

# **The Northern Manhattan (NoMa)**

# **ART DECO PROJECT**

*North of 155<sup>th</sup> St. in Washington Heights and Inwood*



*Sponsored by the Audubon Partnership for Economic Development*

*Text and Photographs by Isaac David Kremer*

## **★ FINAL REPORT ★**

**October 25, 2005**

<b>Introduction .....</b>	<b>2</b>
<b>Executive Summary.....</b>	<b>3</b>
<b>Detailed Project Findings and Report.....</b>	<b>4-10</b>
Rediscovering Art Deco Apartment Houses .....	4
Social Significance of the Art Deco Apartment Houses of Northern Manhattan.....	5
Characteristics of Art Deco Style and Ornament.....	7
<i>Exterior Brickwork, Building Entrances, Lobbies</i>	
<i>Parapets, Fire Escapes, Steel Casement Windows,</i>	
<i>Electrification, Distinctive Lighting Features</i>	
<b>Conclusion.....</b>	<b>11-12</b>
<b>Bibliography.....</b>	<b>13</b>
<b>Credits.....</b>	<b>14</b>
<b>Contacts.....</b>	<b>15</b>
<b>Inventory of Buildings.....</b>	<b>16-53</b>
<b>Architects &amp; Their Buildings.....</b>	<b>54-60</b>

## Introduction

The Audubon Partnership for Economic Development is pleased to bring you this report on the Art Deco Project, a field-based study aimed at discovering and documenting buildings that were built with this modern design in the Inwood-Washington Heights neighborhoods of New York City.

While the findings of this work are of landmark quality, we present them as a break, a *siesta*, from our community's mushrooming housing issues. For now, the Audubon Partnership's focus is on preserving and publicizing our community's unique architectural heritage. More will come later.

A few observations on why the Art Deco Project is particularly important for Northern Manhattan (NoMa).

1. This report confirms that Inwood-Washington Heights has the largest concentration of Art Deco apartment houses in Manhattan and joins the Art Deco districts in Miami Beach and the Bronx's Grand Concourse in its significance and scope – a fact that has escaped the attention of experts and leading scholars of the Art Deco movement.
2. To gain the attention that our Art Deco heritage deserves, it is our collective responsibility to watch over it and develop measures to protect and care for these building treasures.
3. Some of our Art Deco buildings have already been severely altered or lost. Without an appropriate understanding of the value and significance of these resources, more may be lost in the future.
4. Communities throughout the country have shown that an appreciation and understanding of local history and culture can enhance economic development, create new jobs through historic preservation, foster cultural tourism and add to neighborhood vitality.

Isaac D. Kremer, a Cornell University graduate in historic preservation, devoted his summer of 2005 to lead and author this report. The Citigroup Foundation provided financial sponsorship for this project and stood by us as we asked the community to think outside the box and look for areas of opportunity. Thanks to their commitment, we have rediscovered this unique community treasure.

As you review these pages, please think about your role in promoting and preserving our Art Deco collection. At the very least, tell other people about this project. With your help the Art Deco Project's findings will have a longer shelf-life, and generate ideas that will spark our community's entrepreneurship as we work together to honor and protect this distinct and historically significant asset.

Walther G. Delgado  
Audubon Partnership



**Streamlined Art Deco styling of 89 Park Terrace East, with spandrels creating a strong vertical emphasis.**



**Several cruise ships had Art Deco designs – hence the porthole in the lovingly restored lobby of 91 Payson.**

## Executive Summary

Art Deco apartment houses are the most prevalent Art Deco building type surviving in the United States today. In sheer numbers, more filling stations were built (approximately 20,000), though an overwhelming number of these have been demolished, leaving apartment houses as being the most prevalent surviving building type.

Washington Heights and Inwood are fortunate to have the largest concentration of Art Deco apartment houses on Manhattan, and one of the largest concentrations of Art Deco apartment houses in the United States.

This fact has largely gone unrecognized by many people, including property owners, local government, community leaders, and leading experts and scholars on Art Deco in New York City - that is until now.

Limited understanding of the significance of the Art Deco buildings of Northern Manhattan poses the greatest threat to their survival. Though education alone is not enough. This requires a comprehensive effort to generate local interest and pride, and financial incentives to help protect these buildings.

Appropriate recognition of the Art Deco apartment houses in Washington Heights and Inwood has the added advantage in promoting recognition and understanding of Art Deco apartment houses nationwide.

While knowledge of the importance of Northern Manhattan's Art Deco apartment houses is helpful, these resources are being threatened on a number of fronts by 1) insensitive repairs, 2) rising property values, 3) changing zoning ordinances, and 4) a combination of environmental, social, and economic factors that have accelerated the deterioration of these historic resources. So what is needed even more than knowledge is action. While writing this report, we witnessed the disfiguring of 116 Seaman Ave.'s parapet in a single afternoon.

Methods for protecting these resources are available, such as a façade easement program, seeking listing by the New York City Landmarks Commission, etc. But first a public discussion on the costs and benefits of these actions and developing public support is necessary, coinciding with more intensive and ongoing research into the nature and characteristics of the Art Deco buildings in Northern Manhattan.

It is our hope that this report and related public presentations will help to generate interest and to broaden awareness of the value of these resources and to preserve them for the enjoyment of future generations.



**60-70 Seaman Ave. Built by Miller & Goldhammer in 1936 for \$225,000.**



**Different shaped and colored tiles, forming a unique pattern at 658-666 W. 188<sup>th</sup>.**



## Rediscovering Art Deco Apartment Houses

The Art Deco buildings of Northern Manhattan (NoMa) have generally been overlooked by experts and in publications on Art Deco. Tony W. Robins, author and an authority on Art Deco in New York City is a rare exception. He wrote: “Washington Heights/Inwood certainly has a nice collection of Art Deco apartment houses.”

Columbia University’s Historic Preservation Studio when studying NoMa concluded that this area has the “largest collection of Art Deco apartment houses in Manhattan.” Within this observation is a partial explanation for why Art Deco buildings in NoMa have been overlooked. Apartment houses have been overlooked and ignored while Art Deco skyscrapers have received the lion’s share of attention. This omission is particularly stark because Art Deco apartment houses are the most numerous surviving Art Deco building type (there were more filling stations built, but most have been demolished).

One publication has recognized New York as the “Center of the Art Deco Universe.” While this title seems to imply comprehensiveness, the focus on skyscrapers and relative neglect of apartment houses, shows there are areas of New York City and the Art Deco “universe” that remain to be discovered and explored.

Perhaps it would be a good start to identify what Art Deco apartment houses and skyscrapers have in common. Both were built at roughly the same time during the 1920s and 1930s. While skyscrapers replaced the 4-6 story brownstones in Midtown, Art Deco apartment houses of the same height were being constructed in NoMa and the West Bronx. Innovations in transportation allowed middle-income workers who worked in the skyscrapers by day, to commute to outlying areas where new apartment houses for them were being built.

A crucial difference between Art Deco apartment houses and skyscrapers is obviously in their differing height, but also in a less lavish use of ornament in apartment houses. While Art Deco apartment houses took some cues stylistically from the skyscrapers where many of the first occupants of the apartment houses worked, their smaller size and less lavish use of ornament provide at least a partial explanation for why Art Deco apartment houses have been overlooked.

A cursory review of publications on Art Deco shows how apartment houses have been overlooked. *Rediscovering Art Deco, U.S.A.* recognizes apartment buildings as being the most prevalent building type, but only devotes a paragraph to describing them and includes a single black and white photograph of an apartment house in Detroit. David Garrard Lowe’s scholarly and handsomely illustrated *Art Deco New York* also refers to Art Deco apartment houses, though includes none north of 155<sup>th</sup> St.



**The Chrysler Building – an Art Deco masterpiece, built from 1928 to 1930.**



**Zig-Zag style of 46-50 Cooper St. built in 1935.**



**Detail of the “frozen fountain” ornament (to left and right of center) in the parapet of 4700 Broadway.**

The Art Deco Project and this study are then intended to rectify these glaring deficiencies and to make the case that the Art Deco apartment houses of NoMa comprise the largest collection on Manhattan and one of the largest concentrations of Art Deco buildings in the United States, making them deserving of protection and preservation.

### **Social Significance of the Art Deco Apartment Houses of NoMa**

Art Deco architecture flourished within a fairly narrow window of time, between its mass popularization in the 1920s through the Great Depression when construction of new buildings became cost prohibitive. In many ways, Art Deco captured the excitement and optimism of the interwar years and was a refreshing departure from the historical styles and earlier systems of ornamentation.

Art Deco design perhaps reached its fullest realization in the ornamentation and richness of materials in the lobby and elevators of the Chrysler Building, proving Whiffen's comment that Art Deco lent itself more to entrances and lobbies than to exterior ornamentation, where decoration tended to get lost in the sheer mass of the building.

NoMa's Art Deco apartment houses may not warrant special consideration for their elaborate ornamentation (for skyscrapers and other buildings are far more lavish), but when apartment houses social history is considered, a far richer story may be told.

Despite their small size and placement in a natural setting, apartment houses provided a remarkably efficient method to house large numbers of people in a small geographic area. This would become especially evident when waves of immigrants in the late 20<sup>th</sup> and early 21<sup>st</sup> century settled in the 2.8 square miles north of 155<sup>th</sup> St – causing the population to rise to over 225,000 people. This rise in population made NoMa one of the fastest growing areas of New York City, with one of the highest concentrations of newly arrived immigrants.

These recent immigrants share something in common with some of the first immigrants to settle *en masse* in NoMa. During the 1930's people with German-Jewish descent escaping persecution prior to World War II, settled in NoMa in such great numbers that the area became known as the "Fourth Reich." This influx of new immigrants corresponded closely with the construction of Art Deco apartment houses.

These refugees were often highly educated and brought with them a knowledge and appreciation for the emerging architectural trends in Europe. The desire of some immigrants to make a break from history and historical styles was profound. A close collaboration of Jewish architects and developers allowed for a blossoming of Art Deco buildings in NoMa and the West Bronx.



**Man resting on streamlined Art Deco inspired seating beside the ball field at Inwood Park.**



**View opposite the lobby of the Embassy at 50 Park Terrace East – a window opening to nature.**



**Pedestrian tunnel to the IRT subway station at 191<sup>st</sup> St that helped to open Northern Manhattan to development.**



Because immigrants were arriving so fast, development pressures were intense and apartment buildings were often put up as quickly as possible, allowing only limited ornamentation to be applied. The extravagantly ornamented Plaza Apartments in the West Bronx, one of the early Art Deco buildings, benefited by being built before housing needs and development pressures became overwhelming.

Over time, features present in Art Deco apartment houses would also be found in more stripped down modernist apartment houses and public housing projects. The pressures to house large numbers of people at the lowest possible cost was certainly present later in the 20<sup>th</sup> century as well, resulting in even more severe and stripped down buildings.

European Modernism generally rejected Art Deco because it was seen as a lavish and inappropriate system of ornamentation. The Art Deco buildings of NoMa were far more subdued than Art Deco monuments like the Chrysler Building, providing a brief glimpse of elements of European Modernism that was to follow.

Corner windows, ornament limited to alternating courses of bricks, and location in a park like setting are all characteristics found in the Art Deco buildings of NoMa. Buildings in the Park Terrace West area in Inwood exemplify this trend. Several free-standing towers of similar design are situated in a carefully landscaped area. These buildings are situated far from the edge of the sidewalk and are taller making them differ from the model of other Art Deco apartment houses; though they do prefigure the large-scale public housing projects to come in the decades to follow.

Art Deco may be interpreted as a transitional form of architecture, similar to earlier architecture through its use of applied ornamentation, but also prefiguring modern architecture to follow, through the use of geometric massing, stripped down forms, and new building materials.

When applied to skyscrapers, the small scale characteristic of Art Deco “was hardly suited to the bulk and economic purpose of the skyscraper” (Whiffen). Art Deco ornament in the eyes of one author was seen as being more appropriate in entrance portals and elevator lobbies, “where the display of fancy metalwork, colored marbles, and contrasting wood veneers could be fully appreciated.”

One other important note to make about NoMa is that Art Deco apartment houses here, while concentrated, are not alone. These are blended in with an eclectic stylistic mix of buildings, including many with Gothic or medieval ornament. This, like the ornament in Art Deco buildings in most cases is only surface treatment (meaning that it does not correspond or relate to the structure it covers).



**Decorative spandrel panel from the Plaza Apartments.**



**Chrysler Building, richly decorated elevator door.**



**Positioning The Cloisters at the visual terminus of Cooper St. is a good feature of urban design. The Cloisters influence is also felt in buildings with medieval inspired ornament.**

Medieval influences may at least partially be explained by the presence of The Cloisters, a collection of French and Spanish monastic cloisters imported and reassembled on a hill top in NoMa between 1934 and 1939. The presence of this world renowned collection of art and architecture during the most active period of building and construction in NoMa, may have very well influenced the design of buildings in close proximity to The Cloisters. Many buildings located immediately east of the Cloisters incorporate medieval details.

While critics may dismiss this area architecturally as being stylistically muddled or having boxes with stylistic ornament pasted on them, this does not refute the unique urban form – a tightly knit urban fabric of buildings lining the sidewalk edge and ranging in four to six stories – and the ability of this form to house substantial numbers of people, making NoMa historically and today home for some of New York City’s newest and most entrepreneurial residents.

