

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received JUN 18 1986

date entered 8-1-86

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic City and Suburban Homes Company's First Avenue Estate Historic District

and/or common

2. Location

1168-1200 First Avenue; 401-429 East 64th Street; 402-430 East 65th Street
street & number not for publication

city, town New York vicinity of

state New York code 036 county New York code 061

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> NA being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Stanley Stahl

street & number 277 Park Avenue

city, town New York vicinity of state New York

5. Location of Legal Description

courthouse, registry of deeds, etc. Surrogate's Court/Hall of Records

street & number 31 Chambers Street

city, town New York state New York

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>NA</u>

Describe the present and original (if known) physical appearance

The City and Suburban Homes Company's First Avenue Estate consists of one complete block in New York County, New York. The block is bounded on the north by East 65th Street, on the south by East 64th Street, on the east by York Avenue, and on the west by First Avenue. There are thirteen buildings within the boundaries of the historic district, all of which were built as model tenements by the City and Suburban Homes Company. There are no intrusions in the historic district. The district is a cohesive unit that is visually separate from its surroundings. To the north and south of the estate are blocks with a mix of old and new tenements and apartment buildings; to the west, across First Avenue, are mixed use commercial/residential buildings and a movie theater; to the east, across York Avenue, is the Rockefeller Institute.

Two architects designed buildings within the historic district; eleven of the buildings were the work of James E. Ware and two were designed by Philip Ohm. All of the buildings are closely related in size, scale, plan, use of materials and choice of detail. All of the buildings are faced with brick of a light coloration (yellow or tan). The buildings are trimmed with brick, stone, and/or terra-cotta decorative features. Each building is six stories tall and is built out to the lot line, thus creating a unified cornice line and street wall. All of the model tenements were built on wide lots. This width was important to the planning of the buildings, since this allowed the builders to combine several traditional twenty-five foot wide lots and merge the open space required for each lot into larger spaces. Thus, each tenement has sizable central, side, and rear courts. All of the buildings have central courts; all of these are enclosed with the exception of those at 429 East 64th Street and 430 East 65th Street. At the latter buildings, the courts are open to the street by passageways and each contains four corner stairways. The other buildings are entered directly from the street. The First Avenue buildings, 403-409, 411-417, and 421-423 East 64th Street, and 404-408 East 65th Street have two entries each, while the other buildings have a single entrance.

All of the buildings in the historic district are stylistically related. It was not possible to build model tenements with a great deal of costly ornament, yet these buildings are embellished with a limited number of architectural details in the Beaux-Arts style, which was at the height of its popularity during the period when these buildings were erected. Among the stylish features used are cartouches, heavy garlands, raised three-dimensional brickwork, massive brackets, etc. Most of the ornament is found at the entrances.

On the interiors, the tenements are divided into apartments of from two to five rooms. All of the rooms are small, but all have windows which allow natural light to enter. In those buildings with entrance halls rather than open stairs, the halls are fireproof, well lit, and well ventilated. They have plaster walls, tile or marble floors, and iron stair rails.

The following is a list of all buildings within the boundaries of the City and Suburban Homes Company's First Avenue Estate Historic District.

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1168-1190 First Avenue and 401 East 64th Street. James E. Ware & Son, architects, 1898. This variegated tan brick building is simply detailed with flush stone window lintels, a brick beltcourse above the fifth floor windows, a denticulated brick cornice, and a brick parapet wall. The first floor windows on the side street elevation are set within decorative raised brick frames, each composed of quoins and a large splayed lintel. The double-doored entrance on the side street is set within a segmental-arched stone enframement crowned by an exuberant cartouche. Heavy brackets with smaller cartouches support a stone hood. The entrance off of First Avenue is set within an enframement with a broken pediment. The fire escape landing above the entrance has curving decorative flourishes. An iron balcony runs around the entire building at sixth floor level and an areaway railing runs in front of the side street facade. There are stores on the First Avenue frontage, several of which retain original features, notably their metal entablatures.

1194-1200 First Avenue and 402 East 65th Street. James E. Ware & Son, architects, 1898. This building is virtually identical to that described at 1168-1190 First Avenue and 401 East 64th Street.

403 and 409 East 64th Street. James E. Ware & Sons, architects, 1900. This building, and its twin at 404 and 408 East 65th Street, closely resembles the earlier buildings directly to the west. The tenement has simple details on its upper floors, including flush lintels, a denticulated cornice, a brick beltcourse, a parapet wall, and a green terra-cotta band. An iron balcony on the sixth floor leads to the fire escapes. The first floor windows have raised brick enframements with brick keystones. The double-doored entrances are recessed within heavy stone enframements. Each is composed of segmental arches boarded by a foliate molding, a stylized cartouche keystone, and massive garland brackets supporting a hood. An areaway railing runs in front of the building.

415 and 417 East 64th Street. James E. Ware & Sons, architects, 1901. Similar in design to the earlier model tenements of the historic district, this building has variegated yellow brickwork with flush stone lintels, a stone beltcourse above the first floor, a modified Doric cornice of brick, a parapet wall with a green terra-cotta band, fire escapes with small finials, a sixth floor balcony, and first floor windows with stone keystones. Each pair of double doors is boarded by a granite band set within a broken-pedimented enframement supported by garland brackets. A cartouche is set above the door. An areaway railing runs in front of the building.

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419 and 421 East 64th Street. James E. Ware & Sons, architects, 1901. This model tenement is identical to that described at 415 and 417 East 64th Street except that the parapet has raised piers ornamented with bosses.

423 East 64th Street. James E. Ware & Sons, architects, 1901. This building is identical to $\frac{1}{2}$ of the building described at 419 and 421 East 64th Street.

429 East 64th Street. Philip Ohm, architect, 1915. One of the final pair of buildings erected on the First Avenue Estate, this tenement has simple street elevations. On the side street is a centrally placed stone enframingent surrounding the entrance to the passageway that leads to the court. This enframingent has large brackets with foliate ornament and a keystone. The fire escape balcony above the entrance has decorative ornament. A stone beltcourse runs between the basement and first floor. The roofline of the building has segmental-arched pediments. Below these are brick plaques with recessed brick frames. Stone roundels set within eight-pointed brick stars are located within the panels. The courtyard walls of the building are faced with tan and yellow brick. Above the first floor is a band of soldier bricks with diamond-shaped brick insets. Each of the four stairway entrances is marked by a segmental-arched porch with stone coping.

404 and 408 East 65th Street. James E. Ware & Sons, architects, 1900. This building is virtually identical to that described at 403 and 409 East 64th Street.

