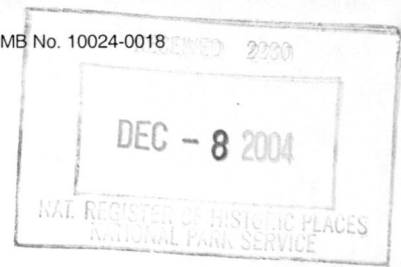


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Ivey Delph Apartments

other names/site number _____

2. Location

street & number 17-19 Hamilton Terrace [] not for publication

city or town New York [] vicinity

state New York code NY county New York County code 061 zip code 10031

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide locally. ([] see continuation sheet for additional comments.)

M. Carter, SHPO
Signature of certifying official/Title

11/22/04
Date

New York State Office of Parks, Recreation & Historic Preservation
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
[] see continuation sheet
- [] determined eligible for the National Register
[] see continuation sheet
- [] determined not eligible for the National Register

[] removed from the National Register

[] other (explain) _____

for
Signature of the Keeper Edson H. Beall date of action 1/20/05

Ivey Delph Apartments

New York County, New York

Name of Property

County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	TOTAL

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/ multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT/Moderne

Materials

(Enter categories from instructions)

foundation brick, reinforced concrete

walls brick, concrete

roof asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Ivey Delph Apartments
Name of Property
New York County, New York
County and State

7. Description

Summary

The Ivey Delph Apartments is a six story building designed in 1948 by the architect Vertner Tandy for Dr. Walter Delph and completed in 1951. The Moderne style beige brick and concrete building is three bays wide, with two and three banks of windows in each bay. Curved projecting balconies in the center bay dominate the façade.

Setting

The apartment building is located in the Hamilton Heights Historic District (National Register listed 9-30-83). (This district is also locally designated by the NYC Landmarks Preservation Commission.) The district is primarily made up of low-scale masonry row houses, tenements, and institutional buildings built between 1886 and 1906. The Ivey Delph is the last building to be built in the district. Though it was built a few decades after the district's period of significance it blends in with the historic streetscape in placement, materials, and size. It is built to the building line like the adjacent row houses; the façade is beige brick, like the houses to the north. At six stories over basement high, it is taller than the three and four story row houses but similar in scale to the six-story tenements.

Description

The building has an irregular rectangular plan which follows the shape of the property. There is a rear courtyard and the building does not cover the whole lot in the rear and sides, to allow for abundant light and air. It is six stories high over a basement and divided into three bays. The center bay is emphasized by the use of curved, slightly projecting concrete balconies. The south bay has two banks of double windows while the north bay has a triple window, a double window, and a small single window on each of the upper floors. The façade is beige brick in a common bond with concrete base and balconies. The concrete base is scored to suggest rustication. The north bay has bands of pulled brick headers at the windows, while the south bay has flush brick headers, calling out the asymmetry of the two bays which already have different window treatments. The building is built on a steep hill and this careful design detail may be a response to the asymmetry caused by the façade's rise to the north. The roof is flat with a simple horizontal metal rail at the parapet that matches the balcony railings. The building is steel framed with reinforced concrete.

The balconies in the center bay are curved at the ends and project from the façade. They are topped by curved iron railings with two horizontal bars. The balconies, flush parapet, and horizontal emphasis contribute to the building's Moderne style.

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Section 7 Page 2

Ivey Delph Apartments
Name of Property
New York County, New York
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The punched windows, described above, have aluminum double-hung sash which closely resembles the original steel sash. The entrance is also flush with the façade, with no lintels or decorative trim. The entrance has curved brick walls leading to recessed replacement glass double doors which closely match the configuration of the original doors.

On the interior, the two-level entrance vestibule has a curved stainless steel railing echoing the exterior railings. There is a colorful mural of the neighborhood (Kenneth Davenport, 1978) on the south wall. The studio, one and two bedroom apartments are accessed by an L-shaped corridor. The decorative trim is minimal, in keeping with the mid-century modern style.

Alterations

The building retains a high degree of period integrity with very few changes. In 1984 the front doors and the windows were replaced, the roof was re clad, the building was repointed, and HVAC and electrical systems were upgraded. The building is in good physical condition.

Ivey Delph Apartments

Name of Property

New York County, New York

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Name of repository: NYC Landmarks Preservation Commission

Areas of Significance:

(Enter categories from instructions)

Architecture

Community Planning & Development

Social History

Period of Significance:

1948 -51

Significant Dates:

1948-51

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

Tandy, Vertner

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section 8 Page 1

Ivey Delph Apartments.

Name of Property

New York County, New York

County and State

8. Statement of Significance

Summary

The Ivey Delph apartment building is significant under National Register Criteria A and C. The building at 19 Hamilton Terrace was built as a pioneering project in providing housing for African Americans. It was the first large scale project by African Americans in New York State to use a Federal Housing Administration (FHA) mortgage commitment. The developers were Dr. and Mrs. Walter Delph, prominent members of the Harlem community. It was designed in 1948 by Vertner Tandy, the first African American to be licensed as an architect in New York State. The modest but stylish apartment building embodies the characteristics of the mid-20th century Moderne style.

History

The lot at 17-19 Hamilton Terrace was purchased by the Delph family in 1947 from the estate of J. Romaine Brown. There was a row house on part of the lot, the rest was vacant. The land was part of the Alexander Hamilton estate in the 19th century. Dr. Walter Delph and his wife Minette formed the Ivey Delph Corporation in 1948, with Dr. Delph as its head and Mrs. Delph as Treasurer. The purpose of the corporation was to build an apartment building in an African American neighborhood, Harlem, to ease the acute post World War II housing shortage. In this period, African Americans were barred from such post-War developments as Levittown in Nassau County, New York. Dr. Delph stated in 1948 that he felt a responsibility for the community's social problems, of which housing was the most pressing.¹

The FHA was created by Congress in 1934 during the Depression, to encourage home ownership and to support housing for the poor. After World War II the focus was to provide housing for veterans and the poor during a period of critical shortage. There was pressure on the FHA in the 1940s to address the needs of the neglected African American community. An important study in 1948 by the Urban League of Greater New York, for which the NY State FHA provided technical support, indicated that there was a large market for middle income housing for African Americans. The study stated that private builders could supply this market with financing through FHA loans.² Dr. Delph said in a speech in 1950 to the Harlem Real Estate Board that this study inspired him to apply to the FHA for mortgage insurance. The apartment building was built for the middle income African American market but there were no racial restrictions on renters.

1. *New York Amsterdam News*. "\$425,000 Project Planned," 10/30/1948, p. 1

2. The study also suggested limited dividend financing, which was developed in the late 19th century to build model tenements. *New York Herald Tribune*, "Housing Urged for Prospering Negro Families," 5/10/1948; *New York Times*, "Wide Need Noted in Negro Housing," 5/9/1948.

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Continuation Sheet

Section 8 Page 2

Ivey Delph Apartments.
Name of Property
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The Ivey Delph project was a showcase for the FHA, which was moving into supporting housing for African Americans. The mortgage commitment was announced by Thomas G. Grace, NY State Director of the FHA. In his announcement he referred to the 1948 Urban League study: "The project is another indication of the soundness of the housing market among Negroes as pointed up in recent housing surveys of the New York area." He emphasized the new FHA policy, stating that "in extending assistance for this project, the FHA is giving concrete evidence of the agency's willingness to meet the housing needs of all income and racial groups in the private housing market where the soundness of the investment is justified."³ Grace mentioned the Ivey Delph again in a 1949 interview about the FHA record of achievement in supporting housing for African Americans.⁴ Later that year Dr. Frank Horne, the assistant to the administrator of the Housing and Home Finance Agency, referred to the project in a national speech in Denver about ground-breaking African American projects.