Finally, the presence of mixed uses and the repetition of 4-6 story buildings is similar in many respects to the method of urban design and construction advanced by advocates of New Urbanism. This movement that emerged in the late 20<sup>th</sup> century sought to respond to deficiencies of suburban development, seeking to create an urban form that is “new”. That Northern Manhattan closely mirrors New Urbanist ideals, is just one other convincing and compelling argument why this is a special area – and eminently worth of preservation.

### **Characteristics of Art Deco Style and Ornament**

While Art Deco apartment houses have received far less attention than skyscrapers, their smaller height and scale allowed the ornamentation to be observed and appreciated.

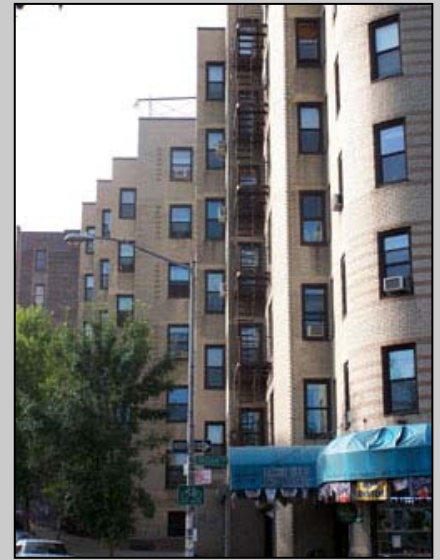
Art Deco ornament in the eyes of one author was seen as being more appropriate in entrance portals and elevator lobbies, “where the display of fancy metalwork, colored marbles, and contrasting wood veneers could be fully appreciated.”

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### ***Exterior Brickwork***

Two common features of brickwork in Art Deco apartment houses are bricks projecting from the building surface in unique geometric patterns and the use of different colored brick in alternating sections or courses.

These features of exterior brickwork not only create visual interest, but are far less expensive than Classical or Gothic systems of applied



**27 Indian Road, built in 1938 by H.I. Feldman, is staggered to let windows open to the park and Hudson River.**



**Unique fireplace from the lobby of 112 Laurel Terrace.**



**Floral ornament over the entrance of 187 Bennett. Built by Springsteen & Goldhammer in 1929.**



ornamentation that used carved or molded columns, arches, window lintels and sills.

This patterned exterior brickwork may help create a horizontal pulling effect by laying alternating colors of bricks horizontally, or a vertical stretching effect through piers and visible sections rising from the bottom to the top of the building.

### ***Building Entrances***

Building entrances are often the most architecturally distinct area of Art Deco apartment houses.

Emphasis on building entrances is consistent with the principles that Louis Sullivan advances in “The Tall Office Building Artistically Considered.” In this essay he suggests the ground floor should have a main entrance that attracts the eye; the top of the building should be dramatically defined; and the height of the building should be emphasized by using recessed spandrels and windows.

### ***Lobbies***

The finest designed areas of Art Deco apartment buildings in NoMa may be found in their lobbies. Features present in these lobbies include murals, the use of luxurious materials such as marble, and terrazzo floors that incorporate geometric designs made of different colors.



**At 235 Cabrini, a horizontal banding pattern is created through the use of different colored bricks.**



**An attractive entrance at 680 W. 204<sup>th</sup> St. Built in 1935 by George G. Miller.**



*The lobby of 45 Wadsworth Terrace boasts several intact murals – but these have been vandalized and are in need of immediate attention.*



**One of Northern Manhattan's gems – 45 Wadsworth Terrace.**



### ***Parapets***

The parapet is the uppermost portion of a building, providing a crown at its very top. Parapets are integral to the design of the building and create a sense of thrust and direction, making the building appear to reach into the sky.

Parapets in Art Deco apartment houses are a particularly dramatic and decorative feature, but are threatened and in many cases have been removed.

The aggressive enforcement of municipal ordinances resulted in the removal of many of these parapets. As the removal of the parapet at 116 Seaman Ave. showed, it only takes a couple workmen with power tools an afternoon to remove an entire parapet. And despite assurances that it will be replaced, it is highly unlikely its replacement will be of similar materials, form, shape or size.

For parapets that are still intact and/or threatened, efforts should be made to stabilize them and to assure that existing parapets are not removed.

### ***Fire Escapes***

At the time Art Deco apartment houses were being constructed, two forms of egress were required by city ordinance. This resulted in the broad adoption and application of fire escapes.

Fire escapes in buildings typically take on a crude or utilitarian function, and are tucked away in an area of the building that is least visible. In the Art Deco apartment houses of NoMa, however, fire escapes are commonly displayed on the front of buildings and become an integral element to the design of the building.

A preponderance of fire escapes observed had rounded corners. These were differentiated from one another by the use of banding. Some had horizontal bands and others vertical, and some bands were more slender and decorative while others larger and had a heavier appearance. Geometric designs might be superimposed on fire escapes as well.

These fire escapes were commonly painted with the color of the fire escape often corresponding to color of the exterior brickwork. Recent repainting has created a mismatch between the fire escape color and brick color in some cases. Still, regular painting of fire escapes is important to their preservation.

### ***Steel Frame Casement Windows***

Steel frame casement windows and corner windows are distinctive design features of Art Deco buildings, and at one time they were prevalent throughout Northern Manhattan.



**Parapet of 116 Seaman Ave.**



**Workers removing the same parapet above during one afternoon in late July.**



**Workmen repainting the fire escape at 53 Park Terrace West. Note how the paint does not match the brick.**

Their removal and replacement was motivated by the aggressive marketing and availability of cheap alternatives especially during the 1980s. This resulted in the destruction of many of the earlier windows.

If properly maintained, steel frame windows are of such durable material that they may survive for an extended period of time. But when not maintained regularly, they deteriorate very quickly.

Corner windows and steel frame windows were intended to allow a maximum of light and air to enter into buildings. They also gave the corner of the building an effect of dematerializing.

Removal of steel frame windows throughout NoMa has substantially undermined the integrity of our Art Deco buildings.

Where these windows still exist, special efforts should be made to see that they are maintained. Where they have been removed, newer windows should be replaced with steel casement windows that are similar in shape and material to the original windows.

### ***Electrification***

While we might take electrification for granted today, this was an important innovation that was applied in several of the newly constructed Art Deco buildings. The zig-zag is a universal symbol for electricity, and is incorporated into several Deco buildings – as if to advertise that the building is electrified. Art Deco was the style of choice for the General Electric Building at 570 Lexington in Midtown Manhattan.

Utilities and manufacturers of devices relying on electricity were quick to celebrate the popularization of electricity for domestic use, and encouraged electrification in the buildings of NoMa.

### ***Distinctive Lighting Fixtures***

Along with electrification came the need for unique lighting features. Indirect light was preferred to direct light. For this reasons wall sconces and lights that reflected off of unique polished decorative surfaces were common.

Because of experimentation with new materials, shapes, and forms, some of these early lighting fixtures were technically flawed, failed, and required replacement. Others were so unique and well made that they became sought after on the architectural salvage and antique market. (Yes – Art Deco is antique today!) For these reasons and more, very few of these original lighting fixtures remain. While it is very difficult to find new lamps that are suitable replacements, this is the appropriate remedy. Retaining existing lamps is certainly important as well.



**Many a fine building has been destroyed through “modernization” or removal of steel frame windows.**



**Rare steel frame window still intact though in need of maintenance at 101 Cooper Street.**



**This sign on Seaman Avenue informs apartments are “Accurately Wired for Modern Living.”**



**Original lamp (left) replaced by Colonial Revival lamp of incorrect style (above).**

## Conclusion

In this report we have shown how Northern Manhattan has the largest concentration of Art Deco apartment houses in Manhattan and one of the largest concentrations of Art Deco apartment houses in the United States.

For those who may still be skeptical of this claim, we encourage you to take a stroll down Cooper Street, Bennett Avenue, Cabrini Boulevard or Payson Avenue and step into the lobbies of a few of these buildings to appreciate their Art Deco splendor.

A successful movement has emerged nationwide to recognize and protect Art Deco buildings. Northern Manhattan's unique contribution to this movement is to publicize the historic and architectural importance of Art Deco apartment houses and to advocate for their preservation locally, and broader attention nationwide.

If Art Deco apartment houses are taken for granted, however, and do not receive the attention that they deserve, there is a risk that they may go the way of filling stations – “20,000 built; few surviving today.”

The lobbies of the Art Deco apartment houses deserve special protection too. You saw earlier in this report how the murals of 45 Wadsworth Terrace have been defaced. It is important to assure that a similar fate does not threaten other noted Art Deco lobbies – whether through vandalism or through removal of significant elements for sale or in the name of “renovation” or “modernization”.

Along with their architectural significance, the Art Deco apartment buildings of Northern Manhattan add to the neighborhood's rich and unique social history. Immigrants historically and today have sought out opportunity and have made their home in Northern Manhattan – with many of them living in Art Deco apartment houses. Assuring these buildings are available well into the future is not just for their architectural significance or their lobbies, but for their unique social function and role in sheltering New York's immigrant population.



**The beautiful lobby of 250 Cabrini Blvd. with indirect lighting, period furniture, and mirror wall behind the fireplace (center).**



**Elevator doors in the immaculately cared for 702 Ft. Washington, built by J.M. Felson in 1938.**



With this report, we have documented a notable concentration of Art Deco apartment buildings in Northern Manhattan. Educating building owners, local government, and community leaders about this valuable architectural legacy is a crucial “next step.” Unless people know the value of what they have, they are likely to alter, damage or destroy these architectural treasures. By promoting awareness among government officials, business and building owners, and the broader community, the Art Deco buildings of Northern Manhattan can become a rallying point and source of community pride. Art Deco can then become a symbol and the focus of a progressive agenda to provide affordable housing, employment, improvement of parks, and securing the services that Northern Manhattan needs and deserves.

There is a worldwide fascination and interest with Art Deco buildings too. If Northern Manhattan can present its Art Deco apartment houses as a unique resource, this has the potential to attract the attention of people throughout the world. It might be possible to host regular tours, much like the tours Tony Robins provides of the Art Deco skyscrapers of Midtown and Lower Manhattan today.

Historic district designation through the New York City Landmarks Commission is the best possible way to protect these buildings. Listing requires intensive documentation of these buildings and the sustained effort and political will necessary to see the application process through the Commission’s lengthy approval process.

It is no secret that Northern Manhattan is distressed, and often the fear is that historic districts and historic preservation will cause displacement. While this is certainly a possibility, to ignore the value of the Art Deco apartment houses and to do nothing to protect them would be a tragedy as well. While in many areas preservation and displacement seem to be synonymous, there is every reason why in Northern Manhattan preservation may be infused with concerns for social justice, and that preservation of neighborhoods with vitality tied to their immigrant population may go hand in hand with preservation of buildings that house this richly diverse community.

Today Art Deco buildings of the Grand Concourse in the Bronx are just beginning to receive the attention they deserve, with a historic district there now under consideration. There is no reason why Northern Manhattan shouldn’t follow suit. For this to happen, everyone who has a stake in Northern Manhattan must recognize that the Art Deco buildings of this area are valuable and each concerned community member must advocate for their preservation.

Isaac David Kremer  
August 31, 2005



**The stunning lobby of 120 Bennett with murals, decorative marble, and terrazzo floor.**



**Building entrance with Art Deco lamps for 28-36 Park Terrace East. This entire building cost \$125,000 when built by H.I. Feldman in 1936.**



**Stunning ceiling of the lobby at 56-70 Cooper St. Built in 1937 by George G. Miller.**

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**Commercial buildings received Art Deco treatment too – as in the decorative terra cotta of 810 W. 187<sup>th</sup>.**

## Credits

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Unique insights were provided by several Art Deco experts: **Glen Leiner**, Vice-President of the Art Deco Society of New York; **Tony Robins**, Before Your Very Eyes! tours; **Andrew Dolkhart**, Columbia University; **Christopher Gray**, Office of Metropolitan History; and **Rebecca Binno-Savage**, President, Detroit Area Art Deco Society.

As this project developed, numerous community members rose to the occasion and provided their valuable support in various ways, including **Martin Collins**, Chairman of Community Board 12; **Linchiana Amigo**; **Alex Disbrow**; **Michael Klien**; **Edgar Nau**; **Sky Pape**; and **Christopher Rawlins**.