410 East 65th Street. James E. Ware & Sons, architects, 1905. The design of this pale yellow model tenement relates closely to that of Ware's other buildings in the historic district. The symmetrical structure has a centrally placed double-doored entrance with an ornate enframingent. A simple granite frame runs around the doorway. This is set within a stone enframingent with brackets supporting a flat pediment upon which rest two volutes flanking an iron grille. A boldly carved cartouche is set below this composition. The window above the entrance is guarded by the iron grille and has a lintel with flush stone voussoirs and a keystone in the form of a console bracket with garland. On the first floor, all of the window lintels have flush stone voussoirs and shallow raised keystones. All of the other windows on the building have simple flush lintels. The iron fire escapes and the iron balcony on the sixth floor rest on curved brackets and have small finials. The building has a projecting cornice and iron areaway railings. Large cornice brackets, set to either end of the building have been removed.

412 East 65th Street. James E. Ware & Sons, architects, 1905. This building is identical to that described at 410 East 65th Street. The brackets supporting the cornice are missing at this building as well.

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414 East 65th Street. James E. Ware & Sons, architects, 1905. This building is identical to that described at 410 East 65th Street. The large paired garland brackets, missing from 410 and 412 East 65th Street are extant.

416 East 65th Street. James E. Ware & Sons, architects, 1905. This building is identical to that described at 410 East 65th Street. The large cornice brackets are extant.

430 East 65th Street. Philip Ohm, architect, 1915. This building is identical to that described at 429 East 64th Street.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1898-1915

Builder/Architect James E. Ware & Sons and Philip Ohm

Statement of Significance (in one paragraph)

The City and Suburban Homes Company's First Avenue Estate Historic District is historically significant for its association with the important turn-of-the-century housing reform movement. The district is also architecturally significant as the model tenements embody the distinctive characteristics of a building type that was of great importance to the development of decent healthy housing for the working poor. These model housing units were not built with government subsidies, but were erected by a limited dividend company, the City and Suburban Homes Company. The investors in this venture included members of many of New York's most prominent families. These investors voluntarily agreed to limit their profits so that multiple dwellings for the poor, built and maintained to high standards, could be constructed. These were not philanthropic ventures, but were an example of benign capitalism. Most of the tenements in the historic district were designed by the prominent New York architectural firm of James E. Ware & Sons; two of the buildings were the work of Philip Ohm, chief architect on the City and Suburban Homes Company's architectural staff. All of the buildings were designed with stylish Beaux-Arts architectural detail. It is no accident that these model tenements were designed with fine architectural embellishment since the creation of esthetically pleasing buildings was seen by contemporary reformers as having a beneficial effect on the residents of the buildings. More important, however, than the exterior detail, is the plan and layout of each building. The central, side and rear courts of the buildings allowed adequate light and air to reach each apartment; the fireproofed halls and stairways were light and airy; the arrangement of apartments secured privacy for every family; and each apartment consisted of decent sized rooms with running water, water closets, radiators, and other necessities not generally provided in New York's speculator-built tenements. These model tenements were well maintained and were extremely popular--vacancies were rare. The buildings attracted working people of many nationalities and ethnic backgrounds. In addition, the success of this low-income development influenced the union-backed and, later, the government-sponsored low-income housing projects of the twentieth century. Built between 1898 and 1915, the First Avenue Estate was the second project undertaken by the City and Suburban Homes Company and includes the earliest surviving buildings associated with this important company. Retaining an outstanding degree of integrity, the district makes a significant contribution to our understanding of the urban housing reform movement in New York City.

The construction of model tenements in New York was one of the most important organized responses to the appalling conditions in which the city's lower income people lived. During the nineteenth century, New York's population grew at an enormous rate. Much of this growth consisted of unskilled and semi-skilled immigrants who arrived in New York Harbor in ever-increasing numbers. Most of these newcomers were forced to settle

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property 2.8 acres

Quadrangle name Central Park

Quadrangle scale 1:24000

UTM References

A	<u>1</u> <u>8</u>	<u>5</u> <u>8</u> <u>17</u> <u>8</u> <u>17</u> <u>10</u>	<u>4</u> <u>5</u> <u>1</u> <u>2</u> <u>7</u> <u>10</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
---	--	--	--

D			
---	--	--	--

E			
---	--	--	--

F			
---	--	--	--

G			
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H			
---	--	--	--

Verbal boundary description and justification

See land map

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

NA

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Merrill Hesch

organization NYS Department of Parks, Recreation and Historic Preservation

date March 1986

street & number Agency Building 1

telephone 518-474-0479

city or town Albany

state NY 12238

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Julia S. Stokes

title Deputy Commissioner for Historic Preservation

date 6/16/86

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I hereby certify that this property is included in the National Register

Patricia Andrews

date 8/1/86

Keeper of the National Register

Attest: *Bert J. Savage*

date 8/1/86

Chief of Registration

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in the overcrowded slum districts such as the Lower East Side and the infamous Five Points. During the nineteenth and early twentieth centuries the city made little effort to provide services to the poor and there were few regulations establishing standards for housing. As more people arrived in New York, speculators began to erect tenement houses. The earliest tenement is believed to date from the 1830s. By the 1840s the problem of tenement housing was already being recognized, but nothing was done to alleviate the evils caused by this type of housing.¹ The tenements were erected to minimum standards and had almost no amenities. They were built to house as many people as possible with no thought to comfort, health, space, light, air, or sanitation. Each tenement was erected on a single New York building lot measuring twenty-five feet on the street and one hundred feet deep. This lot division was established to provide suitable accommodation for single-family row houses. It was not planned for multiple dwellings that would extend deep into the lot and house large numbers of people. As Ernest Flagg, a leading architect and pioneer in the planning of model tenements wrote in 1894:

The greatest evil which ever befell New York City was the division of the blocks into lots of 25 x 100 feet. So true is this, that no other disaster can for a moment be compared with it. Fires, pestilence and financial trouble are nothing in comparison, for from this division has arisen the New York system of tenement-houses, the worst curse which ever afflicted any great community.²

The "railroad" tenements laid out on these narrow lots had rows of small rooms; only the front and rear rooms received any direct light. There were no toilets, baths, or running water. Privies were in the rear yards. Several of New York's most prominent architects, including Richard Upjohn and Edward T. Potter, designed model tenements beginning in the 1850s, but few of these were built and conditions worsened. In 1867 the city's first tenement law was passed, but it had little impact on housing quality. In 1879 New York City amended the earlier law, mandating minimal fireproofing and the use of air shafts in tenements. This brought about the advent of the dumb-bell tenement with its small interior shafts. The dumb-bell became the common tenement form from 1879 until it was outlawed in 1901. Unfortunately, these dumb-bell tenements were only a minor improvement on earlier tenements, since the small shafts allowed little light or air to reach apartments on the lower floors. The twenty-five foot wide dumb-bell tenements generally had four apartments and fourteen rooms per floor. The shafts were so small that they became fire hazards, sucking flames up from one floor to another. They also quickly filled with garbage and