The project was planned as an approximately \$500,000 building with 66 apartments but by 1950 it had grown to be a \$700,000 building with 79 apartments. The Bowery Savings Bank supplied the loan at 3½% interest, ½% below the allowed FHA maximum of 4%.⁵ The FHA staff also supported the project with technical assistance. Within 30 days of the announcement of the planned project, Ivey Delph received more than 3,000 requests for applications.⁶ The building opened in 1951. Apartments rented for \$78 to \$135 a month. After successfully providing and managing 79 apartments for the area's residents, the Ivey Delph Corporation was dissolved in 1973 and the property was sold to the present owners.

The tenants were African American. One of the more prominent tenants was Hal Jackson, station manager of SBL5-FM and a vice president of influential African American radio stations WLIB and WBL5-FM as well as the influential Inner City Broadcasting. The actress Francine Everett, who was one of the last of the leading ladies in the all-black films of the 1930s, was a tenant. Other well-known tenants were Marilyn Keets, a prominent dancer, Buck Clayton, composer and trumpeter with the Count Basie orchestra, and Ted Sturgis, the prolific bass player who played with Louis Armstrong and many others.

3. *New York Sun*. "Negro to Build FHA Project," 0/30/1948.

4. *New York Times*, "New Outlook Seen on Negro Housing," 6/23/1949, p. 29.

5 Clifford Alexander, second husband of Minette Delph, in a 1972 interview with Anthony Kissling, said that excavations turned up solid bedrock, requiring more money to build the building. The Delphs turned to some of the famous residents of 409 Edgecombe Avenue, which was in the neighborhood, for additional financing. They included Dizzy Gillespie and other musicians: May 10, 2004 Mary Dierickx Interview with Anthony Kissling.

6. Delph, Dr. Walter I. "My Experience in Construction of Apartment Building under FHA Financing," Unpublished manuscript for seminar "Better Housing for Negroes" for the Harlem Real Estate Board, New York, 5/31/1950, in Walter Delph Jr. Collection.

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Section 8 Page 3

Ivey Delph Apartments.
Name of Property
New York County, New York
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Walter Ivey Delph

Dr. Walter Ivey Delph was a prominent doctor in Harlem.⁷ Born in Georgia, he was educated at Howard University, graduating from the medical school in 1922. By 1948 when the project was announced he had practiced medicine in Harlem for 26 years. He also was a real estate investor with holdings in New York City and Long Island. He owned the Edgecombe Sanitarium at 328 West 137th Street and 44-46 Edgecombe Avenue, which was in the same neighborhood as the Ivey Delph. The Delph family actually lived next door to the Ivey Delph at 21 Hamilton Terrace. Dr. Delph was honored by the Urban League of New York in 1950 for his contributions to improving housing opportunities, particularly for African Americans. He died in 1960 at the age of 65. His wife, Minette, a graduate of Hunter College, was active in local charities.

Vertner W. Tandy

Vertner Woodson Tandy (1885-1949) was born in Lexington, Kentucky. He studied at the Tuskegee Institute and graduated from Cornell School of Architecture in about 1908.⁸ He was the first African American architect registered in New York State. Very soon after his graduation from Cornell he entered into partnership with George W. Foster (1866-1923), another African American architect. Tandy & Foster designed the landmark St. Philips Church in Harlem in 1910-11. The partnership continued until 1916, after which Tandy opened his own office. Tandy was the architect for Madame C. J. Walker, who started a beauty products company for African-American women and became a millionaire. Madam Walker was in the first wave of African Americans moving to Harlem. In 1915 she hired Tandy to redesign two rowhouses on West 136th Street to create what was to be the last of the area's mansions. The house was demolished in 1942. Tandy designed Villa Lewaro (NR-listed 5-11-76) in 1917 for Madame Walker in Irvington-on-Hudson in Westchester County. He designed the Abraham Lincoln housing project on 135th Street in Harlem as well as the school and parish house addition to St. Philip's Church in 1943. He was a member of the New York Chapter of the American Institute of Architects. He and his wife Sadie and son Vertner, Jr. lived in Harlem in the famous Strivers' Row. Vertner Tandy died in November, 1949, before the completion of the Ivey Delph Apartments. The building was one of his last designs.

7. Information on Dr. Delph comes from *New York Age*. "Delph Plans \$500,000 Project," 10/30/1948; *New York Amsterdam News*, *op. cit.*; *New York Post Home News*. "Negro Doctor to Build Big Homes Project," 10/31/1948; *New York Sun*, *op. cit.*; *New York Times*. "Plans Apartments Near City College," 10/30/1948, p. 26; "City Housing Cited as U.S. Example," 6/9/1950, p. 23; "Harlem Project Sets a Precedent," 3/11/1951, p. 219; "Obituary," 5/30/1960, and Delph "Experience."

8. Information on Vertner Tandy comes from *New York Times*, "Obituary," 11/8/1949, NYC Landmarks Preservation Commission, *St. Philip's Protestant Episcopal Church Designation Report*, New York: NYCLPC, 1993, and Michael Henry Adams, *Harlem Lost and Found*, NY: Monacelli Press, 2002. Sources disagree on the exact dates of Tandy's Cornell graduation, listed as 1907, 1908, and 1909, and on the dates of the Foster partnership, listed as 1908-1914 and 1910-1916.

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Section 8 Page 4

Ivey Delph Apartments.
Name of Property
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Design

Dr. Delph believed that good housing meant good health. In 1950 he said that the impact of poor housing was clear to him from his experiences with visiting patients. In homes with poor conditions "I noticed the high incidents of sickness, infections, disturbed morals, long ... convalescence ... and quite often an untimely fatal termination of a diseased condition which could have been prevented had surroundings been proper."⁹ The Ivey Delph was designed to have amenities not common in the neighborhood, such as washers and dryers in the basement, a basement recreation room, an elevator, adequate lighting, and ample light and air. Dr. Delph aimed to raise the housing standards in the area through this example. Vertner Tandy produced a clean, modern design with airy apartments. The modest building embodies the characteristics of the Moderne style. The curved balconies with curved railings are typical of this mid-century modern style. The emphasis on the horizontal is another characteristic, along with the use of light beige brick and flush parapet with horizontal railing. The recessed, curved brick entrance piers and pulled brick bands at the north façade place this building firmly in the slightly decorative, pre-modern period of the 1930s-40s.

9. Delph "Experience."

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National Park Service

National Register of Historic Places
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Section 9 Page 1

Ivey Delph Apartments
Name of Property
New York County, New York
County and State

9. Bibliography

Adams, Michael Henry. *Harlem Lost and Found*, New York: Monacelli Press, 2002.

Delph, Dr. Walter I. "My Experience in Construction of Apartment Building under FHA Financing," Unpublished manuscript for seminar "Better Housing for Negroes" for the Harlem Real Estate Board, New York, 5/31/1950, in Walter Delph Jr. Collection.

Gray, Christopher. "A Century of Change in Tranquil Manhattan Enclave," *New York Times*. 2/23/2004, S11, p. 1 & 6.