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### **Text and Photographs by Isaac David Kremer**

Principal, Isaac David Productions, [www.isaacdavid.com](http://www.isaacdavid.com)

Phone: (313) 268-4356, E-mail: [info@isaacdavid.com](mailto:info@isaacdavid.com)



## Contacts

### City of New York

New York City Landmarks Preservation Commission  
1 Centre St, Corner of Centre and Chambers Sts  
Open Mon-Fri, 9a-5p, two forms of id  
(212) 669-7000  
<http://www.nyc.gov/html/lpc/>

Community Board No. 12  
711 West 168th Street  
New York, NY 10032  
(212) 568-8500 (phone)  
(212) 740-8197 (fax)

### Columbia University

Avery Architectural & Fine Arts Library  
(212) 854-4110  
<http://www.columbia.edu/cu/lweb/indiv/avery/>

Andrew S. Dolkart  
James Marston Fitch Professor  
300 Buell Hall, (212) 854-3414, [asd3@columbia.edu](mailto:asd3@columbia.edu)

### Other Resources

Art Deco Society of New York  
Glen Lenier  
Vice President  
(212) 679-DECO, [glenlenier@aol.com](mailto:glenlenier@aol.com)  
<http://www.artdeco.org/>

National Architectural Trust  
<http://www.natarchtrust.org/>

National Trust for Historic Preservation  
<http://www.nationaltrust.org/>

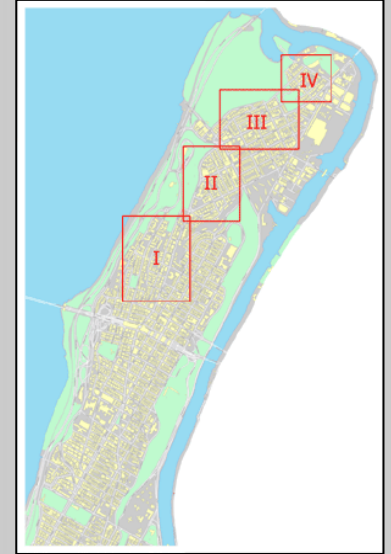
New York City Landmarks Conservancy  
[www.nylandmarks.org](http://www.nylandmarks.org)

Tony W. Robins  
[trob@pipeline.com](mailto:trob@pipeline.com)

The Upper Manhattan Historic Preservation Fund  
(212) 995-5260

## Inventory of Buildings

### Area I



**44-54 Bennett Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1926	602	\$450,000	<b>BENNETT AV, 44-54</b>	6-sty bk tnt, 125x 132
			(o) Goldner-Parnass Bldg, Corp. Louis Goldner, pres / (o) 61 Ellwood 86 Ft.	
			Washington av	
			(a) Sommerfeld & Sass / (a) 31 Union sq	

**Photos: 100\_5171****51 Bennett Avenue [725 West 184<sup>th</sup> Street]**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	301	\$269,000	<b>184TH ST, 725 W</b>	6-sty bk apt, 192x 70
			(o) 725 Realty Corp., Samuel Alexander, pres / (o) 4375 Bway	
			(a) Samson V. Becker / (a) 1910 Osborn pl	

**Photos: 100\_5173, 100\_5174 (be), 100\_4347****56 Bennett Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1926	601	\$500,000	<b>BENNETT AV, 56-64</b>	6-sty bk tnt, 105x 165
			(o) Goldner-Parnass Bldg. Corp. Louis Goldner, pres / (o) 61 Ellwood 86 Ft.	
			Washington av	
			(a) Sommerfeld & Sass / (a) 31 Union sq	

**Photos: 100\_5175, 100\_5172, 100\_4346****94-100 Bennett Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	201	\$225,000.00	<b>BENNETT AV, 94-100</b>	6-sty bk apt, 150x 150
			(o) 100 Bennett Av. Corp., Morris Shacknow, pres / (o) 527 5th [Fifth] av	
			(a) Horace Ginsbern / (a) 205 E 42	

**Photos: 100\_4239, 100\_4344, 100\_4240 (be), 100\_4241, 100\_5177****110 Bennett Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1940	51	\$200,000.00	<b>BENNETT AV, 110</b>	6-sty bk apt, 109x 90
			(o) Shacknow & Brown, Inc., Morris Shacknow, pres / (o) 527 5th [Fifth] av	
			(a) Horace Ginsbern / (a) 205 E 42	

**Photos: 100\_4188, 100\_4237, 100\_4238**



**120-130 Bennett Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1937	100	\$250,000	<b>BENNETT AV, 120-130</b>	6-sty bk apt, 183x 90 (o) 211 St. Bldg. Corp., Morris Shachnow, pres OWNER / OWNER ADDRESS / (o) 527 5th [Fifth] av ARCHITECT / ARCHITECT ADDRESS (a) Horace Ginsbern / (a) 205 E 42

**Photos:** 100\_5181, 100\_4228, 100\_4190, 100\_4231, 100\_4232, 100\_4233, 100\_4234, 100\_4235, 100\_4236, 100\_4342, 100\_4341, 100\_5182, 100\_5183 (be), 100\_5184, 100\_5185, 100\_5186

Impressive lobby with murals and marble.

**180-186 Bennett Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	18	\$200,000.00	<b>BENNETT AV, 180-186</b>	6-sty bk apt, 127x 85 (o) Davro Realty Co., David Markbreiter, pres / (o) 291 E 134 OWNER / OWNER ADDRESS ARCHITECT / ARCHITECT ADDRESS (a) Miller & Goldhammer / (a) 40 E 49

**Photos:** 100\_5190, 100\_5191, 100\_5192, 100\_5193, 100\_5194, 100\_5195, 100\_4222

Deco inspired elements in façade, but more traditional interior with beam ceiling.

**195 [187-195] Bennett Avenue [708-14 W. 190<sup>th</sup> St.]**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1929	218	\$200,000	<b>BENNETT AV, 187-195, &amp; 190TH ST, 708-14 W</b>	6-sty bk apt, 122x 90 (o) Benrock Holding Corp., Victor Steinfeld, pres / (o) 4455 Bway OWNER / OWNER ADDRESS ARCHITECT / (a) Springsteen & Goldhammer / (a) 40 E 49th

**Photos:** 100\_4215, 100\_4216 (be), 100\_4217, 100\_4218, 100\_4212, 100\_4213

**200 [192-202] Bennett Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1929	562	\$250,000.00	<b>BENNETT AV, 192-202</b>	6-sty bk apt, 136x 94, 5-ply approved rubberoid roof (o) Zena Slater / (o) 4455 Bway OWNER / OWNER ADDRESS ARCHITECT / ARCHITECT ADDRESS (a) Oscar Goldschlag / (a) 1482 Bway

**Photos:** 100\_5198, 100\_5196, 100\_5197, 100\_4219, 100\_4220



**4300 Broadway**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1940	194	\$180,000.00	<b>BROADWAY, 4300-4308; also 183D [183RD] ST, 663-665 W</b>	6-sty bk apt, 54 suites, 104x 101
			(o) Broadway & 183d St. Corpn, Jack Ferman, pres / (o) 2488 Grand Concourse	
			ARCHITECT / ARCHITECT ADDRESS	(a) Chas. Kreymborg / (a) 349 E 149

**Photos: 100\_4352****4395 Broadway**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1941	104	\$250,000.00	<b>BROADWAY, 4389-4399</b>	6-sty bk apt, 61 suites, 130x 98
			(o) 189th St. Realty Corpn., Isidore Freisler, pres / (o) 3527 Jerome av	
			ARCHITECT / ARCHITECT ADDRESS	(a) Theo. Heindsmann / (a) 349 E 149

**Photos: 100\_4860, 100\_4861 (be)****4407 Broadway**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1950	215	\$30,000.00	<b>BROADWAY, 4401-4407</b>	1-sty bk str, 125x 52
			(o) Haven Properties Inc, Rose Halpern, pres / (o) 1351 Boscobel av	
			ARCHITECT / ARCHITECT ADDRESS	(a) J M Felson / (a) 250 W 57

**Photos: 100\_4859****235 Cabrini Boulevard****Photos: 100\_5162, 100\_5163 (be)****232-240 Cabrini Boulevard****Photos: 100\_5164, 100\_5165 (be), 100\_4906**

**250 Cabrini Boulevard**

Entrance faces south side of 187<sup>th</sup> St.

**Photos:** 100\_4289, 100\_4290, 100\_4291 (be), 100\_4292, 100\_4293, 100\_4294, 100\_4295, 100\_4296, 100\_4297, 100\_4298, 100\_4907

**255 Cabrini Boulevard**

**Photos:** 100\_5158, 100\_4335 (be)

**265 Cabrini Boulevard**

**Photos:** 100\_4286, 100\_4287, 100\_4288 (be)

**350 Cabrini Boulevard**

Parapet removed.

**Photos:** 100\_4275, 100\_4276, 100\_4277 (be), 100\_4278, 100\_4279, 100\_4280, 100\_4281, 100\_4282, 100\_4283, 100\_4284, 100\_4285

**360 Cabrini Boulevard**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1941	98	\$400,000.00	<b>CABRINI BLVD, 360</b>	6-sty bk apt, 108 suites, 141x 66
			(o) Cliffs on the Hudson, Saml. Strom, pres	
			/ (o) 130 Ft. Washington av	
			(a) H. Herbert Lilien / (a) 215 E 149	

**Photos:** 100\_4273, 100\_4274 (be)





**499 Fort Washington Ave.**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	71	\$200,000.00	<b>FT WASHINGTON AV, 491-499</b>	6-sty bk apt, 105x 89
			(o) Ft. Tyron Properties, Inc., Samuel Barkin, pres / (o) 565 5th [Fifth] av	
			(a) J. M. Felson / (a) 250 W 57	

**Photos:** 100\_4303, 100\_4304, 100\_4197, 100\_4198

Parapet has been removed.

**551 Fort Washington Ave.**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1931	17	\$200,000.00	<b>FT WASHINGTON AV, 551-553</b>	2-sty bk church, 100x 90
			(o) Fourth Church of Christ Scientist, Herbert Levenson, trustee / (o) 178th st & Ft Washington av	
			(a) Cherry & Matz / (a) 441 Lexington av	

**Photos:** 100\_4310, 100\_4311

Originally Fourth Church of Christ Scientist, later converted for use as Hebrew Tabernacle. Decorative metalwork on exterior compromised and in need of treatment because pieces are falling off.

**563-573 Fort Washington Ave.**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	25	\$250,000.00	<b>FT WASHINGTON AV, 563-573</b>	6-sty bk apt, 150x 84
			(o) 567 Ft. Washington Av., Inc., Richard A. Abramson, pres / (o) 122 E 42	
			(a) Horace Ginsbern / (a) 205 E 42	

**Photos:** 100\_4312, 100\_4313 (be), 100\_4314

**570-576 Fort Washington Ave.**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	4	\$350,000.00	<b>FT. WASHINGTON AV, 570-576</b>	6-sty bk apt, 150x 113
			(o) 570 Ft. Washington Ave., Inc., A. Rotner, pres / (o) 1360 Garrison av	
			(a) J. M. Felson / (a) 250 W 57	

**Photos:** 100\_5159, 100\_4315 (be), 100\_4316, 100\_4317 (l)



**620 [604-636] Fort Washington Ave.**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	146-149	\$857,000	<b>OVERLOOK TER, 71-93, &amp; FT WASHINGTON AV, 604-636</b>	4-6-sty bk apts, 170x 63, 182x 73, 210x 102 & 144x 102
			(o) Covenant Estates, Inc., Harry Gilden, pres	
OWNER / OWNER ADDRESS			/ (o) 391 E 149	
ARCHITECT / ARCHITECT ADDRESS			(a) Chas. Kreymborg / (a) 349 E 149	

**Photos:** 100\_4318, 100\_4319 (be), 100\_4329, 100\_4330, 100\_4320, 100\_4321, 100\_4322 (be), 100\_4910

**680 Fort Washington Ave.**

**Photos:** 100\_4323, 100\_4324 (be), 100\_4252

**690 Fort Washington Ave. (and West 190<sup>th</sup> Street)**

**Photos:** 100\_4325, 100\_4337, 100\_4336, 100\_4253, 100\_4251 (be), 100\_4250, 100\_4326

**700 [692-700] Fort Washington Ave.**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1944	245	\$400,000.00	<b>FT WASHINGTON AV, 692-700</b>	6-sty bk apt, 114x 194
			(o) High View Apartments Inc., Samuel Strom, pres / (o) 340 Riverside dr	
OWNER / OWNER ADDRESS				
ARCHITECT / ARCHITECT ADDRESS			(a) H. Herbert Lillien / (a) 2095 Bway	

**730 [702-736] Fort Washington Ave.**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1938	174-175	\$1,000,000.00	<b>FORT WASHINGTON AV, 702-736</b>	2 6-sty bk apts, 129x 163x 177x 220
			(o) Ft. Tryon Gardens, Inc., Harry Gildin, pres / (o) 349 E 149	
OWNER / OWNER ADDRESS				
ARCHITECT / ARCHITECT ADDRESS			(a) J. M. Felson / (a) 250 W 57	



**Photos:** 100\_4254, 100\_4255 (be), 100\_4256, 100\_4258, 100\_4257, 100\_4259, 100\_4261, 100\_4262, 100\_4263, 100\_4264, 100\_4265, 100\_4266, 100\_4267, 100\_4270, 100\_4271, 100\_5157

### 66 Overlook Terrace

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1955	223	\$14,000,000.00	<b>OVERLOOK TER, 66-96; also 187TH ST, 727-749 W</b>	6-sty apt, 153x 195 (133,920 sq ft)
			OWNER / OWNER ADDRESS (o) Ft Tryon Terrace, Inc, David Gildin, pres / (o) 391 W 149	
			ARCHITECT / ARCHITECT ADDRESS (a) Greenberg & Ames / (a) 303 4 <sup>th</sup> [Fourth] av	

**Photos:** 100\_4192

### 119 Overlook Terrace

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1941	19	\$275,000.00	<b>OVERLOOK TER, swc 190<sup>th</sup></b>	6-sty bk apt, 79 suites
			OWNER / OWNER ADDRESS (o) Overlook Realty Corpn, Gustave Halpern, pres / (o) 50 Cortlandt	
			ARCHITECT / ARCHITECT ADDRESS (a) J. M. Felson / (a) 250 W 57	

**Photos:** 100\_4248, 100\_4249

### 189-207 Pinehurst Avenue

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1947	33	\$512,000.00	<b>PINEHURST AV, 189-207</b>	6-sty bk apt, 175x 82
			OWNER / OWNER ADDRESS (o) Pinehurst Construction Co., Jack Ratner, pres / (o) 570 Ft Washington av	
			ARCHITECT / ARCHITECT ADDRESS (a) Charles E. Greenberg / (a) 565 5th [Fifth] av	