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were extremely noisy. Apartments in neighboring buildings were so close due to the small scale of the shafts that they were dubbed "shake-your-hand airshafts." In 1879 the New York Times noted that if the dumb-bell was the best solution of New York's housing problem, the problem was insolvable.³ John W. Russell wrote in his two-part study, "New York's Improved Tenements," published in House and Garden in 1908, that "the dumb-bell block...is perhaps the worst type of tenement ever allowed in a modern enlightened community."⁴ This statement was followed by a description of a typical dumb-bell tenement:

The halls and ten out of the fourteen rooms on each floor are dark and ill-ventilated, dependent for light and air solely upon narrow air shafts, which give little or no light below the top floors. Each tenement house in the block accommodates four families on each floor in fourteen rooms, making twenty-two families in each building, and two stores.⁵

As conditions deteriorated, concern in certain quarters rose. The New York Times summed up the problem with the tenement in 1896:

The chief objections to the old-style tenements are contracted quarters, lack of family privacy, and promiscuous toilet arrangements, inviting moral deterioration; lack of light and air, and of sanitary accommodations, insuring a large death rate, and danger from fire--that ever-present tenement horror. All of these are wickedly cruel when such houses are new; when they become old, dilapidated, invested with vermin and infected with disease germs, they are a disgrace to humanity and a menace, not only to the health of the unfortunate residents therein, but to the health of the whole community.⁶

In 1894 a Tenement House Committee, established by New York State, reported on conditions in New York. The committee found that the "New York tenement system was the worst in the world."⁷ The committee also noted that New York was the most densely populated city in the world and that in 1894 sections of the East Side had 986.4 people per acre.⁸ This was compared to Bombay with 759 people per acre, Prague with 485, Paris with 434, London with 365, and Glasgow with 350.⁹ In an area with 255,033 people, only 306 had access to a bath and there were not yet any public baths in the city.¹⁰ In addition to being unsanitary and breeding disease, the conditions in the tenements were seen as causing immorality and crime; "such a condition fosters in young children all sorts of immorality," wrote

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the New York Times in 1899.¹¹

It was amidst these appalling housing conditions that model tenements appeared. Model tenements were improved dwellings built specifically to alleviate the problems of traditional tenement housing. They were not perfect housing, but were often experimental structures that were built in order to find ways for private speculators to erect suitable housing for the poor and still make a profit. The ideal was to create housing that was well built, safe, sanitary, and inexpensive. Many of the model tenement projects were quite successful from both financial and social perspectives and many are still occupied today. Most model tenements were erected with the general purpose of alleviating the appalling housing conditions of the working poor and thereby improving their health and moral standing. Occasionally, a model tenement was planned with a more specific purpose such as providing adequate housing for tubercular patients. The earliest model tenements appeared in England in the mid nineteenth century. In the 1860s several "limited-dividend" companies had evolved in Britain. These organizations built model tenements that paid a limited return to investors (often 3% to 5%).¹²

The history of the model tenement in New York begins in 1843 with the formation of the New York Association for Improving the Conditions of the Poor (AICP). This organization was created for "the elevation of the moral and physical condition of the indigent, and so far as is compatible with this, the relief of their necessities."¹³ The AICP launched a crusade against the slums, supporting the idea that enlightened capitalism would improve housing conditions. The association believed that model tenements could be built to house the poor and bring a limited profit to investors. In 1854, the AICP erected a model tenement for black families at Elizabeth and Mott Streets. This first effort at building a model tenement in New York was a failure--the building was not profitable and soon degenerated into a slum.

Although people were concerned with conditions in New York's slums and the negative influence that the conditions in slum areas had on nearby affluent neighborhoods (there was a well-founded fear that epidemics would move from the slums to other areas of the city) little was done to improve conditions for several decades. The Tenement House law of 1867 was vague and ineffectual, although it was symbolically important in that it recognized the right of society to limit the freedom of builders and landlords.

The first serious effort at building model tenements was instituted by merchant Alfred Tredway White, who began the first of his three model

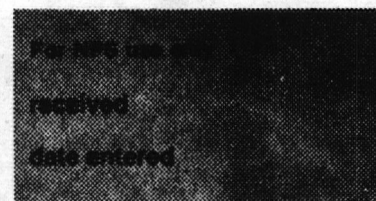
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tenement complexes in Brooklyn in 1877. White was influenced by the success of Sir Sydney Waterlow's buildings in London, which provided decent housing for the poor, but made a five percent profit. White's Home (1876-77), Tower (1878-79), and Riverside (1890) apartments (all in National Register listed historic districts) were built around large open courts and had exterior stairwells. Apartments were two rooms deep so that all rooms had light, air, and ventilation; running water and water closets were provided; and buildings were erected with high quality fireproof materials. In addition to White's buildings, the Improved Dwelling Association built a model tenement in Manhattan in 1882 (demolished), and the Tenement House Building Company opened a model tenement in 1885 (demolished). Unfortunately, these complexes did little to alleviate the housing problems of most New Yorkers; conditions for most poor and working-class people only worsened.

The slight gains achieved by these few model tenements were overwhelmed by the large number of speculative dumb-bell tenements built after 1879. Ironically, the dumb-bell began as a reformist idea. In 1878 the magazine Plumber and Sanitary Engineer sponsored a competition for a tenement to be built on a traditional 25 x 100 foot lot that would maximize safety and convenience for the tenant and profitability for the investor.¹⁴ This competition was won by the architect James E. Ware's dumb-bell and the Tenement Law of 1879 established this as the common New York City building type. As has been noted, the dumb-bell was a disaster for tenants. The problem with the Plumber and Sanitary Engineer's competition was that it was limited to the narrow New York City lot. If the problem of housing large numbers of people in decent conditions was to be solved, the artificial twenty-five foot width of New York's building lots had to be abandoned as Alfred Tredway White had at his model tenement complexes.

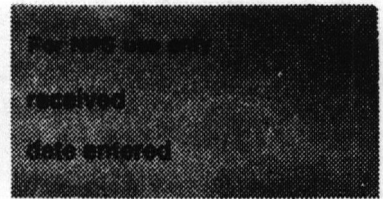
The Tenement House Committee of 1894 had studied and reported favorably on the few model tenements which had been built in New York by the mid 1890s. More important, however, the Committee's work generated interest in the tenement problem. The result was "the most ambitious model tenementscheme ever attempted."¹⁵ In 1896 the AICP sponsored a housing conference that led to the formation of the Improved Housing Council, an independent organization which sponsored an architectural competition for tenements that were designed for a 200 foot by 400 foot plot. This competition recognized that good tenement housing could not be designed on New York's traditional twenty-five foot wide lots. Following the submission of designs, the Council organized a company which was to build model tenements.

