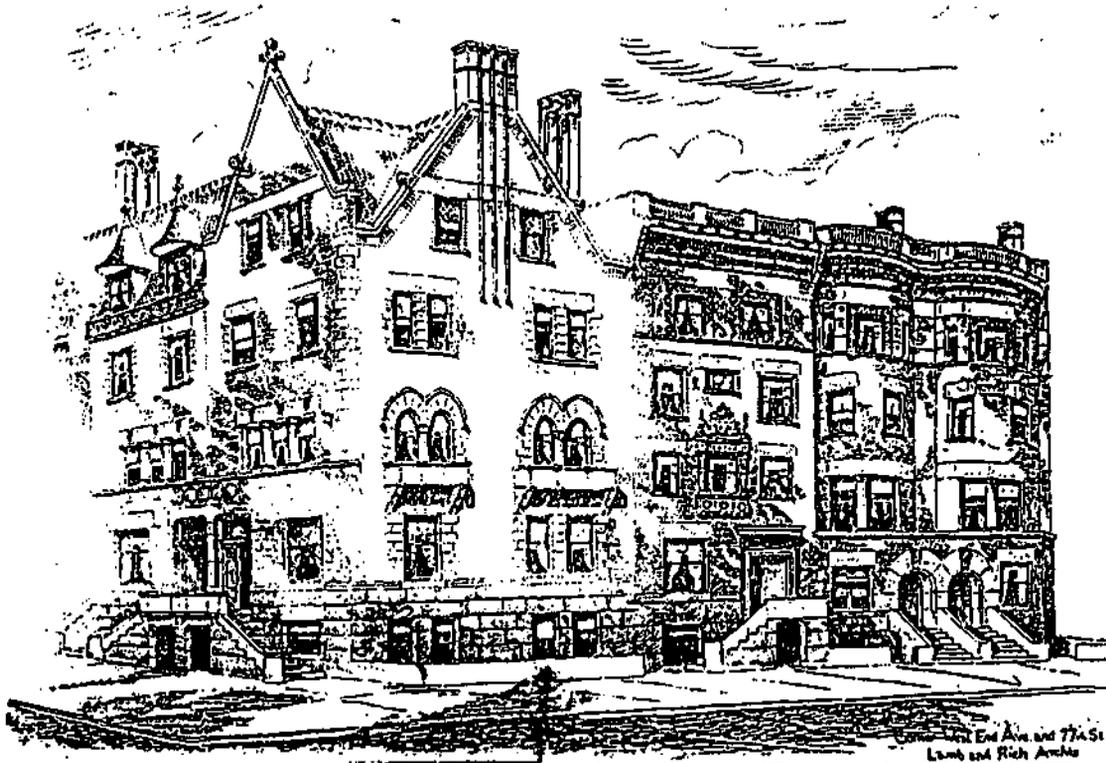


WEST END - COLLEGIATE HISTORIC DISTRICT DESIGNATION REPORT



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1984

WEST END-COLLEGIATE HISTORIC DISTRICT

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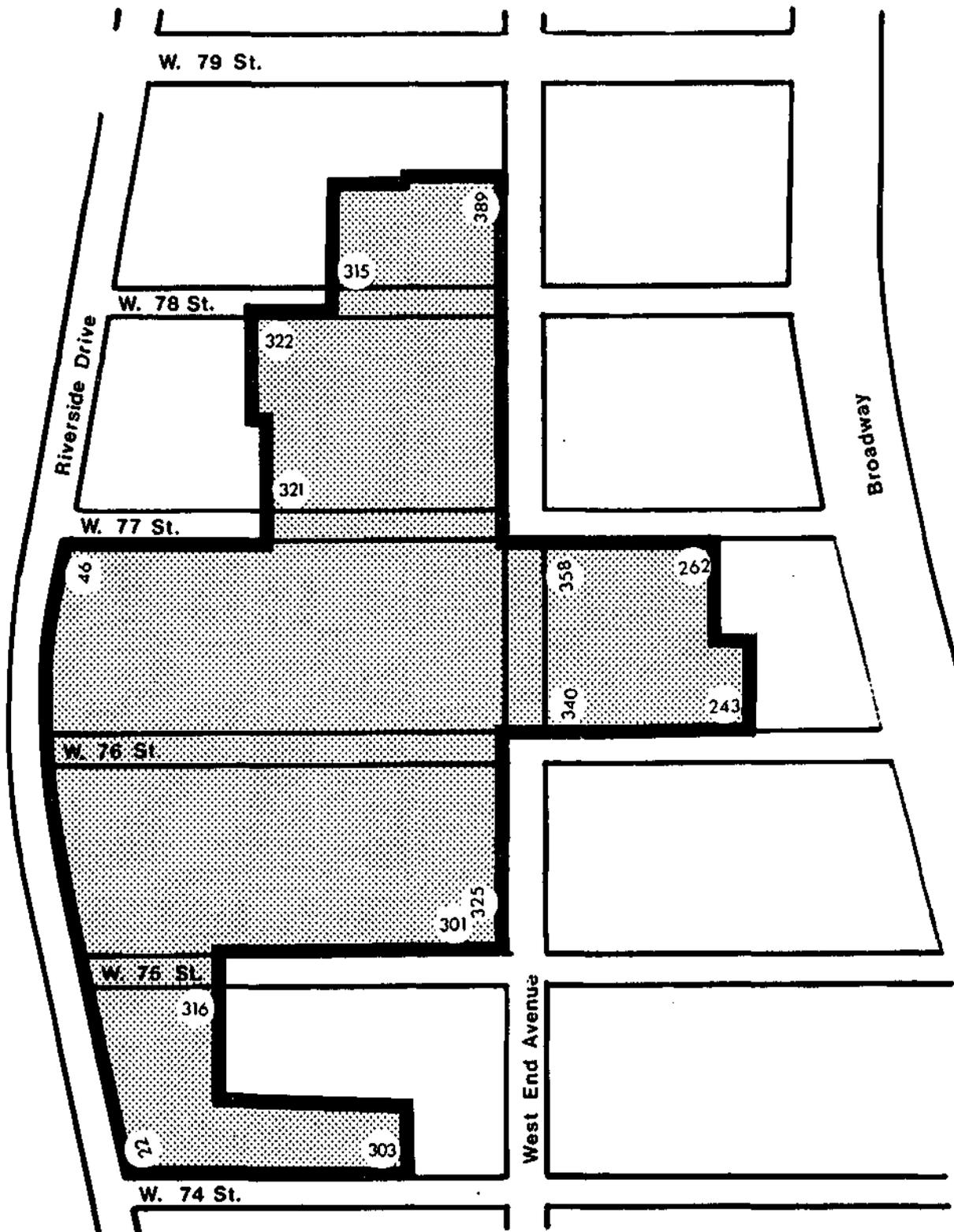
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The Landmarks Commission expresses its appreciation to the Upper West Side community, which has assisted the Commission in its on-going effort to identify and designate those buildings and districts on the Upper West Side of Manhattan which have architectural,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

Landmarks Preservation Commission



WEST END - COLLEGIATE HISTORIC DISTRICT
Manhattan
Designated January 3, 1984



Landmarks Preservation Commission
January 3, 1984, Designation List 184
LP-1418

WEST END-COLLEGIATE HISTORIC DISTRICT

Borough of Manhattan

BOUNDARIES

The property bounded by a line beginning at the northeast corner of West 74th Street and Riverside Drive, extending northerly along the eastern curb line of Riverside Drive, easterly along the southern curb line of West 77th Street, northerly across West 77th Street, northerly along the western property line of 321 West 77th Street, westerly along part of the southern property line of 320 West 78th Street, westerly along the southern property line of 322 West 78th Street, northerly along the western property line of 322 West 78th Street, easterly along the southern curb line of West 78th Street, northerly across West 78th Street, northerly along the western property line of 315 West 78th Street, easterly along the northern property lines of 315 to 309 West 78th Street, northerly along part of the western property line of 309 West 78th Street, easterly along part of the northern property line of 309 West 78th Street, easterly along the northern property line of 307 West 78th Street, easterly along the northern property line of 389 West End Avenue, southerly along the western curb line of West End Avenue, easterly along the southern curb line of West 77th Street to the eastern property line of 262 West 77th Street, southerly along the eastern property line of 262 West 77th Street, easterly along part of the northern property line of 245 West 76th Street, easterly along the northern property line of 243 West 76th Street, southerly along the eastern property line of 243 West 76th Street, westerly along the northern curb line of West 76th Street, southerly along the western curb line of West End Avenue, westerly along the northern curb line of West 75th Street, southerly across West 75th Street, southerly along the eastern property line of 316 West 75th Street, southerly along the eastern property lines of 24 to 23 Riverside Drive, southerly along part of the eastern property line of 321 West 74th Street, easterly along the northern property lines of 319 to 303 West 74th Street, southerly along the eastern property line of 303 West 74th Street, westerly along the northern curb line of West 74th Street, to the point of beginning.

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TESTIMONY AT THE PUBLIC HEARING

On February 8, 1983, the Landmarks Preservation Commission held a public hearing on the proposal to designate the West End - Collegiate Historic District (Item No. 1). The hearing had been duly advertised in accordance with the provisions of the law. Twenty-four persons spoke in favor of the proposed designation, including City Councilwoman Ruth Messinger, representatives of New York State Senator Franz S. Leichter and Assemblyman Jerrold Nadler, and representatives of the Municipal Art Society, New York Landmarks Conservancy, and New York Chapter of the American Institute of Architects. Three persons spoke against all or part of the proposed designation. The Commission received over 100 letters concerning the proposal, most of them in favor of designation. In addition, petitions bearing 418 names were received by the Commission requesting designation of the historic district.

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HISTORICAL INTRODUCTION

Although its history can be traced as far back as the late seventeenth century, the West Side, including the land within the boundaries of the West End-Collegiate Historic District, was still largely farmland until 1880. Prior to its urbanization at the end of the nineteenth century, the West Side, stretching roughly from 23rd Street to 125th Street, was known as Bloomingdale. This appellation came from the early Dutch settlers of New Amsterdam who called the region "Bloemendael" in fond recollection of a flower-growing area of the same name near Haarlem, in Holland.

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

In the early eighteenth century Bloomingdale Road was opened through the region following the course of an old Indian trail. The road provided the main link with the city at the tip of Manhattan. Gradually, wealthy New Yorkers began to establish country seats in the hinterland flanking Bloomingdale Road.

A number of country seats were established in the vicinity of the historic district. One of them, the homestead of Stephen DeLancey, which was built before 1729, probably occupied the site of the later Vandenheuevel mansion on the west side of Bloomingdale Road at the present location of the Apthorp Apartments, a designated New York City Landmark.² In 1792, John Cornelius Vandenheuevel, former governor of Demerara, built his mansion on this site.³ By the 1830s, the mansion had been converted into a hotel called Burnham's. The Astor family acquired the site in 1879 and had the mansion demolished in 1905 to make way for the Apthorp Apartments.⁴

Another country seat in the vicinity was established by Teunis Somarindyck when all of lot seven of the thousand acre tract fell to him. After 1745 Somarindyck's house stood at the northwest

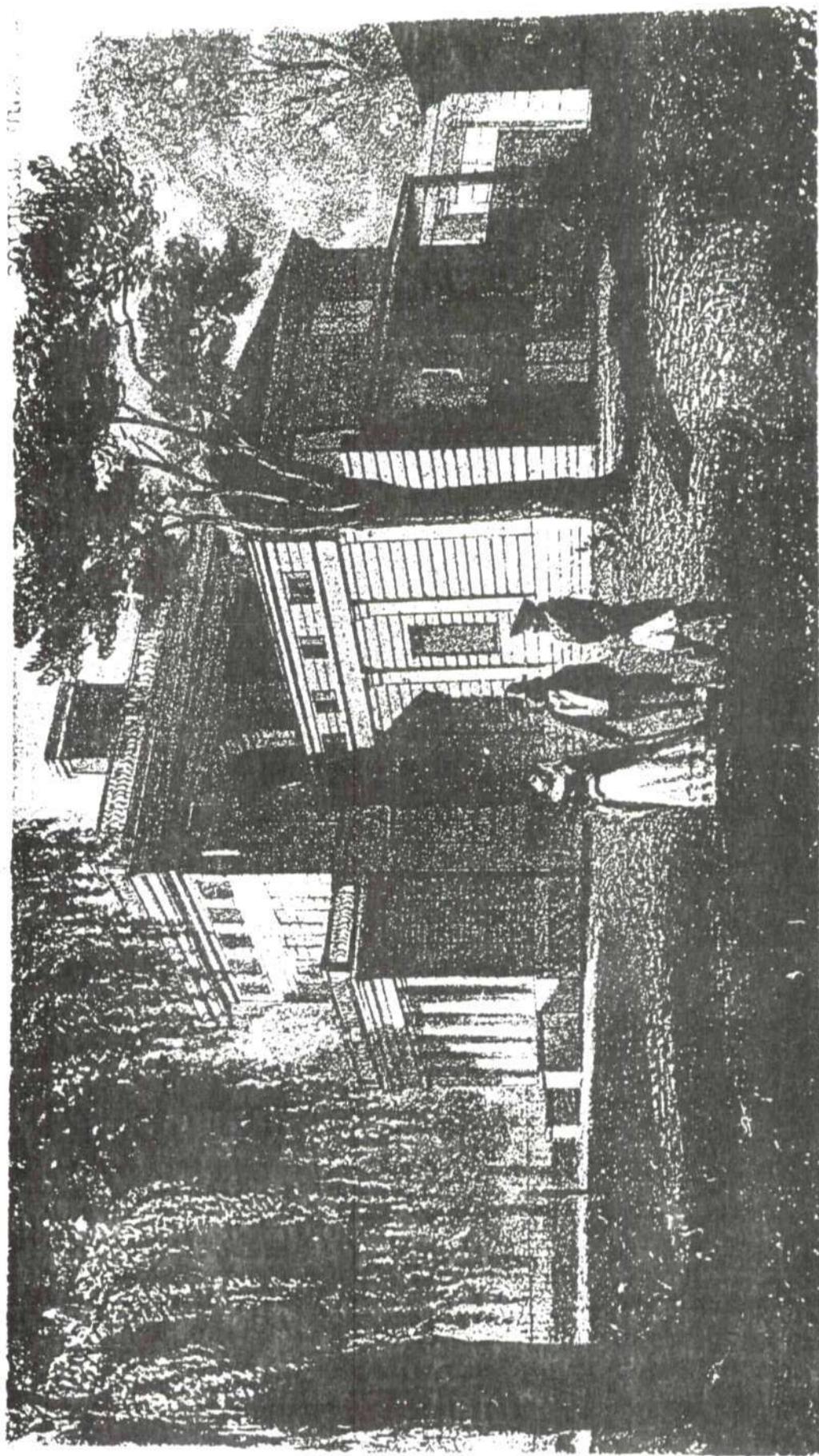
corner of 75th Street and Broadway. The house was demolished in 1868⁵ to make way for the Boulevard, now Broadway.⁶ A second house belonging to the Somarindyck family was located at roughly the southeastern corner of the present West End Avenue and West 77th Street. In the late 1840s, Fernando Wood purchased this house and the adjoining one, added a structure on its south side and used the house as his country seat. Wood lived here while he was mayor of New York City (1855-1858, 1860-1862). In 1860 Wood entertained the Prince of Wales in the home when the Prince of Wales made his famous trip to the United States as Baron Renfrew.⁷

By the early nineteenth century four small villages had sprung up in Bloomingdale. According to historian Hopper Striker Mott, each of these villages was a distinct locality which maintained a semblance of village life at least up to the Civil War. The general vicinity of the historic district was known as Harsenville, a hamlet centered around the present West 70th Street and Broadway. It was named for John Harsen whose house stood between 70th and 71st Streets.⁸

Although Bloomingdale itself remained largely rural until the late nineteenth century, its eventual development as an integral part of New York City had been foreseen much earlier in the century. The state legislature appointed a commission of three in 1807 to prepare a plan for the orderly expansion of the city, and John Randel, Jr., an engineer, assumed the task of formulating such a scheme. In 1811 he produced a plan, known as the Randel Survey or Commissioners' Map, which imposed a uniform grid of broad avenues and narrow cross streets upon the rolling hills of Manhattan as far north as 155th Street. The austerity of the rigid grid was relieved only by Bloomingdale Road (now Broadway) which cut across the plan diagonally.

To be sure, some fifty years elapsed before streets in the vicinity of the historic district were actually laid out. In the interim, the bucolic character of the area began to undergo changes. The large Somarindyck farm was subdivided during the early nineteenth century and much of the land within or near the historic district became part of six separate parcels. Though ownership of these parcels varied throughout the first half of the century, they continued in use as either country seats or farms until being conveyed during the 1850s and 1860s in small parcels and lots. The Wood estate, centered on the present block bounded by West 76th and West 77th Streets, West End Avenue and Broadway, was not broken into lots until the 1880s.⁹

EVERY LITTLE



of Sarony, Major & Knapp 449 Broadway, N.Y.

for D. T. Valentine's Magazine, 1863

PART OF THE HOUSE IN WHICH TALLEYRAND LIVED, BLOOMINGDALE ROAD, NEAR HUDSON RIVER & 75TH ST.
known as Major Thompsons (now Ferritts) Mansion.

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The ready availability of land in Bloomingdale encouraged the establishment of a number of institutions there in the early nineteenth century. One, the Orphan Asylum Society of New York, decided to move from its existing home in the increasingly congested and urbanized Greenwich Village area of the city to a new home in Harsenville so that the children in its charge could "enjoy purer air and more ample accommodations."¹⁰ In the 1830s the Society purchased nine and one half acres of land, some of which is presently incorporated into the southern boundary of the historic district, and, on the site presently bounded by Riverside Drive, West End Avenue, West 73rd and West 74th Streets, erected its imposing new asylum. Completed in 1840, the asylum building survived until 1902.¹¹

During the period, the increase in the permanent population of Harsenville and Bloomingdale was sufficient to warrant opening a local public school. Established in the late 1820s at West 82nd Street and Eleventh Avenue (West End Avenue), Public School 9 served the families who lived on the farms and in frame houses scattered throughout the area.¹²

In spite of these various developments, Bloomingdale retained its countrylike atmosphere to the time of the Civil War. New York City, on the other hand, found itself in the throes of expansion and transformation into a rapidly growing metropolis. Both the impact of the Industrial Revolution and massive immigration from Europe provided the impetus to northerly residential expansion which was channeled primarily to the East Side and roughly followed the uptown march of New York's wealthy citizens. The predilection for development on the East Side was also heavily influenced by transit facilities which were provided there earlier than on the West Side. With the inauguration of the horsecar era in 1852, the city was pushed ever further north until it reached 59th Street.

As the city continually expanded to the north, it was increasingly apparent that Bloomingdale would eventually be engulfed by the tide of urban growth. However, residential development proceeded slowly in Bloomingdale. Its pace was influenced by a complex interrelationship of factors which included the opening of rapid transit lines, the construction of various civic improvements, and successive waves of real estate speculation.

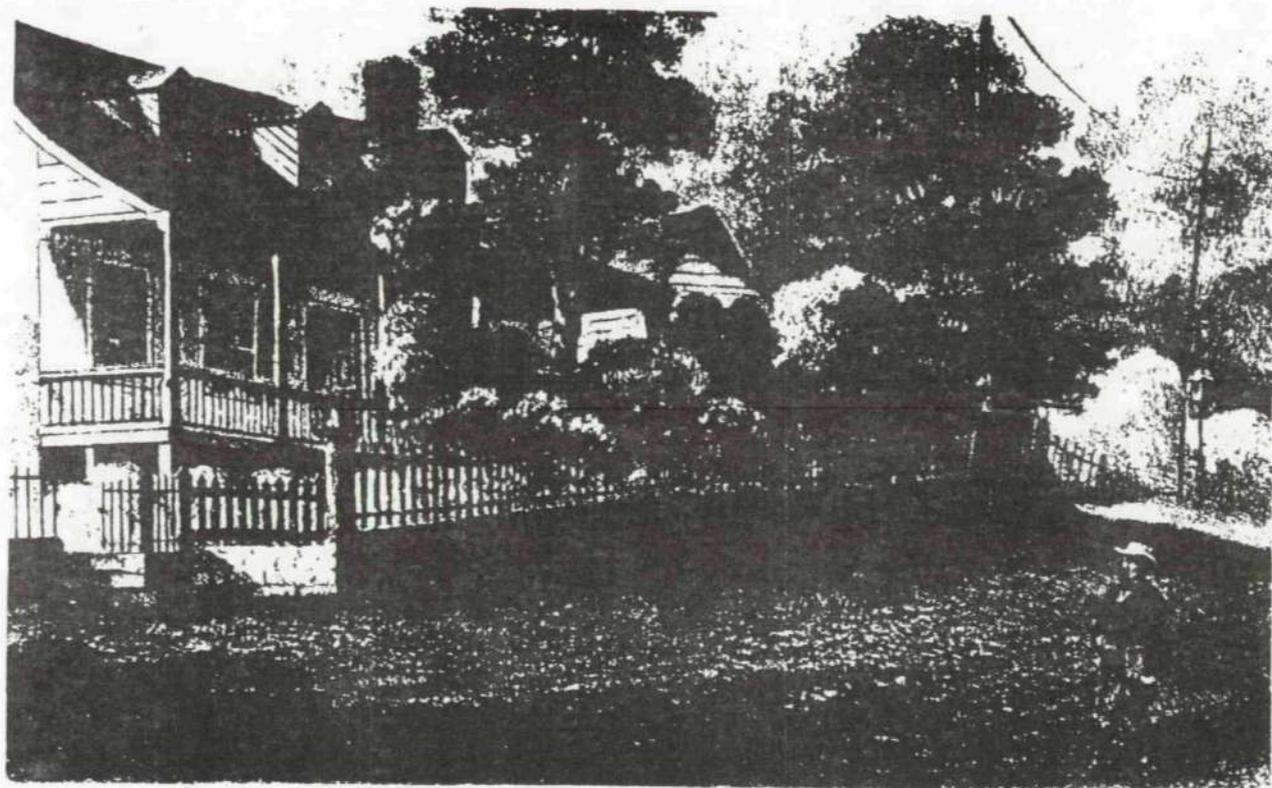
Rapid growth and expansion only exacerbated the problems confronting New York City and led to closer scrutiny of the deficiencies of the Commissioners Map of 1811. Its rigid grid system for laying streets made meager provision for new squares,

promenades or parks as a means of relieving congestion which resulted from the high densities of urban building. Moreover, the city's breathing spaces were confined to a few small squares, mostly damp and unwholesome "reservations" on the site of old water courses.¹³ As early as 1840 a serious campaign was launched to create a park to benefit all the people of New York. By the late 1850s, Central Park, with a southern boundary coinciding with the northern boundary of the city, was under construction in a predominantly rural area of the island.

The decision to build Central Park in a rural, undeveloped part of the city spurred development during the 1850s in what is now midtown, particularly in the West 40s and 50s, close to Fifth Avenue, where brownstone rowhouses began to appear. The determination of the park's boundaries also boosted property values to its east, west and north and sparked a wave of real estate speculation in all three areas. This first wave of speculation to affect the Upper West Side was confined to vacant lots along Eighth Avenue, just west of the park, which sold for nearly as much as those just to the east along Fifth Avenue. Since neither the population of the city at the time nor its transit facilities, which on the Upper West Side were limited to a stage line on Bloomingdale Road, warranted the prices at which property was being traded, the speculation was restricted to paper.¹⁴

The period after the Civil War triggered the greatest speculative craze seen to that point in New York City.¹⁵ Land in the vicinity of Fifth Avenue was particularly susceptible even though most of it was unimproved, overvalued, and sold for very high prices. Generally speaking, the postwar speculation undoubtedly was one of the consequences of the inflation which followed the war. On the Upper West Side, it received an additional stimulus from contemplated rapid transportation facilities and from promised civic improvements.¹⁶ The craze, however, was almost entirely restricted to vacant land. In 1868, for example, there were not more than half a dozen "modern" houses on the Upper West Side.¹⁷ In 1873, four lots on 81st Street and Riverside Drive, an avenue which then existed only on paper, were conveyed for \$75,000.¹⁸ It was estimated that, between 1868 and 1873, the value of land north of 59th Street increased by 200 percent and in many cases 300 or 400 percent.¹⁹

One of the earliest improvements to fuel post-war speculation on the Upper West Side was the extension of the Eighth Avenue horse car line to 84th Street in 1864. However, more ambitious projects exerted far greater influence in that regard. By



Somerindyke (Somarindyck) Estate on Bloomingdale Road
(Broadway) near 75th Street. Lithograph, Valentine's
Manual, 1863.

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the late 1860s a new rapid transit system connecting both the Upper East and Upper West Sides with downtown Manhattan seemed virtually assured. The demand for other city improvements was also particularly insistent. Chief among the demands was a proposal to convert the Riverside precipice on the West Side of Manhattan into a park. The idea received additional support when Andrew H. Green, President of the Board of Commissioners of Central Park, submitted a plan to convert the precipice into a landscaped park for the West Side from 55th to 155th Streets.²⁰ The plan, approved by the Board of Commissioners of Central Park in 1867, called for not only the development of a Riverside Park but also the creation of Riverside Drive, Fort Washington Park and Morningside Park, as well as new streets and avenues that conformed to the natural contours of the land. One of the results was the replacement in 1868-71 of Bloomingdale Road by a wide avenue with grass malls from 59th Street to 155th Street. The new avenue was named the "Boulevard" in the area of the historic district and the "Public Drive" further north. In 1899, the Boulevard and Public Drive were renamed "Broadway." At the same time city improvements, such as the opening, grading and flagging of streets in the area was proceeding slowly. By the 1870s most of the streets and avenues in or near the historic district had been laid out.²¹

The Panic of 1873, caused by the failure of Jay Cooke & Co. and the suspension of the Union Trust Co., burst this speculative bubble. Not only did the bottom fall out of the real estate market, but the real estate industry entered into a period of stagnation which lasted until recovery at the end of the decade. During this period little building occurred on the Upper West Side and, more significantly, the value of building lots fell dramatically, often to their pre-Civil War levels.

Although this period of stagnation did not completely end until 1879, a large amount of capital had already been invested by then in the region of the historic district. The Boulevard had been opened, Riverside Drive and Park were under construction and the Ninth Avenue Elevated Railroad was nearing completion and in operation by the end of 1879. The erection of the American Museum of Natural History in 1874 - 1877 in Manhattan Square between 77th and 81st Streets and Eighth and Ninth Avenues, indicated the emerging role of this area of the Upper West Side as a setting for cultural activities. Despite these improvements, the Upper West Side at this time "was barren, open land marked with occasional shanties, vegetable gardens, menacing rock out-

growths, lowly taverns and decrepit eighteenth and early nineteenth century mansions."²²

With the gradual return to prosperity by the end of the decade building activity once again resumed in the city, but much of it was confined to the Upper East Side. By contrast, the Upper West Side was distant from the city's historic thrust northward along Fifth Avenue. Rather than shift a mile to the west to proceed up Eighth Avenue or Broadway, development marched logically northward on the East Side into the Sixties and Seventies. Furthermore, when real estate began to recover, owners of property on the Upper West Side who had suffered great losses during the Panic deliberately kept prices high in anticipation of development.²³ As a result, East Side property was more attractive to builders and, hence, nearly all of them were busy on the Upper East Side and even in Harlem.

After having lagged some twenty years behind the Upper East Side, development on the Upper West Side was finally stimulated by the completion of the Ninth Avenue El in 1879. However, despite the completion of the El, developers were reluctant, at first, to build on the Upper West Side. Builders hesitated to enter a nearly empty area whose social composition had not yet been determined. Although everyone agreed that Central Park West and Riverside Drive were destined to supplant Fifth Avenue as the future home of New York's wealthy citizens, with West End Avenue being envisioned as the location of small shops catering to the needs of local households, no one seemed to agree about the future constitution of the rest of the Upper West Side. To be sure, the elevated stations at 72nd, 81st, 93rd and 104th Streets did attract builders like magnetic points, but there were few other fixed points to guide investors in determining the nature of buildings most profitable to erect. The Upper West Side was a wilderness of confusing possibilities. In addition, high real estate prices, the unreliability of city improvements, delays in opening streets, and difficulties in evicting occupants of the numerous shanties spread throughout the region further confounded attempts at development.²⁴

Development that occurred on the Upper West Side during the first years of the 1880s was restricted largely to individual entrepreneurs. Construction first began in the vicinity of 125th Street at the north and in the area of 72nd Street at the south. Edward Clark, President of the Singer Sewing Machine Co., was the first to make major investments on the Upper West

Side. In the late 1870s he invested heavily in property bounded by 72nd and 74th Streets, Eighth and Ninth Avenues. Early in 1880, a row of his dwellings was put on the rental market and later in the same year he filed plans for his long heralded Dakota Apartments, a designated New York City Landmark. Standing at Central Park West between 72nd and 73rd Streets, it was mockingly dubbed "Clark's Folly" because of its unfashionable location. The Dakota, however, soon became the nucleus of a residential community built up on nearby streets. Clark's real estate ventures proved to be superb investments and attracted much public attention and comment.²⁵

Despite the publicity generated by such ventures as Clark's, the "Great West Side Movement" continued to lag behind development on the East Side, but by 1885 the Upper West Side had emerged as the recognized speculative area of the city. The developers already at work there undertook new and larger projects and were joined by nearly all of the larger builders in the city to the degree that the city's whole building force seemed to have been transferred to the West Side.²⁶ Buildings erected on the Upper West Side now sold readily and builders were inclined and financially able to continue launching even more projects throughout the area. In 1886, the Times wrote:²⁷

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

Construction began on the first houses, as they stand today in the historic district, in 1885. Designed by F. B. White, a very young architect, these houses are located on West End Avenue at 78th Street. Roughly one quarter of the row houses which survive in the historic district were built

by the end of the decade. They were concentrated on West 76th and West 77th Streets and Eleventh Avenue, which had been named West End Avenue in 1880. Contrary to earlier expectations, West End Avenue evolved into a street of fashionable houses rather than a commercial thoroughfare.²⁸

By the early 1890s, the Upper West Side had become more densely built up. The West 70s and 80s, in particular, had acquired row houses and began to establish itself as the Upper West Side's most fashionable neighborhood. Development occurred more rapidly on the streets between the Boulevard and Central Park than on the streets to the west of the Boulevard. This was due, undoubtedly, to two factors. First, the land west of the Boulevard was relatively less accessible to street cars and to the Ninth Avenue El. Second, land flanking Riverside Drive, Central Park West, and, to some degree, West End Avenue, was considered to be prime property. Speculation thrived on the notion that New York's socially elite and wealthy citizens would abandon Fifth Avenue, move *en masse* to the West Side and erect palatial mansions along these avenues. Consequently, the value of land adjacent to these streets remained consistently higher than elsewhere on the Upper West Side. High property values discouraged development there.

Promotional brochures and publicity in the press, which began to focus on the territory surrounding the historic district, heightened the interest of buyers and sellers alike in the territory west of the Boulevard. In 1888, for example, the West End Association²⁹ published a pamphlet entitled "West End Avenue: Riverside Park in the City of New York" in which they lauded the virtues of West End Avenue and environs as an ideal residential area. They pointed out the avenue's proximity to Riverside Park, its high elevation and its scientific sewerage system as its chief amenities.³⁰

In August 1890, the New York Herald ran a series of editorials and articles extolling the advantages of the Upper West Side but especially the Riverside Drive area. The paper focused attention on the proposals of Peter B. Sweeney, Chairman of the Department of Parks, for the creation of a "splendid public pleasure ground for lovers of the horse and the horse himself" on an embankment of the Hudson River between 72nd Street and 98th Street. The newspaper also portrayed the Upper West Side as an extremely desirable residential area.³¹

The district to the east of Riverside Park as far as Central Park is likely, or rather, sure to become within the next twenty years, perhaps the location of the most beautiful residences in the world. The advantages of pure air and beautiful surroundings, glimpses of the New Jersey Hills at the end of each street, with the glitter of the Hudson between; the nearness of parks and the accessibility of the district will be insurmountable factors in popularity. As the time of square brick and brown stone houses has gone by, so alas has the time when New York can afford to neglect her approach and her outward appearances.

In spite of the Panic of 1893, the entire area within the historic district had been developed with large row houses for the well-to-do by the late 1890s, a time span of less than 15 years since the first houses were constructed. Especially along Riverside Drive, numerous rows of large, ornate houses were built on speculation. The architect Clarence True was instrumental in developing these houses which, with their broad widths, hardly qualified as ordinary row houses but rather as "mansions" with party walls.

By the turn of the century the region of the historic district had evolved into, in the minds of many, the most fashionable residential district in the city. In 1899, one observer noted that West End Avenue above 68th Street was one of the finest residential streets in New York City, while Riverside Drive, known as Riverside Avenue, was "universally acknowledged to be one of the most beautiful and picturesque streets in the world."³³

The early years of the twentieth century witnessed the increasing popularity and acceptance by the upper middle class of the residential hotel and apartment house, particularly in Manhattan. As they appeared throughout the city, the value of available vacant land, which previously had been reserved for row house development, escalated sharply and ultimately the cost of the average row house jumped to a point where not even the prosperous upper middle class could afford to buy one.

Legislation of the early twentieth century, which permitted the construction of taller apartment buildings, as well as a "universal demand for comfort, with less care and expense than entailed in private house maintenance,"³⁴ further encouraged the construction of apartment houses and residential hotels and caused the virtual disappearance of rowhouse construction in Manhattan. The completion of the Broadway subway (IRT) in 1904 undoubtedly contributed to the popularity of the apartment house on the West Side. During the first decade of the twentieth century, residential hotel and apartment house construction boomed.

Apartment house construction on the Upper West Side continued up until the time of the Depression. However, as vacant lots became ever more scarce, particularly after World War I, developers took to demolishing existing rowhouses, many of which were less than twenty years old, in order to assemble sites for more lucrative apartment house construction. Riverside Drive and West End Avenue were particularly vulnerable to this development trend. Most of the rowhouses which had once lined West End Avenue and Riverside Drive succumbed to the apartment house. Numerous apartment buildings standing along both avenues in the historic district date from this period and are the fruit of this development practice.

With the onset of the Depression, the Upper West Side entered a period of stagnation and decline. Little new construction occurred there. Many rowhouses, which had become financial burdens to maintain, were converted into multiple dwellings. Although urban renewal activity in the 1950s and 1960s left its mark on the Upper West Side, it did not affect the historic district. Moreover, the district has seen no major building activity since World War II. In recent years, however, the historic district has become one of the most desirable residential areas in the city.