**Photos:** 100\_4195, 100\_4196

### 200 [198-208] Pinehurst Ave., "Tyron Towers"

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	112	\$225,000.00	<b>NORTHERN AV, 223-233; also PINEHURST AV, 198-208</b>	6-sty bk apt, 151x 88
			OWNER / OWNER ADDRESS (o) Hallerest Bldg. Corp., Samuel Cohn, pres / (o) 1506 Jerome av	
			ARCHITECT / ARCHITECT ADDRESS (a) Horace Ginsbern / (a) 205 E 42	

**Photos:** 100\_4299, 100\_4331





**45-49 Wadsworth Terrace**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1929	108	\$225,000.00	<b>WADSWORTH TER, 45-49</b>	6-sty bk tnt, 81x 145
			(o) Flegus Realty Corp., Sol. Getteerg, pres / (o) 39 W 149 <sup>th</sup>	
OWNER / OWNER ADDRESS			(a) H. I. Feldman / (a) 415 Lexington av	
			ARCHITECT / ARCHITECT ADDRESS	

**Photos:** 100\_4944, 100\_4945 (be), 100\_4946, 100\_4947, 100\_4948, 100\_4949, 100\_4950, 100\_4951, 100\_4952, 100\_4953, 100\_4954 (lo), 100\_4186, 100\_4187 (be)

**729-735 West 186<sup>th</sup> Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1940	174	\$315,000.00	<b>186TH ST, 729-735 W</b>	6-sty bk apt, 71 suites, 116x 135
OWNER / OWNER ADDRESS			(o) Jos. Schmideberg / (o) 1895 Billingsley ter	
			ARCHITECT (a) I. L. Crausman / (a) 332 E 149	

**Photos:** 100\_5178, 100\_5179, 100\_4244, 100\_4245, 100\_4246, 100\_4247

**734-736 West 186<sup>th</sup> Street [30 Overlook Terrace]**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	45	\$240,000.00	<b>186TH ST, 734-736 W</b>	6-sty bk apt, 101x 138
OWNER / OWNER ADDRESS			(o) Normandie Bldg. Corp., Louis Silverman, pres / (o) 2300 Bronx Park E	
			ARCHITECT / ARCHITECT ADDRESS (a) S. V. Becker / (a) 1912 Osborne pl	

**Photos:** 100\_4242, 100\_4243, 100\_5180 (be)

**736 West 187<sup>th</sup> Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	205	\$225,000.00	<b>187TH ST, 738-746 W</b>	6-sty bk apt, 136x 99
OWNER / OWNER ADDRESS			(o) Overlook Equities, Inc., Sam Silverman, pres / (o) 2432 Grand Concourse	
			ARCHITECT / ARCHITECT ADDRESS (a) I. L. Crausman / (a) 332 E 149	

**Photos:** 100\_4339, 100\_4340 (be), 100\_5187



Earlier building removed to make way for building currently under construction.

**738-746 West 187th Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	205	\$225,000.00	<b>187TH ST, 738-746 W</b>	6-sty bk apt, 136x 99
			(o) Overlook Equities, Inc., Sam Silverman, pres / (o) 2432 Grand Concourse	
			(a) I. L. Crausman / (a) 332 E 149	

**Photos:** 100\_5188, 100\_4338 (be), 100\_4191

**807-809 West 187<sup>th</sup> Street**

Frank's Market

**Photos:** 100\_4908

**810-14 West 187th Street**

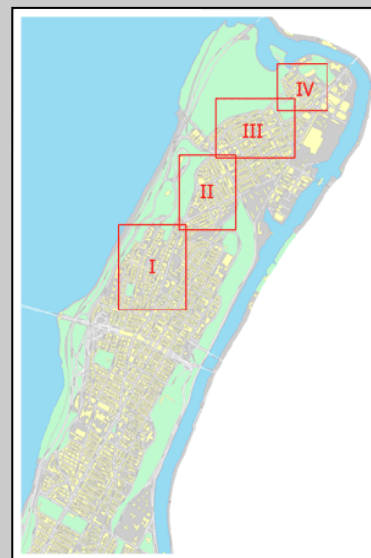
YEAR	DOB #	COST	BUILDING ADDRESS	DESCRIPTION
1929	428	\$40,000.00	<b>187TH ST, 810-16 W; also PINEHURST Av, 209-13</b>	1-sty bk stores & storage, 101x 73
			(o) Alsi Bldg. Co., Inc.; Albert Shapira, pres; Simon Shapiro vice-pres / (o) 563 E Tremont av	
			(a) George Meisner / (a) 4197 Park av	

**Photos:** 100\_4194, 100\_4334

**801 West 190th Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1966	15	\$1,000,000	<b>190TH st, 801 W</b>	6-sty nursing home, 91x 136, 68,787 sq ft (743,667 cu ft)
			(o) Sid Jay Assoc, Inc, Sidney Greenwald, pres / (o) 295 Madison av	
			(a) Allen H Feierg / (a) 159-05 92d [92nd] st, Howard Beach	



**Area 2**



**47 Arden Street**

YEAR	DOB #	COST	BUILDING ADDRESS	DESCRIPTION
1937	222	\$100,000	<b>ARDEN ST, 47</b>	6-sty bk apt, 75x 84
			(o) David Markbreiter	
OWNER / OWNER ADDRESS			/ (o) 280 E 137	COMMENTS
ARCHITECT / ARCHITECT ADDRESS			(a) H. Herbert Lilien /	
			(a) 215 E 149	

**Photos:** 100\_4695, 100\_4696 (be)

**96 Arden Street**

**Photos:** 100\_4728, 100\_4729 (be), 100\_4730, 100\_4731

**100 Arden Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1941	26-27	\$500,000	<b>BROADWAY, 4708-4716; also ARDEN ST, 98-100</b>	2 6-sty apts, 117 suites
			(o) Galmore Realty Corpn & Elmart Realty Corpn., Gabriel Besner, pres / (o) 318 E 149	
ARCHITECT / ARCHITECT ADDRESS			(a) S. V. Becker / (a) 555 Grand Concourse	

**Photos:** 100\_4686

**105 Arden Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	45	\$200,000.00	<b>BROADWAY, 4720-4728; also ARDEN ST, 105-111</b>	6-sty bk apt, 109x 111
			(o) 105 Arden St. Corp., Leo A. Minskoff, secy / (o) 521 5th [Fifth] av	
ARCHITECT / ARCHITECT ADDRESS			(a) Horace Ginsbern / (a) 205 E 42	

**Photos:** 100\_4732, 100\_4733 (be), 100\_4685

**4 Bogardus Place**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1954	7	\$250,000.00	<b>BOGARDUS PL, 4-10</b>	6-sty apt, 100x 70
			(o) Bogardus Gardens, Inc, Abr C Litton, pres / (o) 4370 Bway	
ARCHITECT / ARCHITECT ADDRESS			(a) H Herbert Lilien / (a) 201 W 72	

**Photos:** 100\_4858



**14 Bogardus Place**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1950	62	\$750,000.00	<b>BOGARDUS PL, 14</b>	6-sty apt, —x —
			(o) Ellwood Gardens Inc., Harris Ratner, pres / (o) 3 Park Row	
			(a) Gustave W. Iser / (a) 109 E 29	

**Photos: 100\_4857**

Represents shift from Art Deco to modernism. Asymmetrical massing.  
Casement windows still. No exterior ornament.

**20-26 Bogardus Place**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1937	24	\$150,000.00	<b>BOGARDUS PL, 20-26</b>	6-sty bk apt, 100x 84
			(o) Naglerwood Bldg. Corp., Harris Ratner, pres / (o) 117 Nagle av	
			(a) Jos. B. Klein / (a) 215 E 149	

**Photos: 100\_4855, 100\_4856 (be)****30 Bogardus Place**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1941	2	\$170,000.00	<b>BOGARDUS PL, 30-32</b>	6-sty bk apt, 49 suites, 84x 100
			(o) Bogana Holding Corp., Philip Krumholz, pres / (o) 332 E 149	
			(a) Chas. Kreyborg / (a) 349 E 149	

**Photos: 100\_4854, 100\_4852, 100\_4853 (be)****4600 Broadway**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1986	30	\$900,000.00	<b>BROADWAY, 4600-4622</b>	5-sty public school
			(o) N Y C Board of Education / (o) 28-11 Queens Plz N	
			(a) Richard Dattner / (a) 154 W 57	

**Photos: 100\_4736, 100\_4737**

Deco echo. Building from 1980's in imitation of earlier Art Deco style.



**4700 Broadway**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	293	\$200,000.00	<b>BROADWAY, 4700</b>	6-sty bk apt, 160x 158
			(o) Tryon Gardens, Inc., David Rose, pres /	
OWNER / OWNER ADDRESS			(o) 758 Brady av	
ARCHITECT / ARCHITECT ADDRESS			(a) Sugarman & Berger / (a) 17 E 49	

**Photos:** 100\_4687, 100\_4688 (be), 100\_4689

**12 Dongan Place**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	129	\$225,000.00	<b>DONGAN PL, 12-22</b>	6-sty bk apt, 135x 96
			(o) Maxam Estates, Inc., Max Notess, pres	
OWNER / OWNER ADDRESS			/ (o) 342 Madison av	
ARCHITECT / ARCHITECT ADDRESS			(a) H. Herbert Lilien / (a) 1476 Walton av	

**Photos:** 100\_4690, 100\_4691

**20 Dongan Place**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	304	\$130,000.00	<b>DONGAN PL, 20</b>	6-sty bk apt, 85x 85
			(o) Tyron Gardens, Inc., David Rose, pres /	
OWNER / OWNER ADDRESS			(o) 758 Brady av	
ARCHITECT / ARCHITECT ADDRESS			(a) Sugarman & Berger / (a) 17 E 49	

**Photos:** 100\_4692

**30 Dongan Place**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1931	86	\$270,000.00	<b>DONGAN PL, 22-34</b>	6-sty bk apt, 180x 80
			(o) Espal Realty Corp., Samuel Alexander, pres / (o) 4375 Bway	
OWNER / OWNER ADDRESS				
ARCHITECT / ARCHITECT ADDRESS			(a) Becker & Levy / (a) 349 E 149th	

**Photos:** 100\_4694, 100\_4693

**168 Dyckman**

Commercial building. Insensitively painted.

**Photos:** 100\_4828





**30 Ellwood**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1940	39	\$180,000	<b>BOGARDUS PL, 44-50</b>	6-sty bk apt, 100x 90
			(o) Waybern Realty Corp., Max Bernstein, pres / (o) 110 Post rd	
			(a) I. L. Crausman / (a) 332 E 149	

**Photos:** 100\_4849, 100\_4850

**36-44 Ellwood [69 Nagle Ave.]**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	80	\$100,000.00	<b>NAGLE AV, 69-77; also ELLWOOD ST, 36-44</b>	6-sty bk apt, 100x 90
			(o) Ellwood Realty Corp., H. Ratner, pres / (o) 117 Nagle av	
			(a) Joseph B. Klein / (a) 423 4th av	

**Photos:** 100\_4846, 100\_4847 (be), 100\_4848 (l)

**42 Thayer Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1937	276	\$150,000.00	<b>THAYER ST, 42</b>	6-sty bk apt, 75x 84
			(o) David Markbreiter / (o) 280 E 137	
			(a) H. Herbert Lilien / (a) 215 E 149	

**Photos:** 100\_4697, 100\_4698, 100\_4726

**73-79 Thayer Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	100	\$160,000.00	<b>THAYER ST, 73-79</b>	6-sty bk apt, 84x 100
			(o) Tryon Park Realty Corp., Sarah Spencer, pres / (o) 831 Gerard av	
			(a) H. Herbert Lilien / (a) 215 E 149	

**Photos:** 100\_4699, 100\_4700 (be)

**89-91 Thayer Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	8	\$200,000.00	<b>THAYER ST, 81-91</b>	6-sty bk apt, 150x 84
			(o) A. H. A. & L. Bldg. Corp., Gustav Halpern, pres / (o) 91 W 170	
			(a) Chas. Kreyborg / (a) 349 E 149	

**Photos:** 100\_4701, 100\_4702 (be), 100\_4703, 100\_4704 (l)



Parapet removed.