On July 6, 1896 the City and Suburban Homes Company was organized "with the object of supplying to wage earners of New York City improved,

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wholesome homes at market rates of rental."16 City and Suburban Homes was to become the most important limited dividend company involved in the construction of model tenements in New York. The company built more model tenement units than any other venture. These apartments were built to high standards and most of the apartments built by City and Suburban Homes are still occupied. The new company was established by members of some of New York's most prominent families. Among the officers were Samuel D. Babcock, president of the International Bell Telephone Company, financier R. Fulton Cutting, Ogden Mills, William Bayard, and Cornelius Vanderbilt. Other founders of the City and Suburban Homes Company were Alfred Tredway White, Isaac Seligman, Adrian Iselin, and Joseph Auerbach. In addition, support was given by prominent members of the Morgan, Rockefeller, Schiff, Gould, Low, Schermerhorn, Pine, Jessup, Sloane, Legget, Clark, Lewisohn, Astor, Auchincloss and Stokes families.

The president of the new venture was Dr. Elgin Ralston Lovell Gould (1860-1915), who became one of the most forceful proponents of model tenements, particularly those built with private financing. Gould was born in Ontario and received his Ph.D. at Johns Hopkins. According to Roy Lubove, "after becoming an American citizen in 1885, Gould moved on to a brilliant career as a political scientist and expert in municipal affairs. Between 1887 and 1892 Gould undertook a research project in housing problems, sponsored by the United States Department of Labor. In 1895, the Department published The Housing of the Working People, in which Gould analyzed the housing reform movement in Europe and America. Gould's conclusion that the "proper housing of the great masses of working people can be furnished on a satisfactory commercial basis"18 became the basis for his support of the City and Suburban Homes Company. For Gould, adequate tenement housing would improve the social, moral, and sanitary conditions of the poor (especially the working poor) and, therefore, conditions in the city in general.

The intent of the founders of the City and Suburban Homes Company was to provide desperately needed quality housing to low-income working people. As Gould wrote in the Ninth Annual Report of the President in 1905:

New York's tenement problem is infinitely more urgent than London's, yet in the English metropolis more than \$100,000,000 have been invested in improved homes for wage earners. The City and Suburban Homes Company is in a position and intends to undertake the great and necessary work here.19

The City and Suburban Homes Company was not, however, a philanthropic venture. It was felt that philanthropy alone would not materially improve

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housing conditions. This was a business venture, but one, it was believed, that could greatly change the character of life for working New Yorkers, as well as for everyone else:

Philanthropy, pure and simple, will never greatly improve the housing of the people. The problem is too vast....; but it can be shown that the best class of model dwellings is a safe investment, yielding regularly the full ordinary rate of interest. Housing reform on that basis will contain within itself the germ of life and development. Capital will be attracted to the field, and presently the rookeries and the slums, with their attendant immorality, drunkenness, sickness, epidemics, and frightful death rates, will have disappeared, and "Home, sweet home" will cease to be a bitter irony.²⁰

In even more powerful terms, the City and Suburban Homes Company described its mission in an effort to attract investors:

Bad housing is tremendously expensive to a community. It explains much that is mysterious in relation to drunkenness, immorality, poverty, crime and all forms of physical and social decline. Improved dwellings are the best guarantee of civilization. They help conserve the family institution, which is the underlying basis of society. In great cities especially, there is no more important phase of civic welfare.²¹

Clearly, it was believed that better housing would lead to an increase in morality and a lessening of anti-social behavior among the poor. This would lessen crime and filth and improve conditions in the city for all of its residents. The effort to build model tenements is spoken of as a business and the City and Suburban Homes Company did, indeed, pay a dividend each year. The Ninth Annual Report discussed the dividends paid to investors:

In 1898, while a considerable part of the company's property was in process of development, stockholders received three per cent. in dividends; in 1899, three and one-half per cent., and since that time four per cent. annually.²²

The City and Suburban Homes Company began its work in 1896 with a capital stock of one million dollars. In its first year of operation, the company purchased three building sites. The initial building project

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Inventory—Nomination Form

City and Suburban Homes Company's First Avenue

Continuation sheet Estate H.D. NY County, NY Item number 8

Page 8

consisted of nine buildings erected on land exchanged for stock at half value with Mrs. Alfred Corning Clark. The Alfred Corning Clark Buildings stood at 217-233 West 68th Street and 214-220 West 69th Street. The architect for these model tenements was Ernest Flagg, who had previously drawn plans for tenements with central courtyards and who, in an article entitled "The New York Tenement-House Evil and its Cure," inveigled against the typical New York tenement and proposed the construction of tenements on large plots.²³ The Clark buildings were erected in 1898; they were demolished in the late 1950s for construction of the Lincoln Towers apartment complex.

The company's second project involved the purchase of the Colored Home and Hospital on First Avenue between East 64th Street and East 65th Street. The Colored Home and Hospital had been organized in 1839 and in 1849 had begun construction of a home, chapel, and hospital on the First Avenue site. In late 1896 or early 1897, the City and Suburban Homes Company purchased the hospital site, which ran the entire length of First Avenue and 513 feet along the side streets towards Avenue A (now York Avenue). This was the genesis of the First Avenue Estate.

The third project begun in the City and Suburban Homes Company's first year of operation was Homewood, a suburban development laid out on 528 lots in the New Utrecht section of Brooklyn. Homewood was a development of small single-family brick and stucco detached houses which were built and sold by the company. Designed by Percy Griffin, these residences were erected over a number of years and appear to have been a successful venture. The houses are extant.

In 1899 the City and Suburban Homes Company purchased land on the north side of West 62nd Street between Amsterdam Avenue and West End Avenue and constructed a model tenement specifically for black families. The Tuskegee, designed by Howells & Stokes, was joined several years later by the Hampton, on West 63rd Street. Both of these tenements were demolished for construction of the Amsterdam Houses.

Early in 1901, City and Suburban purchased the entire eastern frontage of Avenue A (York Avenue) between East 78th Street and East 79th Street. In June 1905, the company bought the balance of the block bounded by East 78th Street, East 79th Street, York Avenue, and the East River. The York Avenue Estate is a full block of model tenements (including a hotel for working girls) erected between 1901 and 1913. This was the company's largest housing complex. It is still occupied and has also been proposed for listing on the National Register of Historic Places.