FOOTNOTES

1. According to Stokes, the four most northerly lots belonged to Egbert Wouterse and Jan Vinge. However, the allotments to either patentee cannot be proved. It has been deduced, from incomplete evidence, that Wouterse owned lots seven and eight on the south and Vinge, lots nine and ten on the north. See I.N. Phelps Stokes, ed., Iconography of Manhattan Island, 1498-1909, Vol. 6 (New York: Robert H. Dodd, 1928), pp. 94 and 140.
2. Ibid., p. 96.
3. Ibid.
4. Ibid., Vol. 3, p. 952
5. Ibid.
6. Hopper Striker Mott, The New York of Yesterday: A Descriptive Narrative of Old Bloomingdale (New York: G.P. Putnam's Sons, 1908), pp. 88-89.
7. Ibid., pp. 92-93.
8. Ibid., pp. 7 and 81. See also p. 84 for a map of Harsenville.
9. New York County, Office of the Registrar, Liber Abstracts, Blocks 1166, 1168, 1169, 1170, 1184, 1185, 1186.
10. E. Porter Belden, New-York: Past, Present and Future (2nd ed.; New York: Geo. P. Putnam, 1850), pp. 98-99.
11. In 1902 the Society moved to Yonkers and the asylum building was razed to make way for the famous mansion of steel baron Charles Schwab. During the late 1930s the Schwab mansion was offered to the City of New York as a prospective mayoral residence. The offer was declined. Ultimately the Schwab mansion was demolished. In the early 1950s, an apartment building, Schwab House, was erected on the site.
12. Landmarks Preservation Commission, Riverside-West 105th Street Historic District Designation Report (LP-0323) (New York: City of New York, April 19, 1973), p. 2.
13. Real Estate Record Association, A History of Real Estate Building and Architecture in New York City (New York: Arno Press, 1967, reprint of 1898 edition), p. 82.
14. "West Side Number," Real Estate Record and Builders Guide, 46, Supplement (December 1890), p. 2.
15. A History of Real Estate, p. 58.
16. Ibid.
17. Ibid., p. 59.

18. "West Side Number ," p. 2.
19. A History of Real Estate, pp. 62-63.
20. Landmarks Preservation Commission, Riverside-West 105th Street, p. 2.
21. Landmarks Preservation Commission, Central Park West-76 Street Historic District Designation Report (LP-0713) (New York: City of New York, April 19, 1975), p. 2.
22. Charles Lockwood, Bricks and Brownstone: The New York Row House 1783-1929: An Architectural and Social History (New York: McGraw Hill, 1972), p. 242.
23. A History of Real Estate, pp. 86-87.
24. Ibid., pp. 92-93 and Lori Zabar, "The Influence of W.E.D. Stokes's Real Estate Career on West Side Development" (unpublished Master's Thesis, Columbia University, 1977), pp. 12-13.
25. Landmarks Preservation Commission, Central Park West-West 73rd-74th Street Historic District Designation Report (LP-0964) (New York: City of New York, July 12, 1977), p. 2.
26. A History of Real Estate, p. 103.
27. New York Times, 1886 cited in Charles Lockwood, Manhattan Moves Uptown: An Illustrated History (Boston: Houghton Mifflin, Co., 1976), p. 317.
28. That West End Avenue evolved into a residential street rather than a commercial one was undoubtedly a function of restrictions imposed either by covenants that had been made between grantors and grantees prior to the Panic of 1873 or by private agreements between property owners determining what size and type of building and party wall were acceptable to the parties involved. According to Zabar, restrictions of these kinds determined the appearance of the West Side as much as architects did. See Zabar, pp. 16-17.
29. Founded by a score of men in February 1884, as the Citizen's West Side Improvement Association, but officially incorporated as the West End Association in February 1889, the association directed the development of the West Side between 8th Avenue (Central Park West) and the Hudson River, 59th to 110th Streets both on a voluntary basis and as private citizens rather than as politicians. The earliest members were probably large property owners who had a great investment in the fate of the West Side. The association took an active role in every aspect of the West Side's development. "Needed improvements were secured through correspondence, the attendance of its committees before the city authorities or at Albany before the Legislature, and much individual work by members at all times." The West End Association, "The West End Association," (New York: West End Association, February 1916), p. 2., cited in Zabar, p. 28.

30. Ibid., pp. 28.
31. New York Herald, August ?, 1890, cited in Landmarks Preservation Commission, Riverside-West 105th Street, p. 3.
32. Sarah Bradford Landau, "The Row Houses of New York's West Side," Journal of the Society of Architectural Historians 34 (March 1975), 28.
33. E. Idell Zeisloft, The New Metropolis, (New York: D. Appleton, 1899), p. 618.
34. "The Huge Apartment House," New York Times, September 6, 1908, part 2, p. 8, cited in Elsa Gilbertson, The Apthorp and Belnord: Grand Dames of the Upper West Side, New York Neighborhood Studies, Working Paper Number 2 (New York: Columbia University, Graduate School of Architecture and Planning, /1983/), p. 9.

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ARCHITECTURAL INTRODUCTION

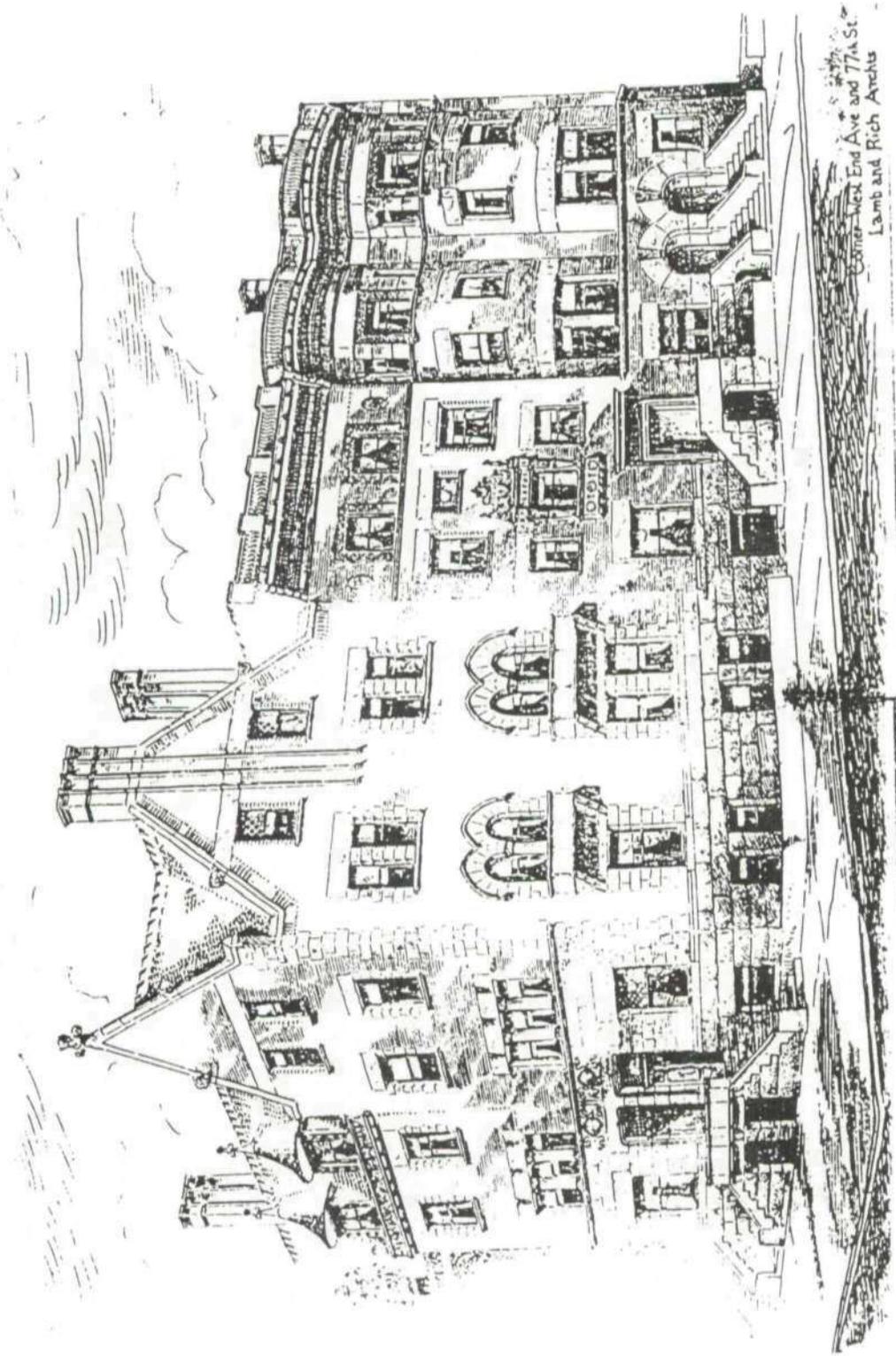
The West End- Collegiate Historic District encapsulates the architectural development of this section of the Upper West Side in a variety of architectural styles shown in two basic building types: late nineteenth-century town houses and rowhouses, and later apartment buildings of the 1910-40s period.

Development within the district was late, not occurring until the mid-1880s. The oldest buildings are a group of eight rowhouses at West End Avenue and West 78th Street designed by the young architect Frederick B. White (1885-86). Only fourteen houses had been completed by 1889. However, construction activity increased greatly during the 1890s, so that the vast majority of rowhouses along Riverside Drive, West End Avenue, and the side streets were built in the relatively short period between 1889 and 1899, a period that was near the end of the era of rowhouse development in New York City. The last rowhouse completed in the district was No. 42 Riverside Drive by Charles Buek (1897-99). These houses were nearly all built in rows on speculation by developers of the period as four- or five-story single-family homes for upper middle-class residents. Developers in the district included Dore Lyon, Francis M. Jenks, Henry Hewett, P. M. Stewart, Charles G. Judson, Robert Wallace, and William H. Jacob & Reuben Skinner. Among the architects active in the area were Frederick B. White, George F. Pelham, J. W. Davison, Van Campen Taylor, Charles T. Mott, Kafka & Mott, Alonzo B. Kight, Max Hensel, Edward Angell, William Boylan, and Berg & Clark (See Architects Appendix). Though mostly lesser known individuals and firms, many of these were formally trained architects; others undoubtedly began as carpenters and builders. More prominent architects working in the district included the talented Charles P. H. Gilbert and Lamb & Rich. These architects, a number of whom had been active in the development of the East Side prior to 1885, were generally active throughout the Upper West Side, Morningside Heights, and Harlem. A number of them, such as Lamb & Rich and Clarence True (credited as responsible for spurring the 1890s development of lower Riverside Drive), also acted as real estate developers, buying parcels of land, subdividing them into lots, designing and constructing houses for the property, and selling them to upper middle-class families. True is also credited with helping to popularize the "American basement plan" type house, usually entered at ground level.

The earlier rowhouses in the district reflect several of the various popular romantic styles employed in the late nineteenth century in America. One example of Victorian Gothic style is Albert Harris' own house at No. 328 West 76th Street (1887-88). Frederick White's early group of houses is in a "Flemish Renaissance" style, a style that in the late nineteenth century set the tone for much of architecturally freewheeling West End Avenue (and is still seen in the West End Collegiate Church, a designated New York City Landmark). Edward Angell used the Romanesque Revival style for two rows of houses on West End Avenue and West 77th Street (1889-90), while the eclectic group of houses at Nos. 243-253 West 76th Street by William Boylan (1889-90) were built with references to the Queen Anne and Romanesque Revival styles.

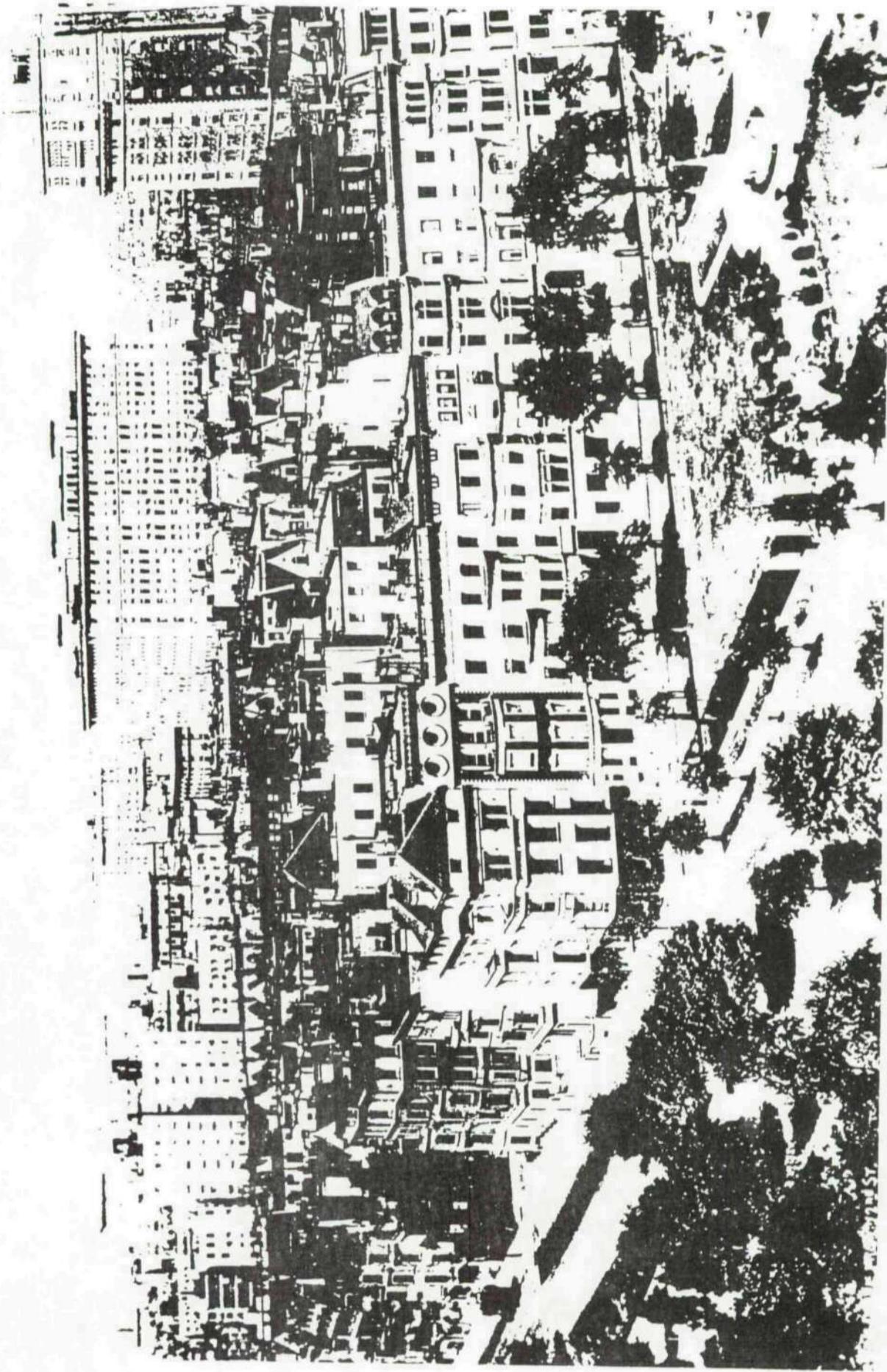
The majority of the houses within the district, built in the 1890s, reflect the character and influence of the Beaux-Arts movement in architecture. However, these houses represent a period of transition between the earlier styles of the romantic Victorian period and the later, true neo-classicism inspired by the Beaux-Arts. Although most of these houses are stylistically related to the Renaissance Revival, they are highly eclectic in nature, employing combinations of elements from Italy, France, and England, often with added detailing from other styles, such as Romanesque or Gothic. This richness and variety of detail is an important factor in creating the character of the district.

In the 1880s and '90s American architects, influenced by the principles of the French Ecole des Beaux-Arts and later by the 1893 World's Columbian Exposition in Chicago, turned to interpretations of Renaissance prototypes (among others) in a reaction to the architecture of the High Victorian period and in a search for an architecture characterized by order and sobriety. Some of the leading architects of New York City and the nation had great influence on residential design through their commissions for mansions for the wealthy, particularly, in New York, along Fifth Avenue. McKim, Mead & White were instrumental in the return to Italian Renaissance prototypes in many of their works after the Villard Houses of 1883-85. The Francois I style of the French Renaissance had been popularized for the wealthy in the late 1870s and 80s by architect Richard Morris Hunt in his residential designs for the Vanderbilts and others. These styles soon found their way to town houses such as those found in the district, which were desired by the upper middle class



355-357 West End Avenue, 302-306 West 77th Street: Lamb & Rich, 1891;
American Architect and Building News, Aug. 20, 1892.

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Riverside Drive and West 74th Street, view looking north and east:
ca. 1911, Irving Underhill, photographer.

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and that would symbolically express prestige and affluence. Typical examples of houses in the district reflecting Renaissance inspiration include Nos. 319-331 West 76th Street (1891-92) by Charles Mott. C. P. H. Gilbert was a prominent practitioner of the Francois I style, and a number of examples of his work in that mode appear in the district, including No. 330 West 76th Street (1894-95). The distinctive group of houses by Lamb & Rich on West End Avenue and West 76th and 77th Streets (1891), some of the finest town house designs in the city, spring from similar prototypes. Clarence True designed his large Riverside Drive town houses (1896-98) in the idiosyncratic self-named "Elizabethan Revival" style, based on examples of the English Renaissance.

Many of the rows were designed as sophisticated and harmonious architectural units, with variety and individuality shown between the separate houses. The predominant number of rowhouses in the district display the free and eclectic use of Renaissance-inspired forms and details, mixed with other elements, adapted to the rowhouse type. As such, they are not stylistically pure. However, the extent of such elegant Renaissance-inspired designs, with their regular rhythms of bays, oriels, loggias, gables, dormers, chimneys, party walls, and rooflines, and rich contrast of terra-cotta ornamentation, brick, and stone, is an important factor in establishing the architectural character of the district.

Many of the houses in the district have been somewhat altered through the years. Architectural detailing has been removed from a number of facades (totally in a few cases). A common Upper West Side rowhouse alteration has been the removal of the front stoop, with a new entrance created at ground level. Ground level architectural treatments vary. A number of houses have had rooftop alterations or additions. One building, No. 317 West 75th Street, received a new neo-Georgian facade in 1922. The majority of rowhouses have been converted over the years from single-family homes to multiple dwellings.

In the years between 1911 and 1931 eight apartment buildings (ranging from nine to nineteen stories) were constructed in the district by such architects and firms as Schwartz & Gross, George F. Pelham, Boak & Paris, Sugarman, Hess & Berger, Emery Roth, and Neville & Bagge (See Architects Appendix). These buildings, replacing earlier town houses primarily along Riverside Drive and West End Avenue, are generally characterized by large areas of blank wall and window space with concentrated areas of decorative

ornament, which in the district is of Beaux-Arts, Renaissance, Gothic, and Romanesque inspiration. In their use of materials and ornament, the architects of these larger buildings sought to emulate the style and elegance of the earlier rowhouses. The last building constructed in the district was the late Art Moderne apartment building at No. 320 West 76th Street by Herbert Lilien (1944).

The West End- Collegiate Historic District represents sixty years of architectural development, with some of the Upper West Side's most distinguished rowhouses, and typical yet fine later apartment buildings, combining to create a unique, varied, and distinctive section of New York City.

INDIVIDUAL BUILDING ENTRIES

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WEST 74TH STREET: NORTH SIDE

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WEST 74th STREET North Side
No. 303
Block 1184 Lot 74

Date Erected: 1893-94
Architect: Charles P. H. Gilbert
Original Owner: Thomas McIntyre

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-and-one-half story town house with mansard roof; limestone base; grey Roman brick upper stories; Spanish tile roof; asymmetrical massing; two-story angled bay at right; molded window enframements; one-over-one wood sash; low limestone stoop; double leaf wood and plate glass entry doors; balcony above entry; cartouches at second floor; stepped mock pediment with garlands on left at third floor; panelled pilasters at fourth floor; cornice; two segmental arched dormers and terra-cotta frieze with classical wreaths and pilasters at roof; coped parapets above party walls.

ALTERATIONS: Cornice altered; balcony railing added above angled bay; grille work added at base; lamps added at entry.

HISTORY

Built for Thomas A. McIntyre, a prominent stock broker and head of his own firm, T. A. McIntyre and Co. Known as the "Great Organizer of Wall Street." Indicted for larceny.

REFERENCES

New York City, Department of Buildings, Manhattan: Plans, Permits and Dockets
NB 790-93

New York Times, July 30, 1908, p. 5, "Thomas A. McIntyre" (Obituary).

WEST 74th STREET North Side
No. 305
BLOCK 1184 Lot 73

Date Erected: 1893-94
Architect: Charles P. H. Gilbert
Original Owner: Thomas McIntyre

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-and-one-half story town house with mansard roof; limestone base; grey Roman brick upper stories; Spanish tile roof; two-story projecting bay above base; molded window enframements; one-over-one wood sash windows; low limestone stoop; double leaf, wood and plate glass entry doors; terra cotta mock Palladian window treatment at second floor; cornice; terra-cotta frieze with classical wreaths and pilasters and flat arched dormer at roof; coped parapets above party walls.

ALTERATIONS: Lamps added at entry.

HISTORY

Conveyed to Gillard and Marianne Faulkner in February, 1895.

REFERENCES

New York City, Department of Buildings, Manhattan: Plans, Permits and Dockets.
NB 791-93



315-303 West 74th Street: C.P.H. Gilbert, 1893-94

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WEST 74th STREET North Side
No. 307
Block 1184 Lot 72

Date Erected: 1893-94
Architect: Charles P. H. Gilbert
Original Owner: Leonard Paulson, Jr.

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story town house; flat roof; limestone base; yellow Roman brick upper floor; two-story curved bay at center; six-over-six double hung wood sash windows; low limestone stoop; double leaf, wood, glazed entry doors; garlands above arched entry; balustrade capping base; third floor crowned with an entablature featuring a very wide frieze embellished with classical wreaths and garlands; round-arched windows with double hung one-over-one arched wood sash at fourth floor; metal cornice with dentils and scrolled modillions.

ALTERATIONS: Door lamps added at entry; roof balustrade removed. Existing six-over-six wood sash windows at first, second and third floors probably installed in the 1920s.

REFERENCES

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

NB459-93

WEST 74th STREET North Side
No. 309
Block 1184 Lot 71

Date Erected: 1893-94
Architect: Charles P. H. Gilbert
Original Owner George Chase

ARCHITECTURE

STYLE: Renaissance Revival with Georgian References

ELEMENTS: Four-story with basement town house of yellow Roman brick; six-over-six wood sash windows; panelled lintels with fret motif; low limestone stoop; leaded sidelights and fanlight transom at entry; splayed brick lintels at basement and first floor, curved full-width bay at second floor; elliptical arched window with keystone, leaded fanlight transom, and sidelights at second floor; deep metal cornice with dentils and scrolled modillions.

ALTERATIONS: Storm windows added; front door replaced; areaway railings installed; roof balustrade removed.

HISTORY

George Chase, along with Theodore Dwight, founded the New York Law School in 1891. Chase served as the school's dean until his death in 1924 in this house.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 460-93

New York Times, January 9, 1924, p. 21. "George Chase" (Obituary).

WEST 74th STREET North Side
No. 311
Block 1184 Lot 70

Date Erected: 1893-94
Architect: Charles P. H. Gilbert
Original Owner: Lincoln McCormack

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story with basement town house; yellow Roman brick facing; one-over-one wood sash windows; molded window enframements; low limestone stoop; Ionic entry portico; double-leaf glazed entry doors with iron grille work; balustrade capping base; curved full-width bay at second floor; round arched pediment at second floor center bay; cartouches at end bays of second floor; deep metal cornice with dentils and scrolled modillions.

ALTERATIONS: Areaway fence added; third floor sash replaced with French windows; balcony railing added above bowfront; roof balustrade removed.

REFERENCES

New York City, Department of Buildings, Manhattan: Plans, Permits and Dockets.
NB 461-93

WEST 74th STREET North Side
No. 313
Block 1184 Lot 69

Date Erected: 1893-94
Architect: Charles P. H. Gilbert
Original Owner: Jarvis P. Edson

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-and-one-half story town house; rusticated limestone base; yellow Roman brick upper stories; tiled mansard roof; three-story angled bay; single pane wood sash windows set in molded enframements; low limestone stoop; round arched entry and window openings at base; double leaf wood and plate glass entry doors; voussoirs, elliptical oculus, and a balcony with balustrade all at the base; attenuated two-story high brick pilasters at corners of bay; segmental-arched pediment at second floor; entablature above third floor; cartouches at fourth floor; balcony above fourth floor; three segmental arched dormers at the roof.

ALTERATIONS: Two windows modified for air conditioning units. Single pane wood sash at second, third and fourth floors not original to the building; storm windows installed at attic.

HISTORY

Jarvis B. Edson was an inventor and mechanical engineer. He invented the Edson pressure recording gauge methods of driving gun motion by compressed air, artificial ivory, and about twenty devices connected with these patents. He died in this house in 1911.

REFERENCES

New York City, Department of Buildings, Manhattan: Plans, Permits and Dockets.
NB 462-93.

New York Times, January 27, 1911, p. 11, "Jarvis P. Edson" (Obituary).

WEST 74th STREET North Side
No. 315
Block 1184 Lot 68

Date Erected: 1893-94
Architect: Charles P. H. Gilbert
Original Owner: Samuel Taylor, Jr.

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story over basement town house; yellow Roman brick facing; originally one-over-one double-hung windows; molded window enframements; low limestone stoop; arched entry with foliate tympanum; double leaf wood and plate glass entry doors; angled one-story bay at left of second floor; cornice above second floor; garlands above third floor windows; panelled pilasters between fourth floor windows; deep metal cornice with dentils and scrolled modillions.

ALTERATIONS: Total interior renovation in 1983. All windows replaced with aluminum sash.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans Permits and Dockets.
NB 463-93

WEST 74th STREET North Side
No. 317
Block 1184 Lot 67

Date Erected: 1893-94
Architect: Charles P. H. Gilbert
Original Owner: Alice Montgomery

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-and-one-half story town house; limestone base; yellow Roman brick upper floors; molded window enframements; one-over-one wood sash windows; two story, full width angled bay above base; low limestone stoop; engaged Scamazzi columns at center second floor windows; balustrade above third floor; deep metal cornice with dentils and scrolled modillions.

ALTERATIONS: First floor (base) painted; entry door altered; service door (left at base) sealed; storm windows added; third story center window sealed; center attic window sealed; outer attic window openings dropped and sash replaced with metal casements; center window opening at second floor contains paired double-hung sash.

REFERENCES

New York City, Department of Buildings, Manhattan: Plans, Permits and Dockets.
NB 464-93

WEST 74th STREET North Side
No. 319
Block 1184 Lot 66

Date Erected: 1895-97
Architect: Charles P. H. Gilbert
Original Owner: E. M. Stiger

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story over basement town house; limestone basement; yellow Roman brick upper floors; three-story high curved bay at left; splayed lintels with keystones; one-over-one wood sash windows; low limestone stoop; molded entry enframingent capped with shelf lintel; molded window enframingents with cartouches at first floor; cornice at third floor bay; arched center window at fourth floor; deep metal cornice with dentils and scrolled modillions.

ALTERATIONS: Entry door replaced; lamps added at entry; roof balustrade removed.

REFERENCES

New York City, Department of Buildings, Manhattan: Plans, Permits and Dockets.
NB 1393-95

WEST 74th STREET
No. 321
Block 1184 Lot 65

North Side

Date Erected: 1895-97
Architect: Charles P. H. Gilbert
Original Owner: W. J. Murray

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story over basement town house; limestone basement; yellow Roman brick upper floors; two-story curved bay at right; splayed lintels with console keystones; one-over-one wood sash windows; low limestone stoop; molded entry enframingent with shelf lintel; molded window enframingents with cartouches at first floor; Doric columns at second floor; deep metal cornice with dentils and scrolled modillions.

ALTERATIONS: Entrance doors replaced; through-the-wall vent at first floor right; basement windows altered; areaway and stoop railing installed; roof balustrade removed.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 1394-95

WEST 74th STREET North Side
No. 323
Block 1184 Lot 64

Date Erected: 1895-97
Architect: Charles P. H. Gilbert
Original Owner: W. C. Adams

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story town house; white marble base; red Roman brick upper floors; terra-cotta quoins; two-story curved bay; molded window enframements; one-over-one wood sash windows; low marble stoop; Doric portico at base following curve of bay above; wooden, double-leaf, glass panelled entry doors; garlanded keystones at second floor; tertiary cornice crowns bay at third floor; balcony at fourth floor; Ionic columns at fourth floor windows; secondary cornice crowns fourth floor; limestone quoins at fifth floor; elaborate terra-cotta cornice at roof; wrought-iron window guards at second and fifth floors; wrought-iron railing at fourth floor balcony.

ALTERATIONS: Entire fifth floor altered. Original treatment consisted of three over-scaled oculus windows set into a plain-faced stone veneer. See photograph, Page 21 taken in 1911 by Irving Underhill. Lamps at entry added.

REFERENCES

New York City, Department of Buildings, Manhattan: Plans, Permits and Dockets.
NB 1396-95

West 74th Street North Side
No. 325 (See 22 Riverside Drive)

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WEST 75TH STREET: SOUTH SIDE

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WEST 75th STREET
No. 316
Block 1184 Lot 99

South Side

Date Erected 1895-97
Architect: Charles P.H. Gilbert
Original Owner Richard S. Barnes

ARCHITECTURE

STYLE: Renaissance Revival with French Classic detail

ELEMENTS: Very wide five-story town house; mansard roof with intersecting gable; rusticated limestone base; tan Roman brick upper floors; limestone quoins; three-story curved bay at right; one-over-one wood sash windows; low limestone stoop; molded entry enframingent; oculus window embellished with foliate ornament at base; molded window enframements, round-arched pediment carried on console brackets with a cartouche and foliate ornament in the tympanum, and balconies with wrought-iron railings, all at second floor; pilaster window enframements and secondary cornice at third floor; round-arched windows with leaded-glass wood sash and garlanded spandrels at fourth floor; wood sash windows with leaded glass and cartouches between windows at fifth floor; elaborate terra-cotta cornice with foliate console brackets; elaborate areaway wrought-iron fence.

ALTERATIONS: Entry door, transom, and sidelights replaced; lamps installed; first floor (base) wrought-iron window grilles added; roof tiles removed.

HISTORY

Richard Barnes transferred the property to Hattie B. Barnes in December, 1896.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 1871-95

WEST 75th STREET
No. 318
Block 1184 Lot 100

South Side

Date Erected: 1895-96
Architect: Charles P. H. Gilbert
Original Owner: James M. Townsend

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story town house; limestone base; yellow Roman brick upper stories; three-story angled bay at right; terra-cotta molded window enframements; one-over-one wood sash windows; low limestone stoop; wooden double-leaf glass-panelled entry doors; keystones at second and third floors; oversized fascia at third floor with tertiary cornice; brick pilasters and secondary cornice at fourth floor; cartouche panels at fifth floor; bracketed primary cornice at roof; original areaway railing had stone balusters.

ALTERATIONS: Wrought-iron stoop and areaway railings installed; lamps installed at entry.

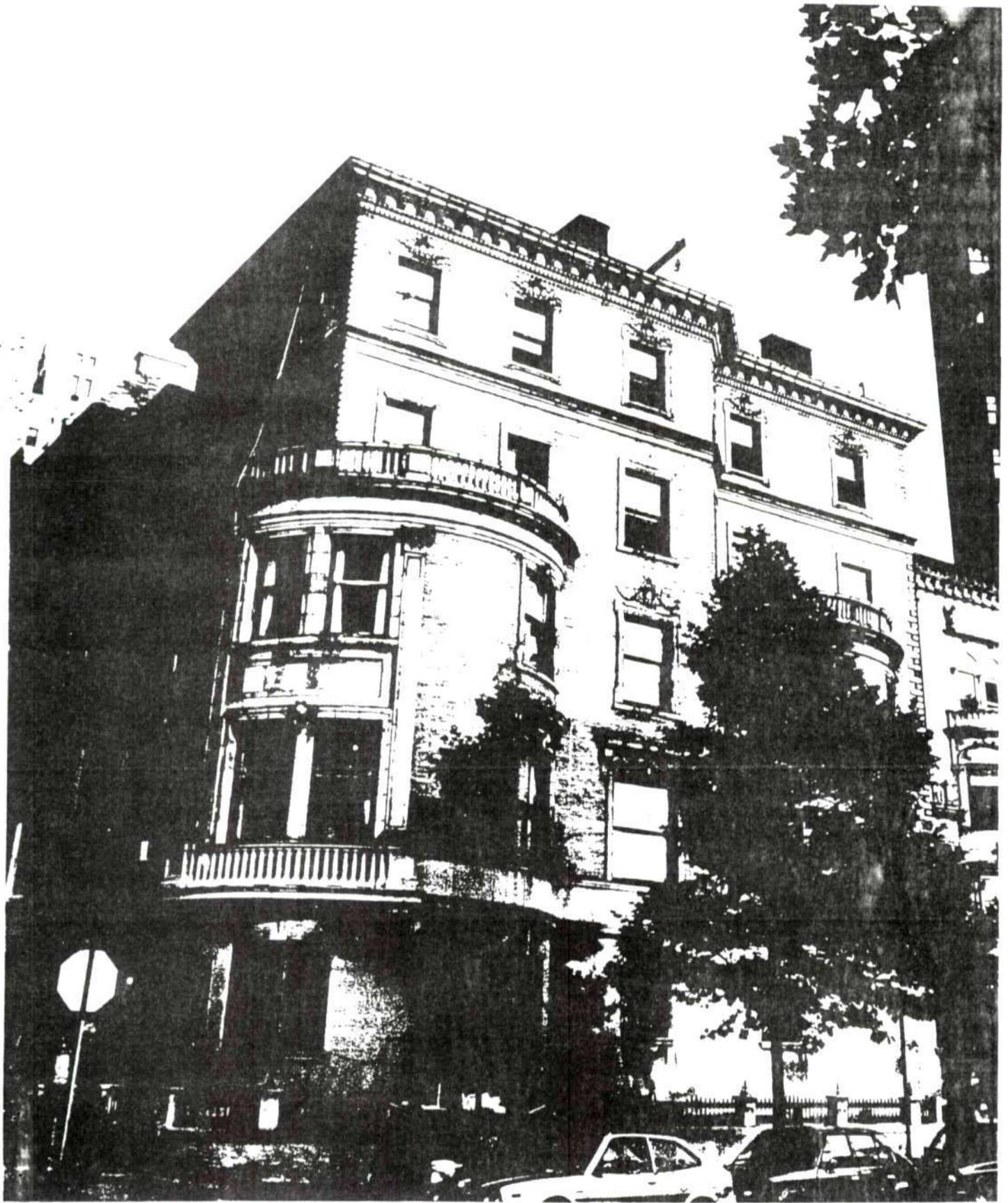
HISTORY

James Mulford Townsend was a senior member of the law firm of Townsend and Button and chairman of the board of trustees of the New York Law School.

