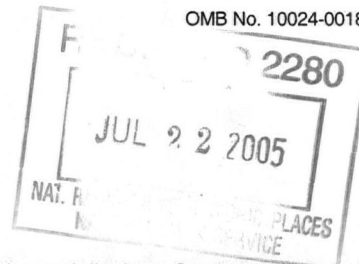


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United States Department of the Interior
National Park Service



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 352 and 353 Riverside Drive, Townhouses at

other names/site number _____

2. Location

street & number 352 and 353 Riverside Drive [] not for publication

city or town New York [] vicinity

state New York code NY county New York code 061 zip code 10025

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] see continuation sheet for additional comments.)

Michele Carter, SA/PO

6/22/05

Signature of certifying official/Title

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) _____

[Signature]

Signature of the Keeper

date of action

9/1/05

352 and 353 Riverside Drive
Name of Property

New York County, New York
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5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

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

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

Contributing	Noncontributing	
2	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
2	0	TOTAL

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwellings

DOMESTIC/single dwelling, multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY REVIVAL

STYLES/Beaux Arts

foundation Concrete

walls Brick, limestone

roof Asphalt

other _____

Narrative Description

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

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352 and 353 Riverside Drive

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Narrative Description

352 and 353 Riverside Drive are a pair of virtually identical Beaux-Arts style brick and limestone townhouses on adjoining lots, each measuring 41'-1" x 100', located in the middle of the blockfront of Riverside Drive between West 107th and West 108th Street in the northwest corner of the Upper West Side neighborhood of the borough of Manhattan, New York City, New York. The houses are located in a residential neighborhood comprised primarily of late nineteenth- and early twentieth-century rowhouses and, along Riverside Drive, a significant number of twelve to fourteen story apartment buildings erected in the second and third decades of the twentieth century. The townhouses are prominently situated immediately adjacent to two National Register-listed properties: Riverside Park and Drive to the west and the former Morris and Laurette Schinasi House to the south. The Schinasi House is a free-standing mansion at 351 Riverside Drive on the corner of West 107th Street. Farther south, on Riverside Drive between 106th and 107th Street are apartment buildings, while the next block to the south is lined with rowhouses, part of the Riverside Drive-West 105th Street Historic District (NR listed). Immediately to the north, at 355 Riverside Drive, on the corner of 108th Street, is a fourteen-story brick apartment building dating from 1922. Farther north are additional apartment houses. To the east, along West 107th and 108th Streets are four-story and basement and five-story stone and brick and stone rowhouses. The two houses face on one of the service roads of Riverside Drive. West of the road is a landscape mall, followed by Riverside Drive itself, a wide tree-lined pedestrian promenade, Riverside Park, and the Hudson River. Each of the two houses occupies a significant portion of its lot. Each has a landscaped side yard and rear yard. No. 353 retains its integrity on the exterior and interior to an extraordinary degree. No. 354 retains its integrity on the exterior, but has been subdivided into apartments on the interior, with some loss of original features.

Nos. 352 and 353 Riverside Drive each have low cast-stone watertables. At the first-story level, the houses are faced with rusticated limestone, while the upper floors are limestone and red brick laid in Flemish bond. With the exception of narrow end reveals, the facades of the first three stories are bowed. The entrance to each house is located in a slightly projecting central pavilion. The paired, glass and wrought-iron entrance doors are deeply recessed within a segmental arch and are reached by two stairs. Above each entrance is a bold cartouche in which the address number is inscribed. The entrances are flanked by single segmental-arch windows with wrought-iron window guards. The entrance cartouches and pairs of ornately carved brackets support second-story balconies with rounded plinths and wrought-iron railings. While the basic design is the same on each house, details such as ironwork, cartouches, and brackets vary slightly.

On the second and third stories, each house is three bays wide. The main mass of the swelled bay on each of these stories is clad in limestone that is keyed to the brickwork to either side. In the center of the second story of each house is a large rectangular opening with eared enframing. The openings are filled with French doors leading onto the balconies; each opening has a transom. The central opening is flanked by single rectangular windows with transoms and wrought-iron railings. Each central window is capped by a cartouche keystone supporting a denticulated cornice; the cartouche at No. 352 is in the form of a shell. The third story facade of each house is articulated by three rectangular windows. The central window is framed by volutes and bellflowers and has a blind panel above. Above the third story, the swelled bay is capped by a denticulated and

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block cornice and a balustrade railing. The fourth story of each house is also articulated by three rectangular windows, each group set within a limestone enframingent that is keyed to the brickwork. Between the houses, on the fourth floor, is a vertical, raised, lozenge-shaped panel carved in limestone. The field of brick on the fourth story is considerably wider than that on the lower floors.