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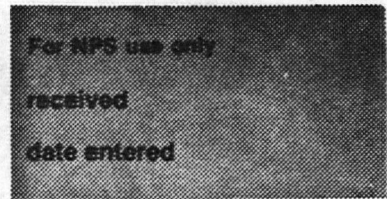
**National Register of Historic Places
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City and Suburban Homes Company's First Avenue
Estate H.D. NY County, NY

Continuation sheet

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As has been noted, the City and Suburban Homes Company purchased the Colored Home and Hospital site in its first year of operation. This site was seen as being ideal for the construction of model tenements for the working poor:

The location is healthy, occupying high ground a few hundred feet from the East River, and is convenient to the 65th Street station of the Second Avenue Elevated Railroad, and the 67th Street station of the Third Avenue Elevated Railroad. The First Avenue surface line passes the building, and the Second and Third Avenue cars are within one and two blocks respectively. The 59th Street crosstown line is near at hand.²⁴

In 1898, the company commissioned two model tenements from the architectural firm of James E. Ware & Son. Architect James Edward Ware (1846-1918) was a native New Yorker who received his education at the College of the City of New York. Ware's long career began in 1869 and ended with his death forty-nine years later. Ware designed a large variety of buildings in New York. He pioneered in the development of the fireproof warehouse, designed a large number of row houses, and was extremely active in the design of tenements. He designed the original dumb-bell tenement and in later years actively pursued the design of model tenements built on large plots. In 1879 Franklin B. Ware joined his father's firm and in 1900 the firm became James E. Ware & Sons, with the addition of Arthur Ware to the partnership.

The first buildings that Ware designed for the First Avenue Estate face onto First Avenue and have commercial ground floors (1168-1190 and 1194-1200 First Avenue, aka 401 East 64th Street and 402 East 65th Street). They were begun in 1898 and completed in 1900. With the completion of these two buildings, construction began on a second pair, directly to the east of the initial venture (403-409 East 64th Street and 404-408 East 65th Street). "In appearance, design and equipment they strongly resemble the First Avenue buildings."²⁵ A year later, construction began on a 300 foot long plot on East 64th Street. James E. Ware & Sons designed four tenements for this site (411-423 East 64th Street). These buildings were ready for occupancy in 1903. In 1905, the Ware firm designed the four model tenements at 410-416 East 65th Street. This was the firm's final work on the estate. The City and Suburban Homes Company's initial purchase from the Colored Home and Hospital did not include the Avenue A (York Avenue) frontage. This was not acquired by the company until 1912 and it was not until 1915 that Philip Ohm, chief architect of the

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City and Suburban Homes Company's First Avenue

Continuation sheet Estate H.D. NY County, NY Item number 8

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company's architectural staff, designed the buildings at 423 East 64th Street and 430 East 65th Street, on the York Avenue corners. These buildings were completed in December 1915 and the City and Suburban Homes Company's second largest apartment complex was completed.

All of the First Avenue Estate tenements were erected on plots that are wider than twenty-five feet. This allowed for the creation of sizable central, side, and rear courts. These courts permitted light and fresh air to reach every room of every apartment. The size of the courts was not the only consideration of those building these model tenements. In the planning of each building it was of the utmost importance that each apartment be a "complete home."²⁶ There was a strong belief that the lack of privacy in the old tenements caused promiscuity and crime, but that homes with private toilets, separate rooms, private halls set between the public hall and living rooms, and sound-proof walls would lead to an increase in moral values and a better citizenry. There were many other amenities provided in these buildings that were not commonly provided in tenements. Although some of the items provided do not seem notable from a late twentieth century vantage point, they were all important at the time and reflect the City and Suburban Homes Company's efforts to create comfortable accommodations. The company listed the following as the amenities provided in the first apartments built on the estate.

Each apartment has the following conveniences exclusively reserved to its occupants: Steam heat throughout by rising lines and radiators; floors and partitions between the different dwellings deafened; plaster closets instead of wooden wardrobes; water closet well ventilated with water supplied from tank; stationary earthenware wash-tubs, porcelain finish, and sink of large size; hot water supplied from central boiler system; gas fixtures and gas range for baking, boiling, etc.; dresser; mantel shelves; wood and coal closet and storage rooms in basement; a special room for baby carriages in the basement. Great economy results to the tenants from having free steam heat and hot water, and using gas for cooking.²⁷

In addition, the halls and stairways were fireproof and were lighted and heated and the best sanitary principles were followed in construction. The earliest apartments did not have showers, but free showers and tubs were located on the ground floor and basement. Later buildings had baths in every apartment and the company later added baths to the earlier apartments.

In plan, all of the apartments are small. They were, however, a vast improvement over other tenements of their period. Each apartment

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City and Suburban Homes Company's First Avenue
Estate H.D. NY County, NY

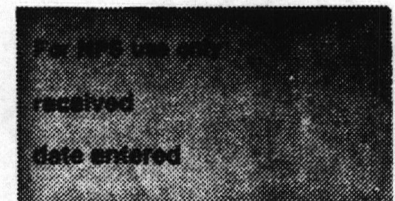
Continuation sheet

Item number

8

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11



is only two rooms deep, with each room looking out onto the street or a sizable court. Each apartment has a private entrance hall separating the living areas from the public spaces. In addition, the living rooms, bedrooms, and parlors all have doors for increased privacy. Most important, there are private water closets in each apartment. All of the rooms have large windows and there were glass transoms over every door so as to increase the light.

On the exterior, the buildings were designed with stylish ornamental detail. All of these buildings are brick with stone trim. On some of the buildings, such as those on York Avenue, two shades of brick were used to add interest to the facades; other buildings have raised brick window enframements or patterned brick panels and cornices. All of the buildings display Beaux-Arts style detail. The Beaux-Arts style was the most popular style for residential design at the turn of the century and was used on the homes built by many of the wealthy City and Suburban investors. On the tenements, the Beaux-Arts forms are particularly evident at the entrances, which display bold carved forms such as the foliate cartouche at 401 East 65th Street, the cartouche with garland at 412 East 65th Street, and the heavy brackets at 408 East 65th Street.

It was no accident that the tenements were designed to be stylish buildings using ornament to the greatest extent possible under the limitations of the financial investments. At the time when the tenements were being built there was a belief that good architecture could have an ennobling effect on the poor and would improve their behavior and morals. This view runs parallel to the idea that the improved housing conditions provided by the model tenements would improve the moral behavior of the tenants. It was during this period that park pavilions built in the worst city slums were modeled on French and Italian garden houses and public baths were modeled after great Roman monuments. A comment made in 1899, in a discussion of an Italian Renaissance pavilion in a slum park, is no less appropriate to the City and Suburban buildings:

there is really no harm in allowing the poor to enjoy good architecture...[it] cannot fail to have an elevating influence.²⁸

The City and Suburban Homes Company's First Avenue Estate attracted a great variety of tenants. The apartments were rented to people of many nationalities, reflecting the multi-ethnic character of the Yorkville community. The estate was in the midst of one of the largest Central European communities in New York and in 1916 large numbers of Germans and Hungarians lived there. There were also a substantial number of people

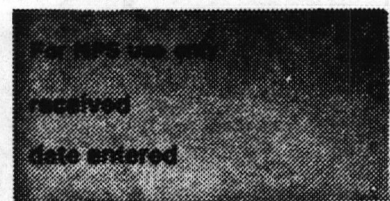
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City and Suburban Homes Company's First Avenue