New York Age. "Delph Plans \$500,000 Project," 10/30/1948.

New York Amsterdam News. "\$425,000 Project Planned," 10/30/1948, p. 1.

New York City Department of Buildings. Files for Block 2050, Lot 100.

New York City Department of Taxes. Deed for Block 2050, Lot 100, 1947, 1948.

New York City Landmarks Preservation Commission. Hamilton Heights Historic District Designation Report, New York: NYCLPC, 1974.

_____. St. Philip's Protestant Episcopal Church Designation Report. New York: NYCLPC, 1993.

New York Herald Tribune. "Housing Urged For Prospering Negro Families," 5/10/1948.

New York Journal American. "New Apartment to Rise Near City College," 10/31/1948.

New York Post Home News. "Negro Doctor to Build Big Homes Project," 10/31/1948.

New York Sun. "Negro to Build FHA Project," 10/30/1948.

New York Times. "Bias on Loans Charged," 1/24/1948, p. 9; "Wide Need Noted in Negro Housing," 5/9/1948; "Plans Apartments Near City College," 10/30/1948, p. 26; "Urges Investment in Negro Housing," 11/27/1948, p. 3; "Housing for Negroes Called a Good Risk," 1/30/1949, p. 43; "New Outlook Seen on Negro Housing," 6/23/1949, p. 29; "Builders Turning to Negroes Homes," 9/7/1949, p. 49; "Vertner W. Tandy, Obituary," 11/8/1949, p. 31; "City Housing Cited as U.S. Example," 6/9/1950, p. 23; "Harlem Project Sets a Precedent," 3/11/1951, p. 219; Dr. Walter I. Delph, Obituary," 5/30/1960, p. 17.

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Section 9 Page 2

Ivey Delph Apartments
Name of Property
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The New York Age. "Delph Plans \$500,000 Project," 10/30/1948.

The Pittsburgh Courier. "Doctor Plans \$500,000 Apt. House in N.Y.," 11/6/1948, p. 1 & 4.

Reverse Directories for 19 Hamilton Terrace, NYPL, 1965-1977.

Ivey Delph Apartments
Name of Property

New York County, New York
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 588790 4519340
Zone Easting Northing

3 18
Zone Easting Northing

2 18

4 18

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By (See continuation sheet for author)

name/title Contact: Kathleen A. Howe, Historic Preservation Specialist

organization NYS Office of Parks Recreation and Historic Preservation date 5/15/2004
Field Services Bureau

street & number P.O. Box 189, Peebles Island telephone (518) 237-8643, ext. 3266

city or town Waterford state NY zip code 12188-0189

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner (Complete this item at the request of the SHPO or FPO)

name Hamilton Heights Association, LLC

street & number 350 Fifth Avenue, Suite 5519 telephone 212-947-1540

city or town New York state NY zip code 10118

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

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Section 10 Page 1

Ivey Delph Apartments
Name of Property
New York County, New York
County and State

10. Geographical Data

Verbal Boundary Description

The boundary of the property follows the 17-19 Hamilton Terrace property line, as seen on the attached Sanborn map.

Boundary Justification

The present property line of 17-19 Hamilton Terrace matches the historic property line. There are no other associated buildings nearby.

**United States Department of the Interior
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Section 11 Page 1

Ivey Delph Apartments

Name of Property

New York County, New York

County and State

11. Form Prepared By:

Mary Dierickx
Mary B. Dierickx Architecture Preservation Consultants
125 Cedar Street
New York, NY 10006
212-227-1271

Research by Mary Dierickx and Edward Rundquist, National Architectural Trust

**United States Department of the Interior
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Additional Documentation

Ivey Delph Apartments

Name of Property

New York County, New York

County and State

List of Photos

Ivey Delph Apartments

New York County, NY

Photographer: Mary B. Dierickx

Date: March 30, 2004

Negatives: Mary B. Dierickx Architectural Preservation Consultants
125 Cedar Street, NY, NY 10006

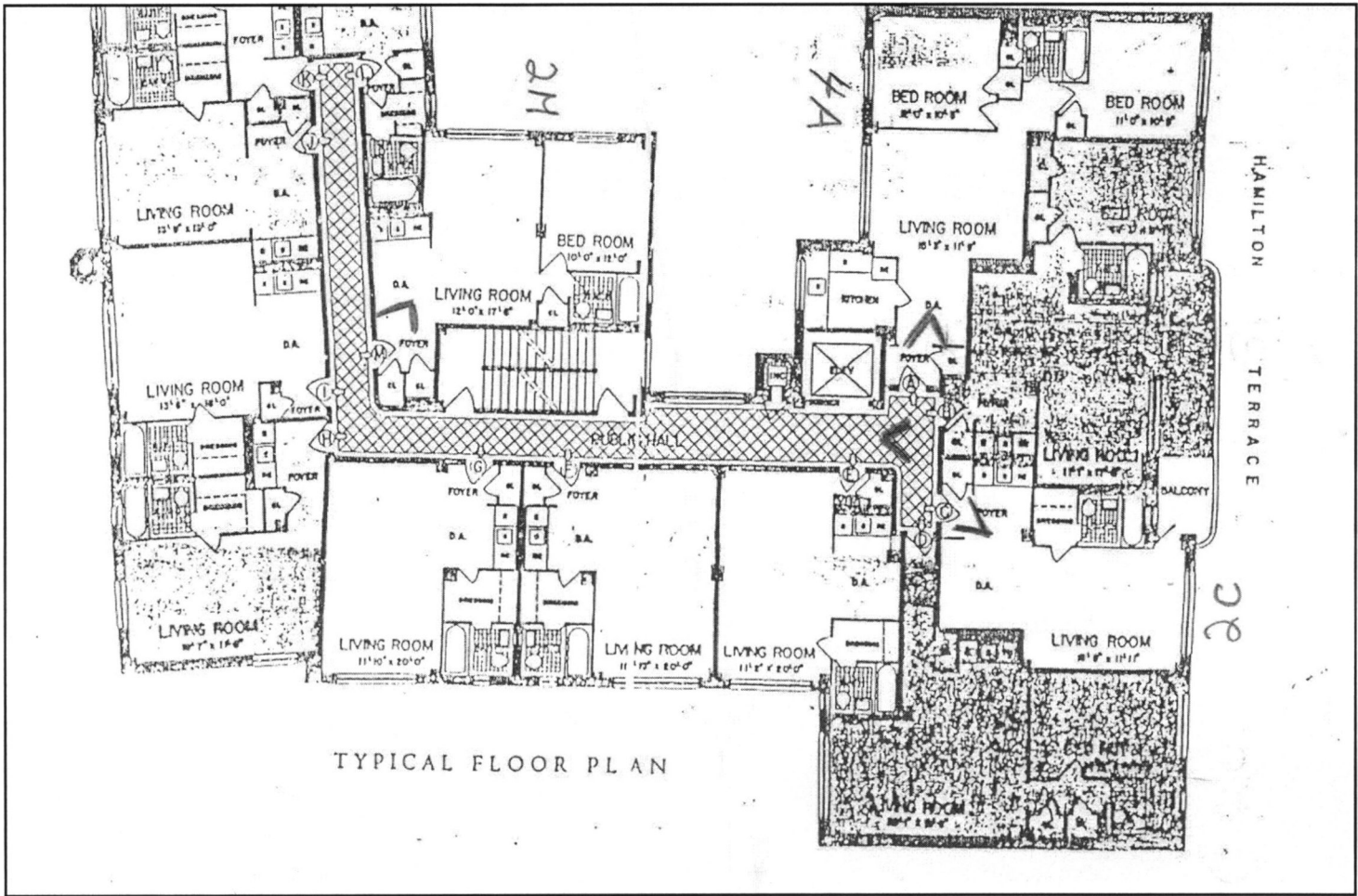
- Photo 1. Hamilton Terrace looking northeast
Photo 2. West façade of 17-19 Hamilton Terrace, looking northeast
Photo 3. West façade of 17-19 Hamilton Terrace, looking southeast
Photo 4. 17-19 Hamilton Terrace First Floor Vestibule looking southeast
Photo 5. 17-19 Hamilton Terrace, Apartment 2M living room of one bedroom apartment
Photo 6. 17-19 Hamilton Terrace, Apartment 2C studio
Photo 7. 17-19 Hamilton Terrace, Apartment 4A living room of two bedroom apartment

Floor Plan

- Typical Floor Plan for Ivey Delph Apartments.