**100 Thayer Street**

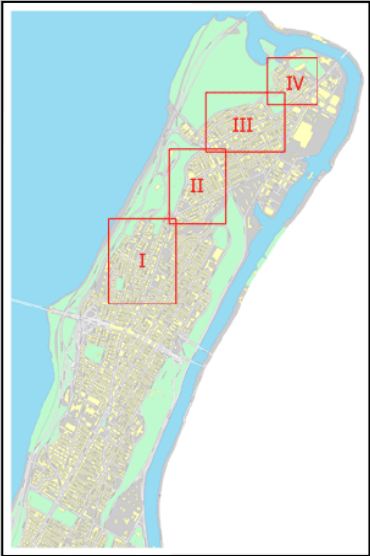
YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1929	139	\$90,000.00	<b>THAYER ST, 98-100</b>	6-sty bk tnt, 50x 77 (o) Inwood Heights Corp., Irving I. Lewine, vice-pres / (o) 277 Bway
			OWNER / OWNER ADDRESS	
			ARCHITECT / ARCHITECT ADDRESS	(a) Springsteen & Goldhammer / (a) 40 E 49 <sup>th</sup>

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1929	166	\$250,000.00	<b>BROADWAY, 4728-34; THAYER ST, 98-108</b>	6-sty bk stores & tnt, 150x 82 (o) Inwood Heights Corp., Irving I. Lewine, vice-pres / (o) 277 Bway
			OWNER / OWNER ADDRESS	
			ARCHITECT / ARCHITECT ADDRESS	(a) Springsteen & Goldhammer / (a) 40 E 49 <sup>th</sup>

**Photos: 100\_4705, 100\_4706**



Area 3





**675 [671-681] Academy Street, "Ivy League"**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1952	99	\$450,000.00	<b>ACADEMY ST, 675</b>	6-sty bk apt, 150x 90

(o) Renseb Realty Corp, M Besner, pres /  
OWNER / OWNER ADDRESS (o) 1854 Harrison av

ARCHITECT / ARCHITECT ADDRESS (a) Leo Stillman / (a) 332 E 149

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1944	157	\$350,000.00	<b>ACADEMY ST, 671-681</b>	6-sty bk apt, 150x 150

(o) Cui Realty Co., Wm. P. Rice, v-pres /  
OWNER / OWNER ADDRESS (o) 11 Cooper

ARCHITECT / ARCHITECT ADDRESS (a) Geo. A. Bagge / (a) 25 E 193

**Photos:** 100\_5144, 100\_4842, 100\_4843 (be)

Structure of modernist influence. Very little surface decoration at all.

**\* 690 [688-92] Academy Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	132	\$100,000.00	<b>ACADEMY ST, 688-692</b>	6-sty bk apt, 75x 133

(o) Ceri Realty Co., Bartholomew J. Rice, pres / (o) 11 Cooper  
OWNER / OWNER ADDRESS

ARCHITECT / ARCHITECT ADDRESS (a) Geo. A. Bagge / (a) 570 Bergen av

**Photos:** 100\_4144, 100\_4143 (be), 100\_4145

**\* 4941-4947 Broadway Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1927	310	\$200,000.00	<b>BROADWAY, 4941-4947</b>	2-sty bk store & offices, 100x 100

(o) Inwood Heights Corp., Irving L. Lewine, vice-pres / (o) 277 Bway  
OWNER / OWNER ADDRESS

ARCHITECT / ARCHITECT ADDRESS (a) Springsteen & Goldhammer / (a) 40 E

**4950 Broadway**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1948	205	\$360,000.00	<b>BROADWAY, 4958</b>	1-sty bk bank, 75x 94x 10<??>

(o) Harlem Savings Bank / (o) 125th st & Lexington av  
OWNER / OWNER ADDRESS

ARCHITECT / ARCHITECT ADDRESS (a) Halsey, McCormack & Helmer, Inc / (a) 286 5th [Fifth] av

**Photos:** 100\_5149, 100\_4833



**4960 Broadway**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1937	95	\$170,000.00	<b>BROADWAY, 4960-4964</b>	6-sty bk apt, 75x 120
			(o) Waybern Realty Corp., Max Bernstein, pres / (o) 1460 Macombs rd	
			(a) I. L. Crausman / (a) 332 E 149	

**Photos:** 100\_5148, 100\_4832, 100\_4831 (be)

**\* 25 Cooper Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	29	\$150,000.00	<b>COOPER ST, 25-27</b>	6-sty bk apt, 100x 87
			(o) Harben Constn. Co., Benj Epstein, pres / (o) 4375 Bway	
			(a) Miller & Goldhammer / (a) 40 E 49	

**Photos:** 100\_4147, 100\_4148, 4149, 4150, 4151, 4152, 4153, 4155, 4157, 100\_4159

Work being done July 2005 while survey project underway.

**46-54 Cooper Street [\* 687-695 West 204<sup>th</sup> Street]**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	11	\$225,000.00	<b>COOPER ST, 46-54; also 204TH ST, 687-695 W</b>	6-sty bk apt, 120x 115
			(o) T. G. R. Constn. Corp., Morris A. Goodman, pres / (o) 1450 Bway	
			(a) Geo. G. Miller / (a) 10 W 47	

**Photos:** 100\_5146, 100\_4161, 100\_4162, 100\_4713, 100\_4714 (be), 100\_4715, 100\_4716, 100\_4718, 100\_4720, 100\_4721

Original contract for Cooper 46-60 to Piscotta in 1931.

“An excellent and somewhat unusual example of façade ornamentation is 687 West 204<sup>th</sup> Street, which was designed by George G. Miller and built in 1935. Horizontal banding in the brickwork and vertical exaggeration in the window treatments create a grid across the façade, unusual for the typical weaving patterns of Art Deco design. 687 West 204<sup>th</sup> Street is characterized by its unique polychrome cast-stone parapet design that is reminiscent of textile patterns that were used in Art Deco detailing.” (CU)



### \* 55 Cooper Street

YEAR	DOB #	COST	BUILDING ADDRESS	DESCRIPTION
1935	190	\$175,000.00	<b>COOPER ST, 53-59</b>	6-sty bk apt, 100x 90 (o) Dyckman Associates, David Smith, pres OWNER / OWNER ADDRESS / (o) 1440 Bway
			ARCHITECT / ARCHITECT ADDRESS	(a) Miller & Goldhammer / (a) 40 E 49

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1926	72	\$185,000.00	<b>COOPER ST, 53-59</b>	5 1/2-sty bk apt (55 fam), slag rf, 100x 88 (o) L H G Holding & Const. Co., Inc., Louis H. Greve, pres / (o) 639 W 207 <sup>th</sup> OWNER / OWNER ADDRESS
			ARCHITECT / ARCHITECT ADDRESS	(a) Sidney H. Kitzler / (a) 4046 Bway

**Photos:** 100\_4841, 100\_4840 (be)

### \* 60 [56-70] Cooper Street

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	37	\$250,000.00	<b>COOPER ST, 56-70</b>	6-sty bk apt, 145x 84 (o) T. G. R. Constn. Corp., Morris A. Goodman, pres / (o) 1450 Bway OWNER / OWNER ADDRESS
			ARCHITECT / ARCHITECT ADDRESS	(a) Miller & Goldhammer / (a) 40 E 49

**Photos:** 100\_4178, 100\_4179, 100\_4180, 100\_4181, 100\_4182, 100\_4183

### \* 77 Cooper Street [also 628-634 W. 207<sup>th</sup> St.]

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	31	\$125,000.00	<b>COOPER ST, 77; also 207TH ST, 628-634 W</b>	6-sty bk apt & strs, 100x 50 (o) 77 Cooper St. Corp., Leo A. Minskoff, pres / (o) 521 5th [Fifth] av OWNER / OWNER ADDRESS
			ARCHITECT / ARCHITECT ADDRESS	(a) Boak & Paris / (a) 101 Park av

**Photos:** 100\_5147, 100\_4172, 100\_4174, 100\_4175, 100\_4176

### \* 101 Cooper Street [97-105 Cooper]

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1937	73	\$230,000.00	<b>COOPER ST, 97-105</b>	6-sty bk apt, 125x 138 (o) 101 Cooper St., Inc., Benj. Caro, pres / OWNER / OWNER ADDRESS (o) 570 7th [Seventh] av
			ARCHITECT / ARCHITECT ADDRESS	(a) Horace Ginsberg / (a) 205 E 42

**Photos:** 100\_4834, 100\_4835, 100\_4836, 100\_4837, 100\_4838, 100\_4839.





Corner windows were associated with the solariums found in upper-income level homes and brought in large amounts of light and air. They also gave the corner of the building a dematerializing appearance. When these apartment houses were constructed, they all had steel windows although only a few examples survive today. The most notable example with surviving steel windows is 101 Cooper Street, which was designed by Horace Ginsbern and built in 1937. (CU)

### Inwood Hill Park Ball Field

Photos: 100\_5116, 100\_4628

### 541 Isham Street

Photos: 100\_4722, 100\_4723 (be)

### 561 Isham Street

Photos: 100\_4724

### 570 Isham Street

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	297	\$75,000.00	<b>ISHAM ST, 570-572</b>	6-sty bk apt, 50x 84
			(o) Vypad Realty Corpn, Louis Padula, pres	
			/ (o) 352 E 141	
			(a) Chas. Kreymborg / (a) 349 E 149	

Photos: 100\_4725



**630 Isham Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1950	142	\$300,000.00	<b>ISHAM ST, 620</b>	5-sty bk convent, 65x 82
			(o) R C Church of Good Shepherd / (o) 608 Isham	
			(a) Paul C Reilly / (a) 111 5th [Fifth] av	

**Photos: 100\_4098****\* 91 Payson Avenue [Beak St 7-15]**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	17	\$250,000.00	<b>PAYSON AV, 91-99; also BEAK ST, 7-15</b>	6-sty bk apt, 124x 115
			(o) Payson Estates, Inc., Abr. Ruth, pres / (o) 549 E 168	
			(a) Geo. G. Miller / (a) 10 W 47	

**Photos: 100\_4131, 100\_4132, 100\_4133, 100\_5133, 100\_5134, 100\_5139, 100\_5140, 100\_5141, 100\_5142, 100\_5143****\* 111-115 Payson Avenue**

YEAR	DOB #	COST	BUILDING ADDRESS	DESCRIPTION
1936	223	\$110,000.00	<b>PAYSON AV, 113-115</b>	6-sty bk apt, 76x 93
			(o) W. F. J. Bldg Corp., Jacob Feder, pres / (o) 125 E 170	
			(a) Miller & Goldhammer / (a) 40 E 49	

**Photos: 100\_4135, 100\_4136, 100\_4137****\* 119-131 Payson Ave.**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	105	\$175,000	<b>PAYSON AV, 119-131</b>	6-sty bk apt, 129x 70
			(o) Gotham Engineering Co / (o) 291 E 134	
			(a) Geo. G. Miller / (a) 10 W 47	

**Photos: 100\_4138, 100\_4139, 100\_4140, 100\_4141, 100\_4142****\* 60 [60-70] Seaman Ave**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	152	\$225,000.00	<b>SEAMAN AV, 60-70</b>	6-sty bk apt, 155x 88
			(o) Nelwin Realty Corp., Harry Litwin, pres / (o) 4369 Bway	
			(a) Miller & Goldhammer / (a) 40 E 49	



**Photos:** 100\_4844, 100\_4116, 100\_4118, 100\_4119, 100\_4120, 100\_4121, 100\_4122, 100\_4123, 100\_4124, 100\_4125, 100\_4126, 100\_4127, 100\_4128, 100\_4129, 100\_4130

### 80-86 Seaman Ave., "Lorraine Court"

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1930	33	\$300,000.00	<b>SEAMAN AV, 80-86</b>	6-sty bk apt, 100x 108
			(o) Ruth & Schwartz, Sam Ruth, pres / (o)	
OWNER / OWNER ADDRESS			76 Seaman av	
ARCHITECT / ARCHITECT ADDRESS			(a) Geo. G. Miller / (a) 545 5th [Fifth] av	

**Photos:** 100\_4115

### 100-110 Seaman Ave.

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1928	615	\$160,000	<b>SEAMAN AV, 100-110</b>	6-sty bk apt, 150x 133
			(o) Teumas Bldg. Co., Sam Knepper, pres /	
OWNER / OWNER ADDRESS			(o) 3120 3d [Third] av	
ARCHITECT / ARCHITECT ADDRESS			(a) George J. Miller / (a) 1482 Bway	

**Photos:** 100\_4110, 100\_4113

### \* 116 Seaman Avenue

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1937	181	\$110,000.00	<b>SEAMAN AV, 116-118</b>	6-sty bk apt, 50x 85
			(o) Sam Ruth / (o) 365 East Penn st, Long Beach, L. I	
OWNER / OWNER ADDRESS				
ARCHITECT / ARCHITECT ADDRESS			(a) Miller & Goldhammer / (a) 40 E 49	

**Photos:** 100\_4107, 100\_4108, 100\_4109, 100\_4684, 100\_5121, 100\_5122, 100\_5123, 100\_5124

### 145 Seaman Avenue

**Photos:** 100\_5119, 100\_4683





### \* 165 Seaman Avenue

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1937	29	\$325,000.00	<b>SEAMAN AV, 161-171</b>	6-sty bk apt, 147x 106
			(o) Weisman-Ackerman, Inc., Louis Weisman, pres / (o) 1457 Boscobel av	
			ARCHITECT / ARCHITECT ADDRESS (a) Chas. Kreymborg / (a) 349 E 149	

**Photos:** 100\_5118, 100\_4677, 100\_4678, 100\_4679, 100\_4099, 100\_4100 (be), 100\_4101, 100\_5117

**New technologies, such as automatic elevators, were celebrated in the modern apartment house. The lobby in 165 Seaman Avenue is exemplary in this respect.**



### 245-247 Seaman Avenue

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	212	\$115,000.00	<b>SEAMAN AV, 245-247</b>	6-sty bk apt, 50x 84
			(o) Lensade Bldg. Corp., Maurice Wyckoff, pres / (o) 17 E 42	
			ARCHITECT / ARCHITECT ADDRESS (a) G. W. Swiller / (a) 635 E Tremont av	

**Photos:** 100\_5093, 100\_5094, 100\_5095, 100\_5096

Original contract to George G. Miller in 1935.