Continuation sheet Estate H.D. NY County, NY Item number 8

Page 12



from the United States, England, Scotland, Sweden, and France.²⁹ In 1916 the largest number of workers were mechanics, followed by domestics and factory workers. There were also many dressmakers and milliners, clerks, salespeople, unskilled workers, and professionals.³⁰

The City and Suburban model tenements were "experiments of high social value."³¹ From their inception, the founders of the company hoped that their project would inspire similar ventures in New York and elsewhere. In his Third Annual Report, Elgin Gould wrote:

One of the prime objects of the Company has been to develop a greatly improved type of tenement structure, which shall also prove financially profitable. This aim has been successfully carried out and the further hope that the demonstration of this fact would lead to emulation, will doubtless be realized. Representatives of estates, architects and builders, both from this and other cities, have frequently visited the Company's buildings during the past year, with a view of studying them carefully and reproducing them in part or in whole.³²

The City and Suburban and First Avenue Estate Historic District tenements were influential in the model tenement movement and on later low-income and subsidized housing. Successful features of these model tenements, including the construction of buildings on large plots of land, the planning of apartments so that each had a maximum of privacy, and the use of open space to insure light, air, and health, were influential on union-sponsored apartments, such as those built by the Amalgamated Clothing Workers. These model tenements also had an influence on the housing projects sponsored by the federal government beginning in the 1930s. For all their success, the model tenements could not solve the problems of housing New York's poor and working-class population. Although the model tenements were profitable, they were never as profitable as speculative tenements and construction of these well planned and well built tenements was only possible with a large initial outlay of money. During the Depression, it became clear that the government would have to become involved in housing. Early projects such as First Houses and Harlem River Houses (both NR listed) are low-scale complexes with a similar concern for planning, light, and space as that evidenced in the model tenements. Gone, however, in these governmental projects, was a concern for the benefits of architectural ornament.

The City and Suburban Homes Company's York Avenue Estate and First Avenue Estate were both extremely successful and both

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City and Suburban Homes Company's First Avenue
Estate H.D. NY County, NY

Continuation sheet

Item number 8

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continue to be popular and viable housing, serving the same low and middle income people for whom they were built. The apartments are small by modern standards and now house few families, although many elderly tenants have lived here for all, or a great part, of their lives. These model tenements stand as monuments to a progressive social movement which sought to improve the living conditions of New York's working people and by achieving this goal, helped to improve life for all New Yorkers.

Footnotes

1. Sarah Bradford Landau, Edward T. and William A. Potter: American Victorian Architects (NY: Garland, 1979), p.391.
2. Ernest Flagg, "The New York Tenement-House Evil and its Cure," Scribner's 16 (July 1894) 109.
3. New York Times, March 16, 1879, p.6.
4. John W. Russell, "New York's Improved Tenements," House and Garden 14 (July 1908) 27.
5. Ibid, pp. 27-28.
6. New York Times, November 29, 1986, p.13.
7. "New York's Great Movement for Housing Reform," Review of Reviews 14 (December 1896) 695.
8. Ibid.
9. Ibid.
10. Russell, p.25.
11. New York Times, July 9, 1899, p.11.
12. Eugenie Ladner Birch and Deborah S. Gardner, "The Seven-Percent Solution: A Review of Philanthropic Housing, 1870-1910," Journal of Urban History 7 (August 1901) 411.
13. New York Charities Directory (NY: Charity Organization Society, 1895), p.50.
14. Plumber and Sanitary Engineer 2 (1878) 1,32.
15. Roy Lubove, The Progressives and the Slums: Tenement House Reform in New York City 1890-1917 (Westport, Conn.: Greenwood Press, 1962), p.100.
16. City and Suburban Homes Company, Ninth Annual Report of the President (1905), p.2.
17. Lubove, p.102.
18. Ibid.
19. Ninth Annual Report, p.2.
20. Review of Reviews, p.694.
21. Model Homes (NY: City and Suburban Homes Company, 1905), p.5.
22. Ninth Annual report, p.2.

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Inventory—Nomination Form**

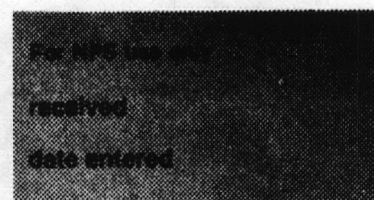
City and Suburban Homes Company's First Avenue
Estate H.D. NY County, NY

Continuation sheet

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23. Flagg, pp. 109-117.
24. Fourth Annual Report, (1900), p.5.
25. Fifth Annual Report (1901), p.8.
26. Model Homes, p.14.
27. Fourth Annual Report (1900), p.5.
28. "New Hudson Park," Scientific American, Building Edition 27 (June 1899) 101.
29. Twentieth Annual Report (1916), p.10.
30. Ibid, p.11.
31. Ford, p.693.
32. Third Annual Report, p.6.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property 2.8 acres

Quadrangle name Central Park

Quadrangle scale 1:24000

UTM References

A 18 581781710 415112710
Zone Easting Northing

B _____
Zone Easting Northing

C _____

D _____

E _____

F _____

G _____

H _____

Verbal boundary description and justification

See land map

List all states and counties for properties overlapping state or county boundaries

state code county code NA

state code county code

11. Form Prepared By

name/title Merrill Hesch

organization NYS Department of Parks, Recreation and Historic Preservation

date March 1986

street & number Agency Building 1

telephone 518-474-0479

city or town Albany

state NY 12238

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Julia A. Stokes

title Deputy Commissioner for Historic Preservation

date 6/10/86

For NPS use only

I hereby certify that this property is included in the National Register

Patrick Andrews

date 8/1/86

Keeper of the National Register

Attest: *Bert S. Savage*

date 8/1/86

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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City and Suburban Homes Company's First Avenue
Continuation sheet Estate NY County, NY Item number 9

Page 2

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- New York Times, March 16, 1879, p.6; November 22, 1896, p.9; November 29, 1896, p.13; May 16, 1899, p.12; July 9, 1899, p.11; May 27, 1902, p.16; May 16, 1911, p.8; April 18, 1912, p.12; December 11, 1915, VII, p.2; May 27, 1917, IV, p.1.
- "New York's Great Movement for Housing Reform," The Review of Reviews 14(December 1896) 693-701.
- Real Estate Record and Builders Guide, 69(January 18, 1902) 109; 73(June 11, 1904) 1448; 89(February 24, 1912) 386-387.
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- Russell, John W. "New York's Improved Tenements," House and Garden 14(July 1908) 25-29, 14(September 1908) 83-89.