The fourth floor of the pair of houses is crowned by a copper, block cornice supported by limestone brackets with incised detail. Above the cornice is a mansard roof with a triple-window dormer on each house. The central window of each dormer has a segmental arch and is capped by a cartouche set within a segmental-arch pediment supported by brackets hung with garlands. The windows to either side are rectangular.

The south facade of No. 352 and the north facade of No. 353 are visible from the street, each facing onto a yard. The rusticated limestone base, bracketed cornice, and mansard seen on the front elevation, continues onto the first bay of the side elevations. The remainder of the side elevations are clad in red brick laid in Flemish bond with limestone trim. On the first story of the first bay is a wide segmental-arch window, while the second story has a large rectangular window with a limestone eared enframingent and a shallow balcony with wrought-iron railing. The window is capped by a cartouche. More modest rectangular windows articulate the stories above and this bay is crowned by a segmental-arch dormer with a cartouche. Crisply cut rectangular windows articulate most of each side elevation. The most notable features of each of these elevations is a two-story, three-sided, angled, copper bay supported by copper console brackets resting on limestone support brackets. These bays, located towards the center of each side elevation, extend from the second story to the third story. The windows on each face of the bay are framed with guilloche moldings; paneled, lozenge-shaped spandrels separate the floors. The bays are capped by parapets. A shallower, one-story bay resting on a single bracket is set to the rear on the second story on each house. One-story, three-sided, angled bays extends from the rear elevation on the second story of each house. Original, four-story brick extensions project from the rear elevations. A fifth story with simple glass walls has been added to No. 352.

At No. 352 the front doors open into a small polygonal vestibule with marble tile floor with central roundel, reddish marble walls, and a plaster ceiling with egg-and-dart and other moldings as well as a central roundel. On the north side of the vestibule is a massive wood and glass door leading into the irregularly-shaped entrance hall. The hall has oak woodwork, most notably paneled pilasters with brackets. On the north wall is a large stone mantel with brackets supporting a mantel shelf. Attached Tuscan half columns connect the mantel shelf to the ceiling cornice. The fireplace opening is surrounded by brick. The hall has a plaster cornice and a plaster ceiling with oval panel with a banded foliate frame. The east side of the hall opens onto the main stair and narrow stair hall, to the left. The stair and stair hall are reached by stepping up onto a curved stair. The convex curve of the stair is echoed to the right by a concave wall with an entrance leading into the former billiard room. This rectangular room has oak paneling extending to the ceiling. On the north wall is a tripartite, leaded-glass window looking to the stair hall. In the southwest corner of the room is a door leading into a small toilet room. The east wall of the billiard room has been partially opened to connect this room, now used as a dining room, with the kitchen to the rear. The kitchen extends across the entire width of the house. It has been modernized. To the rear of the kitchen in the extension is a pantry with original cabinets and the original dumbwaiter, and the service stair with its iron stairway.

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The stair hall on the first story leads back to an elevator and to the kitchen. The main stair, extending from the first to the second story is exceptionally ornate, with mahogany wainscot and a curvaceous wrought-iron railing capped by a mahogany rail. The stair leads up to the major public rooms located on the second floor. In the center is a hall, set between the parlor in the front of the house and the main formal dining room in the rear. The central hall is separated from the stair by a screen of Ionic columns with a balustrade railing set between the columns. This is an ornate room with a heavy plaster ceiling divided into two sections. The section adjacent to the stairs has an unornamented ceiling with a decorated frieze. To the south the ceiling is divided into octagonal coffers. The focus of this space is an angled bay filled with leaded glass in round and diamond patterns with antique pieces of painted glass. The room has mahogany woodwork and wide, eared enframements around the entrances leading to the parlor and dining room. Each of these entries also has pocket doors that slide into the wall. The wood varies on each side to match the finish of the space it faces.