### 251 Seaman Avenue

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	37	\$160,000	<b>SEAMAN AV, 251-259</b>	6-sty bk apt, 150x 84
			(o) Jenor Realty Corp., David Zipken, pres / (o) 331 Madison av	
			ARCHITECT / ARCHITECT ADDRESS (a) Boak & Paris, Inc / (a) 295 Madison av	

**Photos:** 100\_5092



### 223 Sherman Ave. [207<sup>th</sup> St.]

**Photos:** 100\_4829, 100\_4830 (be)



**639-641 West 204<sup>th</sup> Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1931	23	\$135,000	<b>204TH ST, 639-641 W</b>	6-sty bk apt, 75x 84
			(o) Freidco Realty Corp., Samuel Besner, pres	
OWNER / OWNER ADDRESS			/ (o) 1854 Harrison av	
ARCHITECT / ARCHITECT ADDRESS			(a) Geo. W. Swiller / (a) 4215 3d [Third] av	

**Photos:** 100\_4707, 100\_4708 (be), 100\_4709 (be)

**\* 674-680 West 204th Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	144	\$225,000.00	<b>COOPER ST, 33-39, &amp; 204TH ST, 674-680 W</b>	6-sty bk apt, 100x 92
			(o) T. G. R. Constn. Co., Morris A. Goodman, pres / (o) 1450 Bway	
OWNER / OWNER ADDRESS				
ARCHITECT / ARCHITECT ADDRESS			(a) Geo. A. Miller / (a) 10 W 47	

**Photos:** 100\_5145, 100\_4166 (be), 100\_4167, 100\_4710, 100\_4711

**\* 686 West 204th Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1928	97	\$500,000.00	<b>204TH st, 660-72 W; BROADWAY, 4861-4879</b>	6-sty bk tnt, 250x 140
			(o) Nucomb Bldg. Corp., Wm. Solomon, pres / (o) 462 7th [Seventh] av	
OWNER / OWNER ADDRESS				
ARCHITECT / ARCHITECT ADDRESS			(a) Allan B. Bates & Theo. E. Herndsmann / (a) 2526 Webster av	

**Photos:** 100\_4712, 100\_4163, 100\_4164, 100\_4165,

*Zigzag in parapet, chevron, vertical and horizontal banding  
Silhouette of parapet, pressing upwards like skyscraper, but perhaps height restrictions. Use in height section of report*

**\* 647-53 West 207th Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1953	125	\$150,000.00	<b>207TH ST, 647 W</b>	6-sty apt, 50x 80
			(o) Roseclar Realty Corp, Harry Alperstein, pres / (o) 100 Fort Washington av	
OWNER / OWNER ADDRESS				
ARCHITECT / ARCHITECT ADDRESS			(a) Albert & Sidney Goldhammer / (a) 6 Varick	

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1937	59	\$12,000.00	<b>207TH ST, 649 W</b>	1-sty bk store, 50x 50
			(o) Jos. A. Walsh / (o) 399 Pearl	
OWNER / OWNER ADDRESS				
ARCHITECT / ARCHITECT ADDRESS			(a) Chas. Kreyborg / (a) 349 E 149	



YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1928	273	\$10,000.00	<b>207TH ST, 649-651 W</b>	1-sty bk stores, 50x 55
			OWNER / OWNER ADDRESS	(o) Jacob A. Schwartz / (o) 225 W 34 <sup>th</sup>
			ARCHITECT / ARCHITECT ADDRESS	(a) Benj. Solomon / (a) 26 Court st, Bklyn

**Photos:** 100\_4168, 100\_4169 (be), 100\_4170, 100\_5120

The current building replaced a much earlier 1-story building or what is called a taxpayer – “A low (1- or 2-story) modest building where many stories might be permitted by zoning but where the owner, because of limited finances (particularly during the 1930s depression), wished only to have sufficient income to pay the expenses and taxes until better times arrived” (Wilensky).

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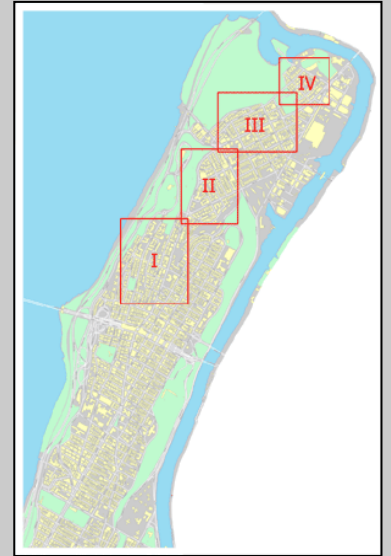
**\* 648 West 207th Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	214	\$150,000.00	<b>207TH ST, 648-654 W</b>	6-sty bk apt, 100x 84
			OWNER / OWNER ADDRESS	(o) Romax Holding Corp., John Marangelo, pres / (o) 250 W 57
			ARCHITECT / ARCHITECT ADDRESS	(a) J. M. Felson / (a) 250 W 57

**Photos:** 100\_4171





**Area 4**

### \* 5057-5061 Broadway Avenue

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	66	\$175,000	<b>BROADWAY, 5057-61</b>	6-sty bk apt, 75x 84
			(o) Markjay Realty Corp., Theo. Jaffe, pres /	
OWNER / OWNER ADDRESS			(o) 1387 Jessup av	
ARCHITECT / ARCHITECT ADDRESS			(a) Chas. Kreymborg / (a) 349 E 149	

**Photos:** 100\_3995

### 25 Indian Road

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1953	6	\$450,000	<b>INDIAN RD, 25</b>	6-sty apt, 100x 110
			(o) Isham View Realty Corp, Isidore Rosen, pres / (o) 349 E 149	
OWNER / OWNER ADDRESS			(a) Horace Ginsbern & Assoc. / (a) 205 E 42	
ARCHITECT / ARCHITECT ADDRESS				

**Photos:** 100\_5098, 100\_4020

### \* 27 Indian Road [27-37 Indian Road; 188-204 West 218 Street]

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1938	183	\$275,000.00	<b>218TH ST, 188-204 W; also INDIAN RD, 27-37</b>	6-sty bk apt, 141x 140
			(o) W. 218 <sup>th</sup> St. Const. Corp., Barnet Goss, pres / (o) 234 W 13	
OWNER / OWNER ADDRESS			(a) H. I. Feldman / (a) 415 Lexington av	
ARCHITECT / ARCHITECT ADDRESS				

**Photos:** 100\_4014, 100\_4015, 100\_4016, 100\_4017, 100\_4018, 100\_4019

### \* 28-36 Park Terrace East

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	171	\$125,000	<b>PARK TER E, 28-36</b>	6-sty bk apt, 100x 87
			(o) Isham Investors, Inc., Jacob Billig, pres /	
OWNER / OWNER ADDRESS			(o) 1282 Shakespeare av	
ARCHITECT / ARCHITECT ADDRESS			(a) H. T. Feldman / (a) 15 W 44	

**Photos:** 100\_4664, 100\_4091, 100\_4092, 100\_4093, 100\_4665 (be), 100\_4667, 100\_4668, 100\_4670

### \* 50 [48-58] Park Terrace East, "Embassy"

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1941	36	\$340,000	<b>PARK TER E, 48-58</b>	6-sty bk apt, 85 suites, 164x 82
			(o) R. F. N. Constn Corpn. Isidor Friesler, pres /	
OWNER / OWNER ADDRESS			(o) 3660 Waldo av	
ARCHITECT / ARCHITECT ADDRESS			(a) Chas. Kreymborg / (a) 349 E 149	

**Photos:** 100\_4661, 100\_4659, 100\_4660



## Park Terrace Apartments – 5 building complex

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1938	201-205	\$2,250,000	<b>PARK TER W, 50-64; PARK TER E, 89-103; 215TH ST, 521-535 W, &amp; 217TH ST, 520-524 W</b>	5-8-sty bk apts, 158x83
			(o) Park Terrace Apartments, Inc., David Rose, pres / (o) 758 Brady av	
			ARCHITECT / ARCHITECT ADDRESS	(a) Albert Goldhammer / (a) 40 E 49



### \* 60-62 Park Terrace West, “A Building”

Photos: 100\_4644, 100\_4063, 100\_4066.

### \* 55-57 Park Terrace East, “B Building”

Photos: 100\_4649, 100\_4650, 100\_4651, 100\_4652

### \* 61-67 Park Terrace East, “C Building”

Photos: 100\_5105

### \* 75-77 Park Terrace East, “D Building”

Photos: 100\_5109, 100\_5108, 100\_4090 (be), 100\_4089, 100\_4088

### \* 70-72 Park Terrace West, “E Building”

Photos: 100\_4074, 100\_4082 (be), 100\_4083

Interior courtyard, shared central garden/park space. Parapet removed.




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## 70 Park Terrace East

Photos: 100\_5110, 100\_5111 (be), 100\_5112

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## 89 Park Terrace East

**Photos:** 100\_5107, 100\_5106, 100\_5085, 100\_5086



## 90 Park Terrace East

Corner window, entrance on ground floor located off center. Located at foot of 217<sup>th</sup> St.

**Photos:** 100\_4653

### \* 95 Park Terrace East

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1938	201-205	\$2,250,000.00	<b>PARK TER W, 50-64; PARK TER E, 89-103; 215TH ST, 521-535 W, &amp; 217TH ST, 520-524 W</b>	5-8-sty bk apts, 158x 83

(o) Park Terrace Apartments, Inc., David  
OWNER / OWNER ADDRESS Rose, pres / (o) 758 Brady av

ARCHITECT / ARCHITECT ADDRESS (a) Albert Goldhammer / (a) 40 E 49

**Photos:** 100\_4654 (be), 100\_4655, 100\_4656, 100\_4657



### \* 98 Park Terrace East

Earlier building removed and replaced by this structure by Feldman.

**Photos:** 100\_4658



### \* 50 Park Terrace West

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	202	\$175,000.00	<b>PARK TER W, 40-52, &amp; 215TH ST, 536-542 W</b>	6-sty bk apt, 100x 90
			(o) 50 Park Ter. W. Corp., Pincus Weber, pres / (o) 241 East Mosholu Pkwy N	
			(a) Miller & Goldhammer / (a) 40 E 49	

**Photos:** 100\_5101, 100\_4070, 100\_4071, 100\_4072, 100\_4073,  
100\_4647, 100\_5102



Stone intersects with bricks on exterior. Blend of eclectic and Art Deco features. Corner window and terrazzo floor Deco. Shows how both influences are present and how there are few perfect expressions of style.

## \* 53-57 Park Terrace West

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1937	21	\$180,000.00	<b>PARK TER W, 57, nwc 215<sup>th</sup></b>	6-sty bk apt, 103x 84

OWNER / OWNER ADDRESS (o) D. K. Holding Corp., Philip Krumholz,  
pres / (o) 349 E 149

ARCHITECT / ARCHITECT ADDRESS (a) Chas. Kreyborg / (a) 349 E 149

**Photos:** 100\_4061, 100\_4062, 100\_4056, 100\_4057, 100\_4060, 100\_4068, 100\_4069, 100\_4638, 100\_4641, 100\_4642, 100\_4643, 100\_5115, 100\_5081, 100\_5082, 100\_5083, 100\_5084

## 61-65 Park Terrace West

**Photos:** 100\_4637

## \* 83 Park Terrace West

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	92	\$110,000.00	<b>PARK TER W, 83-89</b>	6-sty bk apt, 75x 84

OWNER / OWNER ADDRESS (o) Bosa Builders, Morris Bogdanoff, pres /  
(o) 165 E 156

ARCHITECT / ARCHITECT ADDRESS (a) Chas. Kreyborg / (a) 349 E 149

**Photos:** 100\_4075, 100\_4076, 100\_4077, 100\_4636

## 221-229 Seaman Avenue

**Photos:** 100\_4040

## 230 Seaman Avenue

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1924	222	\$70,000.00	<b>SEAMAN AV, 230-36</b>	2-sty bk garage, slate rf, 100x 100

OWNER / OWNER ADDRESS (o) Conrad Glaser Realty Co / (o) 175 5  
[Fifth] av

ARCHITECT / ARCHITECT ADDRESS (a) Springsteen & Goldhammer / (a) 32  
Union sq

**Photos:** 100\_4044



**231 Seaman Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1938	166	\$200,000.00	<b>SEAMAN AV, 231-235</b>	6-sty bk apt, 100x 90
			(o) Sea-Park Bldg. Corp., Alex Grutman / (o) 230 E 167	COMMENTS
OWNER / OWNER ADDRESS			167	
ARCHITECT / ARCHITECT ADDRESS			(a) Albert Goldhammer / (a) 40 E 49	

**Photos:** 100\_4041, 100\_4042, 100\_4043

**\* 245 Seaman Avenue**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	212	\$115,000.00	<b>SEAMAN AV, 245-247</b>	6-sty bk apt, 50x 84
OWNER / OWNER ADDRESS			(o) Lensade Bldg. Corp., Maurice Wyckoff, pres / (o) 17 E 42	
ARCHITECT / ARCHITECT ADDRESS			(a) G. W. Swiller / (a) 635 E Tremont av	

**Photos:** 100\_4046, 100\_4048, 100\_4049

Original contract to Evelyn Building Corp/Geo. G. Miller, 1935

**\* 251 Seaman Avenue**

YEAR	DOB #	COST	BUILDING ADDRESS	DESCRIPTION
1939	37	\$160,000.00	<b>SEAMAN AV, 251-259</b>	6-sty bk apt, 150x 84
OWNER / OWNER ADDRESS			(o) Jenor Realty Corp., David Zipken, pres / (o) 331 Madison av	
ARCHITECT / ARCHITECT ADDRESS			(a) Boak & Paris, Inc / (a) 295 Madison av	

**Photos:** 100\_4630, 100\_4052, 100\_4050, 100\_4051, 100\_4632

**571-577 West 215<sup>th</sup> Street [240 Seaman]**

YEAR	DOB #	COST	BUILDING ADDRESS	DESCRIPTION
1926	89	\$100,000.00	<b>215TH ST, 571-577 W</b>	5-sty bk apt, slag roof, 100x 50
OWNER / OWNER ADDRESS			(o) Walart Const. Co., Inc., Louis Wolf, pres / (o) 2305 University av	
ARCHITECT / ARCHITECT ADDRESS			(a) Morgan & Glaser / (a) 29 W 57	

**Photos:** 100\_4045, 100\_5097





**578 West 215<sup>th</sup> Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1930	35	\$250,000.00	<b>215TH ST, 578-84 W</b>	6-sty bk apt, 104x 84
			(o) 582 West 215th St. Corp., Sam Knepper, pres / (o) 3120 3d [Third] av	
			ARCHITECT / ARCHITECT ADDRESS (a) Geo. G. Miller / (a) 545 5th [Fifth] av	

**579-581 West 215<sup>th</sup> Street [244 Seaman Ave]**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1929	83	\$70,000.00	<b>215TH ST, 579-581 W</b>	5-sty bk tnt, 50x 100
			OWNER / OWNER ADDRESS (o) Thomas Dwyer / (o) 216th st & Bway	
			ARCHITECT / ARCHITECT ADDRESS (a) Chas. Schaefer, Jr / (a) 332-338 E 149 <sup>th</sup>	

**Photos:** 100\_5097, 100\_4035 (be)

244 entirely wraps the earlier building. Demonstrates contrast between eclectic (240) and International style (244).