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National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

City and Suburban Homes Company's First Avenue

Continuation sheet Estate H.D. NY County, NY Item number 11

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Page 2

Form researched and written by:

Andrew Scott Dolkart
201 West 92nd Street--3F
New York, NY 10025
212-877-2088

PHONE NUMBER CLASS LAND VALUE TOTL ASSED-A
 DATE PRICE-S

PRINCIPAL

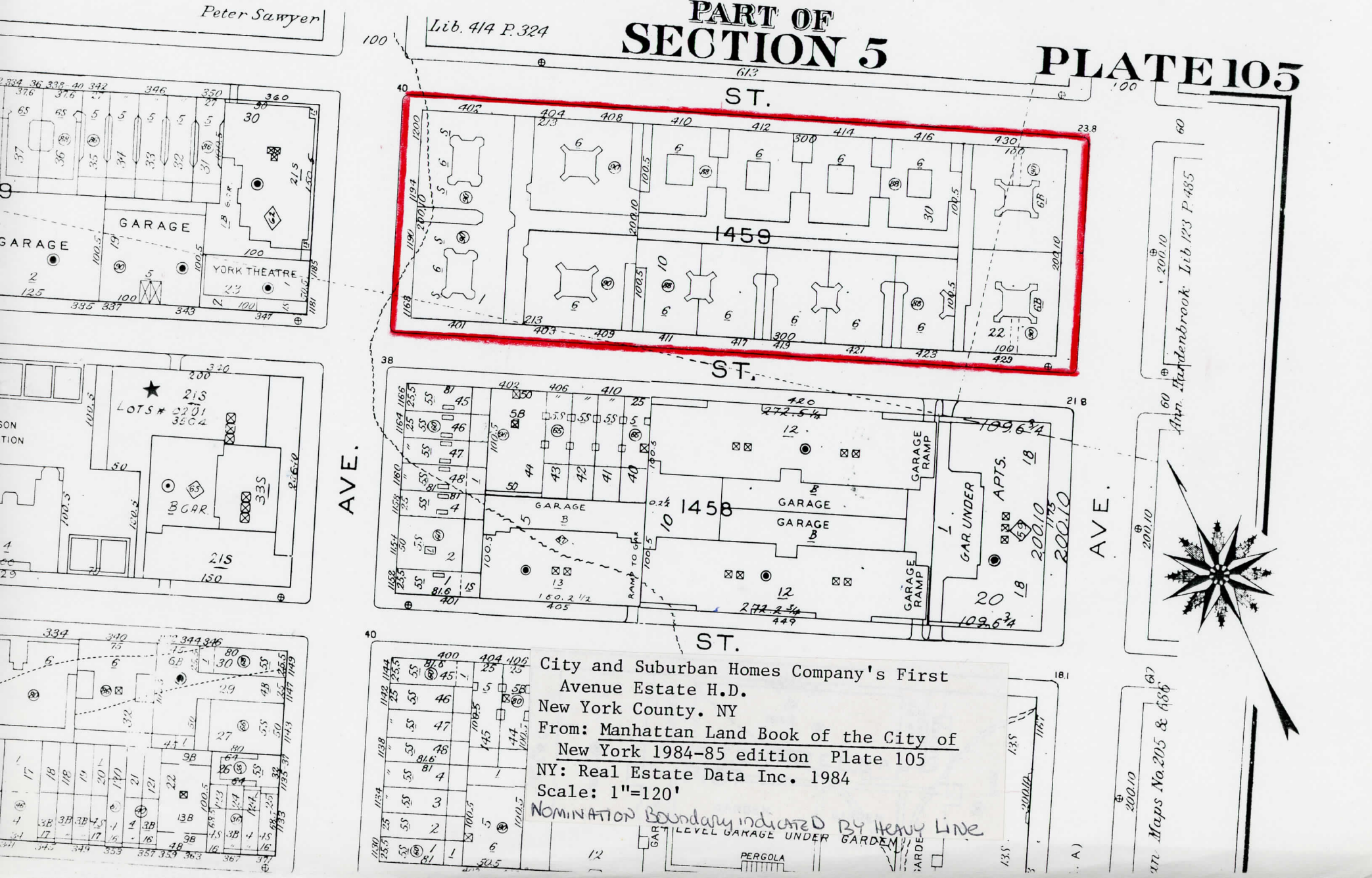
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PART OF SECTION 5

PLATE 105



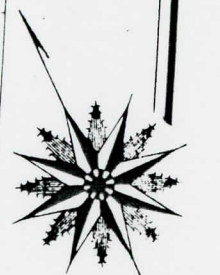
AVE.

AVE.

City and Suburban Homes Company's First
 Avenue Estate H.D.
 New York County, NY
 From: Manhattan Land Book of the City of
 New York 1984-85 edition Plate 105
 NY: Real Estate Data Inc. 1984
 Scale: 1"=120'

NOMINATION Boundary indicated by Heavy Line

PERGOLA
 GARAGE UNDER GARDEN



Map No. 205 & 456

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

City and Suburban Homes Company's First
Avenue Estate Historic District
New York County
NEW YORK

Substantive Review

JUN 11 8 1986

Working No. _____

Fed. Reg. Date: 8/2/87

Date Due: 1/17/86 - 8/2/86

Action: ACCEPT 8-1-86

RETURN

REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Retaining a high degree of historic integrity these model tenements are significant for associations with the turn of the century housing reform movement and represent a building type of great importance to the development of decent and healthy housing for the working class. The buildings of the district are the work of prominent NY architectural firm, James E. Ware & Sons and Philip Ohm, Chief architect of the City + Suburban Homes Company. Within the local context the district is important for criteria A+C.

Recom./Criteria Accept A+C

Reviewer Jawst

Discipline Architectural History

Date 8/1/86

see continuation sheet

Nomination returned for: technical corrections cited below

substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



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Photo 1

City and Suburban Homes Company's First
Avenue Estate H.D. New York County, NY
1168-1200 First Avenue, view from the
southwest

Photo: Andrew S. Dolkart 3/86

Neg: 201 W. 92nd St. NYC



Photo 2

City and Suburban Homes Company's First
Avenue Estate H.D. New York County, NY
East 64th Street looking west from No. 423
Photo: Andrew S. Dolkart 3/86
Neg: 201 W. 92nd St. NYC



Photo 3

City and Suburban Homes Company's First

Avenue Estate H.D. New York County, NY

East 65th Street looking east from No. 404

Photo: Andrew S. Dolkart 3/86

Neg: 201 W. 92nd St. NYC



Photo 4

City and Suburban Homes Company's First
Avenue Estate H.D. New York County, NY
412-416 East 65th Street, view looking east

Photo: Andrew S. Dolkart 3/86

Neg: 201 W. 92nd St. NYC



414


DANGER RADIATION

NO SMOKING
NO FLAMES
ALLOWED

REPLACES
REPLACES
REPLACES

REPLACES
REPLACES
REPLACES

Photo 5

City and Suburban Homes Company's First
Avenue Estate H.D.