Additional Documentation

- "Delph Plans \$500,000 Project," *The New York Age*, October 30, 1948.
- "Doctor Plans \$500,000 Apt. House in N.Y.," *The Pittsburgh Courier*, November 6, 1948.
- "New Apartment to Rise Near City College," *New York Journal-American*, October 31, 1948.
- "Negro to Build FHA Project," *The New York Sun*, October 30, 1948.
- "Negro Doctor to Build Big Homes Project," *New York Post Home News*, October 31, 1948.
- "\$425,000 Project Planned," *New York Amsterdam News*, October 30, 1948.
- Press Release for seminar on Better Housing for Negroes with attached transcript of speech by Dr. Delph, May 31, 1950.



TYPICAL FLOOR PLAN

DELPH PLANS \$500,000 PROJECT

NEGRO DOCTOR PIONEERS NEW HOUSING IDEA

By JESSE H. WALKER

A New York Negro physician and his wife are doing something about the disgusting failure to build new homes for Negro families in the city, a need which has been reported to be badly unbalancing today's housing output in relation to market demand and helping to generate pressures that will create additional blighted areas, it was learned this week.

Thomas G. Grace, New York State Director of the Federal Housing Administration, announced the issuance of an FHA commitment for mortgage insurance in the sum of \$425,000 to Dr. and Mrs. Walter I. Delph for the construction of a modern 6-story, fireproof, elevator project to be located at 141 Hamilton Terrace.

Open to Anyone

The building, which will contain 66 apartments of two, three, and five rooms, available for rent to "anyone, regardless of race," is estimated to cost over a half million dollars. It marks the first project of this type and size in New York ever to be sponsored by a Negro. The Bowery Savings Bank is mortgagee for the project.

Architect for the new building, construction on which will get under way very shortly, is Vertner W. Tandy, who helped design the Abraham Lincoln Houses, the new Harlem Welfare Center and Lincoln Hospital.

Dr. Delph, a graduate of Howard University and a practicing physician and surgeon in Harlem for the past 26 years, already is the head of the Oricale Holding Corporation, a realty group which controls property for renting in Long Island, Manhattan, and Brooklyn. For the new building, the Ivey-Delph Holding Corporation was formed with Dr. Delph as its head and Mrs. Delph, a Hunter College graduate in business administration, as its treasurer.



Thomas C. Grace, New York State Director of the Federal Housing Administration, presents an FHA commitment for mortgage insurance in the sum of \$425,000 to Dr. Walter I. Delph and his wife for the construction of a six-story, 66-apartment project to be located on Hamilton Terrace. Pictured here are, l. to r.: Fred C. Smith of the Bowery Savings Bank which is financing the construction, Vertner W. Tandy, architect, Mr. Grace, Dr. Delph, and Mrs. Delph.—Staff Photo by Buster Grant.

Labels Idea Sound

In announcing the new building, Mr. Grace labeled the project as "another indication of the soundness of the housing market among Negroes as pointed up in recent housing surveys of the New York area."

One of the housing surveys was conducted by the Urban League of Greater New York and released in April of this year. The survey showed that although there has been a 54 per cent increase in the non-white population of the New York-Northeastern New Jersey Metropolitan District between 1940 and 1947, only a small percentage of additional dwelling units were made available to them during this period. This was true, the survey revealed,

although there was an increase in home-ownership among non-whites of 238 per cent from 1940 to 1947.

Another feature of the Urban League survey was the fact that three-quarters of a total of 600 middle-income families interviewed would like to move to suburban areas, and nine-tenths of them preferred to buy their own homes. With the majority of these families now enjoying higher incomes than before the war, and willing to pay high rentals for decent dwelling, the survey demonstrated there is a large untapped market in New York awaiting the builder of homes.

Interest Lacking

However, the immediate problem is the fact that so few builders are interested in this obviously desirable market and very few banks are interested in financing it. It is for this reason that the move taken by Dr. and Mrs. Delph, with the assistance of the FHA and the Bowery Savings Bank, is of such importance.

Mrs. Delph joined her husband in stating that it was their hope "that this little experiment in housing development will 'catch on' in order that other persons may enter the housing field as a means of easing the housing shortage."

Doctor Plans \$500,000 Apt. House in N. Y.

NEW YORK—A \$500,000 apartment house for Negroes will be constructed in upper Manhattan, near City College, by a Negro doctor and his wife, if plans begun last week are followed through to completion. It will be the first project of its size and type in New York ever to be sponsored by a Negro.

The sponsors of the project are Dr. Walter I. Delph and his wife, Minnette Delph. Dr. Delph is a well-known Harlem physician.

Thomas G. Grace, New York State director of the Federal Housing Administration, which will insure the mortgage, said this was the greatest project of its kind in New York ever to be instigated by a Negro.

"SOUND" NEGRO MARKET

Grace said that the apartment plan was "another indication of the soundness of the housing mar-

(Continued on Page 4, Col. 6)

Doctor Plans \$500,000 Apt. House in N. Y.

(Continued from Page 1)

ket among Negroes as pointed up in recent housing surveys of the New York area." He reported that the preliminary plans had met all the requirements of the FHA for mortgage insurance, and said they embraced "some of the most modern features of present-day design, construction and livability.

"In extending assistance to this project, the FHA is giving evidence of its willingness to meet the housing needs of all income and racial groups in the private housing market where the soundness of the investment justifies it," Grace added.

The building will contain sixty-six suites designed for occupancy by middle-income families. The Bowery Savings Bank is the mortgagee.

Dr. Delph said last week that construction work would get under way "at the earliest possible date" with the idea of providing occupancy as early as possible in 1949. He said the acute housing shortage had prompted him to inquire into residential needs and attempt to do something about it. He and Mrs. Delph expressed the hope that their pioneering venture would lead others to enter the same field to help solve the problem.

The plot has a frontage of eighty feet.

New Apartment To Rise Near City College

THE first apartment house project for middle-income families ever to be sponsored by a Negro in New York will rise at 21 Hamilton Terrace in upper Manhattan near City College, it was announced yesterday by Thomas G. Grace, New York State Director of the Federal Housing Administration.

A \$425,000 commitment for mortgage insurance was issued by the FHA for the erection of the project, Grace declared. The owners, Dr. Walter I. and Minnette Delph, expect their six-story, 66-family house to be ready for occupancy in the early part of 1949.