REFERENCES

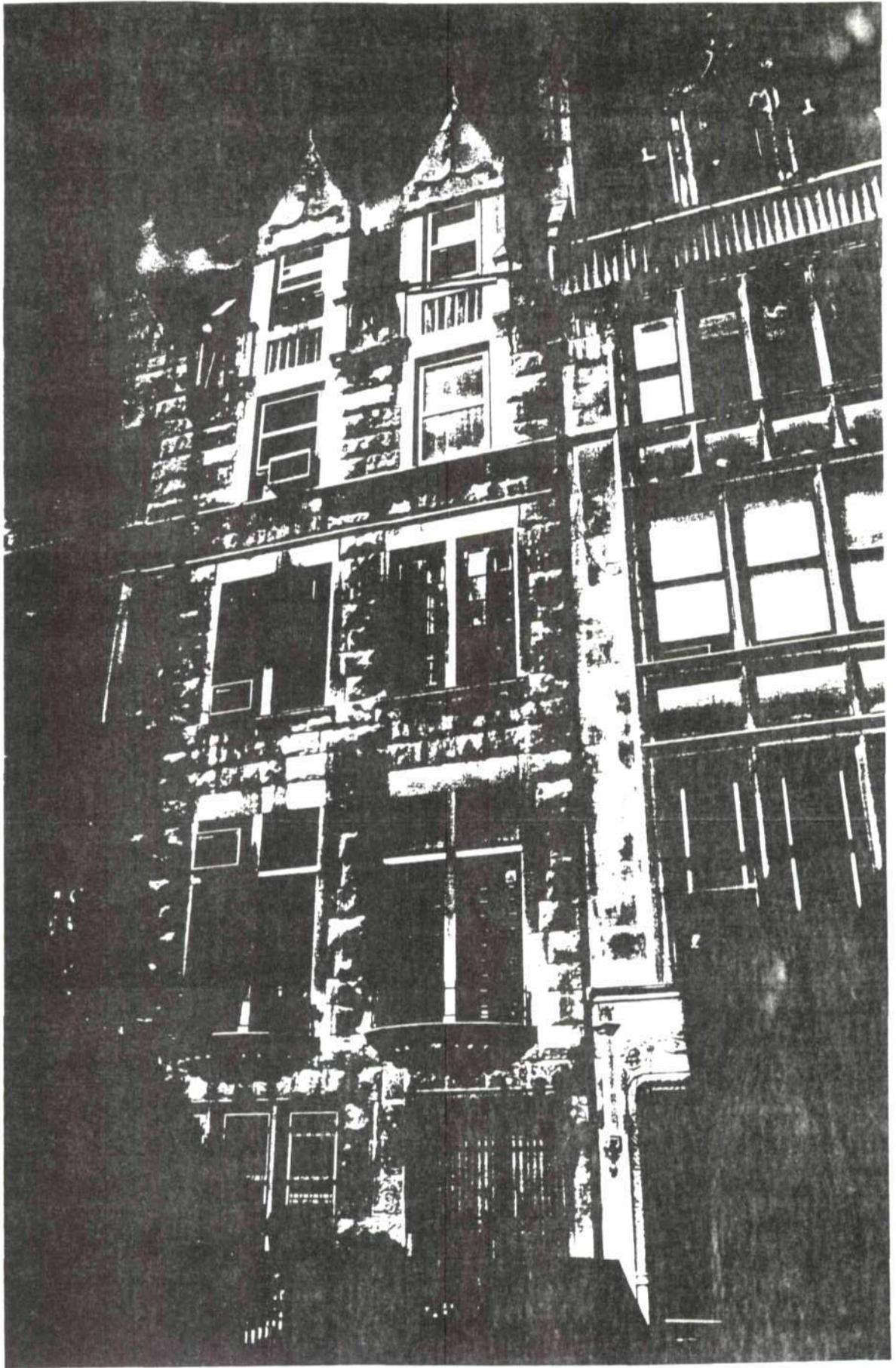
New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 2143-95

New York Times, November 1, 1913, p. 11. "James Mulford Townsend" (Obituary).



322 West 75th Street: C.P.H. Gilbert, 1895-97.

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313-309 West 75th Street: Clarence True, 1892-93.

WEST 75th STREET
No. 320
Block 1184 Lot 101

South Side

Date Erected:
Architect:
Original Owner:

1895-96
Charles P. H. Gilbert
Jas. Townsend, Jr.

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story town house; limestone basement; yellow Roman brick upper stories; two-story high curved bay at right; molded window enframements; one-over-one wood sash windows; low limestone stoop; arched entry pediment on console brackets with wreath motif in the tympanum; double-leaf, wood and glass panelled entry doors with wrought-iron grille in transom; keystones at first floor; cartouches at second floor; deep metal cornice.

ALTERATIONS: Cornice modified and balustrade removed; storm windows installed at first and fourth floors; entry lamps installed.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 2143-95

WEST 75th STREET
No. 322 (aka 25 Riverside Drive)
Block 1184 Lot 102

SOUTH SIDE

Date Erected: 1895-97
Architect: Charles P. H. Gilbert
Original Owner: Henry Vail

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story corner town house; limestone first floor, tan Roman brick with terra-cotta trim second through fourth floors, and terra-cotta fifth floor; three-story rounded corner pavilion; round bay at second and third floors of set back pavilion on Riverside Drive facade; molded window enframements; one-over-one wood sash windows (curved sash at bay and corner pavilion); quoins; low stone stoop; double-leaf, wood and plate glass entry doors with wrought-iron grillework; balustraded balconies at second floor above entry at corner bay; shelf lintels on console brackets at second floor windows; balustraded balconies above corner pavilion and side bay; secondary cornice above fourth floor; cartouches set in foliate ornament above fifth floor windows; metal cornice; chimneys; elaborate wrought-iron window grilles at first floor and railing between piers of areaway wall; piers capped by wrought-iron finials.

ALTERATIONS: Pair of French doors installed at balcony at left at Riverside Drive facade; roof balustrade removed; areaway wall resurfaced with parged cement; one section of areaway railing replaced with simple wrought ironwork; entry lamps added.

HISTORY

Built for Henry Vail, who was a director and editor-in-chief of the American Book Company.

REFERENCES

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

NB 1508-95

New York Times, September 3, 1925, p. 25, "Henry Vail" (obituary).

WEST 75TH STREET: NORTH SIDE

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WEST 75TH STREET North Side
No. 301-305: See 325 West End Avenue

WEST 75th STREET North Side
No. 309
Block 1185 Lot 15

Date Erected: 1892-93
Architect: Clarence True
Original Owner: Charles G. Judson

ARCHITECTURE

STYLE: Stylized Francois I

ELEMENTS: Four-and-one-half-story townhouse; limestone facade; hipped mansard roof; one-over-one wood windows; ground level molded entrance enframing with ornamental carving above, and flanking stylized engaged colonnettes; ground level triple window with foliate carving below; three stories of triple vertical windows with moldings and plain panelled spandrels; stone cornice with vertical striations, flanked by gargoyles; decorative dormer, party walls and chimney at roof; decorative copper ridge line.

ALTERATIONS: Tile roof shingles replaced with asphalt shingles; silver fixed sash aluminum windows installed at basement and first floor. Wrought iron areaway railing and first floor window grilles added; front door replaced; entry lamps added.

HISTORY

Built as one of a row of three houses (Nos. 309-313). Sold to Edward S. Hatch on November 7, 1895.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 406-1892

West 75th STREET
No. 311
Block 1185 Lot 14

North Side

Date Erected: 1892-93
Architect: Clarence True
Original Owner: Charles G. Judson

ARCHITECTURE

STYLE: Stylized Francois I

ELEMENTS: Four-and-one-half-story townhouse; rock-faced ashlar limestone facade; tiled mansard roof; ground level molded entrance enframingent with Romanesque-style carved surround and metal grille work; one-over-one wood windows on first, fourth and attic stories; second and third story casement windows, those at second story with transoms and rounded balconies with Romanesque-style carving; interrupted cornice with vertical striations rising into decorated dormers and flanked by stylized engaged colonnettes and gargoyles; decorative copper ridge line.

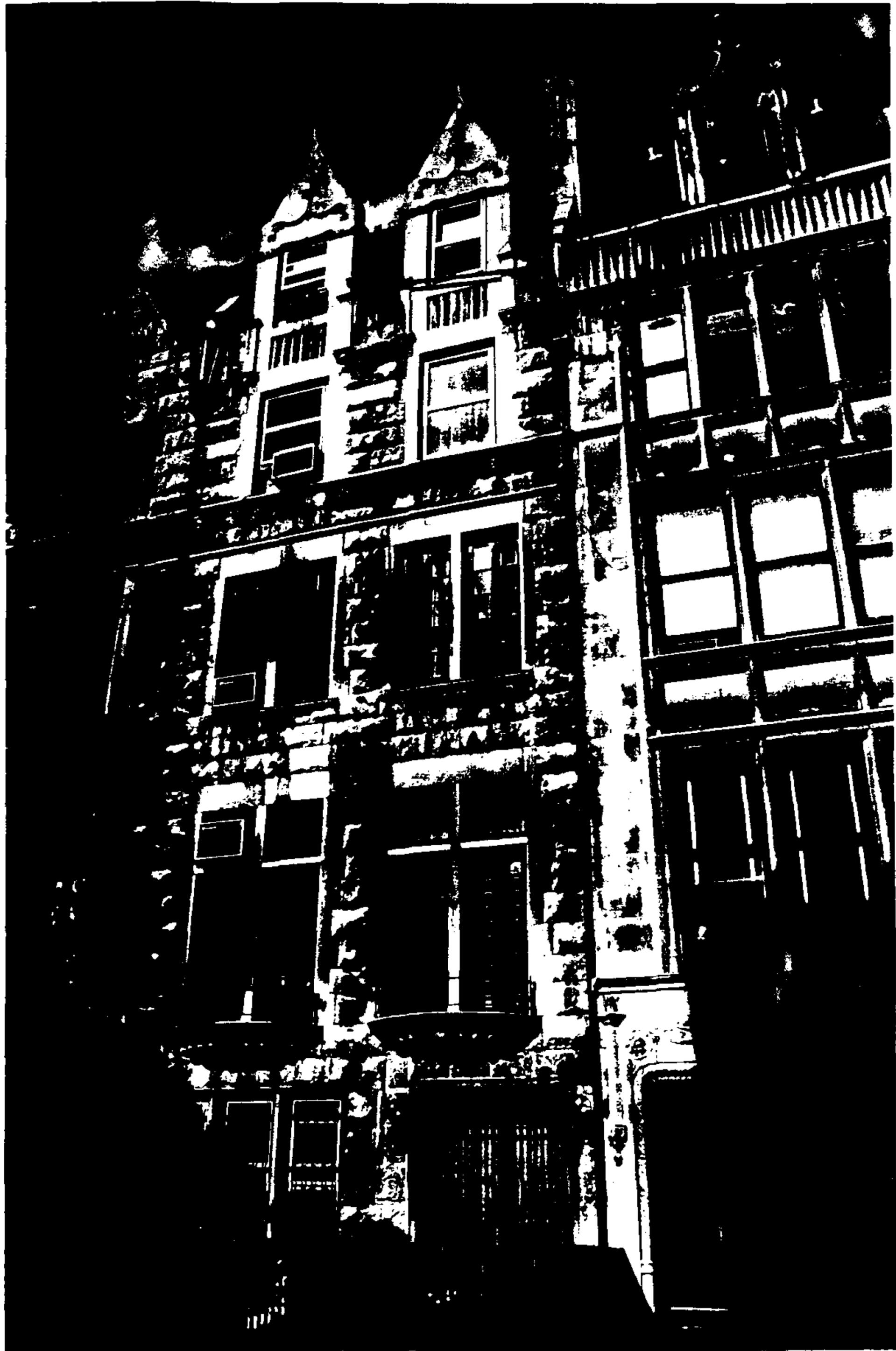
ALTERATIONS: Windows shortened at third, fourth, and attic floors to accommodate air conditioners; air conditioner put through transom at second floor; storm windows added at first, fourth, and attic floors and second floor transoms; front door replaced; wrought-iron stoop, areaway, and balcony railings installed; entry lamps added.

HISTORY

Built as one of a row of three houses (Nos. 309-313). Sold to Pauline Starr on November 27, 1895.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 406-1892



313-309 West 75th Street: Clarence True, 1892-93.

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WEST 75th STREET
No. 313
Block 1185 Lot 13

North Side

Date Erected: 1892-93
Architect: Clarence True
Original Owner: Charles G. Judson

ARCHITECTURE

STYLE: Stylized Francois I

ELEMENTS: Four-and-one-half story town house; rock-faced ashlar limestone facade; gabled mansard roof; smooth ashlar two-story oriel with French windows with transoms; panel with Gothic cusp motif above oriel; round-arched window with keystone and carved sill at gable; coped party walls.

ALTERATIONS: Stoop reconstructed in altered configuration; metal window sash installed at fourth and fifth floors; most roof tiles lost; wrought-iron areaway railing installed; entry lamps added.

HISTORY

Built as one of a row of three houses (Nos. 309-313). Sold to Walter Starr on January 3, 1894.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 406-1892

WEST 75th STREET
No. 315
Block 1185 Lot 12

North Side

Date Erected: 1893-94
Architect: Kafka & Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; original basement and first floor were of rusticated brownstone; upper floors of light rose-colored Roman brick with brownstone quoins; molded window enframements; original window sash were one-over-one wood sash; fourth floor window enframements include footed sills and shelf lintels composed of a foliate frieze and dentil molding; pressed metal cornice composed of modillion blocks and a dentil molding.

ALTERATIONS: Basement and first floor refaced in Roman brick, stoop and door removed, 1959; second and third story window sills removed and brick patched; five air conditioning units installed through the masonry walls; one-over-one metal sash windows installed; wrought-iron areaway railings and first floor window grilles added.

HISTORY

Built as one of a row of eight houses (Nos. 315-325; Nos. 327-329 have been demolished). As designed, Nos. 315-321 were identical buildings. No. 315 was sold to Henry D. Hotchkiss on April 16, 1894. He was known as a leader of the city's Democratic party and a Supreme Court justice from 1912 until his death in 1922 while still residing on West 77th Street.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 150-93

New York Times, March 7, 1922, p. 13, "Henry D. Hotchkiss" (Obituary).

WEST 75th STREET
No. 317
Block 1185 Lot 11

North Side

Date Erected: 1893-94; present facade, 1922
Architect: Kafka & Mott; present facade, unknown
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival (1894); neo-Georgian (present facade)

ELEMENTS: Five-story rowhouse with basement; limestone basement and red brick upper floors with limestone trim; limestone lintels with keystones; nine-over-nine double hung wood sash; street level entrance with broken pediment door hood on scrolled brackets; wood and plate glass entrance door with decorative metal screen; fourth-story bracketed cornice; arched second-story window openings with panelled tympanum.

ALTERATIONS: New facade described above, 1922; aluminum down-spout located at right.

HISTORY

Built as one of a row of eight houses (Nos. 315-325; Nos. 327-329 have been demolished). As designed Nos. 315-321 were identical buildings. No. 317 was sold on May 7, 1894 to Charles Strauss, an active civic leader, lawyer and president of the New York Board of Water Supply. He was also a founder of the New York County Lawyers Association in 1908 and a major contributor to the construction, in 1924, of its headquarters on Vesey Street.

REFERENCES

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

NB 150-93

Alt. 1641-22

New York Times, April 12, 1934, p. 23, "Charles Strauss" (Obituary).

WEST 75th STREET
No. 319
Block 1185 Lot 10

North Side

Date Erected: 1893-94
Architect: Kafka & Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rusticated brownstone basement and first story with rose-colored Roman brick above; molded and carved window enframements; one-over-one double-hung wood windows; fourth floor window enframements include footed sills and shelf lintels composed of a plain frieze (probably once with foliate carving, as on No. 321) and dentil molding; pressed metal cornice composed of block modillions and a dentil molding; decorative wrought-iron window screens on floors two and three, and window grilles at basement.

ALTERATIONS: Stoop removed and entry relocated to basement; metal one-over-one window sash installed at basement, third and fourth floors (wood sash remain at first and second floors; original entry at first or parlor floor contains a one-over-one aluminum window with a wide aluminum transom); wrought-iron area-way fence installed.

HISTORY

Built as one of a row of eight houses (Nos. 315-325; Nos. 327-329 have been demolished). As designed, Nos. 315-321 were identical buildings. No. 319 was sold to Margaret W. Taggart on April 30, 1894.

REFERENCES

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

NB 150-93.

WEST 75th STREET
No. 321
Block 1185 Lot 9

North Side

Date Erected: 1893-94
Architect: Kafka & Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rusticated brownstone basement and first floor with light rose-colored Roman brick with brownstone quoins above; molded, carved window enframements; original windows were wood with one-over-one sash; fourth floor window enframements include footed sills and shelf lintels composed of a foliate frieze and dentil molding; pressed metal cornice composed of a dentil molding and modillion blocks; wrought-iron window grilles at basement.

ALTERATIONS: Stoop and entry doors removed (entry is now through No. 323); classical moldings above the basement and first floor removed; ten air conditioning units pierce the masonry wall; original windows replaced with paired one-over-one wood sash throughout; brownstone base painted; wrought-iron areaway fence installed.

HISTORY

Built as one of a row of eight houses (Nos. 315-325; Nos. 327-329 have been demolished). As designed, Nos. 315-321 were identical buildings; No. 321 was sold to Alice P. Leaman on February 11, 1895.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 150-1893

WEST 75th STREET
No. 323
Block 1185, Lot 8

North Side

Date Erected:
Architect:
Original Owner:

1893-94
Kafka & Mott
Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse originally with basement; projecting rusticated limestone basement and first floor; light rose-colored Roman brick limestone stories above; a round smooth limestone bay rises from the second story through the third story; original window sash were one-over-one wood sash; second story molded and carved window enframements with shelf lintels; upper floors have splayed lintels with keystones; pressed metal cornice composed of a dentil molding and modillion blocks; wrought-iron window grilles at basement.

ALTERATIONS: Stoop removed and entry relocated to basement; window enframements on third floor bay removed; wrought-iron railings at areaway, second story balcony and roof added; one-over-one wood sash (paired at first floor) are replacements; five air conditioning units pierce masonry wall; aluminum and glass entrance door and entry lamps installed.

HISTORY

Built as one of a row of eight houses (Nos. 315-325; Nos. 327 and 329 have been demolished). As designed, Nos. 323 and 325 were similar buildings. No. 323 was sold to Katherine S. V. Burton on April 13, 1894.

REFERENCE

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 150-93

WEST 75th STREET
No. 325
Block 1185 Lot 7

North Side

Date Erected: 1893-94
Architect: Kafka & Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse originally with basement; projecting rusticated limestone basement and first floor, light rose-colored Roman brick above; a round bay rises from the second story through the third story; original windows were wood with one-over-one sash; second story molded and carved window enframements with shelf lintels; upper floors have flat lintels with a Greek key motif; pressed metal cornice composed of a dentil molding and modillion blocks. Large first story window appears to be an early alteration; includes a narrow bracketed balcony with metal railing, a molded enframement and cast-iron columns.

ALTERATIONS: Stoop removed, entry relocated to basement and first floor window installed, possibly in 1911; rusticated surfaces and classical moldings removed ca. 1930; two-over-two double hung metal sash and storm windows installed; entrance door of white aluminum and glass installed; eight air conditioning units pierce masonry wall; wrought-iron areaway fence installed and entry lamps added.

HISTORY

Built as one of a row of seven houses (Nos. 315-325; Nos. 327-329 have been demolished). As designed, Nos. 323 and 325 were nearly identical. No. 325 was sold to Mary N. McDonald on July 14, 1894.

REFERENCES

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

NB 150-93

Alt. 1911

WEST 75th STREET
No. 329: See Nos. 31-34 Riverside Drive

North Side

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WEST 76TH STREET: SOUTH SIDE

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WEST 76TH STREET
No. 304
Block 1185 Lot 29

SOUTH SIDE

Date Erected: 1896-97
Architect: Alonzo B. Kight
Original Owner: Alonzo B. Kight

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story rowhouse; smooth limestone ashlar facing; a complex elevation curves in at the western edge, contains an open loggia on the eastern end of the fourth floor, and is fronted by a balustraded balcony railing at the recessed fifth floor level; one-over-one wood sash windows; molded window enframements; pilasters with entablature lintels frame the second story windows; original center bay ground level entrance has an architrave enframement and a bracketed shelf hood with a balcony parapet above.

ALTERATIONS: Entry relocated to side bay; cornice removed and replaced by aluminum boxing; aluminum storm windows installed; wrought-iron railings and window grilles added at first floor; entry lamps installed.

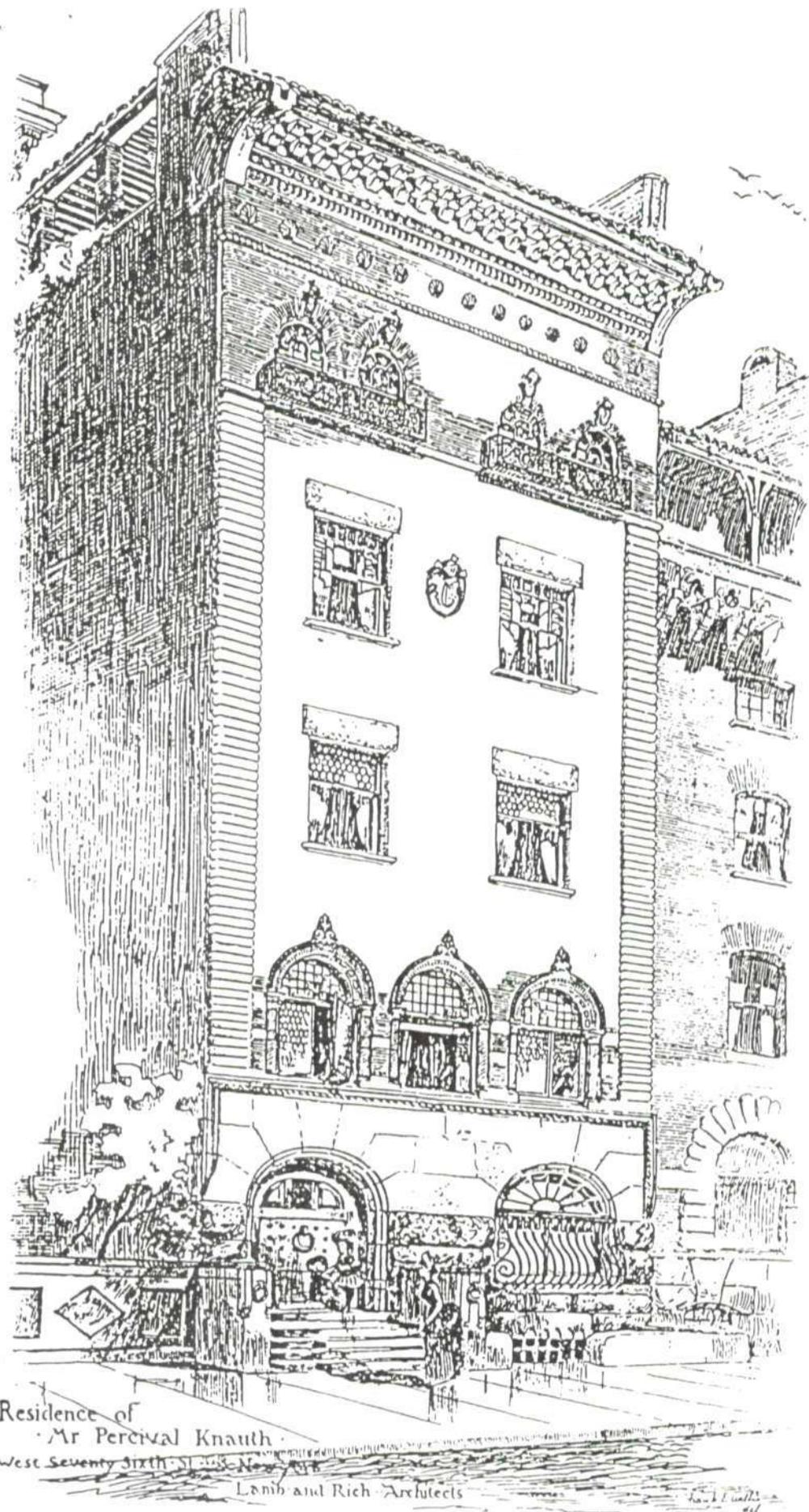
HISTORY

Built as one of a pair of houses (Nos. 304 and 306).

REFERENCES

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

NB- 762-1896



Residence of
Mr Percival Knauth

West Seventy Sixth St New York

Lamb and Rich Architects

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WEST 76TH STREET
No. 306
Block 1185 Lot 30

SOUTH SIDE

Date Erected: 1896-97
Architect: Alonzo B. Kight
Original Owner: Alonzo B. Kight

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story rowhouse; smooth limestone ashlar facing with stone and terra-cotta trim; angled front facade rises through the third story and terminates in a balustraded railing; one-over-one double-hung wood sash windows; string course moldings define each floor level; original central entrance door on ground level with architrave enframing; major ground level cornice on brackets; pressed metal cornice with modillions.

ALTERATIONS: Main entrance relocated to side bay; wrought-iron railing added to fourth floor balcony; wrought-iron window grilles added at first floor.

HISTORY: Built as one of a pair of houses (Nos. 304 and 306).

REFERENCES

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

NB 762-1896

WEST 76th STREET
No. 312
Block 1185 Lot 31

South Side

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: William H. Jacob and Reuben Skinner

ARCHITECTURE

STYLE: Romanesque/Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rock-faced, rusticated brownstone basement and first floor with red Roman brick and stone quoins above; original fourth floor may have been recessed as in Mott's design for 327 West 76th Street; one-over-one wood windows; second story curved oriel window supported by a scrolled bracket with Romanesque style carving; Roman brick splayed window lintels; elaborate scrolled wrought-iron railings at the third and fourth floors.

ALTERATIONS: Fourth story masonry addition; stoop removed; entrance relocated to basement; entry lamps added.

REFERENCE

New York City, Department of Buildings, Manhattan, Plans, Permits and Docket
NB 588-1891

WEST 76TH STREET
No. 320
Block 1185 Lot 32

South Side

Date Erected: 1944
Architect: H. Herbert Lilien
Original Owner: Rock Ledge Apts., Inc.

ARCHITECTURE

STYLE: Art Moderne

ELEMENTS: Ten-story apartment building; yellow brick with orange trim; moderne entryway with aluminum railing and door grille; three-over-three (vertical muntin) double-hung metal windows.

ALTERATIONS: Windows replaced at ninth floor; storm windows added at seventh floor.

HISTORY

Originally the site of five rowhouses.

REFERENCES

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

WEST 76th STREET
No. 324
Block 1185 Lot 37

South Side

Date Erected: 1895-96
Architect: Kafka & Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse; smooth-faced brownstone basement; heavily rusticated brownstone first floor; upper floors of Roman brick with brownstone trim; one-over-one wood sash windows; molded window enframements with narrow shelf lintels; first story lintels capped by a lintel frieze of anthemion; high brownstone stoop with solid railings; double leaf wood and plate glass entry doors with transom; angled bay on left rises through the second floor and includes an engaged scamozzi order on the upper level; bay capped by decorative wrought-iron railings; pressed metal cornice includes a frieze of patera and garlands, a dentil molding and scrolled console modillions; wrought-iron window grilles at basement.

ALTERATIONS: Wrought-iron areaway railing and entry lamps added.

HISTORY

Built as one of two mirror image houses (Nos. 324-326). No. 324 was sold to Eleanor A. M. Hall on March 24, 1896.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 1342-95

WEST 76th STREET
No. 326
Block 1185 Lot 38

South Side

Date Erected: 1895-96
Architect: Kafka & Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 326 is a mirror image of No. 324 West 76th Street.

ALTERATIONS: Main entrance door, originally identical to that of No. 324 has been replaced by a single leaf wood and glass panel door; right-hand stoop rail replaced with wrought iron; metal storm windows and entry lamp added.

HISTORY

Built as one of a row of two mirror image houses (Nos. 324-326). No. 326 was sold to John Day on October 14, 1896.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 1342-95

WEST 76th STREET
No. 328
Block 1185 Lot 39

South Side

Date Erected: 1887-88
Architect: Albert W. Harris
Original Owner: Albert W. Harris

ARCHITECTURE

STYLE: Victorian Gothic

ELEMENTS: Three-and-one-half story town house with basement; rock-faced brownstone facade; recessed entrance bay forms round turret; arched windows at base; two-story projecting Gothic bay on right at first and second floors; round-arched former entry at left on first floor; pointed arch windows at third floor; stepped gables; wrought-iron gate at side yard.

ALTERATIONS: Fourth story brick addition, set back; stoop removed and entry relocated to basement; windows replaced circa 1970 with two-over-two (horizontal muntin) wood sash; wrought-iron areaway railing added; through-wall air conditioners installed in side wall.

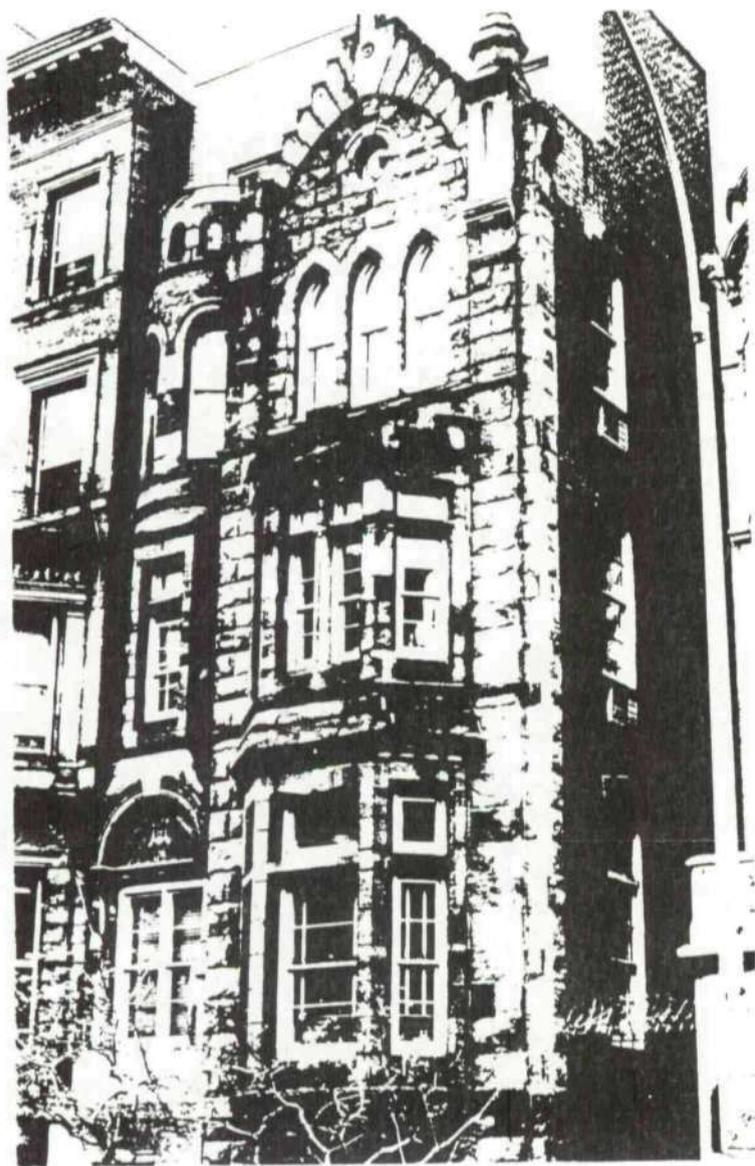
HISTORY

Albert W. Harris was a well-known oil merchant and the senior member of the firm of A. W. Harris and Co.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 1802-87

New York Times, August 27, 1914, p. 11, "Albert W. Harris" (Obituary).



328 West 76th Street:
Albert W. Harris, 1887-88

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WEST 76th STREET
No. 330
Block 1185 Lot 41

South Side

Date Erected:
Architect:
Original Owner:

1894-95
Charles P. H. Gilbert
Bryan Kennelly

ARCHITECTURE

STYLE: Francois I

ELEMENTS: Five-story town house, originally three stories with mansard roof; limestone base; yellow Roman brick on second and third floors; tan brick at fourth and fifth floors; low stoop; arched entry with decorative metalwork in transom; balcony above base with solid, carved railing; two-story curved bay above base capped with balustrade; limestone window trim at second floor; carved limestone panels with shields and gargoyles above third floor windows.

ALTERATIONS: Fourth and fifth floors added, removing continuation of third floor balustrade acting as cornice, open loggia, conical turret, dormer, and tile mansard roof; new stoop, railing, and entry door with sidelights added; two-over-two (horizontal muntin) wood sash installed; storm windows installed on second, third, fourth and fifth floors; wrought-iron window grilles added at first floor; wrought-iron areaway railing installed; entry lamps added.

HISTORY

Bryan Kennelly was one of New York's best known real estate experts at the turn of the century. A trustee of St. Patrick's Cathedral, he succeeded his father as real estate appraiser for the city.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 421-94

New York Times, December 29, 1923, p. 13, "Bryan Kennelly" (Obituary).

WEST 76th STREET
No. 332: See No. 37-39 Riverside Drive

South Side

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WEST 76TH STREET: NORTH SIDE

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WEST 76th STREET
No. 243
Block 1168 Lot 8

North Side

Date Erected: 1889-90
Architect: William H. Boylan
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Eclectic with Queen Anne and Romanesque influence.

ELEMENTS: Four-story with basement rowhouse; brownstone basement and first floor; upper floors brick with brownstone trim; slate mansard roof; high brownstone stoop; triangular pediment on console brackets at entry; double leaf, wood and oval glass entry doors; large round-arched window at parlor floor; foliated oriel at second floor right; round-arched window opening at third floor with large fanlight; dormers in mansard roof.

ALTERATIONS: Cornice above third floor removed; entire building renovated 1982; Metal windows installed; ornamental details lost; facade painted.