The parlor is a relatively simple space with a white marble fireplace mantel with two putti – one playing the cello and the other a horn. There are three windows on the bowed west wall and one on the south wall, each flanked by paneled pilasters supporting a modillion and egg-and-dart cornice. The most sumptuous room in the house is the dining room with its oak paneling that covers approximately three-quarters of the height of the room. The upper walls are stucco. The paneling has modest Gothic flourishes, evident in carved ogee arches. In addition, there are three-sided, angled pilasters with capitals ornamented with fish and mythological human heads. The centerpiece of the room is a massive oak fireplace with Renaissance detail, including fish and urns. The fireplace opening and hearth have glazed green tiles. An oak frame on the overmantel surrounds a Baroque painting of Christ at Emmaus. To the right of the mantel is a three-sided angled bay facing east with leaded-glass, double-hung windows with transoms. To the left of the mantel is an oak door leading to the serving pantry. On the south side of the room is a shallow angled bay with leaded-glass windows. Below this window is a projecting oak radiator cover. The ceiling of the dining room has wood beams.

The stairs leading to the third floor are narrower than those connecting the first and second stories. This stairway has a more traditional balustrade railing as well as mahogany wainscot. It leads to a third-story hall with mahogany wainscot and doorway enframements. The central doorway has an enframement with paneled Doric pilasters, while the doorways to either end and the enframement of the elevator door have denticulated cornices. The front of the house on the third floor is occupied by the master bedroom. This room has a wood fireplace mantel with modified Corinthian pilasters. Brackets support the mantel shelf which is ornamented with a bead-and-reel molding. The room has a cove ceiling and modest moldings. To the left of the room's entrance is a closet, while to the right is the doorway leading to a walk-in closet. The dressing room entrance has sliding pocket doors. In addition, the room has unusual sliding closet shutters. In the center of the third story is a dressing room with dark woodwork in a Neo-classical style, with Doric pilasters, a frieze with rosettes, and paneled doors. A bathroom is located to the east of the dressing room. At the rear of the third story is a library/study. This room is dominated by a fireplace with an eared enframement and egg-and-dart molding. The walls are now lined with book shelves.

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The stair leading to the fourth floor has an oak railing and oak chair rail and baseboard. The fourth floor hall also has oak chair rail and baseboards, as well as oak doorway enframements. This floor has three bedrooms. The front bedroom has a wooden mantel with ironspot Roman bricks, a cove ceiling, and pocket shutters. The central room, now a sitting room, has French doors leading onto the terrace located on top of the central bay on the side elevation. The rear bedroom has a cove ceiling and a mantel with eared enframement and a field of green Delft tiles.

The chair rail seen on the stair leading to the fourth floor continues on the stair leading from the fourth to the fifth floors. Over the stair is a stained-glass skylight. This floor has five small rooms – originally probably servant rooms and storage spaces – and several closets. The only notable room on this floor is located on the south side in the front of the house. This room has an Elizabethan fireplace of wood and a cove ceiling.

The two houses also have cellars. The cellar at No. 352 retains its original features, including a wine cellar, coal storage locker, and heating and ventilating systems.

No. 353 was converted into ten apartments in 1935 and has had few significant alterations since that time. A fireproof iron stair was inserted into the center of the building. Each floor was divided in half with a front apartment and a rear apartment. The arrangement of the front and rear rooms remains largely intact, although some have been split in half. Some of the original fireplace mantels and ceiling moldings are extant.

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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

Areas of Significance:

(Enter categories from instructions)

- Architecture
- Community Planning and Development

Period of Significance:

1899-1900

Significant Dates:

1899

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

Kohn, Robert D.

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

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Narrative Statement of Significance

352 and 353 Riverside Drive are significant under National Register criterion A as examples of the first wave of development on New York City's Riverside Drive, a landscaped boulevard designed by Frederick Law Olmsted who believed that the Drive would develop into a boulevard of freestanding homes built by wealthy families. While some mansions were built on the drive, townhouses and rowhouses also appeared. The two townhouses at 352 and 353 Riverside Drive, built in 1899-1900, were planned for upper-middle-class families and are among several dozen single-family mansions, townhouses, and speculative rowhouses erected in the late nineteenth century and first years of the twentieth century as Riverside Drive and the adjoining Upper West Side neighborhood were transformed from open land into a prestigious residential community. The two houses are also significant under National Register criterion C as exceptionally fine examples of French-inspired Beaux-Arts style design. They are significant residential work designed by the prominent New York architect Robert D. Kohn. The two houses are among a small number of large single-family homes still standing on Riverside Drive.