Planned with an eye toward livability in the modern sense, the fireproof elevator building will contain the most modern features of present-day apartment construction, according to Grace.

NEGRO TO BUILD FHA PROJECT

66-family House Said to Be First So Sponsored.

State Director Thomas G. Grace of the Federal Housing Administration today announced that the FHA had issued a mortgage insurance commitment to Dr. Walter I. Delph and Minnette Delph for construction of a six-story apartment house, marking the first project of its type and size in New York ever to be sponsored by a Negro.

The commitment calls for mortgage insurance amounting to \$425,000 for a sixty-six-family building estimated to cost over \$500,000 and to be erected at 13-21 Hamilton Terrace, about 125 feet north of 141st street and the City College campus. The Bowery Savings Bank is the mortgagee.

In making the announcement, Grace said: "The project is another indication of the soundness of the housing market among Negroes as pointed up in recent housing surveys of the New York area." He pointed out that the construction plans met all FHA requirements and contained many modern features of "present-day design, construction and livability."

Grace emphasized that "in extending assistance for this project, the FHA is giving concrete evidence of the agency's willingness to meet the housing needs of all income and racial groups in the private housing market where the soundness of the investment is justified."

In accepting delivery of the commitment, Sr. Delph, a physician with offices at 248 West 139th street, praised the services and co-operation of the FHA and said: "construction will get under way at the earliest possible date." He indicated that the project may be ready for occupancy early in 1949.

Mrs. Delph joined her husband in stating that it was their hope "that this little experiment in housing development will 'catch on' in order that other persons may enter the housing field as a

means of easing the housing shortage."

The site comprises a vacant plot at 13-19 Hamilton Terrace and the adjoining lot at No. 21 which is now improved with a four-story house. The land fronts about 97 feet on the street and has a very irregular depth extending more than half way through the block toward St. Nicholas avenue. The vacant site was acquired in April, 1947, at an auction sale conducted by Joseph P. Day, Inc. The combined property is currently assessed for \$32,700.

Negro Doctor To Build Big Homes Project

Ground will be broken at 2 p.m. Sunday for the first large-scale housing project ever undertaken in New York City by a Negro.

Approved by the FHA, the 66-apartment project is sponsored by Dr. Walter Ivy Delph, a physician, of 248 W. 139th St. It will be a five-story building of reinforced concrete, to cost \$500,000, on an irregular plot at Hamilton Terrace, near 141st St., within a block of City College.

Demand for housing among Negroes is acute at all income levels, Dr. Delph said, and the "upper third" has been all but neglected by private developers. It is this market for which he is aiming, he said.

Apartments will be two, three and five rooms, Dr. Delph said, to rent from \$65 to \$125 monthly.

New York Amsterdam News

SATURDAY, OCTOBER 30, 1948

\$425,000 PROJECT PLANNED

Harlem Doctor Hopes To Ease Apt. Problem

First Of Its Kind To Be Sponsored By Negroes; Work Begins Monday

By JAMES BOOKER

Dr. Walter Delph, prominent Harlem physician, announced this week that work will begin Monday, Nov. 1, on the construction of a half million dollar modern seven story, including basement, fireproof apartment house to be located at 17 Hamilton Terrace.

The building which will contain 65 apartments, is the first project of its type and size in New York ever to be sponsored by a Negro.

According to Dr. Delph, who has formed a corporation with his wife Minnette Delph in the construction of the building, it will be the most completely modern of its kind in Harlem. Poured reinforced concrete framework, steel windows, elevator service, and a recreation basement are a few of the modern innovations which will be included in the new structure.

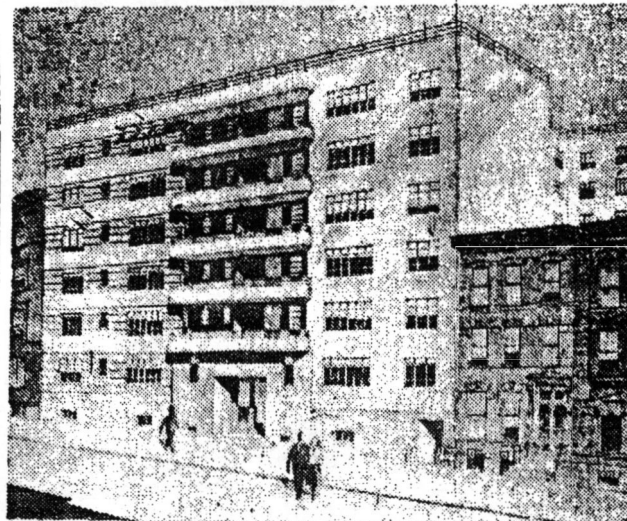
Final Signing Friday

Final signing of an FHA commitment for mortgage insurance in the sum of \$425,000 with the Bowery Savings Bank will be completed sometime Friday by Dr. and Mrs. Delph.

Dr. Thomas G. Grace, state director of the Federal Housing Administration said that this project is "simply another example in which Federal aid has been made available to meet the housing needs of middle income groups. The project is another indication of the soundness of the housing market among Negroes as pointed out in recent housing surveys of the New York area."

Cite Housing Problems

In stating that he expects the project will be ready for occupancy in the early part of 1949, Dr. Delph indicated that the acute housing shortage prompted him to inquire into the complexities of the problem and to attempt to do something about it.



Further he relates, "I was fortunate in discovering the many fine services which FHA offers to assist private developers in the building of homes.

Dr. Delph plans to have no racial restrictions in the 2 1-2, 3 1-2, and 5 room apartments. Interesting innovations which will be included in the basement are recreation, lounging, and game space for children and storage space for electric washers, steam dryers and many other modern devices,

Mrs. Delph joined her husband in stating that she believed "that this little experiment in housing development will catch on and other persons will enter the housing field as a means of easing the acute housing shortage.

While medicine is his chosen field, Dr. Delph indicated he feels a responsibility for being concerned about the community social problems of which housing is the most pressing.



HISTORY IS MADE IN HARLEM: The architect's drawing is of the 7-story, 65-apartment scheduled for construction by Dr. and Mrs. Walter Delph at 17 Hamilton Terrace. This is the first project of its type and size ever to be built by a Negro. FHA commitments for mortgage insurance in the sum of \$425,000 with the Bowery Savings Bank will be completed this week. Below: Dr. Delph, prominent local physician, who is constructing the apartment building. It will be ready for occupancy in 1949. (See story above)—Bottom Photo by Nichols.



Harlem Real Estate Board, Inc.

209 WEST 125th STREET

NEW YORK 27, N. Y.

~~XXXXXXXXXXXX~~

MONument 2-2350

For Release for
Publication Monday,
May 31, 1950

The object of this seminar is to acquaint the public with the vast amount of Federal aid which is available in building construction, with the hope that the people will besir themselves. The cooperative use of these tools of the Fed Govt. may do much to relieve the housing short age.

X Will Conduct a 3-Day Seminar

on

X BETTER HOUSING FOR NEGROES

at

United Mutual Life Auditorium
310 Lenox Ave., N. Y. City

May 31, 1950
7:30 P. M.
8.00

Dr. WALTER I. DELPH
"My Experience in Construction of Apt.
Building under F. H. A. Financing."

CLARENCE JOHNSON,
F. H. A. Racial Relations Advisor
will tell of the different plans
of government insurance of mortgages.