HISTORY

Built as a row of seven houses (Nos. 241-253; 241 demolished) for developer Dore Lyon. Florian H. Florance bought No. 243 from Lyon in March 1891.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 44-89

WEST 76th STREET
No. 245
Block 1168 Lot 107

North Side

Date Erected:
Architect:
Original Owner:

1889-90
William H. Boylan
Dore Lyon

ARCHITECTURE

STYLE: Eclectic with Queen Anne and Romanesque influence.

ELEMENTS: Four-story with basement rowhouse; brownstone basement and first floor; upper floors brick with brownstone trim; angular four-story bay at right capped with an octagonal cone turret roof; triangular pediments at second floor; mansard roof with one dormer.

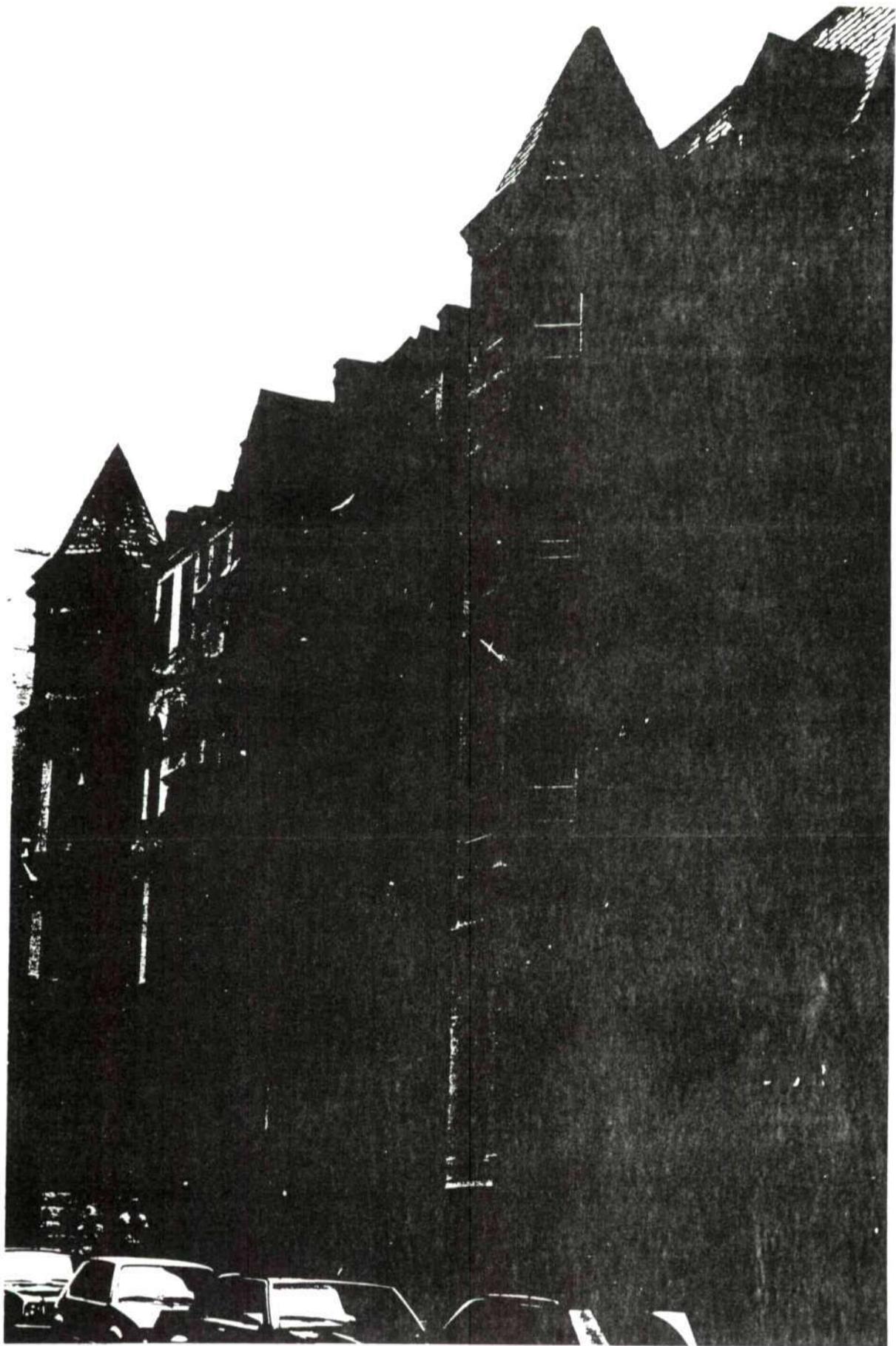
ALTERATIONS: Stoop removed and entry relocated to basement; facade painted; cornice above third floor removed; all windows replaced; openings shortened at second and third floors, first floor transom filled in for air conditioner, storm windows installed; wrought-iron areaway fence installed.

HISTORY

Originally built as a row of seven houses (Nos. 241-253; 241 demolished) by developer Dore Lyon. William E. Moore purchased No. 245 in August 1890.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 44-89



253-243 West 76th Street: William H. Boylan, 1889-90.

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WEST 76th STREET
No. 247
Block 1168 Lot 7

North Side

Date Erected: 1889-90
Architect: William H. Boylan
Original Owner: Dore Lyon

ARCHITECT

STYLE: Eclectic with Queen Anne and Romanesque influence.

ELEMENTS: Four-story with basement row house; rock-faced brownstone at basement and first floor; brick with brownstone trim at upper floors; slate mansard roof; one-over-one wood windows; round-arched window with keystone at first floor; foliated oriel with three windows at second floor; three arched windows with pilasters at third floor; two dormers with pediments set into mansard roof.

ALTERATIONS: Stoop removed and entry relocated to basement; facade painted; multipaned windows at parlor floor not original (installed in 1910-15); cornices at third and fourth floors removed; wrought-iron areaway railing installed.

HISTORY

Originally built as a row of seven houses (Nos. 241-253; 241 demolished) by developer Dore Lyon. Anna E. Wooster purchased No. 247 in October 1890.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 44-89

WEST 76th STREET
No. 249
Block 1168 Lot 6

North Side

Date Erected: 1889-90
Architect: William H. Boylan
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Eclectic with Queen Anne influence.

ELEMENTS: Four-story with basement row house; brownstone basement and first floor; red brick with brownstone trim at upper floors; slate mansard roof; one-over-one wood windows; two-story high angled bay at left; balcony above the bay; triangular pediment at roof on left; dormer in mansard; wrought-iron grille at basement windows.

ALTERATIONS: Stoop removed; entry relocated to basement; facade painted; cornices at third and fourth floors removed; French windows and iron balcony installed in place of original entry doors; wrought-iron areaway railing installed.

HISTORY

Originally built as a row of seven houses (Nos. 241-253; 241 demolished) by developer Dore Lyon. William E. Moore purchased No. 249 in August 1890.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 44-89

WEST 76th STREET
No. 251
Block 1168 Lot 5

North Side

Date Erected: 1889-90
Architect: William H. Boylan
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Eclectic with Queen Anne and Romanesque influence.

ELEMENTS: Four-story with basement row house; brownstone basement and first floor; red brick with brownstone trim at upper floors; slate mansard roof; one-over-one wood windows; "L"-shaped rock-faced brownstone stoop; triangular pediment on console brackets at arched entry; double leaf wood and oval glass entry doors with fanlight transom; round-arched windows at first and third floors, with stained glass in transom fanlights on first floor; foliated oriel at left with three windows on second floor; mansard roof with two triangular pedimented dormers; brick chimney; wrought-iron grilles at basement windows.

ALTERATIONS: Cornices removed at third and fourth floors; facade painted.

HISTORY

Originally built as a row of seven houses (No. 241-253; 241 demolished) by developer Dore Lyon. Aaron Wolff, Jr. purchased No. 251 in April 1890.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 44-89

WEST 76th STREET
No. 253
Block 1168 Lot 104

North Side

Date Erected: 1889-90
Architect: William H. Boylan
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Eclectic with Queen Anne and Romanesque influence.

ELEMENTS: Four-story with basement rowhouse; brownstone basement and first floor; red brick with brownstone trim at upper floors; slate mansard roof; one-over-one wood windows; angled four-story bay at left capped with cornice and an octagonal cone turret; triangular pediment and carved spandrels between second and third floors; cornice above third floor; mansard roof with one dormer; brick chimney.

ALTERATIONS: Stoop removed and entry moved to basement; facade painted; wrought-iron areaway railing installed.

HISTORY

Originally built as a row of seven houses (nos. 241-253; 241 demolished) by Dore Lyon, a developer. Henry E. Kane purchased No. 253 in April 1890.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 44-89

WEST 76TH STREET
No. 255: See 340 West End Avenue

North Side

WEST 76th STREET
No. 301; aka 341 West End Avenue
Block 1185 Lot 67

North Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Chateauesque/Francois I

ELEMENTS: Three-and-one-half story with basement town-house with Spanish tile hipped roof; limestone facade; central entrance bay flanked by outer bays; one-story with basement limestone wing at left side; two-story angled bay over entrance; wood windows (one-over-one sash predominating); high limestone stoop parallel to facade; studded wood double leaf entry doors; angled bay flanked by lions and putti at third and fourth floors; spandrels between second and third floor windows on side bays with applied Francois I carving and engaged finials; copper cornice with Gothic detailing on frieze; projecting central cross gables with foliate finial; dormers with copper sides and conical roofs and finials; two brick chimneys; wrought-iron window grilles at basement; wrought-iron lamp standard on stoop wall. Secondary facade of same configuration and detail but without an entrance and with narrow, windowless side bays.

ALTERATIONS: Tile roof removed in December 1983; solarium added at first floor right; single pane windows and transoms at first floor West End Avenue facade replaced with multipane sash; chimney on West End Avenue side reduced in height.

HISTORY

Built as one of a row of fourteen houses (Nos. 341-357 West End Avenue; 301-305 West 76th Street, 302-306 West 77th Street. Sold to Robert C. Clowry on June 17, 1903. Clowry owned the house until 1910. Eberhard Faber, lead-pencil tycoon, lived here and his family owned the house 1910-52.

REFERENCES

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

NB 47-91

WEST 76th STREET
No. 303
Block 1185 Lot 66

North Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story brick rowhouse with rusticated limestone basement. Three-story curved bay on curved base at left; limestone trim. Arched porch over entry. Balcony at top of bay. Arched windows with foliate trim at fourth floor; denticulated frieze under bracketed cornice.

ALTERATIONS: Stoop removed; areaway wall veneered with brick; iron areaway railing and first floor window grilles installed, new non-curved one-over-one wood windows installed; basement entrance altered.

HISTORY

Built as one of a row of fourteen houses (Nos. 341-357 West End Avenue, 301-305 West 76th Street, 302-306 West 77th Street.) John Baker Roach, president of Delaware River Iron Shipbuilding and Engine Works, owned the house from November 19, 1894 to 1897. Henry Barstow Platt, son of U. S. Sen. Thomas Platt, was the owner from 1897 to 1915. (See 356 West End Avenue below).

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 47-91
Alt 1070-37
188-78

Who's Who, 1909, "Henry Barstow Platt."
New York Times, June 17, 1908, p. 9, "John Baker Roach" (Obituary).

WEST 76th STREET
No. 305
Block 1185 Lot 65

North Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Mirror image of #303. Has original entry and stoop and original wood sash (curved in bay).

ALTERATIONS: Stoop railing, first floor window grilles, entry lamp added.

HISTORY

Built as one of a row of fourteen houses (Nos. 341-357 West End Avenue, 302-306 West 77th Street, 301-305 West 76th Street) Catherine Guernsey bought the house on December 23, 1892, and owned it until 1910.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 47-91

WEST 76th STREET
No. 307
Block 1185 Lot 64

North Side

Date Erected:
Architect:
Original Owner:

1891-92
Charles P. H. Gilbert
Emily McGuckin

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story with basement Roman brick rowhouse; red sandstone trim; panelled lintels at first floor; decorative spandrels; triangular pediments at third floor; two-story high brick end pilasters with stylized capitals; decorated panel between fourth floor windows.

ALTERATIONS: Converted to Class A multiple dwelling in 1958; stoop removed; entry relocated to basement; new brick veneer at basement; wrought-iron areaway fence installed; air conditioners installed through the wall at all floors; four-over-four metal sash installed; storm windows installed; fourth-floor window openings lowered interrupting a cornice; main concourse removed; chain link fence added at roof parapet.

HISTORY

Originally built as one of two houses (Nos. 307-309). Emily McGuckin owned the house until 1910.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets,
NB 399-91
Alt. 1078-58

WEST 76th STREET
No. 309
Block 1185 Lot 63

North Side

Date Erected: 1891-92
Architect: Charles P. H. Gilbert
Original Owner: Mrs. Elizabeth Miller

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story with basement brick rowhouse; red sandstone trim; two-story high squared bay at basement and first floor; cornice above first floor; spandrels with garlands between second and third floors; windows on these floors outlined by an overall enframing; bracketed cornice with wrought-iron consoles.

ALTERATIONS: Converted to Class A apartments in 1976; Stoop removed; entry relocated to basement; new balcony fence above first floor (roof of bay); two-over-two (horizontal muntins) paned wood sash installed; through-the-wall air conditioning ducts at fourth floor and basement; wrought-iron areaway fence installed.

HISTORY

Originally built as one of two houses (Nos. 307-309). Elizabeth S. Miller owned the house until 1902.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 683-91
Alt 55-76

WEST 76th STREET
No. 311
Block 1185 Lot 62

North Side

Date Erected: 1891-92
Architect: Max Hensel
Original Owner: Reuben Skinner and Leonard &
William Jacob

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; basement and first floor of brownstone; upper stories of buff-colored brick with brownstone trim; full height angled bay on right projects to meet the facade of No. 309; original windows had one-over-one double-hung wood sash; shared stoop with solid stone rail; foliate carved newel post; molded window enframements at first floor entry and windows; single glass panelled door with square-headed transom, embellished by wrought-iron grilles, window enframement of keyed brownstone voussoirs at second floor; recessed panels of egg-and-dart and dentil moldings form fourth floor window heads; cornice with dentils and modillions; brick parapet; iron grilles at basement windows.

ALTERATIONS: Aluminum, one-over-one windows and storm windows installed; new areaway fence and paving installed; entry lamps added, (all work done in 1983).

HISTORY

Built as one of a row of four houses (Nos. 311-317) and completed at a cost of \$18,000.00. Frederick J. Lisman, a banker, rail bond expert and chairman of the board of directors of the Lisman Corporation, bought the house on March 13, 1893 and lived here until his death in 1914.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Docket.
NB 1191-91

Who's Who, February 5, 1940, 19:5, "Frederick J. Lisman"

WEST 76th STREET
No. 313
Block 1185 Lot 61

North Side

Date Erected: 1891-92
Architect: Max Hensel
Original Owner: Reuben Skinner and Leonard &
William Jacob

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; brownstone basement and first floor; upper stories of buff-colored brick with brownstone trim; one-over-one double-hung wood sash windows; original stoop was shared with No. 311 and had solid masonry rails; single, glass-panelled door with square-headed transom; first floor entry and window enframements of egg and dart molding; brownstone oriel with foliate-carved base at second floor; molded window enframements at third and fourth floor windows; billet molding at fourth floor; cornice with brackets and dentils; brick parapet; original basement windows had wrought iron grilles.

ALTERATIONS: 1945: Stoop removed, metal stairs and handrail installed; garage installed at ground level; windows replaced by one-over-one aluminum sash windows with screens; facade painted; basement grilles removed; entry and garage lamps added,

HISTORY

Built as one of a row of four houses (Nos. 311-317) at a cost of \$18,000.00. Thomas F. Murtha, who was "engaged in the general practice of law and realty," lived here from 1902 until his death in 1929. His wife, Clara Wittenauer Murtha, continued to occupy the house until 1945.

REFERENCE

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

NB 1191-91

Alt 1366-45

Who's Who, 1924, "Thomas F. Murtha."

WEST 76th STREET
No. 315
Block 1185 Lot 60

North Side

Date Erected: 1891-92
Architect: Max Hensel
Original Owner: Reuben Skinner and Leonard &
William Jacob

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; basement and first floor of brownstone; upper stories of buff-colored brick with brownstone trim; one-over-one, double-hung wood sash windows; shared stoop with solid masonry rail; molded enframements at first floor entry and windows; single, glass-panelled entry door with square-headed transom; brownstone oriel with foliate-carved base at second story; recessed panels of egg-and-dart and dentil molding form, fourth floor window heads; cornice with dentil molding and modillions; brick parapet; wrought-iron grilles at basement windows.

ALTERATIONS: First floor window grilles added; first floor windows replaced with one-over-one metal windows; facade painted; areaway railing installed; entry lamps added.

HISTORY

Built as one of a row of four houses (Nos. 311-317) at a cost of \$18,000.00. Rufus H., Julius H., and Wm. H. Park bought the house on April 24, 1899, and the family owned it until 1945.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 1191-91

WEST 76th STREET
No. 317
Block 1185 Lot 59

North Side

Date Erected: 1891-92
Architect: Max Hensel
Original Owner: Reuben Skinner and Leonard
& William Jacob

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 317 is a duplicate of No. 313 West 76th Street.

ALTERATIONS: 1905: Stoop altered. Air conditioners installed through wall at first floor; facade painted; areaway railings installed; entry lamps added.

HISTORY

Built as one of a row of four houses (Nos. 311-317) at a cost of \$18,000.00. The house was sold in 1893 to Juliette T. Douglas, wife of William Harris Douglas who was a Congressman from the Fourteenth New York District, a founder of the United States Chamber of Commerce and President of the Produce Exchange from 1906-08. Juliette lived here until 1919. (Wm. Harris Douglas owned No. 330 West 77th Street from 1894-1925.)

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets
NB 1191-91
Alt 1859-1905

Who's Who, January 28, 1944, 18:3, "William Harris Douglas."

WEST 76th STREET
No. 319
Block 1185 Lot 58

North Side

Date Erected: 1891
Architect: Charles T. Mott
Original Owner: William H. Jacob and
Reuben Skinner

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rusticated brownstone basement; smooth brownstone first floor; Roman brick above; curved oriel windows at the second story supported by a scrolled bracket; splayed lintels of Roman brick at second and third floors; dentil string courses define each floor level while the fourth floor is articulated by pilasters; metal cornice with a dentil molding and console modillions; double leaf wood and plate glass entry doors with a clear transom; high stone stoop with solid low masonry railings.

ALTERATIONS: Wrought iron railing added to oriel balcony level; one-over-one metal window sash installed throughout.

HISTORY

Built as one of two mirror image houses (Nos. 319 and 321). Henry Eglinton Montgomery, member of the New York Stock Exchange, 1902-20, and a partner of Henry E. Montgomery Co., and later James, Montgomery and Auchincloss, resided at No. 319 from October 14, 1907, to 1925.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 658-91

Who's Who, 1924

WEST 76th STREET
No. 321
Block 1185 Lot 57

North Side

Date Erected: 1891
Architect: Charles T. Mott
Original Owner: William Jacob and Reuben
Skinner

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 321 is a mirror image of No. 319 West 76th Street, but retains its one-over-one wood windows.

ALTERATIONS: Garage entrance at basement level added; balustraded areaway wall removed; wrought-iron railing added to oriel balcony level; third floor window replaced with louvered door over bay; entry and garage lamps added.

HISTORY

Built as one of two mirror image houses (Nos. 319 and 321).

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 658-91

WEST 76th STREET
No. 323
Block 1185 Lot 56

North Side

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: William Jacob and Reuben
Skinner

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rock-faced brownstone rusticated basement; smooth brownstone first floor with bolection molding enframing; Roman brick upper stories; high stone stoop with solid railings, carved coping, newels, and panels; single leaf wood and plate glass entry door; shallow curved bowfront oriel at second and third stories terminating in a fourth-story balcony and porch in antis; chevron patterned brick outlines the upper floors, windows, oriel and porch; terra-cotta balcony railing with Gothic style pinwheel tracery panels; fourth-story porch columns with foliated cushion capitals in terra cotta; pressed metal cornice with elongated scrolled brackets; wrought-iron window grilles at basement.

ALTERATIONS: White metal one-over-one window sash replacements include three sashes modified to accommodate air conditioning units; wrought-iron railings added to balcony railing; wrought-iron areaway fence installed.

HISTORY

Built as a row of five houses (Nos. 323-331). As designed, No. 323 was a mirror image of No. 331. Sold to Clara S. Stearns on September 30, 1898. She owned the house until 1922.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 574-91



329- 319 West 76th Street: Charles T. Mott, 1891-92
317- 315 West 76th Street: Max Hensel, 1891-92

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WEST 76th STREET
No. 325
Block 1185 Lot 55

North Side

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: William Jacob and Reuben Skinner

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rock-faced brownstone rusticated basement; smooth rusticated brownstone first floor with bolection molding enframements; Roman brick upper stories; one-over-one wood sash windows (arched, two-over-two sash at third floor); high stone stoop; solid stone railings with carved coping, newel caps and panels; double leaf wood and plate glass entry doors; bowfront oriel at second and third stories includes an arcaded porch on the third floor supported by brick columns with foliated cushion capitals; chevron patterned brick outlines upper floors, windows, and arcade; pressed metal cornice with elongated scrolled brackets; wrought-iron basement window grilles.

ALTERATIONS: Stone balustrade removed and wrought-iron railing added to balcony; entry lamp installed.

HISTORY

Built as a row of five houses (Nos. 323-331). As designed No. 325 was a mirror image of No. 329. Sold to Helen D. Burnett on October 7, 1892. She owned the house until 1902.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 574-91

WEST 76th STREET
No. 327
Block 1185 Lot 54

North Side

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: William Jacob and Reuben
Skinner

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse; brick facade of banded rustication on a low base of smooth and rock-faced brownstone; the lower floors enframed by rope twist moldings and divided by dentil string courses; fourth story articulated by pilasters and recessed behind a turned classical balustrade of stone; fully rounded bay at first and second stories on right, capped by elaborate metal railing; very high round-arched window with stained glass transom on the second floor bay suggests a main parlor floor at that level; an unusual entrance is composed of an arched opening framed by pilasters and topped by a rectangular terra-cotta panel of swags and a cartouche; double leaf wood and plate glass doors and a fanlight transom are faced with elaborate decorative screens using Renaissance style motifs; low balustrade stoop railings in stone terminate in a carved newel in swag patterns; simple pressed metal cornice using a dentil molding.

ALTERATIONS: Three-over-three, horizontal muntin, double-hung wood sash installed on the first and second floors; entry lamps added. First and second floor windows originally had transoms.

HISTORY

Built as a row of five houses (Nos. 323-331). No. 327 was the most elaborate of these five related designs and the most sophisticated example of Mott's work in the historic district.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 574-91

WEST 76th STREET
No. 329
Block 1185 Lot 53

North Side

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: William Jacob and Reuben
Skinner

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 329 was designed as a mirror image of No. 325 West 76th Street, but has had a number of alterations.

ALTERATIONS: Third floor loggia removed and windows installed in 1921; carving on stoop railings and panels at base removed; storm windows installed; entry lamps added.

HISTORY

Built as a row of five houses (Nos. 323-331). As designed, No. 329 was a mirror image of No. 325.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans,
Permits and Dockets.
NB 574-91
Alt 2197-21

WEST 76th STREET
No. 331
Block 1185 Lot 52

North Side

Date Erected:
Architect:
Original Owner:

1891-92
Charles T. Mott
William Jacob and Reuben
Skinner

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 331 was designed as a mirror image of No. 323 West 76th Street, but has had a number of alterations.

ALTERATIONS: Stoop removed; new entry installed at basement level; terra-cotta balcony railing at fourth floor removed and railing filled in with masonry; two-over-two horizontal muntin wood sash installed, with center sash on floors two, three, and four reduced in size to accommodate air conditioners.

HISTORY

Built as a row of five houses (Nos. 323-331). As designed, No. 331 was a mirror image of No. 323.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 574-91

WEST 76th STREET
No. 333
Block 1185 Lot 51

North Side

Date Erected: 1895
Architect: Alonzo B. Kight
Original Owner: Alonzo B. Kight

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story limestone town house; full width curved bay at second and third floors; carved window enframements at second through fifth floors with cartouches at the second floor; projecting first floor with low limestone stoop; solid masonry railings with carved newel posts and finials; arched entry with foliate carving and cartouche; arched transom; stone balustrade capping first floor; smooth-faced pilasters flanking curved bay; pressed metal cornice with dentils and scrolled modillions; wrought-iron window grille at first floor.

ALTERATIONS: Double leaf, wood and plate glass entry doors replaced with aluminum and glass door with sidelights; stone balustrade capping curved bay replaced with wrought-iron railing; window sash replaced with two-over-two, horizontal muntin wood sash (paired at first and fifth floors), with transoms at second and third floors retained; fourth floor window openings reduced; storm windows at second floor.

HISTORY

Built as one of a pair of similar houses (Nos. 333 and 335). Thomas F. White bought the house on November 2, 1895, and owned it until 1901.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 674-95

WEST 76th STREET
No. 335
Block 1185 Lot 150

North Side

Date Erected: 1895
Architect: Alonzo B. Kight
Original Owner: Alonzo B. Kight

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 335 was designed as a twin to No. 333 West 76th Street, except that the curved bay contains two windows per floor rather than three and there is a variation in the carving of the fourth floor window enframements. This building retains its double leaf, wood and plate glass entry doors and stone balustrade above the bay.

ALTERATIONS: Fourth and fifth floor window sash have been altered; wrought-iron grille at first floor has been altered.

HISTORY

Built as one of a pair of similar houses (nos. 333 and 335). William H. Motley bought the house on November 7, 1895, and owned it until 1901. The house was then purchased by Kak L. Motley, who owned it until 1907.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 674-95

WEST 76th STREET
No. 337
Block 1185 Lot 50

North Side

Date Erected: 1896-98
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-story town house; red Roman brick facade with limestone base and trim; curved bay on right at first through third stories; one-over-one wood sash windows; keyed window enframements; ground level round-arched entry with flanking round-arched windows; arched, double leaf, wood and plate glass entry doors; low stoop with carved, panelled railing and newels; first floor balcony with brackets and decorative carving; second-story windows with entablatures; solid, carved balustrade at top of bay; decorative pilasters at fourth floor.

ALTERATIONS: Cornice removed; brick addition built, creating a full fifth floor; first floor window openings shortened.

HISTORY

Built as one of a group of three houses (No. 337 and Nos. 40 and 41 Riverside Drive). Sold to Horace J. Hayden on December 13, 1897, and owned by his family until 1928.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 1100-96

WEST 76th STREET
No. 339: See 40 Riverside Drive

North Side

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WEST 77TH STREET: SOUTH SIDE

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WEST 77TH STREET
No. 262
Block 1168 Lot 58

SOUTH SIDE

Date Erected: 1889-90
Architect: Edward Angell
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Romanesque Revival

ELEMENTS: Four-story rowhouse, formerly with basement; brownstone first and second floors, yellow brick with brownstone trim above; one-over-one wood windows (curved sash at first floor); round-arched entry at first floor with carved decorative spandrel and round bay with decorative panels and stained glass transoms at left; upper three stories with transomed windows (round-arched on top floor); pediment with small, round-arched blind windows; stylized engaged colonettes with finials at first and second floors and between fourth floor and roof.

ALTERATIONS: Stoop removed; projecting white brick storefront with building entrance added at basement level -- includes silver aluminum and glass entry door, wrought-iron railing on roof, and two "laundry" signs; brownstone painted.

HISTORY

Built as one of a row of four houses (Nos. 262-268). Sold to William H. Payne on Dec. 23, 1879, and owned by him until 1907.

REFERENCES

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

NB 53-1889

WEST 77TH STREET
No. 264
Block 1168 Lot 59

SOUTH SIDE

Date Erected: 1889-90
Architect: Edward Angell
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Romanesque Revival

ELEMENTS: Four-story rowhouse with basement; brownstone at basement and first floor, yellow brick with brownstone trim above; one-over-one wood windows; rock-faced base and stoop; round-arched molded entry with colonnettes, transom, and decorative tympanum; double-leaf wood and plate glass entry doors; first floor three-sided bay with balustrade with open circular motif; second floor round-arched windows with arched moldings and transoms; upper stories with transomed windows (top floor with round arches); pediment with small round-arched blind window; stylized engaged colonnettes between fourth floor and roof.

ALTERATIONS: Storm windows added throughout; three air conditioners pierce the facade wall; parts of pediment coping removed; areaway wall added; iron grilles installed on basement windows and one at first floor; entry lamps added.

HISTORY

Built as one of a row of four houses (Nos. 262-268).

Sold to Emma L. Pinkney on September 2, 1896; sold by her to Cornelius Pinkney in 1913; owned by the family until 1926.

REFERENCES

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

NB 53-89.



262-268 West 77th Street: Edward Angell, 1889

270-272 West 77th Street: Clarence True, 1891-92

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WEST 77TH STREET
No. 266
Block 1168 Lot 159

SOUTH SIDE

Date Erected: 1889-90
Architect: Edward Angell
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Romanesque Revival

ELEMENTS: As designed, No. 266 was a duplicate of No. 264 West 77th Street.

ALTERATIONS: Stoop removed; pedimented entry with wood and multi-paned glass door added at basement, rock-faced stone smoothed; transom bars at windows removed on all floors; all windows replaced as follows: one-over-one (white) wood sash at basement and first floor, wood casement windows at second floor, one-over-one wood windows at third floor, and single pane aluminum windows at fourth floor; storm windows added at first floor; wrought-iron railing installed at areaway; entry lamp added.

HISTORY

Built as a row of four houses (Nos. 262-268).

Sold to Benjamin F. Romaine on June 11, 1891. Purchased in 1920 by prestigious real estate lawyer M. Carl Levine, who sold the house in 1925.

REFERENCES

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

NB 53-89

Alt 2383-13

New York Times, May 31, 1963, 23:5.

WEST 77TH STREET
No. 268
Block 1168 Lot 60

SOUTH SIDE

Date Erected: 1889-90
Architect: Edward Angell
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Romanesque Revival

ELEMENTS: As designed, No. 268 was identical to No. 262 West 77th Street.

ALTERATIONS: Converted to Class A apartments in 1967; stoop removed and entry relocated to basement, facade at entry covered with brick, concrete block areaway walls constructed.

Other alterations, possibly from same date: four through-wall air conditioners installed, two through transoms and two through masonry; transoms at original entry and first floor bay filled in; facade painted; wrought-iron balcony railing added at bay and window grilles at basement; entry lamp added.

HISTORY

Built as a row of four houses (Nos. 262-268).

Sold to Ira A. Place on Oct. 1, 1896 and owned by the family until 1928. Place was a lawyer and official of numerous railways including the New York Central & Hudson River Railroad Co.

REFERENCES

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

NB 53-89

Alt 1202-67

New York Times, Jan 25, 1928, 1:4 .

Who's Who, 1924 .

WEST 77TH STREET
No. 270
Block 1168 Lot 160

SOUTH SIDE

Date Erected: 1891-92
Architect: Clarence True
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Eclectic with references to Elizabethan Renaissance

ELEMENTS: Four-and-one-half-story limestone rowhouse with basement; rock-faced base, smooth upper stories; mansard roof with end gable; original windows were one-over-one with wood sash; low limestone stoop; molded, round-arched entry with double-leaf, round-arched wood and plate glass doors; round-arched window; decorative parapet above first floor; three-story angled bay with inset spiral moldings at corners; curved shelf sills at third story; roof gable with ornamental detail and balcony with balustrade; ridgecap on roof and stepped party wall with chimney; wrought-iron window grille at first floor.

ALTERATIONS: Fourth floor windows replaced with one-over-one aluminum sash and with an aluminum fixed single pane window; asphalt shingles replace original roof tiles; entry lamp added.

HISTORY

Built as one of a group of seven houses (Nos. 350-356 West End Avenue and 270-274 West 77th Street).

Sold to Frederick Snow on July 10, 1893. Inhabited 1906-1911 by J. Louis Schaefer, a lifetime employee and vice president of W.R. Grace and president of Grace National Bank. He chartered a steamship company during World War I to bring home Americans stranded in Italy. Inhabited 1937-1947 by Emery E. Cochran, a Brooklyn high school teacher who was the chief military censor of the War Department during World War I.

REFERENCES

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

NB 1320-91

New York Times, Feb. 6, 1927, 11:1; July 9, 1968, 35:7

WEST 77TH STREET
No. 272
Block 1168 Lot 161

SOUTH SIDE

Date Erected: 1891-92
Architect: Clarence True
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Eclectic with references to Elizabethan Renaissance

ELEMENTS: Wide four-story limestone town house with basement and attic story; rock-faced base, smooth upper stories; mansard roof with dormers; one-over-one wood windows (curved sash on round bay); low limestone stoop; molded round-arched entry flanked by three round-arched windows with iron grilles; decorative parapet above first floor, partially supported by decorative brackets; asymmetrical facade with three-story curved bay at left; curved shelf sills on corbels at third floor windows; irregular roof treatment with balustrade and hipped dormer above curved bay and rock-faced cornice and dormer with shell motif at right; copper ridgecap and finial at roof; stepped party wall and chimneys.

ALTERATIONS: Doors replaced with single leaf aluminum frame and glass plate door with sidelights; tiles on roof replaced by asphalt shingles; three windows altered for air conditioners; the one-over-one light configuration of some of the original curved sash has been replaced by either a three-over-three or a three-over-one configuration; entry lamps added. Converted to Class A apartments in 1961.

HISTORY

Built as one of a group of seven houses (Nos. 350-356 West End Avenue and 270-274 West 77th Street).

Sold to Granville M. White on December 15, 1892, and owned by him until 1906.

REFERENCES

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

NB 1320-91

Alt. 426-34; 743-61

WEST 77th STREET SOUTH SIDE
No. 300: See 357 West End Avenue

WEST 77TH STREET SOUTH SIDE
No. 302
Block 1185 Lot 76

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Eclectic Renaissance Revival

ELEMENTS: Four-story rowhouse with brownstone basement; brick upper stories with brownstone trim; box stoop of brownstone; molded doorway enframingent with carved frieze; single window at first floor with three-over-one wood sash; second floor windows with one-over-one wood sash, with center window heavily ornamented with terra-cotta entablatures, attached columns, pediment with putti; third floor end windows with one-over-one wood sash and center single pane window; patterned brick at fourth floor with two sculptured roundels, and two terra-cotta window enframements with eighteen-over-two wood windows; copper cornice; wrought-iron window grille at basement.

ALTERATIONS: Main entry door and door under stoop replaced; black metal storm windows installed throughout; metal alarm added under entry lintel; three box-type entry lamps added.

HISTORY

Built as one of a row of 14 houses (Nos. 302-306 West 77th Street, 341-357 West End Avenue, and 301-305 West 76th Street).

Sold to Andrew J. and Annie M. Todd on April 28, 1892, and owned by the family until 1896.