The land on which 352 and 353 Riverside Drive stand was part of the Dutch village of Bloemendael (later Bloomingdale). The area was mostly farm land and by the late eighteenth-century the site was part of the farm of Nicholas De Peyster, a large landholder in the neighborhoods now know as the Upper West Side and Morningside Heights. For much of the nineteenth century almost no development occurred in the northwest portion of the Upper West Side, in the area around what is now Riverside Drive between West 107th and 108th Streets, because this section of Manhattan was far north of the business center of New York in Lower Manhattan and there was no mass transit that would attract residents to the area. A few country houses were located along the river, including "Woodlawn," between 106th and 107th Streets. The first hint of change in the Bloomingdale area was the city's decision to lay out a park and boulevard on the west side of the island from West 72nd Street to West 127th Street. The park was initially established in 1865 as a way to increase real estate values on the Upper West Side, with Riverside Drive added to the project in 1870. However, it was not until 1873 that Frederick Law Olmsted, already famous as the co-designer, with Calvert Vaux, of Central Park and Brooklyn's Prospect Park, was asked to design the park and drive along the Hudson River. Olmsted chose to treat the park and drive as a single unified concept and he insisted that the design take advantage of the site's irregular contours and natural beauty (the city had envisioned a straight boulevard that would ignore the natural topography). Between 1875 and 1880 the park and drive were built with a curving roadway, a promenade lined with trees, viewing sites, and carefully contoured hillsides flowing down to the tracks of the New York Central Railroad and the river beyond. Where the precinct was wide enough, Olmsted planned landscaped malls that would separate the main drive from service roads that would lead directly to houses built along the Riverside Drive frontage. The section of the drive from West 97th Street to West 114th Street has the most extensive malls.¹

¹ Andrew S. Dolkart and Matthew A. Postal, *Guide to New York City Landmarks*, 3rd edition. Hoboken: John Wiley & Sons, 2004, 141-142.

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Olmsted envisioned Riverside Drive lined with private villas erected by the city's wealthy citizens who would choose to live opposite the park. However, Olmsted's vision never came to complete fruition. As one writer noted in 1898, "for some reason or another the Drive failed to attract many such residences."² This can be explained by the fact that the Upper West Side was never as socially acceptable as the Upper East Side, on and just off of Fifth Avenue; thus, few wealthy New Yorkers were interested in living in this out-of-the-way location with its poor mass transit facilities. In addition, the open tracks of the New York Central Railroad and scattered industrial uses along the waterfront meant that despite the beautiful landscape, Riverside Drive would remain noisy. Although the Drive was never fully lined with mansions, a few large freestanding homes were erected, especially in the northern sections of the Drive where the landscaped malls protected residents from the noise of the railroad. One of the finest of these mansions, the Bayne House, designed in the late 1880s by prominent Brooklyn architect Frank Freeman, was located on the southeast corner of Riverside Drive and West 108th Street, just north of the site where 352 and 353 Riverside Drive would be erected a few years later; the house was demolished in 1922 and replaced by an apartment building. In 1907-09, another mansion would rise on this block, the Morris and Laurette Schinasi House (NR listed) on the corner of 107th Street, one of only two freestanding homes extant on the Drive.

By the turn of the twentieth century, there were approximately a dozen mansions on Riverside Drive. At this time a change occurred in the character of development along the Drive as speculative builders began investing in property along the drive and erecting large and fashionable rowhouses that were sold to upper-middle-class families. This is evident a few blocks south of 352 and 353 Riverside Drive, on Riverside Drive between 105th and 106th Streets which is lined with a group of exuberant Beaux-Arts style rowhouses designed in 1900-1902 by Robert D. Kohn and Janes & Leo. During this period somewhat more modest rowhouses were also erected on the side streets east of Riverside Drive and on nearby West End Avenue. By the early twentieth century, this area of the city had become a prestigious residential quarter.

Nos. 352 and 353 Riverside Drive were erected as part of this second wave of construction. In 1899, a building permit was issued to Adolphe Openhym for the erection of two homes, each estimated to cost \$40,000. According to property records, however, Openhym was only the owner of 353 Riverside Drive, which he purchased in 1899 from the Atlas Improvement Company, which had acquired extensive land holdings on the block now occupied by 352 and 353 Riverside Drive in 1889 and 1890. Also in 1899, Atlas sold the lot on which 353 would be built to developers Perez M. Stewart and H. Ives Smith. It remains unclear why only Openhym applied for a building permit. The pair of houses seems to be an unusual combination of custom-built house, for Openhym at 352 Riverside Drive, and a speculative venture at No. 353. Openhym retained ownership of 352 Riverside Drive and moved his family into the house when it was completed. In 1901, Stewart and Smith sold 353 Riverside Drive to Lydia A. Clark.