June 1, 1950
7:30 P. M.
8.00

PAUL T. O'KEEFE,
Vice President of James Felt Co.,
lecturer at Columbia and New York
Universities, will discuss
"Problems of Mortgage Financing
in areas populated by Negroes."

June 2, 1950
7:30 P. M.
8.00

HOPE R. STEVENS,
Attorney at Law, Chairman-Board
of Directors Carver Federal Savings
and Loan Assn.; Vice President
United Mutual Life Insurance Co.;
Counsel to Harlem Real Estate Board,
will speak of "The Role of The
Broker in the Community."

The public is invited to these meetings. Admission Free.

MAY 31, 1950

MR. PRESIDENT, LADIES AND GENTLEMEN: IT IS A MATTER OF REAL PLEASURE TO ME TO HAVE BEEN INVITED TO PARTICIPATE IN THIS THREE DAY SEMINAR ON BETTER HOUSING FOR NEGROES UNDER THE AUSPICES OF THE HARLEM REAL ESTATE BOARD INC. THE OBJECT OF THIS SEMINAR IS TO ACQUAINT THE PUBLIC WITH THE VAST AMOUNT OF FEDERAL AID WHICH IS AVAILABLE IN BUILDING CONSTRUCTION, WITH THE HOPE THAT THE PEOPLE WILL BESTIR THEMSELVES. THE COOPERATIVE USE OF ~~THESE TOOLS OF THE FED. GOVT.~~ THESE TOOLS OF THE FED. GOVT. MAY DO MUCH TO RELIEVE THE HOUSING SHORTAGE. THE TOPIC ASSIGNED TO ME "MY EXPERIENCE IN CONSTRUCTION OF APARTMENT BUILDING UNDER FHA FINANCING". I SHOULD LIKE AT THE OUTSET TO EXTEND MY COMPLIMENTS AND CONGRATULATIONS TO THE HARLEM REAL ESTATE BOARD INC., ITS PRESIDENT AND ITS MEMBERS FOR ITS WISDOM IN BRINGING TOGETHER THIS EVENING REPRESENTATIVES OF NEGRO BUSINESS MEN AND WOMEN, THEIR FRIENDS AND WELLWISHERS FOR A JOINT EXCHANGE OF VIEWS ON BETTER HOUSING FOR NEGROES. THIS IS A PURPOSEFUL UNDERTAKING AND SHOULD PROVE INDEED PROFITABLE. IN THE BEGINNING I WOULD LIKE TO STATE THAT IN THE FIELD OF BUSINESS ~~TO~~ I AM MERELY A BEGINNER. PERHAPS, MANY OF YOU ARE WONDERING WHAT PERSUASION PREVAILED TO PROMPT ME ~~AS~~ M. D. TO GO SO FAR AFIELD FROM HIS CHOSEN PROFESSION TO DEAL IN REAL ESTATE DEVELOPMENT. IT IS A GOOD QUESTION AND I SHALL ATTEMPT TO ANSWER ~~AS~~ ~~ANSWER~~ IT WITH THE AID OF MY GRACIOUS FRIEND AND OUTSTANDING PLANNER, ~~AND~~ ECONOMIST, MR. CLARENCE JOHNSON WHO APPEARS ON THE PROGRAM WITH ME THIS EVENING. IT WAS HE WHO GAVE ME INVALUABLE ASSISTANCE AND INSTRUCTIONS ALONG FHA FINANCING. MR. JOHNSON IS A TOP MAN IN FHA RACIAL RELATIONS ADVISORY FIELD. IT IS WITH A GREAT DEAL OF SORROW, ~~XXXXXXXX~~ AND REGRETS THAT I JUST LEARNED THIS EVENING THAT HE IS BEING TRANSFERRED TO THE WEST COAST, WHICH DEPARTURE IS TO BE ON JUNE 5TH.

FROM LONG EXPERIENCE I HAVE BEEN ABLE TO OBSERVE AND UNDERSTAND THE BEARING THAT ADEQUATE, DECENT HOUSING HAS ON CONDITIONS OF ~~HEALTH~~ GOOD HEALTH AND SOUND SPIRITUAL VALUES. THE NEW YORK URBAN LEAGUE HAS BEEN CONDUCTING PROGRAMS FOR MANY YEARS ON WIDE NEED NOTED IN NEGRO HOUSING. IN APRIL 1948 IT ISSUED A BROCHURE ENTITLED "AN UNTAPPED HOUSING MARKET" BASED ON SURVEYS MADE OF 600 MIDDLE-INCOME NEGRO FAMILIES. THIS SURVEY WAS CONDUCTED THROUGH PERSONAL INTERVIEWS AND DIRECT MAIL INQUIRY. I OBTAINED ENCOURAGEMENT AND STIMULATION FROM HAVING ~~BE~~ READ THIS RELEASE WHICH I RECOMMEND TO ALL INTERESTED IN HOUSING. THE URBAN LEAGUE OF GREATER NEW YORK IS AN OUTSTANDING ORGANIZATION WHICH SHOULD BE HONORED AND SUPPORTED FOR ITS HUMANITARIAN WORK. WE ALL ARE ACQUAINTED WITH ITS MANY AND VARIED FUNCTIONS. NOW AS A PRACTISING PHYSICIAN, GOOD HOUSING MEANS GOOD HEALTH. THE TWO ARE INSEPARATELY COMBINED. ITS IMPACT HAS BEEN MADE UNMISTAKELY CLEAR TO ME THROUGH MY DAILY VISITS INTO HOMES IN WHICH THERE WAS POOR HOUSING I NOTICED THE HIGH INCIDENTS OF SICKNESS, INFECTIONS, DISTURBED MORALS, LONG DRAWN OUT RESPONSE TO MEDICATIONS, THAT IS CONVALESCENCE AND QUITE OFTEN AN UNTIMELY FATAL TERMINATION OF A DISEASED CONDITION WHICH COULD HAVE BEEN PREVENTED HAD SURROUNDINGS BEEN PROPER. RATHER THAN JUST PONDER AND SPECULATE ON RELATIONSHIP OF GOOD HOUSING TO THE IMPROVEMENT OF HEALTH STANDARDS I DECIDED TO TRY AND HASTEN MY INQUIRY TO SOLVE QUESTION IN MY MIND AS TO WHY SUCH CONDITIONS EXISTED THAT IS: BAD HEALTH, BAD HOUSING; THIS PROCESS ~~OF~~ MAKING A SMALL CONTRIBUTION IN TERMS OF TIME, STUDY, EFFORT AND VENTURED CAPITAL, TAKING TIME, ENERGY AWAY FROM MY PRACTISE OF MEDICINE FOR WHICH I WAS SPECIFICALLY TRAINED, NOT BUSINESS FOR WHICH I DID NOT HAVE ANY TRAINING. I KNEW THAT IN ADDITION TO THE PHYSICAL AND SPIRITUAL ASPECTS INVOLVED THERE WAS AN ADDED ELEMENT OF IMPORTANCE: THAT OF ACQUIRING A NEW FUND OF KNOWLEDGE REGARDING THE HARD PRACTICAL REALITIES OF THE BUSINESS OF HOUSING. ~~TEXT~~ AT THIS TIME I HAVE BEEN ABLE TO ABSORB INVALUABLE INFORMATION DEALING WITH THE THOUSAND AND ONE THINGS ATTACHED TO THE PLANNING, CONSTRUCTION, ORGANIZATION AND THE MANAGING THE COMMODITY DESIGNATED AS "DECENT SHELTER". MY PROFESSIONAL SERVICES ARE MAINLY CONFINED TO HARLEM, MANY OF YOU HERE, AS MYSELF ARE FAMILIAR WITH THIS AREA AND ARE ALSO COGNIZANT OF THE CRITICAL AND PRESSING HOUSING PROBLEM WHICH PLAGUES IT, HARLEM. THE VERY NATURE OF THIS PROBLEM PROMPTED ME TO MOVE AHEAD WITH PLANS FOR A HOUSING DEVELOPMENT. THOUGH SMALL, THEY REPRESENT A SORT OF PIONEERING WHICH OUR GROUP NEEDS TO DO MORE OF: SO ON A PLOT OF GROUND WHICH I OWN ADJOURNING MY RESIDENCE I BEGAN MY DREAMS OF A HOUSING PROJECT. Let me hasten to add that while these dreams have been pleasant they have been accompanied by many headaches, some of which my own prescribing failed to relieve. Those of you who have had any experiences in planning developments, not only in housing, know what I mean. Just as an aside the site for my development has historic significance, being a part of the estate of the great American Revolutionary statesman and the first Secretary of the Treasury of the U. S., Alexander Hamilton. As planned my housing development is a modern 6 story, elevated fire-proof structure with a large basement for recreational purposes, with all the amenities for pleasant living, screens to windows, automatic apart-ventilation, adequate incinerator for garbage disposal system located N. Y. City College section