REFERENCES

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

NB 47-91

Alt. 708-45
1778-68

WEST 77TH STREET
No. 304
Block 1185 Lot 77

SOUTH SIDE

Date Erected 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Eclectic Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rusticated limestone basement with orange brick facing and limestone trim above; the full-height swell-front rises from a flat first story; one-over-one wood sash; high stoop with solid, curved stone walls; recessed arched entrance opening with voussoirs, decorative keystones of brownstone, and fanlight with double-leaf, wood and plate glass doors; first floor capped by a dentilled string course; fourth story elaborated by decorative brick courses, splayed brick lintels on the side windows, a dentilled string course, and a deep terra-cotta enframingent on the square central window, which has eighteen-over-one wood sash; the main cornice is composed of decorative brick courses and a copper terminus set with lion heads; wrought-iron window grille at basement.

ALTERATIONS: Converted to Class A multiple dwelling in 1936; re-converted to Class B multiple dwelling and medical offices in 1965; silver aluminum storm windows added; facade painted white; entry lamps added.

HISTORY

Built as one of a group of fourteen houses (Nos. 301-305 West 76th Street, 302-306 West 77th Street, and 341-357 West End Avenue). As designed, No. 304 is a mirror image of No. 306 West 77th Street.

Mr. & Mrs. Willoughby were residents of No. 304 from July 15, 1892, to June 4, 1897.

REFERENCES

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

NB 47-91

Alt 2142-36
2135-65

New York Times, Jan. 24, 1923, p. 13, "Mrs. Willoughby Weston" (Obituary).

American Architect and Building News, 34, 123, pl. 1830 (entrance hall).

WEST 77TH STREET
No. 306
Block 1185 Lot 78

SOUTH SIDE

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Eclectic Renaissance Revival

ELEMENTS: No. 306 is a mirror image of 304 West 77th Street.

ALTERATIONS: Converted to a multiple dwelling in 1959. Aluminum one-over-one windows installed at first three floors; storm windows installed at fourth floor; brick garbage can enclosure built at areaway wall; entry lamp added.

HISTORY

Built as one of a group of fourteen houses (Nos. 301-305 West 76th Street, 302-306 West 77th Street, and 341-357 West End Avenue). As designed, No. 306 is a mirror image of No. 304. John Campbell Clark, president of Charles & Co., purchased No. 306 on January 16, 1905. It was later sold by William Clark on December 27, 1922.

REFERENCES

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

NB 47-91

Alt 962-59

New York Times, Jan 6, 1921, p. 11, "John Campbell Clark" (Obituary).

WEST 77TH STREET
No. 308
Block 1185 Lot 79

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Edward Pursell

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement and attic; rusticated brownstone basement, smooth brownstone ashlar first story, orange Roman brick above; splayed Roman brick lintels and carved brick moldings enframe the windows on the second and third floors; one-over-one double-hung wood sash; a round bay rises from an angled base to terminate above the main cornice in a conical roof; dentilled string course moldings define the second and fourth floors; balustraded copper cornice; pyramidal roof with imbricated slate shingles; stepped ends at party wall; wrought-iron window grilles at basement.

ALTERATIONS: 1923: stoop removed and door replaced with window, entry relocated to basement, new steps added to cellar. Entry lamp added; two silver storm windows installed at first (parlor) floor.

HISTORY

Built as one of a row of thirteen houses (Nos. 308-332; Nos. 314 and 316 were demolished ca. 1924). No. 308 is very similar to No. 332 and forms a terminus to this group. Ernest Greene, an architect in general practice, owned No. 308 from April 27, 1907, to Dec. 21, 1923.

REFERENCES

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

NB 955-91

Alt. 2878-23

Who's Who, 1918, "Ernest Greene."

WEST 77TH STREET
No. 310
Block 1185 Lot 80

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Edward Pursell

ARCHITECTURE

STYLE: Renaissance Revival/Francois I

ELEMENTS: Three-story rowhouse with basement and mansard roof; rusticated brownstone basement, smooth brownstone ashlar first floor, Roman brick above; splayed Roman brick lintels and curved brick moldings enframe the windows on the second and third floors; one-over-one double-hung wood sash; second-story oriel window with foliate and fruit basket carved base; dentilled string course moldings define the second and third floors; original cornice was a copper table corbel with panelled parapet; elaborate Francois I style ornamented dormer in copper; mansard roof with imbricated slate shingles, copper cresting and stepped ends at party walls; wrought-iron grilles at basement windows.

ALTERATIONS: Converted to multiple dwelling in 1952. Stoop and door removed and entry relocated to basement; cornice and parapet removed with aluminum panel replacing cornice; facade painted; entry lamp added.

HISTORY

Built as one of a row of 13 houses (Nos. 308-332; Nos. 314 and 316 have been demolished, ca. 1924). As designed, Nos. 310 and 312 West 77th Street were identical.

Josephine K. Jones purchased the house on June 15, 1893, and owned it until Louise Thom (Jones) sold it on Nov. 20, 1951.

REFERENCES

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

NB 955-91

Alt 5-52

WEST 77TH STREET
No. 312
Block 1185 Lot 81

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Edward Pursell

ARCHITECTURE

STYLE: Renaissance Revival/Francois I

ELEMENTS: As designed, No. 312 was identical to No. 310 West 77th Street.

ALTERATIONS: Converted to multiple dwelling in 1959. Stoop and door removed and entry relocated to basement; windowless metal door installed at basement; window pane missing at second floor center window; cornice and parapet removed; roof cresting removed and slate shingles replaced with asphalt shingles; facade painted; entry lamps added; metal chain link fence installed at areaway.

HISTORY

Originally built as one of a row of thirteen houses (Nos. 308-332; Nos. 314 and 316 were demolished, ca. 1924). Edwin E. Dickerson, president of the Boynton Furnace Co. and private secretary to U.S. Vice-President Wheeler in 1877-81, lived at No. 312 from 1895 to 1919.

William Royal Wilder resided at No. 312 from Nov. 10, 1921, until his death on February 15, 1923. He was a senior partner of the law firm of Wilder, Ewen and Patterson. His wife Mabel remained at this address until 1952.

REFERENCES

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

NB-955-91

Alt. 1531-59

New York Times, April 22, 1925, "William Royal Wilder" (obituary), p. 23

Who's Who, 1918.

WEST 77TH STREET
No. 314-316
Block 1185 Lot 82

SOUTH SIDE

Date Erected: 1924
Architect: George F. Pelham
Original Owner: 314 West 77th Street Corp.

ARCHITECTURE

STYLE: neo-Renaissance vernacular

ELEMENTS: Nine-story red brick apartment house; glazed terra-cotta cornices above the first, third, and ninth stories; six-over-one wood sash windows paired in three bays; entrance with terra-cotta pilasters and arched fanlights; double-leaf wood and plate glass door with wrought-iron grilles; first-story window grilles; service entrance with grille.

ALTERATIONS: Storm windows on fourth and fifth stories; entry lamps added.

HISTORY

Replaced two earlier rowhouses designed as part of a row by Charles T. Mott in 1891-92.

REFERENCES

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

NB-8-22

WEST 77TH STREET
NO. 318
Block 1185 Lot 84

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rusticated brownstone basement and first floor, orange Roman brick above; original windows had one-over-one double-hung wood sash (paired and with transom at first floor); brick stories framed by stone quoins and rope twist moldings; dentilled string courses at the second and fourth floors; splayed lintels of Roman brick and curved brick moldings enframe the windows on the second and third floors.

ALTERATIONS: Altered from residence to boarding house in 1925. Cornice and stoop removed and entry relocated to basement; narrow paired, wood double-hung window sash installed at first (parlor), second and fourth floors; wrought-iron areaway railings and basement window grilles installed; entry lamps added; brick areaway wall added.

HISTORY

Built as one of a row of 13 houses (Nos. 308-332; Nos. 314 and 316 demolished ca. 1924).

William Russell occupied the house from Dec. 28, 1892, to Jan. 30, 1897. Thomas Byrnes, one-time Superintendent of Police, purchased the house on April 6, 1905, and resided there until his death in 1910.

REFERENCES

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

NB 955-91

Alt. 2145-25

New York Times, May 8, 1910, p. 7, "Thomas Byrnes" (obituary).

WEST 77TH STREET
No. 320
Block 1185 Lot 85

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: None (originally Renaissance Revival)

ELEMENTS: Four-story rowhouse with basement; one-over-one double-hung wood sash windows; originally probably similar to No. 318, with rusticated brownstone basement and first floor, and brick upper stories.

ALTERATIONS: 1942: facade stripped and resurfaced with brownstone stucco; stoop and cornice removed and entry relocated to basement. Storm windows installed at first (parlor), third and fourth floors; wrought-iron areaway railings and second floor window guards added.

HISTORY

Built as one of a row of 13 houses (Nos. 308-332; Nos. 314 and 316 demolished ca. 1924). William Barron was the first resident of this building, from 1892 to 1906. Leopold Auer, a violin virtuoso, resided at No. 320 from 1920 until 1982. Auer was born in Hungary and served as court soloist for three Russian czars and in the Imperial Conservatory at Petrograd.

REFERENCES

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

NB; 955-91

Alt. 861-42

Who's Who, 1929.

New York Times, July 16, 1930, p. 23, "Leopold Auer" (obituary).

WEST 77TH STREET
No. 322
Block 1185 Lot 86

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rusticated brownstone basement and first floor; shallow swell front of Roman brick framed by quoins and rope twist moldings at the second and third stories; swell front supported on a carved foliate corbel; dentil string course molding at second floor; wrought-iron window grilles at basement.

ALTERATIONS: Converted to multiple dwelling in 1940: fourth floor attic level dormers and main cornice removed and a full fourth story constructed; stoop removed and entry relocated to basement. Storm windows installed at first (parlor) floor; wrought-iron areaway railing and entry lamp added.

HISTORY

Built as one of a row of 13 houses (Nos. 308-332; Nos. 314 and 316 demolished ca. 1924). No. 322, as designed, appears to have been similar to No. 328. George L. Elliott owned the house from Sept. 22, 1892, to Nov. 21, 1905. Patrick F. Griffin, who came to New York City in 1881 as head designer for Brokaw Brothers and became a partner of Rogers Peet Co. in 1908, owned No. 322 from May 7, 1906, to 1911.

REFERENCES

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

NB 955-91

Alt. 3576-40

New York Times, Oct. 27, 1915, p. 11, "Patrick E. Griffin" (obituary).

WEST 77TH STREET
No. 324
Block 1185 Lot 87

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement; rusticated brownstone basement and first floor, brick above; splayed brick lintels and curved brick moldings enframe the windows on the second and third stories; original windows had one-over-one wood sash; second story oriel supported by foliate carved corbel; dentilled string course molding defines the second and third floors.

ALTERATIONS: Converted to Class A multiple dwelling in 1945: dormers at attic level and cornice replaced with one-story brick addition with multi-pane casement windows; stoop removed and entry relocated to basement; wrought-iron areaway railings installed; storm windows added at third floor.

HISTORY

Built as one of a row of 13 houses (Nos. 308-332; Nos. 314 and 316 demolished ca. 1924). Appears to have been similar to No. 326.

Purchased by James H. Snow on October 28, 1892, who sold it to Delia M. Snow in 1897. Delia, in turn, sold the house in 1904.

REFERENCES

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

NB 955-91

Alt. 1374-45

WEST 77TH STREET
No. 326
Block 1185 Lot 88

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Three-story rowhouse with basement and mansard roof; rusticated brownstone basement and first floor, brick above; splayed brick lintels and curved brick moldings enframe the second and third story windows; one-over-one double-hung wood sash; second story oriel window supported by a foliate carved corbel; dentilled string course molding defines the second and third floor levels; pressed metal cornice with Northern European Renaissance motifs; two dormer windows, heavily shaded by conical roofs and enframed by pilasters with split spindles.

ALTERATIONS: Conversion from single-family to two-family dwelling with medical offices in 1923. Stoop removed and entry relocated to basement; roof surface replaced with asphalt shingles; storm windows installed; brick and stone painted off-white; wrought-iron areaway railings and basement window grilles installed; entry lamps added.

HISTORY

Built as one of a row of 13 houses (Nos. 308-332; Nos. 314 and 316 demolished ca. 1924).

As designed, Nos. 326 and 330 appear to have been mirror images.

Helen J. Pierce purchased the house on Oct. 17, 1892, and lived here until 1896.

REFERENCES

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

NB 955-91

Alt. 2204-23

WEST 77TH STREET
No. 328
Block 1185 Lot 89

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival/Francois I

ELEMENTS: Four-story rowhouse with basement and attic; rusticated brownstone basement and first floor, orange Roman brick above; one-over-one double-hung wood sash; splayed Roman brick lintels and curved brick moldings enframe the second and third story windows; shorter horizontal windows on the fourth or attic level; an oriel bay rises from the second through the third story and is supported by a foliate carved corbel; dentilled string course moldings define the second and fourth floors; terra-cotta corbelled table cornice and panelled parapet; steep hipped slate roof with copper cresting.

ALTERATIONS: Converted from one-family dwelling to Class A multiple dwelling in 1940. Stoop and door removed and entry relocated to basement in 1952. Wrought-iron areaway railings and brick wall added; one-over-one metal sash windows installed at fourth floor; metal casement window replaced original entry door at first (parlor) floor; entry lamps added.

HISTORY

Built as one of a row of 13 houses (Nos. 308-332; Nos. 314 and 316 demolished ca. 1924).

Theodore Wentz purchased the house on May 5, 1892, and it was owned by his widow, Sarah, until 1939.

REFERENCES

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

NB 955-91

Alt 108-40
1920-52



326-330 West 77th Street: Charles T. Mott, 1891-92

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WEST 77TH STREET
No. 330
Block 1185 Lot 90

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Three-story rowhouse with basement and mansard roof; brownstone basement and first floor, Roman brick above; one-over-one double-hung wood sash windows; splayed Roman brick lintels and curved brick moldings enframe windows on the second and third stories; second story oriel supported by a carved foliate corbel; dentilled string course moldings define the second floor and oriel top; pressed metal cornice; dormer windows on a pitched roof were probably originally similar to those on No. 326 West 77th Street; wrought-iron window grilles at basement,

ALTERATIONS: Stoop and door removed and entry relocated to basement; attic dormers stripped and combined into one dormer with metal casement windows ca. 1940; roof surface replaced with asphalt shingles; facade painted; wrought-iron areaway railing and basement window grilles installed; metal casement window installed at original (parlor) floor entry.

HISTORY

Built as one of a row of 13 houses (Nos. 308-332; Nos. 314 and 316 were demolished ca. 1924). As designed, No. 330 was probably a mirror image of No. 326 West 77th Street.

William Harris Douglas, who was Congressman from the 14th New York District, a founder of the U.S. Chamber of Commerce and President of the Produce Exchange, purchased the house on May 27, 1894, and lived here with his wife Juliette until 1925. (Juliette owned No. 317 West 76th Street from 1893 to 1919.)

REFERENCES

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

NB 955-91

Who's Who, Jan. 28, 1944, 18:3, "William Harris Douglas."

WEST 77TH STREET
No. 332
Block 1185 Lot 91

SOUTH SIDE

Date Erected: 1891-92
Architect: Charles T. Mott
Original Owner: Perez M. Stewart

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with brownstone basement; rusticated brownstone first floor, Roman brick above; splayed Roman brick lintels and curved brick moldings enframe the second and third story windows; one-over-one double-hung wood sash; a round bay rises from an angled base through the third floor, terminating in a copper balustrade railing; table corbel cornice with panelled parapet in copper; pitched roof with stepped party wall ends and chimney; wrought-iron window grilles at basement.

ALTERATIONS: Converted to Class A multiple dwelling in 1950. Stoop and door removed and entry relocated to basement in 1958, with original entry opening retained. Wrought-iron areaway railings and balcony at original door installed; aluminum storm windows installed; entry lamps added.

HISTORY

Built as one of a row of 13 houses (Nos. 308-332; Nos. 314 and 316 demolished ca. 1924). No. 332 is similar to No. 308 and is a visual terminus to this group.

F. & Lavinia L. Cunningham purchased the house on Jan. 17, 1896, and owned it until 1950.

REFERENCES

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

NB 955-91

Alt 474-50
1107-58



334-338 West 77th Street: Clarence True, 1896-97.

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WEST 77TH STREET
No. 334
Block 1185 Lot 92

SOUTH SIDE

Date Erected: 1896-97
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-story bowfront town house with mansard roof; tan Roman brick facing with limestone trim; one-over-one wood sash with Gibbs surrounds; low box limestone stoop with balustrade; recessed ground level entry with single-leaf wood door with glass panel and decorative round-arched hood supported by lion's head scrolls; ground level round-arched windows and servants' entrance; fourth floor round-arched windows; cornice and parapet; metal semi-circular pedimented dormer; stepped, coped party walls with chimneys; copper leaders; wrought-iron grilles at first floor windows.

ALTERATIONS: Cornice modified; roof tiles replaced with asphalt shingles; two air conditioners pierce facade wall; entry lamps added; aluminum sash and enframements installed at second floor.

HISTORY

Built as one of a group of six houses (Nos. 44-46 Riverside Drive and Nos. 334-338 West 77th Street).

Purchased by the Trustees of Gertrude Wallach on August 6, 1897, and sold by Gertrude Wallach Borg in 1927.

REFERENCES

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

NB 641-96

WEST 77TH STREET
No. 336
Block 1185 Lot 93

SOUTH SIDE

Date Erected: 1896-97
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-story town house with three-story bowfront and mansard roof; Roman brick facing with limestone trim; one-over-one wood sash windows with Gibbs surrounds; recessed ground level round-arched entry with single leaf wood door with glass panel and decorative entablature supported by stylized scrolls; ground level round-arched windows and servants' entrance; decorative parapet at top of bowfront; fourth floor round-arched windows; modillioned metal cornice; two interrupted semi-circular pedimented metal dormers with shields and pilasters; stepped, coped party wall with chimneys.

ALTERATIONS: Tile roof partly resurfaced; facade painted; wrought-iron window grilles replaced at first floor and guards added at third floor; stoop and areaway rebuilt; storm windows added at dormers; chimney cap removed; entry lamps added.

HISTORY

Built as one of a group of six houses (Nos. 44-46 Riverside Drive and Nos. 334-338 West 77th Street).

Sold to Gideon Louis Boissevain on Sept. 10, 1897, and owned by him until 1902. Boissevain, a Dutch immigrant, was president of companies that owned the Vanderbilt Hotel and Madison Square Garden.

REFERENCES

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

NB 641-96

New York Times, April 26, 1924, 15:4.

WEST 77TH STREET
No. 338
Block 1185 Lot 94

SOUTH SIDE

Date Erected: 1896-97
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: As designed, No. 338 was identical to No. 336 West 77th Street above the ground floor. The ground floor was probably also identical to or a mirror image of No. 336. Tile roofing survives on No. 338.

ALTERATIONS: Original stoop removed; original ground level facade altered with new brick veneer; original round-arched sash at fourth floor replaced by paired one-over-one flat-arched sash; storm windows added to dormers; entry lamps added.

HISTORY

Built as one of a group of six houses (Nos. 44-46 Riverside Drive and Nos. 334-338 West 77th Street).

Sold to Rastus Seneca Ransom on Jan. 6, 1897, and owned by the family until 1948. Rastus Seneca Ransom was a one-time law partner with (later) president Chester Alan Arthur, in the firm of Arthur, Knewals & Ransom. Building converted from "furnished rooms" to apartments in 1949.

REFERENCES

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

NB 641-96

Alt. 684-49

New York Times, December 21, 1914, 9:4.

Who's Who, 1911.

WEST 77TH STREET SOUTH SIDE
No. 340 See: 46 Riverside Drive

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WEST 77TH STREET: NORTH SIDE

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WEST 77TH STREET North Side
No. 301: See No. 365 West End Avenue

WEST 77TH STREET North Side
No. 313
Block 1186 Lot 16

Date Erected: 1890-92
Architect: Van Campen Taylor
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Romanesque/English Renaissance Revival

ELEMENTS: Four-and-one-half-story rowhouse with basement and mansard roof; rock-faced masonry base at first floor, with smooth ashlar upper stories; double-hung multipaned wood sash windows; low box-shaped stoop with solid rail carved in foliate relief; asymmetrically grouped, round-arched entry and window with pellet molding enframing and continuous hood molding; round-arched, single-leaf wood door with glazed panel; servants' entrance at street level with single-leaf, glazed, wood door and square-headed transom; banked groups of three, nine-over-nine windows at second and third stories; spandrels with decorative carving between floors; three round-arched six-over-six windows with flush bead molding enframing at fourth floor; later period Palladian dormer; raised party walls with coping; brick chimney.

ALTERATIONS: Wrought-iron areaway railing added, along with iron grilles at first floor window and entry door; entry lamp installed. Original twelve-over-twelve arched windows (seen in No. 321) replaced by six-over-six windows with transom. The nine-over-nine windows on the second floor may have originally had twelve-over-twelve sash as seen in No. 321 West 77th Street, and the six-over-six sash on the fourth floor may have been nine-over-nine, also in No. 321.

HISTORY

Built as one of a row of eleven houses (Nos. 307-327) by McDowell and Hoeney masons, at a cost of \$ 12,000.00: Nos. 307-311, and Nos. 323-327 have since been demolished. Frank L. Smith purchased the house on November 2, 1892.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 1610-1890

WEST 77th STREET
No. 315
Block 1186 Lot 15

North Side

Date Erected: 1890-1892
Architect: Van Campen Taylor
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Romanesque/English Renaissance Revival

ELEMENTS: Five-story rowhouse with basement; originally built with mansard roof; rock-faced brownstone base at first floor with smooth, ashlar upper stories; curved bay, capped by balustrade and balcony, rises three stories; double-hung, wood sash windows; stylized Romanesque arcade over entrance arch (shared with No. 317) embellished with foliate carving, voussoirs and S-scroll keystone; double leaf, wood and plate glass semi-circular doors at main entry with pellet molding motif; rock-faced masonry frieze at arcade forms second floor balcony parapet; groups of five one-over-one curved sash windows each in bay at second and third stories; three round-arched windows asymmetrically grouped with flush bead molding enframing at fourth floor.

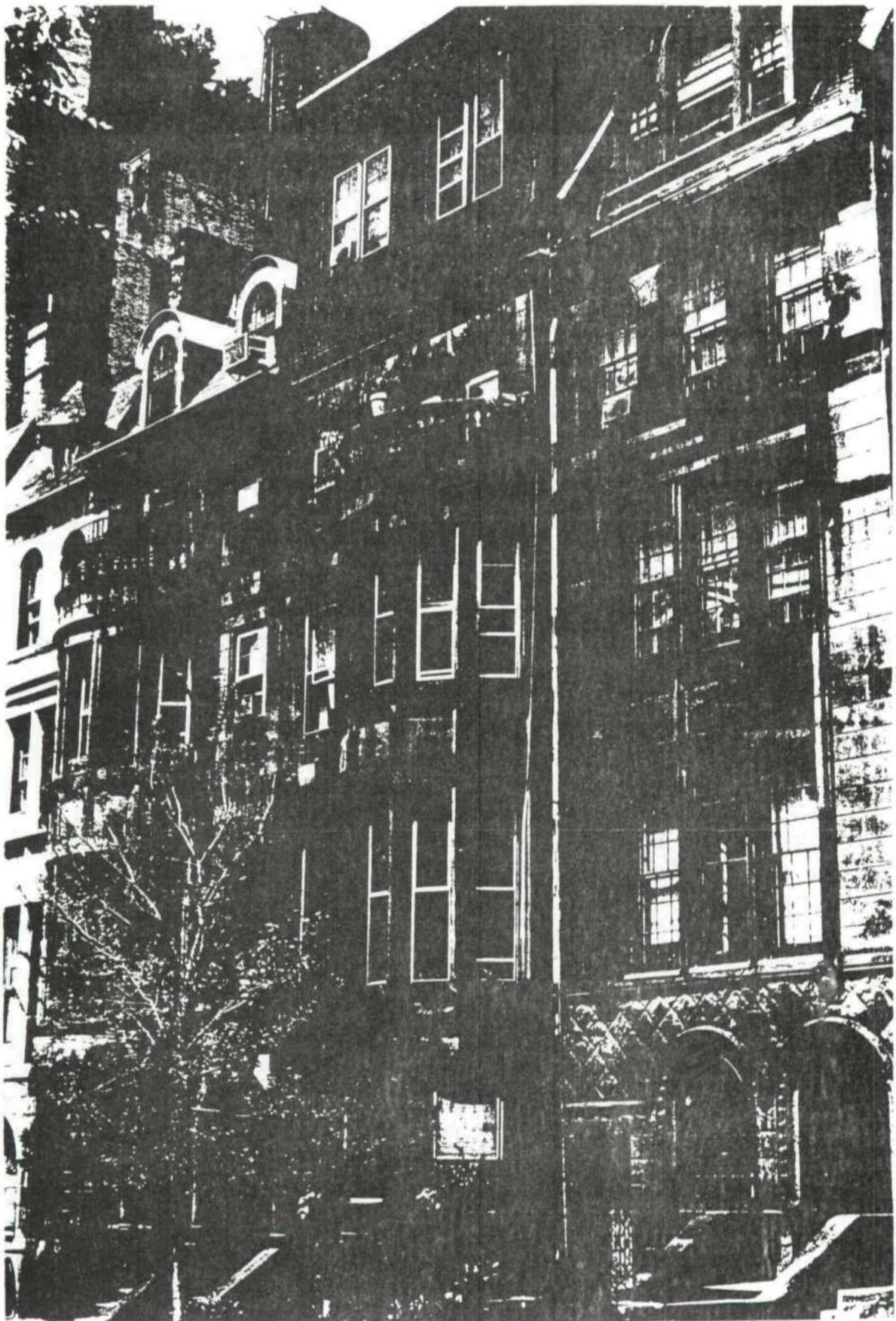
ALTERATIONS: Fifth story brick addition replaces mansard roof; nine-over-nine windows at left of second and third floors, and nine-over-nine fourth story windows all replaced by one-over-one wood sash windows; storm windows installed throughout; areaway wall painted; wrought-iron railing applied to areaway wall and grilles added to basement windows and fourth floor window; poorly repointed mortar at stoop stair.

HISTORY

Built as one of a row of eleven houses (Nos. 307-327) by McDowell & Hoenev masons, at a cost of \$12,000.00.; Nos. 307-311 and Nos. 323-327 have since been demolished. As designed, No. 315 was the mirror image of No. 317. Eliphalet W. Tyler bought the house on May 10, 1892.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 1610-1890



319-313 West 77th Street: Van Campen Taylor, 1890-92

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WEST 77th STREET
No. 317
Block 1186 Lot 14

North Side

Date Erected: 1890-92
Architect: Van Campen Taylor
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Romanesque/English Renaissance Revival

ELEMENTS: As designed, No. 317 was a mirror image of No. 315 West 77th Street. No. 317 retains its mansard roof with two round-arched dormers, later period copper cornice with modillion blocks, raised party walls with coping, and brick chimney.

ALTERATIONS: Two of the five windows at each level of the bay are blocked up; the remaining bay windows have had original one-over-one curved wood sash replaced with four-over-four sash; other windows have replacement six-over-six wood sash, with entrance bay window openings partially blocked in and French window installed at second floor; storm windows installed at second and third floors; areaway wall removed and fence installed; wrought-iron grilles replaced at basement windows and added to first floor windows; wrought-iron railing added above entrance arcade and balustrade at bay; wire mesh fence installed at roof ridge line.

HISTORY

Built as one of a row of eleven houses (Nos. 307-327) by McDowell & Hoenev, masons, at a cost of \$12,000.00; Nos. 307-311 and Nos. 323-327 have since been demolished. As designed, No. 317 was the mirror image of No. 315. The house was sold to Louis L. Browne on September 27, 1892.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 1610-1890

WEST 77th STREET
No. 319
Block 1186 Lot 13

North Side

Date Erected: 1890-92
Architect: Van Campen Taylor
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Romanesque/English Renaissance Revival

ELEMENTS: Four-story rowhouse with basement and mansard roof; rock-faced brownstone base at first floor with smooth ashlar upper stories; double-hung wood sash windows; low, shared stoop in T-formation with rail embellished with sculpted relief; asymmetrically grouped round-arched entry and window with pellet molding enframing and continuous hood molding; double-leaf, semi-circular door at entry with quarter-round and rectangular glazed panels; servants' entrance at street level with single-leaf wood door and glazed transom; banked groups of three windows at second and third stories; spandrels of decorative carving between floors; three round-arched windows with flush bead molding enframing at fourth floor; scalloped cornice of brownstone; dormer; raised party walls with coping; brick chimney with brownstone quoins (shared with No. 321); original iron grille at basement window.

ALTERATIONS: Roofing material replaced; dormer covered with hipped roof; small pane windows (probably as in No. 321) replaced by double-hung, one-over-one wood sash windows; facade painted; entry lamp installed.

HISTORY

Built as one of a row of eleven houses (Nos. 307-327) by McDowell & Hoenev, masons, at a cost of \$12,000.00; Nos. 307-311 and Nos. 323-327 have since been demolished. As designed, No. 319 was a mirror image of No. 321 West 77th Street. Supreme Court Justice George Carter Barrett bought the house on April 21, 1892, and lived there until his death in 1906 at which time he bequeathed the house along with his personal effects to Anne N. Hoes, of 321 West 77th Street, and William M. Hoes.

REFERENCES

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

NB 1610-1890

New York Times, June 8, 1906, 9:1, "George Carter Barrett" (Obituary).

New York Times, June 13, 1906, 8:6 "Justice Barrett's Will."

WEST 77th STREET
No. 321
Block 1186 Lot 12

North Side

Date Erected: 1890-92
Architect: Van Campen Taylor
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Romanesque/English Renaissance Revival

ELEMENTS: No. 321 is a mirror image of No. 319 West 77th Street. No. 321 retains what appear to be its original sash: twelve-over-twelve at the second floor and nine-over-nine at the third and fourth floors. At the first floor, the twelve-over-twelve sash with arched muntins in the upper sash has recently been replaced with one-over-one wood sash.

ALTERATIONS: Cornice altered; roofing replaced and dormer covered with a hipped roof; double-leaf entry doors removed; wrought-iron grilles added to main entry and servants' doors and first floor window; entry lamp added.

HISTORY

Built as one of a row of eleven houses (Nos. 307-327) by McDowell & Hoenev, masons, at a cost of \$12,000.00; Nos. 307-311 and Nos. 323-327 have since been demolished. No. 321 was designed as a mirror image of No. 319 West 77th Street. On April 26, 1892, the house was purchased by Annie Nicoll Hoes. In 1906 Anne N. Hoes, with William M. Hoes, was bequeathed No. 319 West 77th Street by the will of Justice George C. Barrett.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
NB 1610-1890

New York Times, June 13, 1906, 8:6, "Justice Barrett's Will."

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WEST 78TH STREET: SOUTH SIDE

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WEST 78TH STREET SOUTH SIDE
No. 300: see 375 West End Avenue

WEST 78TH STREET SOUTH SIDE
No. 302
Block 1186 Lot 34

Date Erected: 1895-96
Architect: J.W. Davison
Original Owner: W.E. Thompson

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story rowhouse; projecting arcaded smooth ashlar ground floor, full-width swell front above tan Roman brick and limestone trim; one-over-one, double-hung wood windows; string-courses at each window level; fourth and fifth story windows with limestone quoins; pressed metal cornice with dentil molding, rinceaux frieze, and scrolled modillions.

ALTERATIONS: First story rustication and details altered, 1918; storm windows added; entry door replaced with a wood, double-leaf, multi-paned door with arched fan transom; entry lamp added.

HISTORY

Built as one of a row of four houses (Nos. 302-308). As designed, No. 302 appears to have been similar to No. 308 West 78th Street.

REFERENCES

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

NB 1343-95

Alt. 1303-18

WEST 78TH STREET
No. 304
Block 1186 Lot 134

SOUTH SIDE

Date Erected: 1895-96
Architect: J.W. Davison
Original Owner: W.E. Thompson

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story rowhouse; projecting rusticated limestone ground floor; full-width angled bay above of yellow Roman brick and limestone trim; low limestone stoop with a deep portico of Corinthian columns and carved frieze crowned by a balustraded railing; double-leaf varnished wood and plate glass entry door; limestone string courses at each window level; flat limestone enframements at the windows of the second and third stories; flat limestone lintels at the fourth story and splayed brick lintels at fifth story; pressed metal cornice with dentil molding scrolled modillions and a parapet with split spindle balusters; wrought-iron window grille at first floor.

ALTERATIONS: Wooden casement windows with rectangular lights on the first and fourth floors, curved muntins on the second and third floors, and painted-arch muntins on the fifth floor; ground floor stone painted; wrought-iron areaway railing installed; entry lamp added.

HISTORY

Built as one of a row of four houses (Nos. 302-308). As designed, No. 304 was a mirror image of No. 306 West 78th Street, sharing a common entrance portico.

REFERENCES

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

NB 1343-95



306-308 West 78th Street: J. W. Davison, 1895-96
310 West 78th Street: George F. Pelham, 1894-95

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WEST 78TH STREET
No. 306
Block 1186 Lot 35

SOUTH SIDE

Date Erected: 1895-96
Architect: J.W. Davison
Original Owner: W.E. Thompson

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: As designed, No. 306 was a mirror image of No. 304 West 78th Street, except that No. 306 is slightly wider, with the increased width evident in the center plane of the angled bay.

ALTERATIONS: Casement windows installed at first and second floors; one-over-one aluminum sash windows installed in upper three floors (paired sash in center of bay); facade painted; pipe railing installed at areaway; entry lamp added.

HISTORY

Built as one of a row of four houses (Nos. 302-308).

REFERENCES

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

NB 1343-95

WEST 78TH STREET
No. 308
Block 1186 Lot 36

SOUTH SIDE

Date Erected: 1895-96
Architect: J.W. Davison
Original Owner: W.E. Thompson

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story rowhouse; projecting rusticated limestone first floor; full-width swell front of grey Roman brick with limestone trim above; low stoop with limestone railing and blue-stone treads; double-leaf, varnished wood and plate glass entry door; entrance porticos with Corinthian columns and carved frieze with balustraded railing above; string courses at each window level; flat limestone window enframements; stepped lintels at the fifth story; pressed metal cornice with dentil molding and scrolled modillions; wrought-iron grilles on first floor windows and service entrance.

ALTERATIONS: Entry lamp added.

HISTORY

Built as one of a row of four houses (Nos. 302-308). As designed, No. 308 appears to have been similar to No. 302 West 78th Street.