**583-593 West 215<sup>th</sup> Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1926	480	\$300,000.00	<b>215TH ST, 583-93 W</b>	6-sty bk tnt, 150x 100
			(o) Echo Park Bldg. Corp. Wm. Garman, pres / (o) 53 Davis st, L. I. City 395 Riverside dr	
			ARCHITECT / ARCHITECT ADDRESS (a) Sammenfeld & Sass / (a) 31 Union sq	

**Photos:** 100\_4023, 100\_4024 (be), 100\_4025, 100\_4026, 100\_4027

Indian Gardens, hybrid between Gothic and Deco forms with Gothic ornamentation and grates on exterior, but with a lobby with Deco features within.

**\* 590-592 West 215 Street [583-587 W. 214 Street, 1-9 Indian Rd.]**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1930	34	\$200,000.00	<b>215TH ST, 586-92 W</b>	6-sty bk apt, 87x 91
			(o) 582 West 215th St Corp., Sam Knepper, pres / (o) 3120 3d [Third] av	
			ARCHITECT / ARCHITECT ADDRESS (a) Geo. G. Miller / (a) 545 5 <sup>th</sup> [Fifth] av	

**Photos:** 100\_4021, 100\_4028, 100\_4029, 100\_4030, 100\_4031, 100\_4032, 100\_4033, 100\_4034, 100\_5100



\* **532-542 West 218th Street, 100 Park Terrace West**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1944	72	\$350,000.00	<b>218TH ST, 532-542 W</b>	6-sty bk apt, 100x 161x 85
			(o) Ace Holding Corpn., Jacob Glass, pres /	
OWNER / OWNER ADDRESS			(o) 1457 Bway	
ARCHITECT / ARCHITECT ADDRESS			(a) Albert Goldhammer / (a) 635 W 174	

**Photos: 100\_4634, 100\_5088 (be), 100\_5089 (l)**

Columbia study records as 532 W. 218 St. by Glick and Gelbman. No reference was found to Glick and Gelbman in the Office for Metropolitan History database. Instead, 532-542 West 218<sup>th</sup> St. and 100 Park Terrace West are joined together in the same building. This building has been painted over, hence disguising any polychromy in the bricks that are covered by paint.

\* **558-564 West 218th Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	70	\$160,000.00	<b>218TH ST, 558-564 W; also SEAMAN AV, 273-277</b>	6-sty bk apt, 80x 92
			(o) Huyler Real Estate Corp., Sonia Dressel, treas / (o) 215 E 149	
OWNER / OWNER ADDRESS			(a) H. Herbert Lilien / (a) 215 E 149	
ARCHITECT / ARCHITECT ADDRESS			(a) H. Herbert Lilien / (a) 215 E 149	

**Photos: 100\_4011**

**584-586 West 218<sup>th</sup> Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	151	\$100,000.00	<b>218TH ST, 584-586 W</b>	6-sty bk apt, 50x 100
			(o) Lind Realty Corp., Israel Flapan, pres /	
OWNER / OWNER ADDRESS			(o) 55 W 42	
ARCHITECT / ARCHITECT ADDRESS			(a) H. Herbert Lilien / (a) 215 E 149	

**Photos: 100\_4012**

Southwest corner of West 218th Street and Seaman Ave. By this point Deco had run its course, and is barely noticeable in this apartment block.



## Area 5

### Amsterdam Avenue Complex – 4 buildings

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	277-280	\$950,000	<b>AMSTERDAM AV, 2441-2449, 186TH ST, 489-497 W, 187TH ST, 488-496 W, AMSTERDAM AV, 2551-2557, 186TH ST, 478-486 W, 186TH ST, 477-487 W</b>	4 6-sty bk apts, 125x 112, 114x 101, 137x 100
			(o) Shakbro Realty Corp., Morris Schacknow, pres / (o) 527 5th [Fifth] av	
			(a) Horace Ginsbern / (a) 205 E 42	
			OWNER / OWNER ADDRESS	
			ARCHITECT / ARCHITECT ADDRESS	

### 2551-2557 Amsterdam Avenue [south side of 187<sup>th</sup>]

Photos: 100\_4939, 100\_4940, 100\_4921, 100\_4920

#### 480 West 186<sup>th</sup> Street

Photos: 100\_4922, 100\_4923, 100\_4924, 100\_4925, 100\_4926, 100\_4927

#### 489-497 West 186<sup>th</sup> Street

Photos: 100\_4938

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#### 475 West 186<sup>th</sup> Street

Photos: 100\_4928, 100\_4929 (be), 100\_4930, 100\_4931, 100\_4932, 100\_4933, 100\_4934, 100\_4935, 100\_4936, 100\_4937

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#### 2541 Amsterdam Avenue [north side of 186<sup>th</sup>]

Photos: 100\_4941

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#### 122 Laurel Hill Terrace East

Photos: 100\_4915, 100\_4916, 100\_4917, 100\_4918 (be), 100\_4919

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51

128 Laurel Hill Terrace

Photos: 100\_4913, 100\_4914

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**Broadway and 155<sup>th</sup> St**

Art deco inspired street sign for "Olympia Florist".

Photos: 100\_4881

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**4036 Broadway**

Apple Bank Savings

Front converted to McDonald's

Photos: 100\_4353

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4080 Broadway

Photos: 100\_4985, 100\_4983, 100\_4984, 100\_4986

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**Columbia Presbyterian**

*Retardataire, late example of something that came before*

100\_4878

Also see 100\_4202: Tower facing Riverside Drive.

Also see 100\_4203

Also see 100\_4876: Detail of tower.

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**99 Fort Washington Ave.**

Fort Washington Houses

**Photos:** 100\_4879, 100\_4880**386 Fort Washington Ave.**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1940	122	\$77,500.00	<b>FT WASHINGTON AV, 386</b>	6-sty bk apt, 50x 85
			(o) 314 E. 43d St. Corp., Chas. Lippman, pres / (o) 1271 St Nicholas av	
			ARCHITECT / ARCHITECT ADDRESS (a) Geo. G. Miller / (a) 67 W 44	

**Photos:** 100\_4885, 100\_4886 (be)**615 West 172<sup>nd</sup> Street****Photos:** 100\_4869, 100\_4874 (be), 100\_4875**608-612 West 173<sup>rd</sup> Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1939	38-39	\$147,500.00	<b>173D [173RD] ST, 608-612 W</b>	6-sty bk apt & stores, 75x 100
			(o) Alsam Realty Corp., Samuel Alexander, pres / (o) 4375 Bway	
			ARCHITECT / ARCHITECT ADDRESS (a) Samson V. Becker / (a) 1912 Osborne pl	

**Photos:** 100\_4867, 100\_4868 (be)**609 West 174<sup>th</sup> Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1935	198	\$130,000	<b>174TH ST, 609-615 W</b>	6-sty bk apt, 100x 79
			(o) Briarcliff Constn. Corp., Carl Racklin, pres / (o) 1539 Undercliff av	
			ARCHITECT / ARCHITECT ADDRESS (a) Chas. Kreymborg / (a) 349 E 149	

**Photos:** 100\_4863, 100\_4864 (be)

**610 West 174<sup>th</sup> Street**

YEAR	DOB#	COST	BUILDING ADDRESS	DESCRIPTION
1936	106	\$150,000.00	<b>174TH ST, 608-614 W</b>	6-sty bk apt, 100x 84
			(o) 610 W. 174th St. Corp., Joseph Schwartz, pres., Julius Vogel secy / (o) 570 7th [Seventh] av	
			OWNER / OWNER ADDRESS	
			ARCHITECT / ARCHITECT ADDRESS	(a) H. I. Feldman / (a) 15 W 44

**Photos:** 100\_4865, 100\_4866 (be)

**658-666 West 188<sup>th</sup> Street**

North Tower.

**Photos:** 100\_4956, 100\_4957 (be), 100\_4958, 100\_4959, 100\_4960, 100\_4961, 100\_4962, 100\_4963, 100\_4964, 100\_4965, 100\_4966, 100\_4969





## Architects & Their Buildings

### George A. Bagge

With firm Neville and Bagge and later of George A. Bagge & Sons.  
(299 Madison Ave.).

**ACADEMY ST, 688-692 (570 Bergen Ave.), 1936**

**Also see: 169-175 Dyckman St; 671-681 Academy; 5215-17 Bway; 4309 Bway; 187<sup>th</sup> St, 825-37 W; Bway 4452-4456; Bdwy 4271**

### Allan B. Bates & Theo. E. Herndsmann

These architects created a one-of-a-kind Art Deco building at 686 West 204<sup>th</sup> Street. This is unique in terms of its use of decorative brickwork and parapet design.

**204TH st, 660-72 W; BROADWAY, 4861-4879 (2526 Webster av), 1928**

### Samson V. Becker

**173D [173RD] ST, 608-612 W (1912 Osborne Pl), 1939**

**184TH ST, 725 W, 1936**

**186TH ST, 734-736 W (1912 Osborne Pl), 1939**

**ARDEN ST, 98-100, 1941**

**BROADWAY, 4708-4716; also ARDEN ST, 98-100 (555 Grand Concourse), 1941**

### Becker & Levy

**DONGAN PL, 22-34 (349 E 149), 1931**

### Albert C. Berger (1879-1940)

Graduating in 1899 from the University of Budapest where he studied engineering, Berger immigrated to America in 1904. After working as a draftsman for Schwartz & Green, he joined the firm of Starret & Van Vleck. Finally, in 1923, Berger established his own firm, designing such landmarks as the Hotel New Yorker, the Garment Center Building, the Fifth Avenue Hotel and the Roerich Museum. In the Bronx, Befer often worked in association with M. Henry Sugarman. (Sullivan, 1976)

*No references found from OMH for NoMa*

### Boak & Paris

**SEAMAN AV, 251-259 (295 Madison Ave), 1939**

**COOPER ST, 77; also 207TH ST, 628-634 W (101 Park Av), 1936**

### Cherry & Matz

**FT WASHINGTON AV, 551-553 (441 Lexington Av), 1931**

## Samuel Cohen

**184TH ST W, s e c Bennett av (32 Union Sq), 1922**

## Israel L. Crausman (1899-?)

Coming to America from Russia in 1913, Crausman graduated from Cooper Union with a degree in Engineering. Establishing his own firm in 1922, he became one of the more prolific architects in the Bronx.