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ivey Delph Apartments
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, New York

DATE RECEIVED: 12/08/04 DATE OF PENDING LIST: 1/04/05
DATE OF 16TH DAY: 1/19/05 DATE OF 45TH DAY: 1/21/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04001531

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1/20/05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



IVEY DELPH APARTMENTS
17-19 Hamilton Terrace
NEW YORK COUNTY, NY

Photo 1

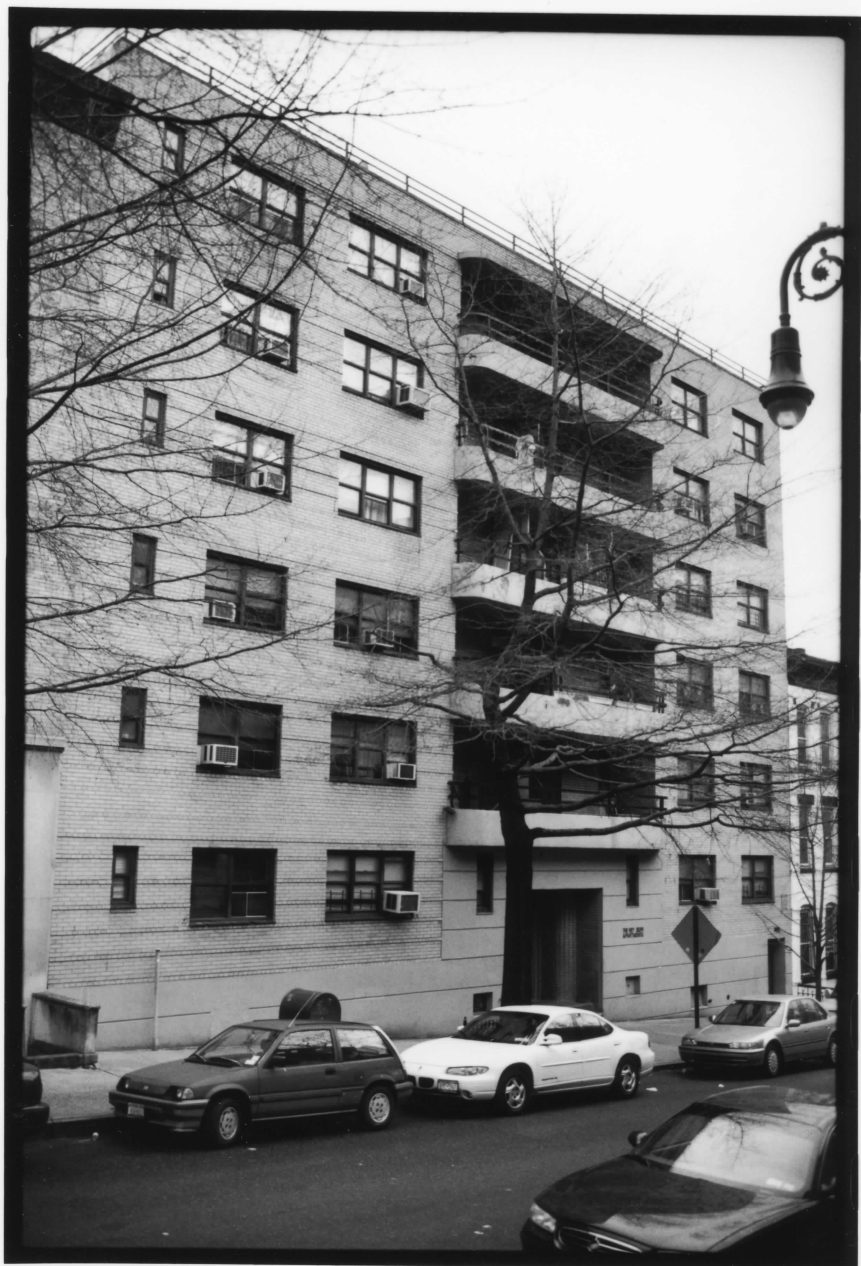
K1-4



IVEY DELPH APARTMENTS
17-19 Hamilton Terrace
NEW YORK COUNTY, NY

Photo 2

KF- 11



IUEY DELPH APARTMENTS
17-19 Hamilton Terrace
New York County, NY
Photo 3

KI- 21



Ivey DELPH APARTMENTS
7-19 Hamilton Terrace
New York County, NY
Photo 4

R1

15



IUEY DELPH APARTMENTS
17-19 HAMILTON TERRACE
NEW YORK COUNTY, NY
PHOTO 5



I VEY DELPH APARTMENTS
17-19 HAMILTON TERRACE
NEW YORK COUNTY, NY

Photo 6

810

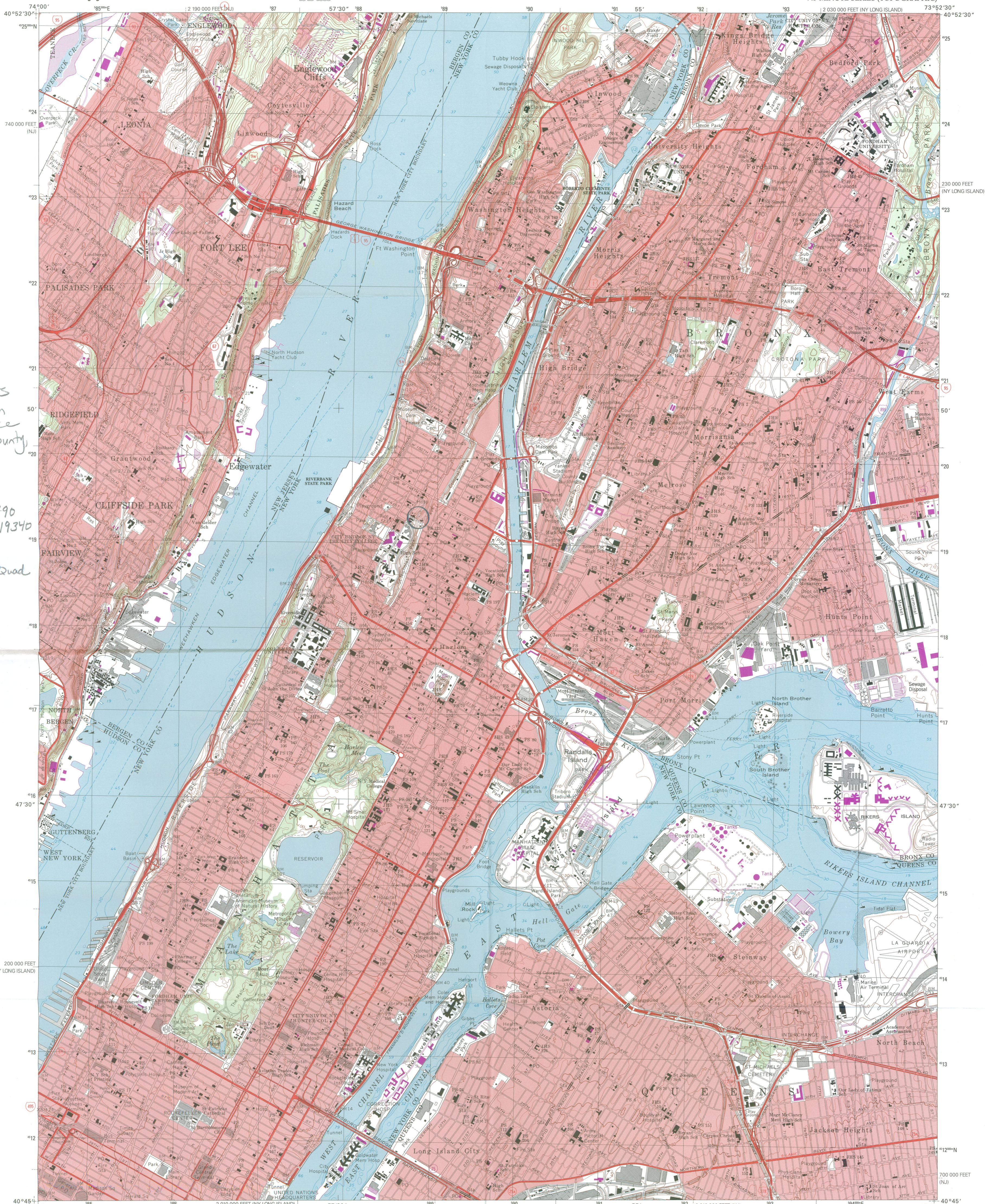


IUEY DELPH APARTMENTS

17-19 HAMILTON TERRACE

NEW YORK COUNTY, NY

Photo 7

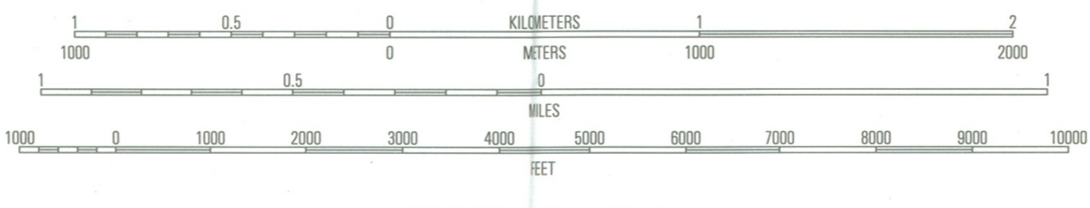
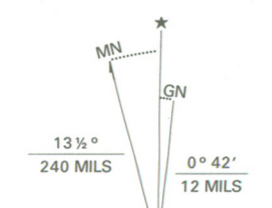


Ivey Delph Apartments
17-19 Hamilton Terrace
New York County
NY

Zone: 18
Easting: 58790
Northing: 4519340

USGS
Central Park Quad
1:24000

Produced by the United States Geological Survey
Topography compiled 1966. Planimetry derived from imagery taken 1977 and other sources. Photorevised using imagery dated 1995; no major change or drainage changes observed. Survey control current as of 1966. Boundaries, other than corporate, revised 1999
Selected hydrographic data compiled from NOS charts 226, 274, 745, 746, and 747 (1966). This information is not intended for navigational purposes
North American Datum of 1927 (NAD 27)
Projection: New York coordinate system, Long Island zone (transverse Mercator)
10 000-foot ticks: New York coordinate system, Long Island zone and New Jersey coordinate system
1000-meter Universal Transverse Mercator grid, zone 18
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048
DEPTH CURVES AND SOUNDINGS IN FEET. DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
THE MEAN RANGE OF TIDE IS APPROXIMATELY
4 FEET IN THE HUDSON RIVER AND 5.7 FEET IN THE EAST RIVER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