REFERENCES

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

NB 1343-1895

WEST 78TH STREET
No. 310
Block 1186 Lot 37

SOUTH SIDE

Date Erected: 1894-95
Architect: George F. Pelham
Original Owner: Robert Wallace

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story rowhouse with basement; rusticated projecting limestone basement and first floor, orange-brown Roman brick facing with limestone trim above; three-story curved bay above first floor; one-over-one wood windows; curved limestone stoop; double-leaf, wood and plate glass entry door; classical detailing including balustrade above first floor, pilasters at second and third floor windows, large shell above center third floor window, dentilled cornice with swag frieze above bay, and deep main cornice with modillions and dentils; wrought-iron window grille at first floor.

ALTERATIONS: Entry lamp added.

HISTORY

Built as one of a row of six houses (Nos. 310-320).

No. 310 is a mirror image of No. 312 West 78th Street. As a pair, Nos. 310 and 312 were designed to be identical to Nos. 318 and 320 West 78th Street.

REFERENCES

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

NB 620-1894

WEST 78TH STREET
No: 312
Block 1186 Lot 38

SOUTH SIDE

Date Erected:
Architect:
Original Owner:

1894-95
George F. Pelham
Robert Wallace

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 312 is a mirror image of No. 310 West 78th Street.

ALTERATIONS: Entry lamps added.

HISTORY

Built as one of a row of six houses (Nos. 310-320). As a pair, Nos. 310 and 312 were designed to be identical to Nos. 318 and 320 West 78th Street.

REFERENCES

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

NB 620-94

WEST 78TH STREET
No. 314
Block 1186 Lot 39

SOUTH SIDE

Date Erected: 1894-95
Architect: George F. Pelham
Original Owner: Robert Wallace

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Four-story rowhouse with basement and attic; projecting brownstone basement and first floor, brownstone attic floor, orange-brown Roman brick facing with brownstone trim elsewhere; one-over-one wood windows; curved brownstone stoop with balustraded front stoopwall; double-leaf, wood and plate glass entry door; balustrade above first floor; angled bay at second floor; molded window enframements at third and fourth floors, with molded sillcourse at third floor and sillcourse with fret motif at fourth floor; bulls-eye windows with hinged, circular sash and wreath enframements at attic level; cornice with dentils and modillions.

ALTERATIONS: Air conditioner installed through facade wall at first floor; cement surface applied to main landing of stoop; onestoop baluster removed; protruding wrought-iron window grille installed at first floor; early period entry lamp added.

HISTORY

Built as one of a row of six houses (Nos. 310-320).

As designed, No. 314 was a mirror image of No. 316 West 78th Street.

REFERENCES

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

NB 620-94

WEST 78TH STREET
No. 316
Block 1186 Lot 40

SOUTH SIDE

Date Erected:
Architect:
Original Owner:

1894-95
George F. Pelham
Robert Wallace

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: As designed, No. 316 was a mirror image of No. 314 West 78th Street. No. 316 retains an elaborate wrought-iron grille at the first floor, similar to others in this row, though possibly not original.

ALTERATIONS: Bulls-eye window openings at attic have been lowered to accommodate double-hung, wood windows; double-leaf, metal and plate glass entry doors probably replace original wood and glass doors; stoop resurfaced at main landing; early period entry lamp added. Storm windows added at second, third and fourth floors.

HISTORY

Built as one of a row of six houses (Nos. 310-320).

REFERENCES

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

NB 620-94

WEST 78TH STREET
No. 318
Block 1186 Lot 41

SOUTH SIDE

Date Erected: 1894-95
Architect: George F. Pelham
Original Owner: Robert Wallace

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 318 is identical to No. 310 West 78th Street.
No. 318 lacks a first floor window grille (possibly the original condition).

ALTERATIONS: Facade painted; storm windows installed throughout;
entry lamps added.

HISTORY

Built as one of a row of six houses (Nos. 310-320). As designed, No. 318 was a mirror image of No. 320 West 78th Street. Nos. 318 and 320 as a pair were identical to Nos. 310 and 312 West 78th Street.

REFERENCES

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

NB 620-94

WEST 78TH STREET
No. 320
Block 1186 Lot 42

SOUTH SIDE

Date Erected: 1894-95
Architect: George F. Pelham
Original Owner: Robert Wallace

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 320 is a mirror image of No. 318 West 78th Street. No. 320 also lacks a first floor window grille (possibly the original condition).

ALTERATIONS: Single-leaf, wood and plate glass entry door with wrought-iron grille replaces double-leaf door; storm windows installed throughout; vent installed through facade wall at basement; wrought-iron railing added atop areaway wall at right; early period entry lamp added.

HISTORY

Built as one of a row of six houses (Nos. 310-320). As a pair Nos. 318 and 320 were designed to be identical to Nos. 310 and 312 West 78th Street.

Mr. & Mrs. Alex P.W. Kinnan owned the house from 1894-1944. Kinnan was a former president of Dime Savings Bank.

REFERENCES

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

NB 620-94

New York Times, Nov. 5, 1944, p. 54, "Alex P.W. Kinnan" (Obituary).

WEST 78TH STREET
No. 322
Block 1186 Lot 43

SOUTH SIDE

Date Erected: 1894-95
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Eclectic Renaissance Revival

ELEMENTS: Four-story rowhouse with basement and mansard roof; rock-faced granite basement and first floor, brick facing with stone trim above; two-story swellfront above first floor; granite stoop with high stoop wall; ground level, round arched, entry and window with carved molding; round-arched metal and glass entry door with wrought-iron grille; round, decorative iron canopy above entry door; panels carved with winged animals above second floor; carved parapet at top of swellfront; six-over-six wood windows at second and third floors, four-over-four round-arched windows at fourth floor; modillioned cornice; tile roof with hipped dormer; stepped, coped end wall; wrought-iron areaway railing and service entry grille.

ALTERATIONS: Facade painted above first floor; storm windows installed on all floors but fourth; iron window guards installed at second floor; entry lamp added.

HISTORY

Sold to Mary L. Trippe on Jan. 29, 1895.

REFERENCES

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

NB 740-94.

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WEST 78TH STREET: NORTH SIDE

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WEST 78TH STREET
No. 301
(aka 381 West End Avenue)
Block 1186 Lot 74

NORTH SIDE

Date Erected: 1885-86
Architect: Frederick B. White
Original Owner: Henry H. Hewett

ARCHITECTURE

STYLE: Flemish Renaissance Revival

ELEMENTS: Three-story residence on corner site with basement and steep mansard roof; pressed red brick facing with molded brick, unglazed terra-cotta detail and tinted mortar; square-headed window openings; original lintels were of splayed brick; original windows had paired one-over-one wood sash with stained glass transoms; high stoop with brick walls; round-arched entrance with double-leaf, metal and plate glass entry door, fanlight, and decorative wrought-iron grilles; third story gabled dormer articulated by stylized engaged columns which rise from either side of the entrance door, through a second floor string cornice and the main cornice, terminating in the finials of the gable; octagonal tower with peaked roof dominates the corner of this row of buildings; full-height chimney with engaged stylized columns on West End Avenue facade; original roof surface was tile with crenellated cresting (see 307 West 78th Street); two corbelled chimneys.

ALTERATIONS: Original lintels removed; metal casement sash with transoms added; West End Avenue facade: chimney crown removed; inappropriate brick cleaning and pointing with white mortar; tile roof surface replaced with asphalt shingles; new wrought-iron areaway fence installed; handrail added at stoop; two through-the-wall vents pierce facade on first floor.

HISTORY

Built as one of a row of eight houses (Nos. 381-389 West End Avenue and Nos. 303-307 West 78th Street). These buildings were designed in a picturesque mode to be viewed as a single building. No. 381 West End Avenue was sold to Emily S. Mather.

REFERENCES

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

NB 869-1885

WEST 78TH STREET
No. 303
Block 1186 Lot 73

NORTH SIDE

Date Erected: 1885-86; new facade c. 1920s
Architect: Frederick B. White; alterations unknown
Original Owner: Henry H. Hewett

ARCHITECTURE

STYLE: Flemish Renaissance Revival (original facade); neo-Tudor (present facade)

ELEMENTS: Three-story rowhouse with basement; stucco facing with red brick trim; high stoop with stepped wall, Tudor arch basement entrance; main entrance with Tudor arch surround and vertical bottom door with leaded window; diamond-leaded sash with transoms; window openings with brick quoins and lintels; Gothic patterned parapet wall.

ALTERATIONS: The present facade is an alteration of the 1920s.

HISTORY: Built as one of a row of eight houses (Nos. 381-389 West End Avenue and Nos. 303-307 West 78th Street). These buildings were designed in a picturesque Flemish Renaissance mode to be viewed as a single composition. The original design for No. 303 continued the features from Nos. 305 and 307, including pressed red brick walls, a steep gable roof with tiles, and first floor arcaded windows with brick voussoir lintels.

No. 303 was sold to Louise Todd on Feb. 2, 1887.

REFERENCES

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

NB 869-1885

WEST 78TH STREET
No. 305
Block 1186 Lot 72

NORTH SIDE

Date Erected: 1885-86
Architect: Frederick B. White
Original Owner: Henry H. Hewett

ARCHITECTURE

STYLE: Flemish Renaissance Revival

ELEMENTS: Three-story rowhouse with basement and steep gable roof intersecting a mansard; pressed red brick and molded brick facings; square and round-arched window openings with splayed brick lintels; original double-hung, one-over-one wood sash windows include transoms on the first floor; low brick areaway wall; high recessed limestone stoop below a round Syrian arch shared with No. 307; single leaf, panelled wood door with one glazed circular panel and rectangular transom; third story gable end shared with No. 307 is articulated by stylized engaged colonnettes rising from a second floor string course, through a third floor cornice, and terminating in the finials of the gable end; billet pattern brick tympanum at the gable windows; original roof was tile with crenellated cresting (see No. 307 West 78th Street); wrought-iron grilles on basement window and door; cast-iron handrail shared with No. 307.

ALTERATIONS: Aluminum sash installed at second story; new wood sash installed at third story; aluminum storm windows added at first floor; stained glass transom lights removed; brick repointed inappropriately with white mortar and wide joints; roof surface replaced with asphalt shingles; wrought-iron window grille installed next to main entry door.

HISTORY

Built as one of a row of eight houses (Nos. 381-389 West End Avenue and Nos. 303-307 West 78th Street). These buildings were designed in a picturesque mode to be viewed as a single composition. No. 305 was designed as a mirror image of No. 307 West 78th Street. No. 305 was sold to Martha B. Smith, June 3, 1887.

REFERENCES

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

NB 869-1885

WEST 78TH STREET
No. 307
Block 1186 Lot 71

NORTH SIDE

Date Erected: 1885-86
Architect: Frederick B. White
Original Owner: Henry H. Hewett

ARCHITECTURE

STYLE: Flemish Renaissance Revival

ELEMENTS: No. 307 was designed as a mirror image of No. 305 West 78th Street. No. 307 retains its stained glass window transoms and tile roof with crenellated cresting.

ALTERATIONS: Aluminum storm windows installed at second floor; bricks repointed inappropriately with white mortar and wide joints; wrought-iron window grilles installed next to main entry door.

HISTORY

Built as one of a row of eight houses (Nos. 381-389 West End Avenue and Nos. 303-307 West 78th Street). These buildings were designed in a picturesque mode to be viewed as a single composition. No. 307 was sold to Ellen J. Pierson on Sept. 27, 1888.

REFERENCES

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

NB 869-1885

WEST 78TH STREET
No. 309
Block 1186 Lot 70

NORTH SIDE

Date Erected: 1893-95
Architect: George F. Pelham
Original Owner: J. and D. Dunn

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story rowhouse; limestone first and second floors, Roman brick with terra-cotta trim above; four-story square bay at right; original windows had wood, one-over-one sash; low stoop; entry recessed under balustraded balcony supported on heavy foliate bracket; terra-cotta window enframements at third floor, splayed lintels with cartouches at fourth floor, and decorative panels for window lintels at fifth floor; rusticated limestone quoins at first two floors of bay, rope-twist terra-cotta corner moldings at upper two floors; cornice above bay; main cornice with dentils and scrolled modillions.

ALTERATIONS: Original entry doors replaced with double-leaf aluminum and glass door; casement windows installed at first, second, and right side of third stories; one-over-one aluminum windows installed elsewhere; second floor window openings blocked in at bottom, with air conditioner installed through the wall below window openings in bay and metal vents installed above both windows.

HISTORY

Built as one of a row of four houses (Nos. 309-315). Henry T. Champney, founder and president of Borinine Co., occupied the house from 1903 to 1913.

REFERENCES

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

NB 1321-1893

New York Times, Nov. 19, 1913, p. 9, "Henry T. Champney" (Obituary).

WEST 78TH STREET
No. 311
Block 1186 Lot 69

NORTH SIDE

Date Erected: 1893-95
Architect: George F. Pelham
Original Owner: J. and D. Dunn

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story rowhouse; limestone base, rusticated at first floor, smooth at second; Roman brick upper stories with terra-cotta trim; full-width swell front rising four stories capped by terra-cotta balustrade; low stoop; entry recessed under second story balustraded balcony supported on heavy foliate bracket; double-leaf wood and plate glass entry door with wrought-iron grille; single ground floor window with decorative shelf sill; second story windows with flush bead molding; windows at third floor story grouped between pilasters and separated by decorative terra-cotta panels; fourth floor windows grouped with same panels and capped by cartouche; round-arched windows with elaborate terra-cotta enframements at fifth floor; cornice with dentils and scrolled modillions.

ALTERATIONS: Metal casement window installed at first floor; storm windows installed at second and fifth floors; air conditioner installed through the wall at second floor; metal alarm box added at second floor.

HISTORY

Built as one of a row of four houses (Nos. 309-315).

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

NB 1321-1893.

WEST 78TH STREET
No. 313
Block 1186 Lot 68

NORTH SIDE

Date Erected: 1893-95
Architect: George F. Pelham
Original Owner J. and D. Dunn

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Five-story rowhouse; rusticated limestone base, yellow Roman brick with terra-cotta trim above first floor; one-over-one wood sash windows; low stone stoop; double leaf, wood and plate glass entry door; balustraded balcony at second floor; voussoir lintels at second floor windows; terra-cotta window enframements and sillcourse at third floor; foliate keystones and terra-cotta fretwork sillcourse at fourth floor; metal cornice with dentils and scrolled modillions; wrought-iron grille at first floor window.

ALTERATIONS: Storm windows installed at second floor.

HISTORY

Built as one of a row of four houses (Nos. 309-315).

No. 313 was designed to be identical to No. 315 West 78th Street

REFERENCES

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

NB 1321-1893

WEST 78TH STREET
No. 315
Block 1186 Lot 67

NORTH SIDE

Date Erected:
Architect:
Original Owner:

1893-95
George F. Pelham
J. and D. Dunn

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: No. 315 was designed to be identical to No. 313 West 78th Street, but lacks a window grille at the first floor, which may be the original condition.

ALTERATIONS: Original first floor window replaced with multi-pane casement window; limestone base painted; entry lamp added; right window at second floor reduced to accommodate an air conditioner vent.

HISTORY

Built as one of a row of four houses (Nos. 309-315).

REFERENCES

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

NB 1321-1893

RIVERSIDE DRIVE

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RIVERSIDE DRIVE
No. 22 (aka 325 West 74th Street)
Block 1184 Lot 63

Date Erected: 1930-31
Architect: William Paris (Boak and Paris)
Original Owner: Guide Realty Co.

ARCHITECTURE

STYLE: Eclectic with Gothic and Elizabethan detailing

ELEMENTS: Twenty-story apartment tower, red brick facing; cast stone base and trim; setbacks; double-leaf wood and plate glass entry door; hood molds at first three floors and penthouse levels; balcony at fifteenth floor; wrought-iron window grilles at first floor.

ALTERATIONS: Facade painted at entry; all original six-over-one wood sash windows and multi-paned corner casement windows, with the exception of one multi-paned casement at second floor center (over entry on Riverside Drive), were replaced by one-by-one aluminum sash windows with aluminum panning in December 1983; areaway wall at left has been added or rebuilt; rooftop additions;

HISTORY

Originally the site of a Charles P.H. Gilbert-designed town house built in 1895-1897 for George H. Macy.

REFERENCES

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

NB 337-1930

RIVERSIDE DRIVE
No. 23
Block 1184 Lot 62

Date Erected: 1895-97
Architect: Charles P.H. Gilbert
Original Owner: Lisa Hull

ARCHITECTURE

STYLE: Francois I

ELEMENTS: Four-story rowhouse; limestone base; set back upper floors of yellow Roman brick with terra-cotta trim; one-over-one wood sash windows with curved sash at the two-story curved bay above the first floor; low, walled box stoop; double-leaf, wood and plate glass entry doors with arched transom containing wrought-iron grilles Francois I detailing including quoins, drip moldings at second floor windows with end bosses in animal form, and gargoyles above fourth floor windows; elaborate cornice; wrought-iron grate under first floor window; wrought-iron areaway gate and railing.

ALTERATIONS: Storm windows added at first, third and fourth floors; entry lamp added.

HISTORY

Built as one of a row of two houses (Nos. 23-24).

REFERENCES

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

NB 1395-95



22 Riverside Drive: Boak & Paris, 1930-31.

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RIVERSIDE DRIVE
No. 24
Block 1184 Lot 103

Date Erected: 1895-96
Architect: Charles P.H. Gilbert
Original Owner: George McKesson

ARCHITECTURE

STYLE: Francois I

ELEMENTS: No. 24 was designed as a duplicate of No. 23 Riverside Drive, with the exception that there are two windows on each floor of the curved bay rather than three as at No. 23. No. 24 retains the two stoop wall openings with wrought-iron grilles.

ALTERATIONS: Storm windows installed throughout; cellar door replaced; entry lamps added.

HISTORY

Built as one of a row of two houses (Nos. 23-24).

REFERENCES

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

NB 1467-95

RIVERSIDE DRIVE EAST SIDE
No. 25: See No. 322 West 75th Street

RIVERSIDE DRIVE
No. 31-34
(aka 329 West 75th Street)
Block 1185 Lot 1

Date Erected: 1927
Architect: George F. Pelham
Original Owner: 33 Riverside Drive Inc.
(Alex M. McRae, Pres.)

ARCHITECTURE

STYLE: neo- Renaissance

ELEMENTS: Sixteen-story brick apartment house; two-story rusticated limestone base with vermiculated corners; terra-cotta entry with cartouche; terra-cotta trim on upper floors including scroll-bracketed balconies with spiral-twist balusters, secondary cornices above the second, third, and 14th floors, and stringcourse above the 13th floor; modillioned main cornice; six-over-one wood sash windows; original entry lamps.

ALTERATIONS: Windows replaced at ninth and 16th floors of Riverside Drive facade and at ninth, 14th and 15th floors of West 75th Street facade; some storm windows installed; base and entry painted; plate glass entry door installed; wrought-iron window grilles installed at first floor; canopy added at main entrance on West 75th Street.

HISTORY

This building replaced six rowhouses.

REFERENCES

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

NB 471-1927



36-35 Riverside Drive: Lamb & Rich, 1888-89.

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RIVERSIDE DRIVE
No. 35
Block 1185 Lot 46

Date Erected: 1888-89
Architect: Lamb & Rich
Original Owner: C. & G. Lowther

ARCHITECTURE

STYLE: Romanesque/Renaissance Revival

ELEMENTS: Three-and-one-half-story rowhouse with basement; rock-faced stone facade, smooth limestone trim; four-story round bay with open porch supported by classical columns and topped by a conical roof; one-over-one wood sash windows, curved at bay, with transom bars and lights at first floor, and oval oculus window at third floor; elaborate curved box stoop with bluestone treads and round-arched servants' entry at front; single leaf wood and glass entry door with rectangular transom, wrought-iron grille, and foliate panel above; cornice; copper gutter with gargoyles at bay; elaborate wrought-iron grilles at basement windows and servant's entry.

ALTERATIONS: Fourth-floor porch walled in with glass; original roof tiles removed and roof resurfaced with asphalt shingles; wrought-iron window grilles installed at first floor; three entry lamps added.

HISTORY

Built as one of an ensemble of four houses (Nos. 35-38), two of which have been demolished.

REFERENCES

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

NB 1135-1888

Landau, Sarah Bradford. "The Row Houses of New York's West Side," Journal of the Society of Architectural Historians, 34, (March 1975), 19-36.

RIVERSIDE DRIVE
No. 36
Block 1185 Lot 45

Date Erected: 1888-1889
Architect: Lamb & Rich
Original Owner: C. & G. Lowther

ARCHITECTURE

STYLE: Romanesque/Renaissance Revival

ELEMENTS: Four-story rowhouse with basement and mansard roof; rock-faced limestone at basement and part of first and second floors, smooth limestone elsewhere; round, full-width bay at second and third floors, originally terminating above the second floor with a pierced stone parapet, and paired third floor round-arched windows; original third floor included a heavy bracketed balcony; one-over-one wood sash windows; fourth floor paired windows separated by a column; bracketed cornice supporting mansard roof with two conical-roofed dormers; stepped party wall; ridgecap.

ALTERATIONS: Round bay extended through third floor, includes two one-over-one wood sash windows and dentilled sub-cornice above to match subcornice above second floor; iron pipe railing installed above bay; roof tiles removed and resurfaced with asphalt shingles; stoop removed and entry relocated to basement; original recessed entry at left of first floor angled bay extended out to front plane of building and large casement window installed; arched hood over original entry removed; transom bars removed from two remaining original first floor window openings; basement level openings altered and new doors and wrought-iron grilles installed; storm windows added at fourth floor and attic; entry lamps added.

HISTORY

Built as one of an ensemble of four houses (Nos. 35-38), two of which have been demolished.

REFERENCES

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

NB 1135-1888

Landau, Sarah Bradford. "The Row Houses of New York's West Side," Journal of the Society of Architectural Historians. 34, (March 1975), 19-36.

RIVERSIDE DRIVE
No. 37-39
(aka 332 West 76th Street)
Block 1185 Lot 42

Date Erected: 1924
Architect: Schwartz & Gross
Original Owner: 37 Riverside Drive Inc. (Clement S.
Crystal, Pres.)

ARCHITECTURE

STYLE: neo-Renaissance

ELEMENTS: Fifteen story rectangular tower; brick with limestone trim and rusticated two-story base; quoins; some remaining original six-over-one wood sash windows (paired at end bays); hooded entry on West 76th Street; bandcourses above fourth and thirteenth stories; hooded windows and decorative panels on fourteenth story, denticulated and modillioned cornice; original grille at basement.

ALTERATIONS: Most windows replaced in a variety of types; parts of base cornice removed for air conditioners.

HISTORY

Building replaced three rowhouses, including half of row of four by Lamb & Rich.

REFERENCES

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

NB 676-1924

RIVERSIDE DRIVE
No. 40
(aka 339 West 76th Street)
Block 1185 Lot 49

Date Erected: 1896-98
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and-one-half-story town house, with basement; Roman brick facade with limestone base and trim; round corner turret bay flanked by two pavilions with simple gables and quoins, joined on the east by another pavilion with two-story decorated oriel; one-over-one wood sash windows (curved sash at turret); round-arched entry with arched double doors; low stone stoop flanked by pilasters which support elongated, carved entablature, which in turn supports triple round-arched windows with pilasters and entablature; ground level round-arched windows; second story windows with entablatures; all windows with keyed enframements; fourth story of turret and east pavilion windows with decorative pilasters, cornice with copper gutter and carved parapet; gable windows with pediments and ornamental detailing; east pavilion dormer with pediment, pilasters, and scrolls set into mansard roof; wrought-iron grille on door and bowed grilles on ground level windows; wrought-iron areaway fence.

ALTERATIONS: Tiles removed and roof resurfaced; iron railing added to turret; fire escape removed, both facades cleaned; holes on West 76th Street facade from fire escape anchors; interior storm windows added throughout; stoop painted; slightly later decorative metal entrance canopy removed.

HISTORY

Built as one of a group of three houses (Nos. 40-41 Riverside Drive and 337 West 76th Street). Sold to W.L. Brown on April 14, 1899, and owned by the family until 1919. Once the residence of artist Marc Chagall in the 1940s. Converted to Riverside School in 1968.

REFERENCES

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

NB 1100-96

Alt 1655-68

True



46-44 Riverside Drive: Clarence True, 1896-97.

42 Riverside Drive: Charles Buek, 1897-99.

41-40 Riverside Drive: Clarence True, 1896-98.

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RIVERSIDE DRIVE
No. 41
Block 1185 Lot 48

Date Erected: 1896-98
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-story townhouse with basement and mansard roof; limestone facade; three-story angled bay at left; ground level round-arched entry with round-arched door with glass panel; low stoop and columned portico supporting decorative parapet/balcony; round-arched windows and servants' entrance and small oval windows at first floor; second floor windows with entablatures; carved parapet at top of bay; fourth floor windows with pediments, pilasters, entablature, and scrolls; coped party walls with chimneys; wrought-iron grilles at ground floor windows.

ALTERATIONS: Tiles removed and roof resurfaced with asphalt shingles; one-over-one aluminum windows installed throughout; stairs at stoop replaced; door bell and intercom box added at entry.

HISTORY

Built as one of a group of three houses (Nos. 40-41 Riverside Drive and No. 337 West 76th Street).

Sold to Frederick Humphreys on June 12, 1899, and owned by his family until 1963. Humphreys was a celebrated Army aviator, brigadier general, and National Guard Commander, as well as president of the Humphrey's Homeopathic Medicine Co.

REFERENCES

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

NB 1100-96

New York Times, Jan. 21, 1941, 21:3.

True

RIVERSIDE DRIVE
No. 42
Block 1185 Lot 47

Date Erected: 1897-99
Architect: Charles Buek
Original Owner: Charles Buek

ARCHITECTURE

STYLE: Eclectic Renaissance Revival

ELEMENTS: Five-story limestone town house; curved four-story bay at right and two-story angled bay above entrance; ground level molded round-arched entry with panelled double-leaf doors, set within carved columns and entablature; decorative carving on angled bay spandrel panels and parapet and fourth floor small balcony on curved bay; stylized engaged colonnettes; Art Nouveau type window above angled bay; modillioned copper cornice and ornamented copper parapet; fifth floor round-arched windows and ornamental metal brackets supporting glass screen; molded copper gutters; copper leaders; wrought-iron grilles on ground floor windows and door; decorative wrought-iron areaway fence.

ALTERATIONS: 1920 fire destroyed original tile roof and two elaborate conically roofed dormers, roof replaced by stucco wall with arched openings and open balcony with ornamental metal brackets supporting glass screen; wood windows replaced with one-over-one aluminum sash windows, some with transoms; grilles at cellar windows replaced; entry lamp added.

HISTORY

Sold to Alan W. Wood on Dec. 12, 1901, and owned by his family until 1906. Wood was a steel tycoon in Pittsburgh who left a \$15 million estate at his death in 1905. Inhabited 1906-1938 by Max Brill, founder of a large clothing business. Inhabited 1938-40 by educator, author, and lecturer, Margaret Elizabeth Wells, founder and director of Riverside School 1930-48 and one of the first women to receive a Ph.D. from Columbia University.

REFERENCES

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

NB 752-97
Alt 2823- 20

New York Times, Aug. 14, 1905, 7:6, Jan. 20, 1938, 23:5, Aug. 27, 1952, 27:1.

RIVERSIDE DRIVE
No. 44
Block 1185 Lot 196

Date Erected: 1896-97
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-story bowfront town house with tile mansard roof; Roman brick facade with limestone base and trim; Gibbs surrounds on all windows; round-arched entry with single-leaf, glass-panelled door, and round-arched windows on ground level (central window with stained glass); decorative carving on entablature above entry supported by stylized brackets; fourth floor round-arched windows; brick parapet; round-arched pedimented dormer; stepped, coped party walls.

ALTERATIONS: Cornice removed; windows at second and third floors replaced by paired white aluminum windows with transoms at the second floor; round-arched sash at fourth floor replaced by one-over-one flat-arched aluminum windows with screens installed behind the window opening; wrought-iron grilles at ground floor windows replaced; air conditioning unit installed through the wall at second floor, left side.

HISTORY

Built as one of a group of six houses (Nos. 44-46 Riverside Drive and Nos. 334-338 West 77th Street).

Sold to William H. Hall on Jan. 11, 1897, and owned by him until 1916.

Occupied in 1937-50 by family of Patrick J. Hangle, real estate operator and insurance broker.

REFERENCES

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

NB 641-96

New York Times, Sept. 7, 1949, 29:4.

True

RIVERSIDE DRIVE
No. 45
Block 1185 Lot 96

Date Erected: 1896-97
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-story town house with tiled mansard roof; Roman brick facade with limestone base, trim, and three-story curved bay at right; Gibbs surrounds on all windows; quoins; one-over-one wood sash windows (curved on top floor of bay); low stoop with bluestone treads and limestone rail; round-arched entry with decorative entablature supported by stylized pilasters; arched, double-leaf, wood and plate glass entry doors; round-arched windows at first floor; carved parapet at top of bay; modillioned cornice; two interrupted segmental pedimented dormers with shields and pilasters; stepped, coped party walls with chimneys.

ALTERATIONS: Servants' entrance converted to window in 1924. Wrought-iron railing installed at top of bay; first floor window grilles replaced; entry lamps added.

HISTORY

Built as one of a group of six houses (Nos. 44-46 Riverside Drive and Nos. 334-338 West 77th Street).

Sold to Abigail H. Booraem on March 15, 1897, and owned by her until March 7, 1907.

Building converted to apartments in 1924.

REFERENCES

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

NB 641-96

Alt 2344-24

True

RIVERSIDE DRIVE
No. 46 (aka 340 West 77th Street)
Block 1185 Lot 95

Date Erected: 1896-97
Architect: Clarence True
Original Owner: Clarence True

ARCHITECTURE

STYLE: Elizabethan Renaissance Revival

ELEMENTS: Four-and one-half-story town house on corner site; three-pavilion Riverside Drive facade, both ends with stepped gables; corner pavilion with three-story curved bay; southernmost pavilion with three-story square bay; Roman brick facing with limestone trim; all windows (except square bay and above entrance) with Gibbs surrounds; quoins; one-over-one wood sash windows; recessed, round-arched ground level entry with double-leaf metal and glass entry doors, decorative panels, and decorative entablature supported by paired rusticated pilasters (with oval windows in between); round-arched windows on first and fourth floors; decorative parapets above bays and central pavilion (which also has heavy entablature above second story windows); interrupted segmental pedimented dormers with shields and pilasters; stepped, coped party walls; intricate north end chimney.

ALTERATIONS: Roof tiles removed and roof resurfaced; north facade cornice altered; terminations of stepped gables removed; wrought-iron railings installed on three parapets; entry steps resurfaced with yellow brick; new iron grilles at first floor and areaway fence installed; small dormer added to front facade; one air conditioner installed through the wall at ground level; canvas awning installed at fourth floor of south bay; replacement windows installed: second floor aluminum sash with storms, corner bay three-over-three metal sash, fourth floor square aluminum sash. Corner gable window surround removed and opening enlarged with paired aluminum one-over-one sash; entry lamps added.

HISTORY

Built as one of a group of six houses (Nos. 44-46 Riverside Drive and Nos. 334-338 West 77th Street).

Sold to Frank J. Goodnow on Feb. 23, 1897, and owned by the family until 1920. Goodnow was an author, lawyer, Columbia University professor, "expert legal advisor" to the Republic of China for three years, and, near the end of his life, president of Johns Hopkins University.

Building converted to apartments in 1920.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits
and Dockets NB 641- 96
Alt 2251- 20

Who's Who, 1918.

True

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WEST END AVENUE: EAST SIDE

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WEST END AVENUE
No. 340
(aka 255 West 76th Street)
Block 1168 Lot 1

EAST SIDE

Date Erected: 1889-90
Architect: Edward L. Angell
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Romanesque Revival

ELEMENTS: Four-story rowhouse with basement; brick and brownstone facing; rock-faced base; West End Avenue facade of stone with two-story bowed front; first floor windows with Romanesque colonnettes and transoms; checker pattern parapet above second floor; top story gable with three round-arched windows with arched molding between two-story colonnettes with finials; asymmetrical brick 76th Street facade with segmental basement fenestration, first floor round-arched windows with Romanesque colonnettes, second story oriel window (added 1892 by architect Charles Israels) set on decorative carved base and flanked by tall, stylized, engaged colonnettes; irregular roofline of dormer and gables with finials and round-arched windows set within tile mansard roof; decorative wrought-iron area-way railing.

ALTERATIONS: Stoop removed 1941; facade painted; rear two-story rooftop addition constructed in 1910 and partly removed in 1941; storm windows added; first floor transoms sealed with wood; all other windows appear to have once had transom bars, which have been removed, with new one-over-one wood sash installed; storm windows added at third and fourth floors.

HISTORY

Built as one of a row of five houses (Nos. 340-348).

Sold to Lucius Biglow on Feb. 23, 1894, and owned by his family until 1910. Biglow was the founder of Biglow and Maig Co., music publishers, as well as a realtor and a salt entrepreneur. Building converted to apartments in 1941.

REFERENCES

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

NB 140-89

Alt: 1198-41

Who's Who, 1907.

WEST END AVENUE
No. 342
Block 1168 Lot 2

EAST SIDE

Date Erected: 1889-90
Architect: Edward Angell
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Romanesque/Renaissance Revival

ELEMENTS: Four-story brownstone rowhouse with basement; rock-faced base; angled bay at basement and first floor with parapet of circular openings; paired one-over-one wood transomed windows; decorative carving on bay, above original entrance, above second story windows, and on gable; wrought-iron window grilles at basement.

ALTERATIONS: Stoop removed and entry relocated to basement; brick rooftop addition creates full floor at gable; gable finials removed; iron areaway railings installed; facade painted; entry lamp added.

HISTORY

Built as a part of a row of five houses (Nos. 340-348). Sold to Frederick Snow on Jan. 12, 1893, and owned by him until 1905.

REFERENCES

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

NB 140-89



274 West 77th Street, 356-350 West End Avenue: Clarence True, 1891-92
348-340 West End Avenue: Edward Angell, 1889-90

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WEST END AVENUE
No. 344
Block 1168 Lot 3

EAST SIDE

Date Erected: 1889-90
Architect: Edward Angell
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Romanesque Revival

ELEMENTS: Four-story brownstone rowhouse with basement; one-over-one wood sash windows, with transom bars at second and third floors; rock-faced base with segmental windows; second-story curved bay and heavy balcony with parapet supported by large foliate brackets; third-story round-arched windows with arched molding; gable with round-arched windows flanked by finials.