During his first seven years in practice, he designed over 300 buildings valued at 50 million dollars. Although the stock market crash hindered his business by the mid-1930's, he was again actively involved in the new wave of Art Deco architecture. As in the past, he maintains his office in the Bronx, involved at times in remodeling the same buildings that he had originally designed. (Sullivan, 1976)

**186TH ST, 729-735 W (332 E 149), 1940**

**187TH ST, 738-746 W (332 E 149), 1939**

**BOGARDUS PL, 44-50 (332 E 149), 1940**

**BROADWAY, 4960-4964 (332 E 149), 1937**

## Allen H Feinberg

**190TH st, 801 W (159-04 92<sup>nd</sup> St, Howard Beach), 1966**

## Hyman I. Feldman (1899-1981)

Born in Lemberg, Austria, Feldman was educated in America at City College, Cornell University and Yale University, where he graduated in 1920. The next year he continued his studies at Columbia University while working for Rouse & Goldstone. Establishing his own firm in 1921, he inaugurated a career that completed more than four thousand buildings, including the Pierrepont Hotel in Brooklyn, the Medical Center in New Rochelle and the LaGuardia Houses. In later years, he taught at the Pratt Institute's Graduate School of Architecture. At present, he is retired. (Sullivan, 1976)

**WADSWORTH TER, 45-49 (415 Lexington Ave), 1929**

**174TH ST, 608-614 W (15 W 44), 1936**

**PARK TER E, 28-36 (15 W 44), 1936**

**218TH ST, 188-204 W; also INDIAN RD, 27-37 (415 Lexington Ave.), 1938**

**PARK TER E, 98, 1948**

## Jacob M. Felson (1866-1962)

A New Yorker by birth, Felson attended both Columbia University and Pratt Institute. After World War I, he established his own firm, designing Taxpayers' (typically one story buildings for rental or leasing to help pay taxes on the land, prior to construction of a larger building on the site) in Bronxville – an early forerunner of the modern shopping center. After World War II, he was active in providing housing for veterans, finishing his career as a designer for Tishman Construction Company. (Sullivan, 1976)

**207TH ST, 648-654 W (250 W 57), 1935**

**186TH ST, 729-737 W (250 W 57), 1936 *In 1940 permit to Crausman***  
**OVERLOOK TER, 119 (250 W 57), 1941**  
**FORT WASHINGTON AV, 702-736 (250 W 57), 1938**  
**FT. WASHINGTON AV, 570-576 (250 W 57), 1939**  
**FT WASHINGTON AV, 491-499 (250 W 57), 1936**  
**BROADWAY, 4401-4407 (250 W 57), 1950**

### **Horace Ginsbern (1900-1969)**

Born in New York City, Ginsbern was educated at Columbia University, graduating in 1919. Within two years, he had organized his own firm. His accomplishments include the staff housing at Rockefeller University, and the Harlem River Houses – one of the earliest federally funded housing projects in New York City. The firm continues today under associates Fred Ginsbern, Harold Sussan and Marvin Fine, who joined the firm in 1928 and was responsible for the design of many of the firm's Bronx Art Deco buildings. (Sullivan, 1976)

**BROADWAY, 4720-4728; also ARDEN ST, 105-111 (205 E 42), 1935**  
**FT WASHINGTON AV, 563-573 (205 E 42<sup>nd</sup>), 1935**  
**NORTHERN AV, 223-233; also PINEHURST AV, 198-208 (205 E 42<sup>nd</sup>), 1935**  
**AMSTERDAM AV, 2441-2449, 186TH ST, 489-497 W, 187TH ST, 488-496 W, AMSTERDAM AV, 2551-2557, 186TH ST, 478-486 W, 186TH ST, 477-487 W, 1936**  
**COOPER ST, 97-105 (205 E 42<sup>nd</sup>), 1937**  
**BENNETT AV, 120-130 (205 E 42<sup>nd</sup>), 1937**  
**BENNETT AV, 94-100 (205 E 42<sup>nd</sup>), 1939**  
**BENNETT AV, 110 (205 E 42<sup>nd</sup>), 1940**  
**INDIAN RD, 25 (205 E. 42<sup>nd</sup> St), 1953**

### **Albert Goldhammer (1890-1956)**

Graduating from Cooper Union, Goldhammer was associated with George C. Miller during the Depression years. Of note, Goldhammer was architect for the Amalgamated Clothing Worker's Union and their planned community on East 23<sup>rd</sup> Street. Presently, the firm is in its third generation with son Sidney and grandson Peter maintaining the firm's traditions. (Sullivan, 1976)

**218TH ST, 532-542 W (635 W 174<sup>th</sup>), 1944**  
**SEAMAN AV, 231-235 (40 E 49<sup>th</sup>), 1938**  
**PARK TER W, 50-64; PARK TER E, 89-103; 215TH ST, 521-535 W, & 217TH ST, 520-524 W (40 E 49<sup>th</sup>), 1938**

### **Albert & Sidney Goldhammer**

**207TH ST, 647 W (6 Varick), 1953**

### **Oscar Goldschlag**

**BENNETT AV, 192-202 (1482 Bdwy), 1929**

### **Charles E Greenberg**



**PINEHURST AV, 189-207 (565 5<sup>th</sup> Av), 1947**

## **Greenberg & Ames**

**OVERLOOK TER, 66-96; also 187TH ST, 727-749 W (303 4<sup>th</sup> Av.), 1955**

## **Halsey, McCormack & Helmer, Inc.**

**BROADWAY, 4958, 1948**

## **Theodore Heindsmann**

**BROADWAY, 4389-4399 (349 E 149), 1941**

## **Elias Herzog**

Graduating in 1918 from the Academy for Architects and Engineers, Herzog immigrated to America from Austria. In 1930, he established his own firm in New York City. (Sullivan, 1976)

*No known works in NoMa. Primarily in Lower Manhattan, Midtown, and the Bronx.*

## **Gustave W. Iser**

**BOGARDUS PL, 14 (109 E 29), 1950**

## **Jos. B. Klein**

**BOGARDUS PL, 20-26 (215 E 149), 1937**

**NAGLE AV, 69-77; also ELLWOOD ST, 36-44**

## **Charles Kreymborg (1876-?)**

Raised in the Bronx, Kreymborg obtained his professional training outside of academic circles. Learning drawing during his association with E.G. Saltman Drawing Materials Company, he began his training in architecture while apprentice to Charles Stegmeyer. During the first year he received no salary. And the second year was not much better, as he earned a mere two dollars a week. His career was finally launched through association with James F. Meehan and the Newinghouse Brothers, who were successful Bronx builders. In 1921, Kreymborg organized his own firm and was noted as one of the chief designers in the Bronx. (Sullivan, 1976)

**174TH ST, 609-615 W (349 E 149), 1935**

**THAYER ST, 81-91 (349 E 149), 1935**

**ISHAM ST, 570-572 (349 E 149), 1936**

**PARK TER W, 83-89 (349 E 149), 1936**

**OVERLOOK TER, 71-93, & FT WASHINGTON AV, 604-636 (349 E 149), 1936**

**PARK TER W, 53-57, nwc 215<sup>th</sup> (349 E 149), 1937**

**SEAMAN AV, 161-171 (349 E 149), 1937**

**BROADWAY, 5057-5061 (349 E 149), 1939**

**BROADWAY, 4300-4308; also 183D [183RD] ST, 663-665 W (349 E 149), 1940**

**PARK TER E, 48-58 (349 E 149), 1941**

**BOGARDUS PL, 30-32 (349 E 149), 1941**

## **H. Herbert Lilien (1898-?)**

Graduating from the School of Fine Arts and Engineering at Fawcett in 1919, Lilien began his career in his home state of New Jersey. Coming to New York in 1929, he hoped to participate in a thriving building boom. Although the Depression years were difficult, he persisted, becoming a noted architect in the Grand Concourse area. He now resides in Florida, Arthur continues the firm in Westchester, New York. (Sullivan, 1976) Lilien moved away from neighborhood and moved towards International Style.

**DONGAN PL, 12-22, 1936**

**THAYER ST, 42 (215 E 149), 1937**

**ARDEN ST, 47 (215 E 149), 1937**

**THAYER ST, 73-79 (215 E 149), 1939**

**218TH ST, 558-564 W; also SEAMAN AV, 273-277 (215 E 149<sup>th</sup>), 1939**

**218TH ST, 584-586 W (215 E 149<sup>th</sup>), 1939**

**CABRINI BLVD, 360 (215 E 149), 1941**

**FT WASHINGTON AV, 692-700 (2095 Bway), 1944**

**BOGARDUS PL, 4-10 (201 W 72), 1954**

## **George Meisner**

Responsible for only one known commercial building – a one story terra-cotta building at 810-14 West 187<sup>th</sup> St.

**187TH ST, 810-16 W; also PINEHURST Av, 209-13 (4197 Park Av), 1929**

## **George G. Miller (1893-?)**

Studying architecture in New Jersey at the Mechanic's Institute, he began his career as a draftsman for Albert Goldhammer. In the late 1930's, he was a partner in the firm. In later years, Miller was a chief designer for Samuel Lefrak, winning an award from the Queens Chamber of Commerce for his design of the Levitt Houses near Throgg's Neck Bridge. Today he remains active in his native city of New York. (Sullivan, 1976)

**215TH ST, 578-84 W (545 5<sup>th</sup> Av.), 1930**

**215TH ST, 586-92 W (545 5<sup>th</sup> Av.), 1930**

**SEAMAN AV, 245-247 (10 W 75), 1935, *Note that architect and building owner change from Miller to Swiller between 1935 and 1936.***

**SEAMAN AV, 100-110 (1482 Bwy), 1928**

**SEAMAN AV, 80-86 (545 5<sup>th</sup> Av.), 1930**

**PAYSON AV, 91-99; also BEAK ST, 7-15 (10 W 47), 1935**

**PAYSON AV, 119-131 (10 W 47), 1935**

**COOPER ST, 33-39, & 204TH ST, 674-680 W (10 W 47), 1935**

**COOPER ST, 46-54; also 204TH ST, 687-695 W (10 W 47), 1935**

**FT WASHINGTON AV, 386 (67 W 44), 1940**

**COOPER ST, 46-54; also 204TH ST, 687-695 W (10 W 47), 1935**

**COOPER ST, 34-40 (545 5<sup>th</sup> Av), 1931**

### **Miller & Goldhammer**

**COOPER ST, 53-59 (40 E 49), 1935**  
**PARK TER W, 40-52, & 215TH ST, 536-542 W (40 E 49), 1936**  
**SEAMAN AV, 60-70 (40 E 49), 1936**  
**PAYSON AV, 113-115 (40 E 49), 1936**  
**COOPER ST, 25-27 (40 E 49), 1936**  
**COOPER ST, 56-70 (40 E 49), 1936**  
**BENNETT AV, 180-186 (40 E 49), 1936**  
**SEAMAN AV, 116-118 (40 E 49), 1937**

### **Morgan & Glaser**

**215TH ST, 571-577 W (29 W 57), 1926**

### **Lucian Piscotta**

**COOPER ST, 46-60 (1912 Arthur Av), 1931**  
*Only reference for architect in OMH*

### **Paul C. Reilly**

**ISHAM ST, 620, 1950**

### **Lawrence M. Rothman (1989-?)**

A native New Yorker, Rothman studied architecture and engineering at Cooper Union and Columbia University. In 1916, he established his own firm, embarking on a career in the Bronx as both designer and builder. (Sullivan, 1976)

**Also see: St Nicholas Av, 1677-1687, 408-430 W 205<sup>th</sup>, Bennett 711-717**

### **Sammenfield & Sass**

**215TH ST, 583-93 W, 1926**

### **Albert E. Schaefer (1894-?)**

Descendant of an old Bronx family, Schaefer studied architecture and engineering at the Mechanic's Institute, receiving a diploma in 1915. After many years in the drafting department of the New York Railways Company, he established his own firm in 1925. (Sullivan, 1976)

### **Chas. Schaefer, Jr.**

**215TH ST, 579-581 W (332-338 E 149th), 1929**

### **Sommerfeld & Sass**

**BENNETT AV, 56-64 (31 Union Sq), 1926**

### **Springsteen & Goldhammer**

**SEAMAN AV, 230-36, 1924**  
**SEAMAN AV, s w c 215th st (42 Union Sq), 1924**



**218TH ST, 520-530 W (32 Union Sq), 1926**

**BROADWAY, 4941-4947 (40 E), 1927**

**BENNETT AV, 187-195, & 190TH ST, 708-14 W (40 E 49<sup>th</sup>), 1929**

**BROADWAY, 4728-34; THAYER ST, 98-100 (40 E 49<sup>th</sup>), 1929**

### **Leo Stillman (1903-?)**

Born in Russia, Stillman received his education at City College during the early 1920's. Beginning his career as a draftsman with Nathan Rotholz in 1923, he became associated with Albert Goldhammer in the 1930's. Establishing his own firm in 1941, Stillman is noted for his design of the Waldin Terrace Apartments in Rego Park and the Mayfair Fifth Avenue Apartments. Presently he is retired, living in Florida.

(Sullivan, 1976)

**ACADEMY ST, 675**

**Also see: Park Ter E, 60-86; 215<sup>th</sup> St 578-582; Nagle Av 27-31; Nagle Av 33-41; Par Ter E 76 (332 E 149), 1952**

### **M. Henry Sugarman (1888-?)**

Graduating from Columbia University in his native city, Sugarman started out as an apprentice architect with J.E.R. Carpenter. In 1923, he formed a partnership with Albert C. Berger with whom he designed several buildings in the Bronx. (Sullivan, 1976)

**Also see: Dongan Pl 20, Broadway 4700, Broadway 4690**

### **Sugarman & Berger**

**DONGAN PL, 20 (17 E 49), 1936**

**BROADWAY, 4690, nec Dongan pl (No 12) (17 E 49), 1936**

**DONGAN PL, 12-22 (17 E 49), 1936**

**BROADWAY, 4700 (17 E 49), 1936**

### **George W. Swiller (1898-?)**

Although born in New York City, Swiller began his practice in New Jersey upon graduating from Cooper Union. By 1926, however, he was a registered architect in New York, becoming a noted designer for early Bronx Art Deco buildings. He now concentrates on international projects for the airlines. One accessible example of his design for the Icelandic Airline terminal at Kennedy Airport. Presently, his son Donald, a graduate of Pratt Institute, is an active member of the firm.

(Sullivan, 1976)

**204TH ST, 639-641 W (4215 Third Av), 1931**

**SEAMAN AV, 245-247 (635 E Tremont), 1936**

**Also see: 211<sup>th</sup> St 514-522; 204<sup>th</sup> St 639-641; 221st St, 537 W; 211<sup>th</sup> St, 537 W**