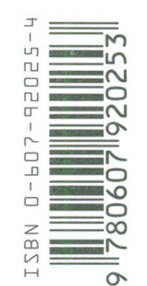
ROAD CLASSIFICATION

Primary highway	Light-duty road, hard or improved surface
Secondary highway	Unimproved road
Interstate Route	U.S. Route
State Route	

1	2	3
4	5	6
7	8	

ADJOINING 7.5' QUADRANGLE NAMES

CENTRAL PARK, NY-NJ
1995
NIMA 6265 IV SW-SERIES V821





**KISSLING REALTY
ADVISORS, LLC
ESTABLISHED 1870**

350 Fifth Avenue, Suite 5519
New York, NY 10118
Telephone (212) 947-1540
Facsimile (212) 947-1630



May 28, 2003

Ms. Kathleen A. Howe
Historic Preservation Specialist
New York State Office of Parks,
Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Pebbles Island
P.O. Box 189
Waterford, New York 12188-0189

**RE: Ivey Delph Apartments
13-19 Hamilton Terrace
New York, NY 10031**

Dear Ms. Howe:

Enclosed is the application for the above captioned building. I hope that you find it complete and satisfactory.

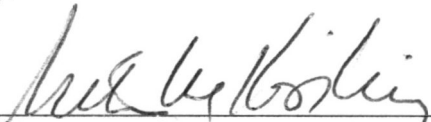
If you have any questions or comments, please call me, the undersigned, or Edward Rundquist at the National Architectural Trust, 212 734- 9851.

Thank you.

Very truly yours,

Hamilton Heights Associates, LLC

By:



Anthony M. Kissling, Managing Member

Enc.



The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North, New York NY 10007 TEL: 212-669-7922 FAX: 212-669-7797
<http://nyc.gov/landmarks/>



RONDA WIST
EXECUTIVE DIRECTOR
rwist@pc.nyc.gov

August 23, 2004

Ms. Ruth Pierpont, Director
New York State Office of Parks Recreation
and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island
P.O. Box 189
Waterford, New York 12188-0189

Re: Ivey Delph Apartment, 19 Hamilton Terrace, New York,
New York

Dear Ms. Pierpont:

I write on behalf of Chair Robert B. Tierney in response to your request for comment on the eligibility of the Ivey Delph Apartment building in Manhattan for the State and National Registers of Historic Places.

Mary Beth Betts, the Commission's Director of Research, has reviewed the materials submitted by the Historic Preservation Field Services Bureau and recommends that the Ivey Delph Apartment building appears to meet the criteria for inclusion on the State and National Registers of Historic Places.

Sincerely yours,


Ronda Wist

cc: Robert B. Tierney, Chair
Mary Beth Betts