New York County, NY

414 East 65th Street doorway, view from
the north

Photo: Andrew S. Dolkart 3/86

Neg: 201 W. 92nd St. NYC



Photo 6

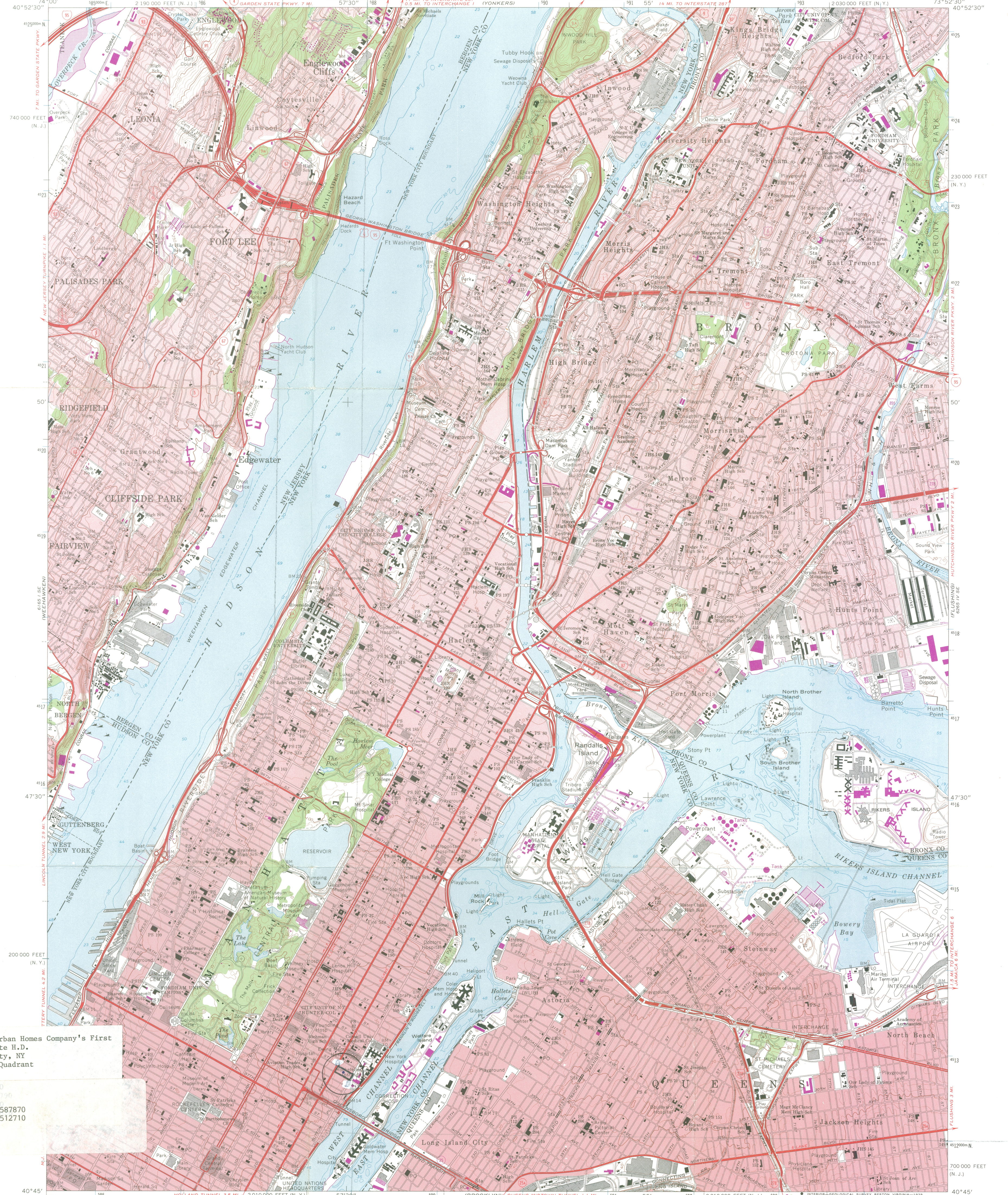
City and Suburban Homes Company's First Avenue
Estate H.D.

New York County, NY

429 East 64th Street and 430 East 65th Street,
York Avenue facades, view from the southeast

Photo: Andrew S. Dolkart 3/86

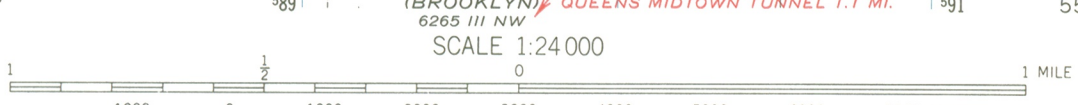
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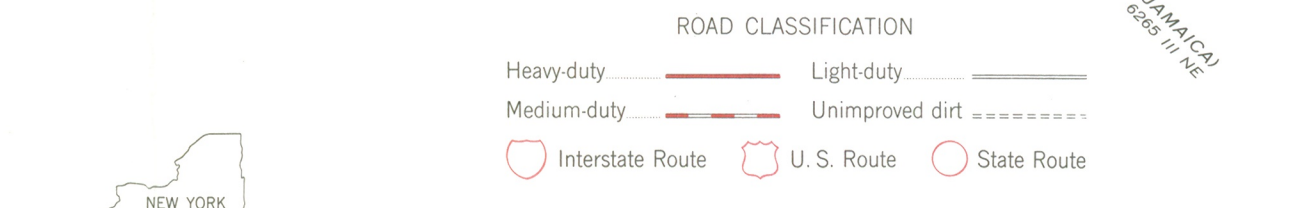
City and Suburban Homes Company's First Avenue Estate H.D. New York County, NY Central Park Quadrant Zone 18

A. East 57800
North 451290
B. East 57900
North 451270
E: 587870
N: 4512710

Mapped, edited, and published by the Geological Survey
Revised in cooperation with New York
Department of Transportation
Control by USGS, USC&GS, and New Jersey Geodetic Survey
Planimetry by photogrammetric methods and from USC&GS Charts T-4567,
T-5089, T-5264, T-5278, T-5448, T-5449, T-5451, T-5452, T-5453, T-5458,
and T-5778. Topography by photogrammetric methods from aerial photographs
taken 1954 and planetable surveys 1956
Revised from aerial photographs taken 1966. Field checked 1966
Selected hydrographic data compiled from USC&GS Charts 226, 274, 745,
746, and 747 (1966). This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grids based on New York coordinate system, Long Island zone,
and New Jersey coordinate system
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET
4 FEET IN THE HUDSON RIVER AND 5.7 FEET IN THE EAST RIVER



NEW YORK
QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1977 and other source data. This information not field checked. Map edited 1979
There may be private inholdings within the boundaries of the National or State reservations shown on this map

CENTRAL PARK, N.Y.—N.J.
SW/4 HARLEM 15' QUADRANGLE
N4045—W7352.5/7.5

1966
PHOTOREVISED 1979
AMS 6265 IV SW—SERIES V821