ALTERATIONS: Stoop removed and entry relocated to basement in 1920; first floor altered and balcony probably altered; air conditioner installed through wall at fourth floor and arch molding removed; storm windows added throughout; all transoms altered (including probable loss of transom bars at gable windows); facade painted; wrought-iron railings installed at roof and areaway; wrought-iron window grilles installed at basement; entry lamps and canopy added.

HISTORY

Built as part of a row of five houses (Nos. 340-348). Sold to Thomas E. Tripler on Oct. 15, 1890, and owned by him until 1895. Occupied 1895-1920 by art patron Samuel T. Shaw, who was also co-proprietor of the Grand Union Hotel.

REFERENCES

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

NB 140-89

Alt. 1765-20

New York Times, Feb. 11, 1945, 38:4.

WEST END AVENUE
No. 348 (346-348)
Block 1168 Lot 4

EAST SIDE

Date Erected: 1889-90
Architect: Edward Angell
Original Owner: Dore Lyon

ARCHITECTURE

STYLE: Romanesque Revival

ELEMENTS: Two four-story brownstone rowhouses with basements; each of similar design to top of third story; each has rock-faced base with central decorative carved element; two-story oriel with decorative Romanesque base and checker pattern parapets; one-over-one wood sash windows; southern house has gable with round-arched windows and finials set into tile mansard roof; northern house has asymmetrical treatment with pyramidal tile roof above round-arched windows with transoms, stylized engaged colonnettes with finials, and decorative cornice; wrought-iron window grilles at basement.

ALTERATIONS: Stoops removed, areaways altered, and entry relocated to the basement of No. 348 (No. 346 no longer has a separate entry); basement and first floor facades altered and stripped of most detail; some details removed from second and third floors; eight air conditioners installed through facade wall; facade painted; transom bars removed at third and fourth floors and new one-over-one wood sash installed; transoms filled in at first and second floor; decorative detail removed at right gable, cornice altered; storm windows installed; wrought-iron areaway railings installed; entry lamps added; one white storm installed at right of parlor floor.

HISTORY

Built as part of a row of five houses (Nos. 340-348). This building was constructed as two houses, Nos. 346 and 348. The houses were combined in 1920 and apartments created. No. 346 was sold to Maude S. Bertschmann on Sept. 25, 1905, and owned by her until 1919. No. 348 was sold to Mary E. Gardner on March 2, 1891, and owned by her until 1915.

REFERENCES

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

NB 140-89

Alt. 86-70

WEST END AVENUE
No. 350
Block 1168 Lot 64

EAST SIDE

Date Erected: 1891-92
Architect: Clarence True
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Eclectic with references to Romanesque and Renaissance Revivals

ELEMENTS: Three-and-one-half-story limestone rowhouse with basement; rock-faced base; one-over-one wood sash windows; two-story angled projection capped with balustrade and having balcony at second floor with balustrade parapet supported by carved Romanesque base and brackets; gable with decorative carving set into tile mansard roof; stepped, coped party walls and chimneys; wrought-iron window grilles at basement.

ALTERATIONS: Stoop removed and entry relocated to basement; areaway altered, and wrought-iron railing installed; entry lamps added.

HISTORY

Built as one of a group of seven houses (Nos. 350-356 West End Avenue and Nos. 270-274 West 77th Street).

Sold to Edward C. Post on May 1, 1896, and owned by his family until 1921.

REFERENCES

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

NB 1320-91

WEST END AVENUE
No. 352
Block 1168 Lot 163

EAST SIDE

Date Erected: 1891-92
Architect: Clarence True
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Eclectic with references to Romanesque and Renaissance Revivals

ELEMENTS: Three-story limestone rowhouse with basement and mansard roof; rock-faced base; one-over-one wood sash windows; angled bay at right rises three stories; high stoop; double-leaf, wood and plate glass entry doors with rectangular transom; decorative carved panel above entrance flanked by stylized engaged colonnettes with finials; carved owl below third story window; balustrade at top of bay; dormer with decorative carving set within tile mansard roof with stepped, coped party walls; and chimneys and ridgecap; wrought-iron window grilles at basement; cast-iron handrails at stoop.

ALTERATIONS: Half of tile roof resurfaced with asphalt shingles; piece of cornice removed; finials of dormer removed; entry lamps added.

HISTORY

Built as one of a group of seven houses. (Nos. 350-356 West End Avenue, and Nos. 270-274 West 77th Street).

Sold to Charles F. and Alfred L. Manierre on Dec. 28, 1899, conveyed to Charles, in 1903, and owned by his family until 1942. Charles Manierre, son of a city police commissioner, ran for governor of New York in 1926 on the Prohibition ticket.

REFERENCES:

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

NB 1320-91

New York Times, Jan. 31, 1940, 19:3

WEST END AVENUE
No. 354
Block 1168 Lot 63

EAST SIDE

Date Erected: 1891-92
Architect: Clarence True
Original Owner: Francis M. Jenks

ARCHITECTURE

STYLE: Eclectic with references to Romanesque and Renaissance Revivals

ELEMENTS: As designed, No. 354 was identical to No. 352 except for variation in design of dormer and decorative panel above door; No. 354 has a carved bat below third floor window.

ALTERATIONS: Tile roof resurfaced with asphalt shingles; piece of cornice removed; entry lamps added; storm windows installed at third floor.

HISTORY

Built as one of a group of seven houses (Nos. 350-356 West End Avenue and Nos. 270-274 West 77th Street).

Sold to Kate M. Johnson on Jan. 9, 1893. Later purchased by a lawyer, Charles Adrian Brodek, on June 3, 1920, and owned by him until 1926.

REFERENCES

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

NB 1320-91

Who's Who, 1924.

WEST END AVENUE
No. 356
Block 1168 Lot 62

EAST SIDE

Date Erected:
Architect:
Original Owner:

1891-92
Clarence True
Francis M. Jenks

ARCHITECTURE

STYLE: Eclectic with references to Romanesque and Renaissance Revivals

ELEMENTS: As designed, No. 356 was identical to No. 354 except for a variation in the carving of the decorative panel above door and the use of a carved winged animal below third floor window.

ALTERATIONS: Tile roof resurfaced with asphalt shingles; new single-leaf entry door installed; storm windows added throughout; new wrought-iron stoop railings installed.

HISTORY

Built as one of a group of seven houses (Nos. 350-356 West End Avenue and Nos. 270-274 West 77th Street).

Sold to Henry Barstow Platt on April 20, 1893, and owned by his family until 1903. Platt, a Yale graduate who was the son of a U.S. Senator, lived at 303 West 76th Street. He was the superintendent of several Pennsylvania coal properties and of the U.S. Express Co.

REFERENCES

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

NB 1320-91

Who's Who, 1909.

WEST END AVENUE
No. 358: See 274 West 77th Street.

EAST SIDE

WEST END AVENUE: WEST. SIDE

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WEST END AVENUE
No. 331
Block 1185 Lot 24

West Side

Date Erected: 1887-88
Architect: Charles I. Berg & Edward H. Clark
Original Owner: Charles I. Berg

ARCHITECTURE

STYLE: Renaissance Revival

ELEMENTS: Three-and-one-half-story rowhouse with basement; rockfaced rusticated brownstone basement; smooth brownstone ashlar first floor; brick with limestone trim and quoins above; curved stoop with carved railings with a circular cut-out motif, repeated at areaway wall; round-arched entrance; double-leaf, wrought-iron and plate glass entry doors and fanlight; round bay at first floor capped by balustrade; one-over-one wood sash at second and third floors, with stained glass transoms at second floor; two dormers set into mansard roof with crenellated cresting.

ALTERATIONS: Basement door replaced; French windows installed in bay and wood casement windows in attic; stone painted; four air conditioners pierce masonry wall; roof surface replaced with asphalt shingles; wrought-iron railing installed at basement; entry lamp added.

HISTORY

Built as one of a row of eight houses. No. 331 is the only survivor.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets. NB 888-87.

WEST END AVENUE
No. 343
Block 1185 Lot 68

West Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Francois I/Chateausque

ELEMENTS: Three-and-one-half-story rowhouse with rusticated basement and mansard roof; brownstone basement and first floor; brick upper floors with brownstone trim; two-story angled bay with iron balcony in fish scale motif; tile roof with two dormers trimmed with Gothic spires and recessed scallop shell niches; copper Gothic cornice; wrought-iron window grilles at basement.

ALTERATIONS: Stoop removed in 1937 and entry relocated to basement with aluminum and glass entry door; rooftop addition of white stucco with white wrought-iron fence above roof crest, now covered with aluminum; paired two-over-two (horizontal muntin) wood sash windows installed; stone painted brown; areaway wall rebuilt, with new wrought-iron fence added; entry lamps installed.

HISTORY

Built as one of a row of 14 houses (Nos. 343-357 West End Avenue, 301-305 West 76th Street, 302-306 West 77th Street).

As designed, No. 343 was a mirror image of No. 353 West End Avenue.

George M. Gardner, Jr., manufacturer, was resident in 1914.

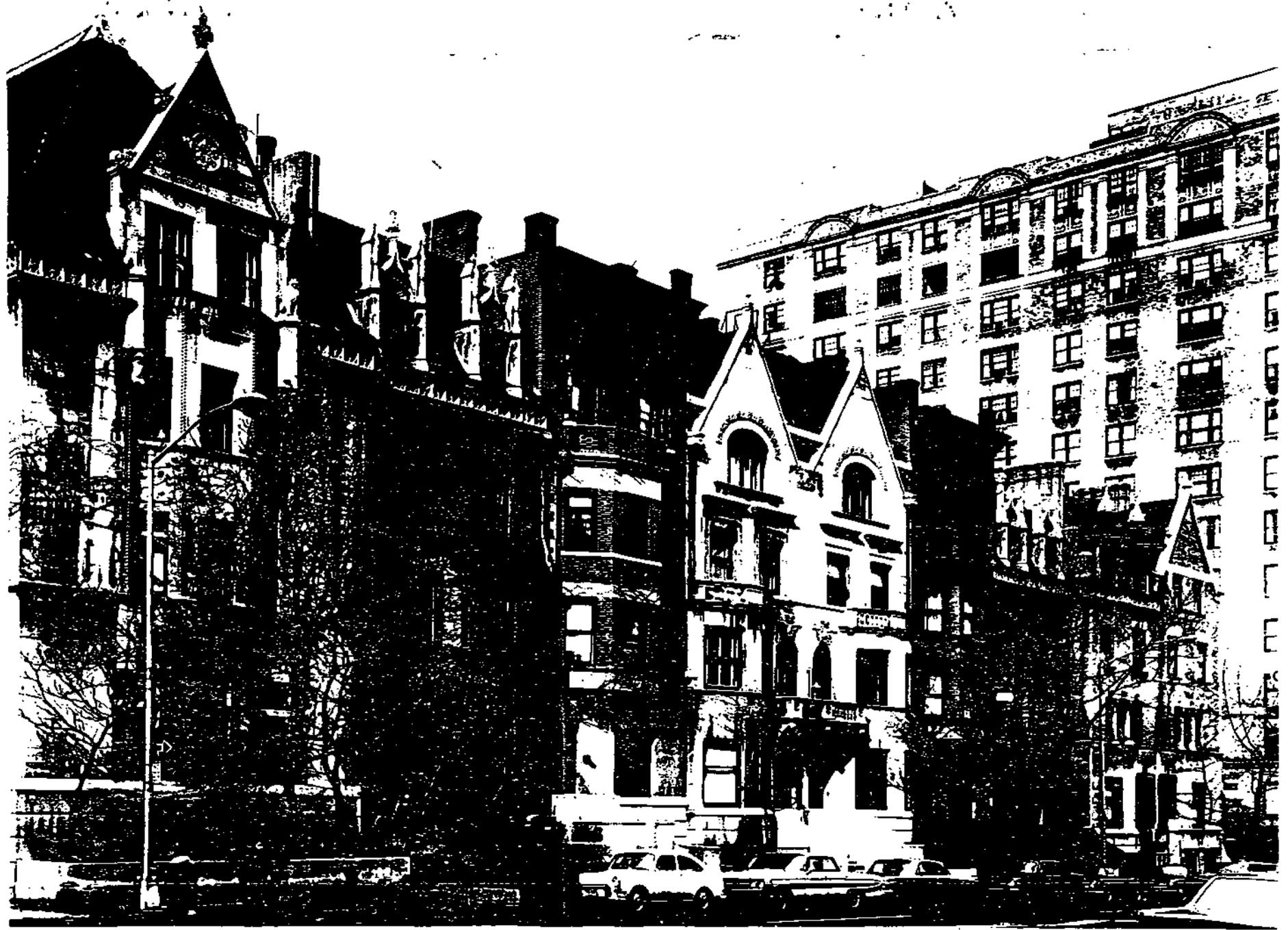
Building was called Trent House before recent renovation.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets. NB. 47-91.

Alt. 4651-77.

Who's Who, 1914, "George M. Gardner, Jr."



301 West 76th Street, 343-357 West End Avenue: Lamb & Rich, 1891.

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WEST END AVENUE
No. 345
Block 1185 Lot 69

West Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Francois I/Chateauesque

ELEMENTS: Four-story rowhouse with rusticated brownstone basement and smooth brownstone first floor; orange brick upper floors with brownstone trim; two-story oriel; fourth-floor windows are framed by stylized engaged colonnettes supporting entablatures and decorative pediments, all of terra cotta; dentilled trim below bracketed metal cornice.

ALTERATIONS: Converted to Class A multiple dwelling in 1977. Stoop removed and entry relocated to basement; aluminum and glass entry door with black marble surround; new areaway walls constructed with wrought-iron railing; brownstone painted; four-over-four wood sash windows installed; entry lamp added.

HISTORY

Built as one of a row of 14 houses (Nos. 343-357 West End Avenue, 301-305 West 76th Street, 302-306 West 77th Street).

As designed, No. 345 was identical to No. 351 West End Avenue.

Augustus F. Holly was resident in this house from August 26, 1908, to 1913.

REFERENCES

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

NB 47-91.

Alt. 524-77.

WEST END AVENUE
No. 347
Block 1185 Lot 70

West Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner Lamb & Rich

ARCHITECTURE

STYLE: Eclectic Renaissance

ELEMENTS: Four-story limestone rowhouse with basement and gabled tile roof; round bay rises at left through second story; one-over-one wood windows; high limestone stoop with solid rails; double-leaf wood and plate glass entry doors with arched transom and iron grille fanlight; bracketed balcony under arched window at second floor; balustrade above bay, cartouches above first and second floor windows; molded window enframements with shelf lintels at third floor; arched fourth-floor window with multi-pane transom surrounded by carvings; carved horizontal bases at roof gables; wrought-iron window gables at basement.

ALTERATIONS: Converted to Class A multiple dwelling in 1956. Plexiglass installed at first and second floor windows; stone balusters replaced by ironwork at balcony over entrance; wrought-iron railing installed at areaway.

HISTORY

Part of a row of 14 houses (Nos. 343-357 West End Avenue, 301-305 West 76th Street, 302-306 West 77th Street.

No. 347 is a mirror image of No. 349 West End Avenue.

Charles F. Rand, who owned mines in Cuba and Spain, purchased the house on October 2, 1901, and owned it until 1921.

REFERENCES

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

NB 47-91.

Alt. 1837-56

Who's Who, 1918, "Charles F. Rand."

WEST END AVENUE
No. 349
Block 1185 Lot 71

West Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Eclectic Renaissance

ELEMENTS: No. 349 is a mirror image of No. 347 West End Avenue, but retains its stone balustrade above the entry.

ALTERATIONS: Converted to Class A multiple dwelling in 1944. Rooftop addition constructed; roof tiles removed and replaced with asphalt shingles; white aluminum casement windows installed at all floors; single-leaf door added on right at basement; house number plaques applied at basement level; entry lamps added; wrought-iron areaway railing and first floor window grille installed.

HISTORY

Built as one of a row of 14 houses (Nos. 343-357 West End Avenue, 301-305 West 76th Street, 302-306 West 77th Street).

Sold to Louise M. Powell on Aug. 17, 1901, and owned by her family until 1943.

REFERENCES

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

NB 47-91.

Alt. 326-44.

WEST END AVENUE
No. 351
Block 1185 Lot 72

West Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Francois I/Chateausque

ELEMENTS: No. 351 is identical to No. 345 West End Avenue, but retains its original curved, box stoop, double-leaf, wood and plate glass entry doors with transom, one-over-one wood sash windows at upper three floors, and wrought-iron basement window grille.

ALTERATIONS: First floor and basement windows have paired, two-over-two (horizontal muntin) wood sash; storm windows intalled at all but third floor; basement and first floor masonry painted; metal vent installed through facade at second floor; entry lamps added.

HISTORY

Built as one of a row of 14 houses (Nos. 343-357 West End Avenue, 301-305 West 76th Street, 302-306 West 77th Street).

Sold to Despina Rali on Jan 18, 1892, who owned the house until 1925.

REFERENCES

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

NB 47-91.

WEST END AVENUE
No. 353
Block 1185 Lot 73

West Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Francois I/Chateausque

ELEMENTS: No. 353 is a mirror image of No. 343 West End Avenue, but retains its original stoop and double-leaf, wood and plate glass entry doors with transom.

ALTERATIONS: Some roof tiles are missing.

HISTORY

Built as one of a row of 14 houses (Nos. 343-357 West End Avenue, 301-305 West 76th Street, 302-306 West 77th Street).

Mr. & Mrs. Robert Schlessinger resided in the house from May 10, 1923, to 1945. Robert Schlessinger was president of Electric Chemicals Engineering Co. of the Bronx, metal fabricators.

REFERENCES

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

NB 47-91

New York Times, Jan. 10, 1966, p. 25, "Robert Schlessinger" (Obituary).

WEST END AVENUE
No. 355
Block 1185 Lot 74

West Side

Date Erected: 1891
Architect: Lamb & Rich
Original Owner: Lamb & Rich

ARCHITECTURE

STYLE: Eclectic Renaissance Revival

ELEMENTS: Three-story rowhouse with basement and mansard roof; limestone basement and first floor; yellow Roman brick upper floors with limestone trim; one-over-one wood sash windows; limestone box stoop with basement entry at front stoopwall; decorative carved lintel over main entrance; copper cornice with Gothic frieze; two dormers with conical roofs and finials; corbelled chimney at left.

ALTERATIONS: Roof tiles replaced with standing seam copper roofing; new one-over-one wood sash (in old frames); entry doors and ironwork are later replacements; entry lamps added.

HISTORY

Built as one of a row of 14 houses (Nos. 343-357 West End Avenue, 301-305 West 76th Street, 302-306 West 77th Street).

Ida Mothner occupied the house from July 6, 1910, to 1913. The house was the residence of Henry Schiff between 1913 and 1930. Schiff, a real estate operator, built the Hotel Monterey, Hotel Embassy, and apartment houses on Central Park West, West End Avenue, and Riverside Drive. He was born in Russia and came to New York in 1888.

REFERENCES

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

NB 47-91.

New York Times, Oct. 21, 1939, p. 15, "Henry Schiff" (Obituary).

WEST END AVENUE
No. 357 (aka 300 West 77th Street)
Block 1185 Lot 75

WEST SIDE

Date Erected:	1891
Architect:	Lamb & Rich
Original Owner:	Lamb & Rich

ARCHITECTURE

STYLE: Eclectic Renaissance Revival

ELEMENTS: Three-and-one-half story corner town house with vermiculated limestone basement, smooth limestone first floor on West End Avenue facade, yellow Roman brick with limestone trim elsewhere; cross-gabled roof; quoins at corners. West End Avenue facade is a mirror image of No. 355 West End Avenue to the top of the third story, but retains its original double-leaf, wood, glass panelled entry door with rectangular transom, and wrought-iron grille over center panels; top floor has two windows with curved brick sides, wide limestone lintelcourse, decorative brickwork, coped parapet with two carved knobs and carved crocket at the roof peak; Elizabethan star-shaped chimney; wrought-iron window grilles at basement. The West 77th Street facade has two sets of paired, arched windows with drip moldings, quoins, and bracketed balconies at the second floor; quoins at first and third floor windows; limestone lintelcourse at top floor windows, terminating in carved knobs on the gable parapet; Elizabethan star-shaped chimney; wrought-iron window grilles at basement.

ALTERATIONS: Storm windows installed; some wood windows replaced with one-over-one aluminum windows; five air conditioners pierce West 77th Street facade; tile roofing removed and roof resurfaced (part of ridgetop remains); basement entry door below stoop replaced; entry lamps added.

HISTORY

Originally built as one of a row of eight houses (Nos. 343-357 West End Avenue, 301-305 West 76th Street, 302-306 West 77th Street).

Vladimir Yourkevitch, born in Moscow, occupied the house from 1951-64. He designed the French liner Normandie, which burned in New York City in 1942. He also designed ships for the Imperial Navy of Russia, but fled to Paris during the Russian Revolution. The Normandie crossed the Atlantic, breaking all speed records, three years after launching in 1932. Yourkevitch died in 1964.

Charles F. Rand occupied the house from 1901-21. He owned mines in Cuba and South America.

REFERENCES

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets. NB 47-1891

New York Times, Dec. 14, 1964, p. 35, "Vladimir Yourkevitch" (Obituary).

Who's Who, 1918, "Charles F. Rand."

WEST END AVENUE West Side
No. 365 (aka 301 West 77th Street)
Block 1186 Lot 25

Date Erected: 1924
Architect: Sugarman, Hess & Berger
Original Owner: 77th Street West End Avenue Corp.

ARCHITECTURE

STYLE: neo-Renaissance

ELEMENTS: Fourteen-story rectangular tower; white brick with limestone trim; two-story base with quoins, paired pilasters, and decorative panels on main facade, and banded pilasters on south facade; two-story cap with pilasters, segmental pediments, and decorative panels; windows a combination of paired six-over-one, tripartite eight-over-ones flanked by four-over-ones, one-over-one bath windows, all of wood; metal and glass entry lamps.

ALTERATIONS: Canvas entry canopy and aluminum and glass doors installed; door replaces a window on West 77th Street, fifth bay from West End Avenue.

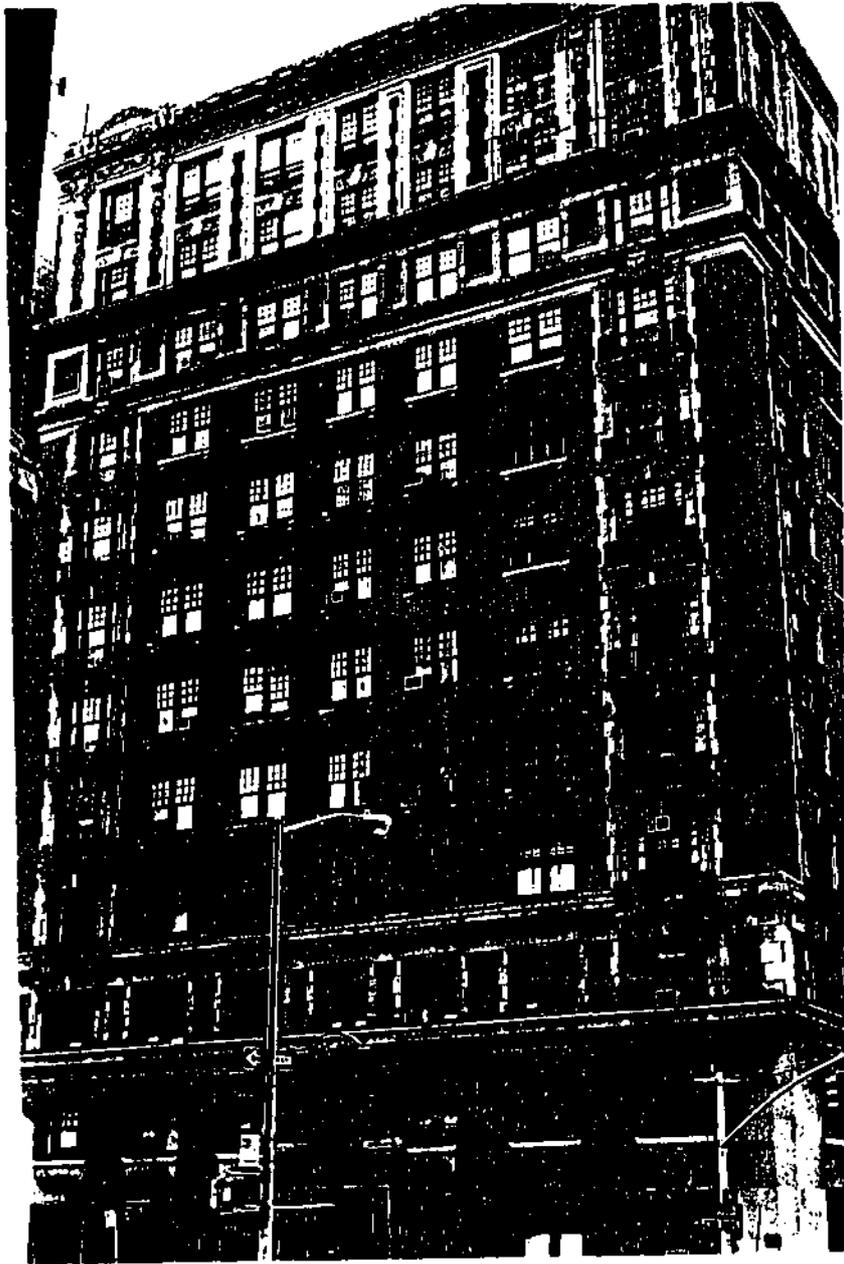
HISTORY

This building replaced nine rowhouses.

REFERENCES

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

NB 406-24



375 West End Avenue: Schwarz & Gross, 1911-12.

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WEST END AVENUE
No. 383
Block 1186 Lot 76

West Side

Date Erected: 1885-86
Architect: Frederick B. White
Original Owner: Henry H. Hewett

ARCHITECTURE

STYLE: Flemish Renaissance

ELEMENTS: Two-and-one-half story rowhouse with basement and steep gable roof; pressed red brick, molded brick and unglazed terracotta detail with tinted mortar; one-over-one paired wood sash; stained glass transoms in first floor windows; splayed brick lintels over square and round arch openings; recessed stone stoop below a round Syrian arch shared with No. 385; single-leaf panelled door with square glazed opening; third-story gable end is articulated by stylized engaged colonnettes rising from a string course on the second floor and terminating in the finials of the gable end; molded terracotta panel in gable; original roof surface was tile with crenellated cresting (see No. 307 West 78th Street); decorative basement grille and railings.

ALTERATIONS: Wrought-iron chimney crown removed; some inappropriate pointing; entry door, while of correct period and style, may replace an original door similar to that on No. 387.

HISTORY

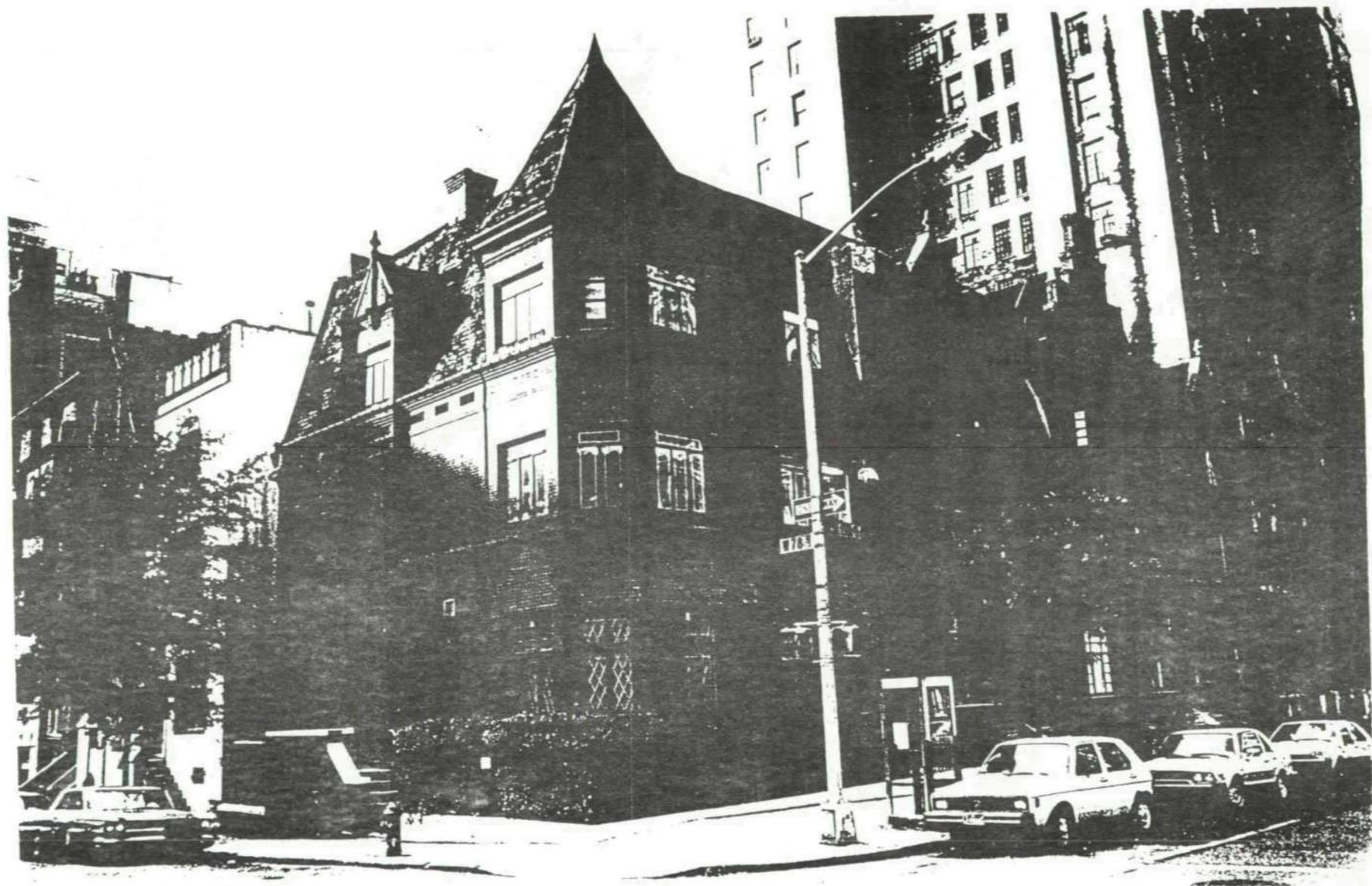
Originally built as a row of eight houses (Nos. 381-389 West End Avenue and Nos. 303-307 West 78th Street).

These buildings were designed in a picturesque mode to be viewed as a single composition. No. 383 is the mirror image of No. 389 West End Avenue. No. 383 was sold to Emma Jane Stewart on February 12, 1887.

REFERENCES

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

NB 869 -1885.



381-389 West End Avenue: Frederick B. White, 1885-86.

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WEST END AVENUE
No. 385
Block 1186 Lot 77

West Side

Date Erected: 1856-86
Architect: Frederick B. White
Original Owner: Henry H. Hewett

ARCHITECTURE

STYLE: Flemish Renaissance

ELEMENTS: Three-story rowhouse with basement and steep gable roof; pressed red brick with molded brick, unglazed terracotta detail, and tinted mortar; original windows had heavy paired wood one-over-one sash with transoms on the first floor (see No. 383); splayed brick lintels over square and round arch openings; recessed stone stoop below round brick Syrian arch shared with No. 383; single-leaf panelled door with square-glazed opening, rectangular and circular panels; third-story gable articulated by stylized engaged colonnettes which rise from a string course at the second floor level and terminate in the finials of the gable end; chimney (shared with No. 387) articulated with decorative brick and supported on elaborate scrolled bracket; original roof surface was tile (see 307 West 78th Street); decorative wrought-iron railings and basement window grille.

ALTERATIONS: Inappropriate cleaning and pointing of brick with white mortar and wide joints; windows replaced with multipaned casements and glass blocks; roof surface replaced with asphalt shingles; round panel in entry door replaced with glass.

HISTORY

Originally built as a row of eight houses (Nos. 381-389 West End Avenue and Nos. 303-307 West 78th Street). The buildings were designed in a picturesque mode to be viewed as a single composition. No. 385 was sold to Emily M. Gibson on December 11, 1886.

REFERENCES

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

NB 869-1885

WEST END AVENUE
No. 387
Block 1186 Lot 78

West Side

Date Erected: 1885-86
Architect: Frederick B. White
Original Owner: Henry H. Hewett

ARCHITECTURE

STYLE: Flemish Renaissance

ELEMENTS: No. 387 is a mirror image of No. 385 West End Avenue.

ALTERATIONS: Inappropriate cleaning and repointing of brick with white mortar and wide joints; wood windows replaced with brown aluminum one-over-one windows and glass blocks at first floor window at entry; roof surface replaced with asphalt shingles; corbelled cornice removed at roofline above entry; one gable finial removed.

HISTORY

Originally built as a row of eight houses (Nos. 381-389 West End Avenue and Nos. 303-307 West 78th Street). These buildings were designed in a picturesque mode to be viewed as a single composition. No. 387 was sold to Lillian DeCato, on May 15, 1888.

REFERENCES

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

NB 869-1885.

WEST END AVENUE
No. 389
Block 1186 Lot 79

West Side

Date Erected
Architect:
Original Owner:

1885-86
Frederick B. White
Henry H. Hewett

ARCHITECTURE

STYLE: Flemish Renaissance

ELEMENTS: As designed, No. 389 was a mirror image of No. 383 West End Avenue.

ALTERATIONS: Inappropriate cleaning and repointing of brick with white mortar and wide joints; silver aluminum casement or fixed sash windows installed throughout; roof surface replaced with asphalt shingles; corbelled cornice removed at roofline above entry; two crockets removed at gable.

HISTORY

Originally built as a row of eight houses (Nos. 381-389 West End Avenue and Nos. 303-307 West 78th Street). These buildings were designed in a picturesque mode to be viewed as a single composition. No. 389 was sold to H. Hobart Babcock on December 11, 1886.

REFERENCES

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

NB 869-1885.

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APPENDIX OF ARCHITECTS

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

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EDWARD L. ANGELL (dates undetermined)

340-348 West End Avenue
262-268 West 77th Street

1889-90
1889-90

Little is known about the life and career of architect Edward Angell. He had established an architectural practice in New York City by 1886. The buildings that Angell is known to have designed date from the years 1886-92. These include tenement buildings and rowhouses in Greenwich Village and the Upper West Side (in the 70s and 80s), employing a mixture of elements of various historical styles, including Queen Anne, Romanesque, neo-Grec, and Renaissance Revival. Angell designed a row of Chateausque style town houses at 241-249 Central Park West in 1887-88 (three of which survive at 247-249 Central Park West), the Hotel Endicott (1889) at 440-452 Columbus Avenue, and the first San Remo Apartments (1890-91, demolished). In 1897-99 Angell formed a partnership with William Higginson, designing Renaissance Revival style apartment buildings at 478-79 and 480 Central Park West (1898). Listed as Angell's representative work at the turn of the century were the Amidon Apartments and the Pavilion, Homeopathic College and Hospital. Angell's two rows of houses included in the district were designed in the Romanesque Revival style.

Francis
L.P.C., Urban Cultural Resources Survey

BERG & CLARK

Charles I. Berg (1856-1926)
Edward H. Clark (? -1901)

331 West End Avenue

1887-88

Charles Berg was born in Philadelphia and received his architectural training at the Ecole des Beaux-Arts in 1877-79 and in offices in London. He practiced in New York City after 1880 in a predominantly academic classical vein. Berg was associated with a number of organizations including the Society of Beaux-Arts Architects, was elected a Fellow of the American Institute of Architects in 1898, and served three terms as Secretary of the Architectural League of New York in 1883-90 and 1893-95. He joined Edward H. Clark in 1886-97 in the firm of Berg & Clark. After 1897 Berg resumed an individual practice and was responsible for the design of a number of commercial buildings, including the Windsor Arcade (1901), Hotel Touraine (c. 1903, Fifth Avenue and East 39th Street), Kaskel Building (c. 1903), and Van Courtlandt Hotel (Radio City Apartments) (1902, 144 West 49th Street). Berg's last major work was in 1918 as a consulting architect at the Presidential Palace in Havana, Cuba.

Little is known about the life and career of Edward H. Clark. He had established a New York City architectural practice by 1885, and joined with Charles Berg soon after. Clark was elected a Fellow of the American Institute of Architects in 1888.

Berg & Clark were responsible for the design of commercial and residential buildings, including a group of classically-inspired row-houses on the Upper West Side at 307-315 West 82nd Street (1888) and a group of four apartment houses at Seventh Avenue and West 135th Street (1887-88), one of which was inhabited by prominent black writer James Weldon Johnson. Berg & Clark designed the Gillender Building, (1896-97, Wall and Nassau Streets, demolished), one of New York City's early skyscrapers. The Renaissance Revival style rowhouse at 331 West End Avenue survives as the sole remnant of a group of eight that Berg & Clark built in 1886-88 at West 75th Street and West End Avenue.

AIA Journal, 14 (1926), 504
American Architect, 130 (1926), 324
Francis
History of Real Estate

BOAK & PARIS

Russell Boak (dates undetermined)
William Francklyn Paris (1871-1954)

22 Riverside Drive
(aka 325 West 74th Street) 1931

Little is known about Russell Boak. He later formed a partnership with Thomas Raad. William Paris studied at the Art Students League in New York, and also in Paris, London, and Rome, and he received an honorary M.A. from New York University in 1921. He did architectural decorative work in the state capitols of Missouri, Minnesota, and West Virginia, and at several universities. Paris was a founder of the American Society of the French Legion of Honor in 1922, and its president in 1946-54; the U.S. director of Decorative Art at the Paris Exposition of 1900; an honorary delegate for the United States at the Antwerp Exposition in 1930; and a Knight of the Crown of Belgium and Italy. Among several books he wrote was Decorative Elements in Architecture (1917).

The firm of Boak & Paris appears to have been predominantly active in the 1930s designing apartment buildings, including several in the Greenwich Village and Upper East Side Historic Districts, as well as 444 Central Park West (1929), a neo-Romanesque style apartment building. Boak & Paris were also responsible for the Art Deco style Midtown Theater (1933) at 2626 Broadway. The two Boak & Paris buildings included in the district are typical 1930s apartment towers, with 22 Riverside Drive exhibiting Gothic and Elizabethan ornament, and 336 West End Avenue having Gothic and Romanesque detailing.

American Society of the Legion of Honor Magazine, 25 (Summer 1954), 121.

New York Times, June 8, 1854

WILLIAM H. BOYLAN (dates undetermined)

243-253 West 76th Street

1889-90

Very little is known about the life and career of William H. Boylan. He had established a New York City architectural practice by 1887, and is known to have designed rowhouses on the Upper West Side (in the 70s and 80s) in 1888-90, as well as a Carmine Street tenement in 1905. His representative work at the turn of the century was listed as apartments at Broadway and West 97th Street and at the end of West 71st Street. The houses included in the district employ an eclectic mix of Queen Anne and Romanesque Revival styles.

Francis
L.P.C., Urban Cultural Resources Survey

CHARLES BUEK (dates undetermined)

42 Riverside Drive

1897-99

One of the most active developers of the East Side in the 1880s, Charles Buek became associated with the firm of Duggin & Crossman in 1870, where he remained until its dissolution in 1879. In Buek's two years of individual practice he designed the first section of neo-Grec rowhouses known as Astor Row (1880-81) at 8-22 West 130th Street. In 1881, he reorganized the firm under his own administration as Charles Buek & Company, with Charles Duggin and Henry F. Cook as partners. Through the 1880s the firm concentrated its activities on the East Side. In addition to the development in the Upper East Side Historic District clustered around Madison Avenue in the 60s and 70s, the firm also built extensively around Lexington Avenue and 36th Street. Varied in character, their buildings reflect contemporary styles with an imaginative economy of means. Particularly noteworthy and handsome is the decorative treatment of brick work in the Queen Anne style house at 23 East 69th Street. In 1887 the firm shifted its operation to the bustling real estate market of the Upper West Side. Buek returned to an individual practice in 1893. Listed as representative of his work in 1899 was a group of nine town houses at West 107th Street and Riverside Drive.

Two of Buek's house designs were published in the magazine American Architect & Building News, including an 1892 group of brick and stone buildings with Queen Anne details on Riverside Drive and a 1901 rowhouse on East 49th Street, which reflected the increasingly popular neo-Classical style. Buek's very handsome design for his one town house included in the district (the district's last completed town house) employs eclectic Renaissance Revival forms and details and complements the Clarence True houses on either side.

Francis
History of Real Estate, pp. 221-222

J.W. DAVISON (dates undetermined)

302-308 West 78th Street 1895-96

It is presumed that J.W. Davison was J. Wellington Davison, about whom very little is known. He had established a New York City architectural practice by 1893. The Renaissance Revival style row-houses included in the district are the only buildings he is known to have designed.

Francis

CHARLES PIERREPONT H. GILBERT (1861?-1952)

23 Riverside Drive	1895-97
24 Riverside Drive	1895-96
303-317 West 74th Street	1893-94
319-323 West 74th Street	1895-97
316 West 75th Street	1895-97
318-320 West 75th Street	1895-96
322 West 75th Street (aka 25 Riverside Drive)	1895-97
307-309 West 76th Street	1891-92
330 West 76th Street	1894-95

Charles Pierrepont H. Gilbert, a native New Yorker, was an architect who specialized in domestic commissions including a great many opulent residences for New York's leading families. He first attended Columbia University and later the Ecole des Beaux-Arts in Paris. After a few presumably adventurous years in the mining towns of Colorado and Arizona, Gilbert returned to New York and established a partnership in 1883-85 with George Kramer Thompson. In the 1880s the young architect received commissions for houses in Brooklyn, in the solidly middle-class Park Slope area, a number of which are now included in the Park Slope Historic District. Gilbert was elected a Fellow of the American Institute of Architects in 1889. By the 1890s, Gilbert was practicing independently, occasionally working in collaboration with other architects on individual commissions, or with the builder/developer Harvey Murdock. He seems to have come from an old American family (he was a member of the Sons of the Revolution and Society of Colonial Wars), and this element of social cachet, along with his undeniable talents as an architect, may have helped him to find favor with wealthy and socially prominent clients. In 1898, Gilbert took time out from his career to serve in the Spanish-American War. Upon his return to New York, his career began to really flourish with commissions for a long series of city mansions and town houses on the Upper East and West Sides, as well as country estates.

C.P.H. Gilbert was equally comfortable, like so many architects of his generation, designing in a variety of styles, according to the tastes and desired image of his wealthy clients. The Francois I style, with its combination of French late Gothic and Renaissance details, was perhaps Gilbert's most popular and personal manner. The Fletcher Mansion (1897-99) at Fifth Avenue and East 79th Street and the Warburg Mansion (1906-08) at 1109 Fifth Avenue are two major examples of Gilbert's imaginative work in this style. He continued to use similar details on smaller houses but without the profusion or richness of the Fletcher and Warburg mansions. Such characteristics of the style as the fenestration types and restrained decorative detail may be seen in the Kleeberg Residence (1896-98) at 3 Riverside Drive. Examples included in the district are 23 and 24 Riverside Drive and 330 West 76th Street. With equal success Gilbert used a Beaux-Arts idiom, seen in the Delamar Mansion (1902-05) at 233 Madison Avenue, the Prentiss Residence (1899-1901) at 1 Riverside Drive, and the Sutphen Residence (1901-02) at 311 West 72nd Street. Gilbert also created refined and subtly detailed neo-Italian Renaissance style designs, such as the Kahn Mansion (1913-18) at 1 East 91st Street (in conjunction with the English architect J. Armstrong Stenhouse). Gilbert's diversified stylistic manners -- all united by the Beaux-Arts approach to composition and planning and a French engendered concern for finely worked stone -- are well represented in the Upper East Side and Metropolitan Museum Historic Districts. The rest of Gilbert's town house examples included in the district are based on Renaissance prototypes. He seems to have followed the general trend of the earlier 20th century from richer to more sparingly ornamented designs. Gilbert continued to practice at least into the 1920s. He later retired to Pelham Manor, New York, where he died in 1952 at the age of 92.

Francis
L.P.C., Urban Cultural Resources Survey
New York Times, October 27, 1952

ALBERT W. HARRIS (1843?-1914)

328 West 76th Street

1887-88

Albert W. Harris was not an architect but an oil merchant who apparently designed his own home at 328 West 76th Street, one of the oldest houses (1887-88) and unique in the district, with its distinctive Victorian Gothic style stone facade. Born in Hartford, Connecticut, Harris went into the oil business in Oil City, Pennsylvania, moving to New York City in 1876 and founding the firm A.W. Harris & Co. of which he was senior member. Harris' interest in the Gothic may be seen in the name he gave his son: Tudor Harris.

New York Times, August 27, 1914

MAX HENSEL (dates undetermined)

311-317 West 76th Street

1891-92

Little is known about the life and career of Max Hensel. He had established a New York City architectural practice by 1887. Hensel is known to have designed a group of Renaissance Revival rowhouses in 1889 at 41-49 West 74th Street.

Francis
L.P.C., Urban Cultural Resources Survey

KAFKA & MOTT

Hugo Kafka (1843-1915)

Charles T. Mott (dates undetermined)

315-325 West 75th Street

1893-94

324-326 West 76th Street

1895-96

Hugo Kafka, a native of Austria-Hungary, attended architecture school in Europe and migrated to Philadelphia to pursue his profession. Kafka was first associated with Herman Schwarzmann, the architect-in-chief of the Centennial Exposition of 1876, who designed such buildings as Memorial and Horticulture Halls. Kafka established a New York City architectural practice in 1881 and developed a reputation for residential and apartment house commissions. The design for the Hotel Cadillac (Barrett House) was published in 1884. Kafka was also associated with a number of other architectural firms during his career: Mullett & Kafka in 1882, with Alfred B. Mullett, former Supervising Architect of the U.S. Treasury Department; William Schickel & Co. in 1887-88, with William Schickel and Isaac E. Ditmars; and Kafka & Mott in 1893-96, with Charles T. Mott (See). Kafka was elected a Fellow of the American Institute of Architects.

The Renaissance Revival style rowhouses included in the district are the only buildings known to have been designed by the Kafka & Mott firm.

Francis
Withey

ALONZO B. KIGHT (dates undetermined)

304-306 West 76th Street

1896-97

333-335 West 76th Street

1895

Alonzo B. Kight was an architect active primarily on the Upper West Side in the design of rowhouses and apartment buildings. Kight began practicing architecture in New York in 1891 and later established an office at 102 West 81st Street. He was involved in the design of residences mostly between West End Avenue and Riverside Drive. Major examples of his work as noted in 1898 in the "Italian Renaissance, Colonial and Modern French Styles" were: the Barnard Apartments, Central Park West; Nos. 90-91 Riverside Drive; Nos. 315-317 Riverside Drive; No. 320 West 102nd Street; and No. 671 West End Avenue. The rowhouses included in the district are in the Renaissance Revival style.

Francis
History of Real Estate, pp. 225-27

LAMB & RICH

Hugh Lamb (1849-1903)
 Charles Alonzo Rich (1855-1943)

35-36 Riverside Drive	1888-89
343-357 West End Avenue	1891
302 West 76th Street	1888-89
301-305 West 76th Street	1891
302-306 West 77th Street	1891

Hugh Lamb, a native of Scotland, entered into a partnership with Lorenzo B. Wheeler in 1878-82. Lamb & Wheeler are known to have constructed rowhouses and "French Flats" on the Upper East Side and in Greenwich Village. Lamb then joined Charles A. Rich as a partner in the firm of Lamb & Rich, which was active from 1882 to 1899. Charles A. Rich, born in Beverly, Massachusetts, studied engineering at Chandler Institute, Dartmouth College, and furthered his education (including three years in Europe) in 1875-80. Rich was later to become senior partner in the firm of Rich, Mathesius & Koyl after 1903, designing commercial and institutional buildings. His work included the Beaux-Arts style Bryant Park Studios (1900) at 80 West 40th Street and the 1907-08 addition to Richard Morris Hunt's Association Residence (891 Amsterdam Avenue), a designated New York City Landmark. Rich was elected a Fellow of the American Institute of Architects in 1913 and retired from practice in the 1930s.

Lamb & Rich was one of New York City's prominent late nineteenth-century firms, particularly noted for its commercial and institutional architecture, which produced designs in the Romanesque Revival, Chateausque, neo-Renaissance, Queen Anne, and neo-Gothic styles, including: Pratt Institute Main Building, Brooklyn (1885-87), a designated New York City Landmark; Millbank, Brinkerhoff, and Fiske Halls, Barnard College (1890-97); Harlem Club and Harlem Free Library (1889, 1892) in the Mt. Morris Park Historic District; Mt. Morris Bank (later Corn Exchange Bank) (1889) at 81-85 East 125th Street; and the Berkeley School (1890)

at 20 West 44th Street. They also constructed buildings at Colgate, Dartmouth, Smith, Williams, and Amherst Colleges. The firm enjoyed an active practice in residential architecture as well, including designs for the Astral Apartments (1885-86, 184 Franklin Street, Greenpoint, Brooklyn, a designated New York City Landmark), a pioneering model tenement project, houses in the Park Slope, Henderson Place, and Hamilton Heights Historic Districts, and country houses around New York City such as "Sagamore Hill," Oyster Bay (1893) for Theodore Roosevelt. Lamb & Rich were active on the Upper West Side from 1885 through the 1890s, and a number of their designs here were published. Among their surviving rowhouses in the 70s and 80s are the Romanesque Revival style 130-132 West 82nd Street (1887) and the eclectic group at 301-309 Amsterdam Avenue and 161-169 West 74th Street (1886).

The townhouses by Lamb & Rich included in the district are among the most distinctive in the city. The asymmetrical grouping of fourteen Francois I/ Chateauesque/ eclectic Renaissance Revival style houses at West End Avenue and West 76th and 77th Streets (1891) presents a rich assortment of materials, ornamentation, dormers, and rooflines. The Romanesque/Renaissance Revival style pair at 35 and 36 Riverside Drive, among the earliest on the Drive (1888-89), survive from a row of four with bowfronts, loggias, and conical-roofed end towers. No. 302 West 76th Street (1888-89) was an elegant Renaissance Revival style commission for Percival Knauth.

American Architect and Building News, 37, (August 20, 1892)

History of Real Estate

Landau

Withey
Francis

H. HERBERT LILIEN (1898-?)

320 West 76th Street

1944

A native of New Jersey, Herbert Lilien graduated from the School of Fine Arts and Engineering at Fawcett. He began a New York City architectural practice in 1929. Through the depression years and early 1940s he was responsible for the design of numerous Art Deco/Art Moderne apartment buildings, particularly in the Grand Concourse area of the Bronx. One of Lilien's apartment buildings, at 10 West 74th Street (1940-41), is included in the Central Park West - West 73rd-74th Street Historic District. He was active through the 1950s, moving to Florida upon retirement. Lilien's apartment building at 320 West 76th Street (1944) designed in a late Art Moderne style, was the last building to be constructed in the district.

Howard
Sullivan & Danforth

CHARLES T. MOTT (dates undetermined)

312 West 76th Street	1891-92
319-321 West 76th Street	1891
323-331 West 76th Street	1891-92
308-312 West 77th Street	1891
318-332 West 77th Street	1891-92

Little is known about the life and career of Charles T. Mott. He had established an architectural practice in Brooklyn by 1885, and moved to a Manhattan office in 1887. The design of two Queen Anne style rowhouses at 940-942 President Street, Brooklyn (1886), included in the Park Slope Historic District, is attributed to Mott. Published designs of Mott's included the Long Pt. Hotel, Seneca Lake, New York (1887) and Hazelhurst, Elkins, West Virginia (1890). Mott was active in the construction of rowhouses on the Upper West Side around West End Avenue in the 70s c. 1887-91 and on the 100 block of West 95th Street (1886-88), employing an eclectic mixture of contemporary styles, including Renaissance Revival, Queen Anne, Romanesque Revival, and Francois I style elements. Building published a Mott design for houses for William J. Merritt & Co. at West 75th Street and West End Avenue in 1887 (now demolished). Mott formed a partnership with Hugo Kafka in 1893-96 as Kafka & Mott (See). Mott was elected a Fellow of the American Institute of Architects in 1894. In 1912 his office was located at the Montauk Club, Brooklyn, and in 1913 was at White Sulphur Springs, West Virginia. Mott resigned from the American Institute of Architects in 1914.

Mott's designs for the houses included in the district are all related stylistically to the Renaissance Revival, a number of them exhibiting Francois I style details and one, at 312 West 76th Street, employs Romanesque Revival elements.

Balwin Memorial Archive, American Institute of Architects
Building, 7, June 16, 1887
Francis
L.P.C., Urban Cultural Resources Survey

NEVILLE & BAGGE

Thomas P. Neville (dates undetermined)
George A. Bagge (dates undetermined)

325 West End Avenue (aka 301-305 West 75th Street)	1915-16
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Little is known about the lives and careers of Neville & Bagge. Bagge had established a New York City office by 1890. The firm was founded in 1892 and is known to have been active through the 1910s, designing a variety of building types, with an emphasis on variations on the Renaissance Revival style. Their residential work was concentrated on the West Side and in Harlem, and included rowhouses and apartment buildings in the Chelsea, Hamilton Heights and Mount Morris Park Historic Districts. Other examples of their work are: the Roman-

esque-Classical Revival Shuttleworth Residence (1896, 1857 Anthony Avenue, Bronx); a commercial building at 2307 Broadway (1897); Mayfair Hotel (1901-03, 242 West 49th Street); a row of Dutch Renaissance style houses at 2251-2259 Loring Place, Bronx (1906); the Romanesque Revival style St. Paul's R.C. Church and Rectory (1908, 121 East 117th Street); Greenwich Bank (1908; Sixth Avenue and West 35th Street, replaced in 1924); and the Oregon (1910-11, 162 West 54th Street). Four Neville & Bagge apartment buildings, all in the Renaissance Revival style, stand on Central Park West: Nos. 293 (1895), 446-667 (1900), 471-477 (1896) and 485 (1898).

The later apartment building included in the district is in the neo-Renaissance style, with Jacobean influence.

Francis
Howard
L.P.C., Urban Cultural Resources Survey

GEORGE FREDERICK PELHAM (1866-1937)

31-34 Riverside Drive (aka 329 West 75th Street)	1927
314-316 West 77th Street	1922-24
310-320 West 78th Street	1894
309-315 West 78th Street	1893-95

George F. Pelham, the third generation of a family of British architects, was born in Ottawa, Canada, and received his early education in that city. He was brought to New York City as a child by his father, George Brown Pelham, an architect who opened an office here in 1875 and served as architect with the City's Parks Department. After being privately tutored in architecture and serving as a draftsman for a number of years, young Pelham opened his own office in 1890. He designed rowhouses and commercial buildings but became a specialist in apartment house design during the 43 years he actively practiced, and was one of New York City's most prolific architects with that building type. Many examples of his work may be found in Greenwich Village, the Upper East Side, the Upper West Side, Harlem and the Bronx. Pelham's son, George F. Pelham, Jr., joined his father's firm in the 1910s and later carried on the work in apartment house construction. The Pelham firm was one of the most active on the West Side. Pelham retired in 1929, his last major work being the Central Hanover Bank & Trust Building at Sixth Avenue and West 35th Street.

Pelham's buildings in the district include ten Renaissance Revival style rowhouses on West 78th Street (1893-95) and three 1920s neo-Renaissance style apartment buildings. The Milburn exhibits Venetian influences.

New York Times, Feb. 9, 1937, p. 23
Withey

EMERY ROTH (1871-1948)

335 West End Avenue

(aka 300 West 76th Street)

1925

Orphaned at the age of 13 in Hungary (now part of Czechoslovakia), Emery Roth immigrated first to Chicago and then to Bloomington, Illinois, where he found employment as an office boy with an architect's firm. In 1889-90, he was an apprentice draftsman in an architect's office in Kansas City. For three years, 1890 to 1893, Roth was associated with the famous firm of Burnham & Root. In 1890, the World's Columbian Exposition was incorporated in Chicago with John Root as Consulting Engineer and Daniel H. Burnham as Chief of Construction. The Exposition, held in 1893, had a profound effect upon American architecture. After Root's death, while Roth was working for D.H. Burnham & Co., the firm was responsible, not only for the completion of the Exposition, but also for a number of important Chicago buildings such as the Monadnock Building (1891), The Woman's Temple (1891), and the Old Annex of the Marshall Field Store (1892). Roth left Burnham and came to New York in 1893 and joined the firm of Richard Morris Hunt. Roth may have met Hunt during the Exposition for which Hunt had designed the Administration Building. During the period Roth was with Hunt, the last two years of Hunt's life, Roth worked on the interiors of a number of suburban residences. At the time, Hunt was involved with "The Breakers" for Cornelius Vanderbilt, "Biltmore" for George W. Vanderbilt, and the Metropolitan Museum of Art.

In 1895, Roth opened his own office at 248 West 16th Street which he continued for only three years; he then formed a company with Theodore G. Stein and E. Yancey Cohen (see Stein, Cohen & Roth). Soon after the turn of the century, Roth began an independent practice. In his early career Roth was considered one of the more experimental New York City architects, working with such nontraditional influences as Art Nouveau. In the height of his career in the 1920s and 30s Roth adapted mainly neo-Renaissance and classically-inspired detailing to modern building forms. In 1938 his sons Richard, and later Julian, joined him and the firm became Emery Roth & Sons, producing buildings in a more standard commercial vein.

During his long career, Roth specialized in apartment house and hotel design and designed a number of notable examples in Manhattan including the Ritz Tower (1925, with Thomas Hastings), Park Avenue and East 57th Street; Oliver Cromwell Hotel (1928), 12 West 72nd Street; the Beresford (1928-29), 211 Central Park West; the San Remo (1929-30), 145-146 Central Park West; Southgate Apartments (1929-31), 400-434 East 52nd Street; the Ardsley (1930-31), 320 Central Park West; the St. Moritz Hotel (1931), 50 Central Park South; and the Normandy (1938-39), 140 Riverside Drive.

Roth's one apartment building included in the district employs neo-Venetian Gothic detailing.

American Architects Directory, 1956, 1962, 1970

Macmillan Encyclopedia

New York Times, Aug. 21, 1948; Feb. 16, 1978

SCHWARTZ & GROSS

Simon I. Schwartz (1877?-1956)
Arthur Gross (1877-1950)

37-39 Riverside Drive (aka 332 West 76th Street)	1924
375 West End Avenue (aka 300 West 78th Street)	1911-12

Although one of the firms whose numerous apartment houses have so shaped the face of the Upper West Side, Schwartz & Gross were active throughout the city. Both graduates of the Hebrew Technical Institute, Simon Schwartz and Arthur Gross formed their lucrative partnership in 1902. From the beginning they specialized in apartment buildings and hotels, including the Windermere on West End Avenue, the Grosvenor, the Croydon, the Lincoln, and the Victoria. Schwartz & Gross generally designed luxury apartments whose ample plans and large spaces have often fallen victim to subdivision. The firm worked in all parts of the city and their typical early buildings with stone-faced bases and brick upper floors can be seen throughout Morningside Heights, as in the two buildings flanking the intersection of 116th Street and Riverside Drive, the Colosseum (1910, 435 Riverside Drive) and No. 440 Riverside Drive, which are particularly handsome and imaginative responses to the Manhattan street pattern. Although many of their buildings contain original features, their production was too large to avoid the anonymity and repetition inherent in apartment house design. Increasingly, however, as can be seen in their designs of the late 1920s, the firm began to respond to a desire for a more "modernistic" image in apartment design, abandoning the traditional tripartite compositions and ornamental overlays. Three major examples of their later Art Deco work stand on Central Park West: Nos. 55 (1929-30), 241 (1930), and 336 (1928-29), the latter having Egyptian Revival touches.

Schwartz & Gross designed two apartment buildings included in the district: No. 375 West End Avenue in the Beaux-Arts style, and the later neo-Renaissance style No. 37-39 Riverside Drive.

New York Times, Nov. 7, 1950; April 25, 1956
Robinson & Bletter

SUGARMAN, HESS & BERGER

M. Henry Sugarman (1888-1946)
Arthur Paul Hess (dates undetermined)
Albert G. Berger (1879-1940)

365 West End Avenue
(aka 301 West 77th Street) 1924

Henry Sugarman, a New York City native, pursued studies at the National Academy of Design, The School of Architecture, Columbia University, and in England and France. His apprenticeship for eight years was with the firm of J.E.R. Carpenter. After work in Alabama and South Carolina in 1915-17, he began practice in the firm of Bloodgood & Sugarman. In 1923 he became a member of Sugarman, Hess & Berger, which became Sugarman & Berger three years later. Sugarman remained associated with Albert Berger until Berger's death in 1940. He was winner of the American Institute of Architects Gold Medal in 1925.

Little is known about Arthur Hess. He became associated with Sugarman by 1922 and was a partner in the Sugarman, Hess & Berger firm for three years. He maintained a midtown Manhattan office in the 1930s and designed an Art Deco apartment building at 891 Park Avenue (1930-31) in the Upper East Side Historic District.

Albert Berger was born in Hungary and received degrees in architecture and engineering from the University of Budapest in 1899. Emigrating to New York City in 1904, he began as a chief draftsman with the office of Schwartz & Gross, and worked later for Starrett & Van Vleck. In 1923 Berger entered into a seventeen-year association with Henry Sugarman. Examples of their work in the Art Deco and classically-inspired styles include: New Yorker Hotel (1925, 481-497 Eighth Avenue); No. 239 Central Park West (1925); No. 134 West 58th Street (1927); White House Apartments (1928, 262 Central Park West); The Navarre-Garment Center Building (1928-30, 512 Seventh Avenue); and Broadway Fashion Building (1930-31, 2309-2315 Broadway). In association with the firm of Helmle, Corbett & Harrison, Sugarman & Berger produced two notable Manhattan buildings - the Masters Apartments (1928-29, 360 Riverside Drive) and No. 1 Fifth Avenue (1929). Sugarman & Berger also worked in Brooklyn, the Bronx, Philadelphia, and Montclair, New Jersey.

The apartment building included in the district at 365 West End Avenue is in the neo-Renaissance style.

Architectural Record, December, 1940, p. 14

Howard

L.P.C., Urban Cultural Resources Survey

Manhattan Telephone Directories, 1921-1927

New York Times, October 13, 1946, p. 60

Pencil Points (Supplement), December 1940, p. 24

Robinson & Bletter

VAN CAMPEN TAYLOR (1846?-1906)

313-321 West 77th Street

1890-92

Van Campen Taylor was born in New Brunswick, New Jersey, and practiced architecture for many years in Newark. In 1881 and 1884 American Architect and Building News published Taylor's designs for two blocks of rowhouses with Queen Anne and Romanesque Revival style elements, and his Queen Anne style Kinney Residence (1882, Elberon, New Jersey) was included in Sheldon's Artistic Country-Seats in 1887. Taylor designed the De Forest Residence (1887, 7 East 10th Street) in the Greenwich Village Historic District, and had established a New York City office by 1890. In 1892 he was associated with architect John W. Ingle, and in 1895 had a design published for the McClintock House, Morristown, New Jersey. For the last ten years of his life Taylor spent the summers in Duxbury, Massachusetts, and the winters in New York City and abroad.

Taylor's rowhouses included in the district combine elements of the Romanesque and English Renaissance Revival styles.

American Architect & Building News, 90, October 13, 1906, p. viii
Francis

CLARENCE F. TRUE (dates undetermined)

40-41 Riverside Drive	1896-98
44-46 Riverside Drive	1896-97
350-356 West End Avenue	1891-92
309-313 West 75th Street	1892-93
337 West 76th Street	1896-98
270-274 West 77th Street	1891-92
334-338 West 77th Street	1896-97
322 West 78th Street	1894-95

Clarence F. True, a prolific and well-known architect and developer of the 1890s who practiced extensively on the Upper West Side and Morningside Heights in Manhattan, is said to have designed over 400 houses there. Trained in the office of Richard M. Upjohn, he established his own firm in 1884. He is credited, although wrongly, with originating the American basement house (a plan he helped to popularize) and was largely responsible for developing the southern end of Riverside Drive in the 1890s. In 1899 he published A True History of Riverside Drive, intended as a real estate prospectus to promote his work. Envisioning the Drive lined with elegant large town houses, True bought all available lots along the Drive south of West 84th Street and designed houses for them. Many of True's houses, including the nine houses in the district along Riverside and West 76th and 77th Streets, were of his idiosyncratic "Elizabethan Revival" style, based on English Renaissance prototypes. In Nos. 309-313 West 75th Street True employed a stylized Francois I idiom, while the houses at 350-358 West End Avenue exhibit an eclectic mixture with references to the Romanesque and Renaissance Revival styles. True also designed

apartment buildings, an example of which is the eclectic, classically-inspired building at No. 1 West 89th Street (1899).

Francis
History of Real Estate, p. 233
Landau

FREDERICK B. WHITE (1862-1886)

381-389 West End Avenue	1885-86
303-307 West 78th Street	1885-86

Frederick White, born in New York City, had a tragically short yet prolific architectural career. Interested in architecture at a very young age, he sketched buildings he visited abroad. By the time he graduated from Princeton College in 1883, White already had an established practice. He opened a small New York City office in 1884 (which was soon expanded), attended classes at the School of Mines, and contributed articles to technical journals. The majority of his commissions were for seashore cottages and country homes. White died at the age of 24, shortly after the completion of the Flemish Renaissance style houses included in the district (his only known New York City work). At the time of his death, White had built over two hundred buildings, with another fifty under construction.

American Architect & Building News, June 19, 1886, p. 289
Building, June 19, 1886, p. 289
Francis

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FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture and other features of this area, the Landmarks Preservation Commission finds that the West End-Collegiate Historic District contains buildings and other improvements which have a special character and special historical and aesthetic interest and value and which represent one or more periods or styles of architecture typical of one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the City.

The Commission further finds that, among its important qualities, the West-End Collegiate Historic District contains a rich and eclectic collection of rowhouses dating from the later years of the nineteenth century which derive their stylistic inspiration from Romanesque, Renaissance, Elizabethan, and Francois I prototypes; that these rowhouses, among the last to be built in Manhattan, represent some of the most elaborate and fanciful designs to be found in New York City; that the district is representative of the development of the Upper West Side which was spurred in the 1880s by the introduction of rapid transit, the completion of Riverside Park, the general northward expansion of the city, and the shift from the East to the West Side; that the rowhouses from the first period of development in the district (c.1885-1895) provide major examples of the work of a number of New York's leading architects of the period, including C.P.H. Gilbert, Lamb & Rich, and Clarence True; that a subsequent period of development in the district, beginning in the 1910s and continuing through the 1920s, introduced apartment houses which in their use of materials and ornament sought to emulate the style and elegance of the earlier rowhouses; that these apartment houses, designed by such architects as Schwartz & Gross, Emery Roth, and Neville & Bagge, are vital elements in the district creating a counterpoint to its low-scale rowhouses; that taken as a whole the district displays four decades of stylistic change and physical development, representative of changing living patterns for well-to-do New Yorkers; and that harmonious streetscapes of rowhouses, juxtaposed with contrasting tall buildings, and sympathetic interrelationships of the district's materials, styles, and architectural elements, both in the rowhouses and the larger buildings, provide the West End-Collegiate Historic District with a special sense of place.

Accordingly, pursuant to Chapter 21 (formerly Chapter 63) of the Charter of the City of New York, and Chapter 8-A of the Administrative Code of the City of New York the Landmarks Preservation Commission designates as an Historic District the West End-Collegiate Historic District, Borough of Manhattan, containing the property bounded by a line beginning at the northeast corner of West 74th Street and Riverside Drive, extending northerly along the eastern curb line of Riverside Drive, easterly along the southern curb line of West 77th Street, northerly across West 77th Street, northerly along the western property line of 321 West 77th Street, westerly along part of the southern property line of 320 West 78th Street, westerly along the southern property line of 322 West 78th Street, northerly along the western property line of 322 West 78th Street, easterly along the southern curb line of West 78th Street, northerly across West 78th Street, northerly along the western property line of 315 West 78th Street, easterly along the northern property lines of 315 to 309 West 78th Street, northerly along part of the western property line of 309 West 78th Street, easterly along part of the northern property line of 309 West 78th Street, easterly along the northern property line of 307 West 78th Street, easterly along the northern property line of 389 West End Avenue, southerly along the western curb line of West End Avenue, easterly along the southern curb line of West 77th Street to the eastern property line of 262 West 77th Street, southerly along the eastern property line of 262 West 77th Street, easterly along part of the northern property line of 245 West 76th Street, easterly along the northern property line of 243 West 76th Street, southerly along the eastern property line of 243 West 76th Street, westerly along the northern curb line of West 76th Street, southerly along the western curb line of West End Avenue, westerly along the northern curb line of West 75th Street, southerly across West 75th Street, southerly along the eastern property line of 316 West 75th Street, southerly along the eastern property lines of 24 to 23 Riverside Drive, southerly along part of the eastern property line of 321 West 74th Street, easterly along the northern property lines of 319 to 303 West 74th Street, southerly along the eastern property line of 303 West 74th Street, westerly along the northern curb line of West 74th Street, to the point of beginning.

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