The architect hired to design the two new Riverside Drive houses was Robert D. Kohn (1870-1953). These houses are relatively early works by Kohn who was to become one of the most prominent members of the

² "The Riverside Drive, *Real Estate Record and Builders Guide* 61 (12 March 1898), 452.

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architectural profession in New York, responsible for a wide variety of buildings. Kohn was born in New York City and educated at what is now City College. From 1891 until 1895, Kohn studied at the Ecole des Beaux-Arts in Paris. Kohn's professional career began in 1895, working with other architects, and, in the following year, he established his own independent office. During his first years of practice, Kohn designed a number of residential buildings, including the adjoining rowhouses at 337 Riverside Drive and 322 West 106th Street, commissioned in 1900, one year after work began at 352 and 353 Riverside Drive, by Stewart and Smith (NR listed in the Riverside-West 105th Street Historic District). All of these residential buildings were designed in the Beaux-Arts style that Kohn became familiar with while studying in Paris. Kohn is best known today as the architect of a group of sophisticated Arts & Crafts buildings in New York, inspired by the progressive architecture of Viennese Secession designers such as Otto Wagner and Joseph Maria Olbrich. Among Kohn's most prominent buildings in this style are the New York Evening Post Building at 20 Vesey Street (NR listed), the Spero Building at 19-27 West 21st Street (in the locally designated Ladies Mile Historic District), and the Ethical Culture Society Building on Central Park West (Kohn was a friend of Ethical Culture founder Dr. Felix Adler, as well as a member of the society, as was Adolphe Openhym; NR listed in the Central Park West Historic District). In 1929, Kohn collaborated with Charles Butler and Clarence Stein on the design of Temple Emanu-El on Fifth Avenue (NR listed in the Upper East Side Historic District). Kohn was also active in various architectural organizations in New York, founding the New York Building Congress in 1921, serving as director of the Housing Division of the Public Works Administration in 1933-34 and vice-president of the 1939 New York World's Fair and a member of its Board of design, and as a member of the AIA, Beaux-Arts Society of Architects, Royal Institute of British Architects, and the Regional Plan Association.

Kohn undoubtedly received the commission for 352 and 353 Riverside Drive because he was related to Openhym. Nos. 352 and 353 Riverside Drive are exceptionally fine examples of Beaux-Arts design. The Beaux-Arts style was influenced by nineteenth-century French, particularly Parisian architecture of the type that American architects saw when they went to study at the Ecole des Beaux-Arts in Paris and that wealthy Americans admired when they traveled to Paris. Parisian public buildings, such as the Opera, as well as private mansions and elegant apartment houses were designed with dynamic, three-dimensional facades and were ornamented with extensive sculptural detail. The finest Beaux-Arts style buildings in New York have street facades that display great plasticity, evident at 352 and 353 Riverside Drive in their swelled bays, deeply recessed entrances, projecting balconies, and projecting oriels. In addition, Beaux-Arts buildings are ornamented with bold sculptural detail. The most popular ornamental device that appears on Beaux-Arts style houses is the cartouche, a shield-like form that is often carved in an especially exuberant manner. This is evident in the large, three-dimensional, convex cartouches over the front entrances of 352 and 353 Riverside Drive with their curvaceous foliate surrounds. Additional cartouches are located elsewhere on the front elevations. The townhouses are also ornamented with undulating iron balconies, not unlike those found in Paris, and are crowned by French mansard roofs with projecting segmental-arch dormers. 352 and 353 Riverside Drive are the grandest Beaux-Arts houses on the Upper West Side.

The interiors of fashionable Beaux-Arts style townhouses, such as 352 Riverside Drive which survives almost entirely intact, adapted European architectural forms to the needs of affluent Americans. These buildings were well appointed with the latest technological innovations in heating, ventilation, and plumbing, and each was also

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equipped with an elevator shaft (for unknown reasons, Openhym never installed an elevator, using the shaft for closet space). A house like No. 352 was appointed in the manner that would be expected in dwellings built for affluent families. Each house originally had an extensive display of fine woodwork in a variety of woods (oak, mahogany, and cherry are evident at 352 Riverside Drive). In addition, ornate plaster, leaded glass, wrought iron, and other materials were employed. As was typical of the era, architectural features modeled after forms from different styles are mixed within a single house. Thus, it is not surprising to find French Beaux-Arts, French Renaissance, Italian Renaissance, Neo-classical, Gothic, and Elizabeth details inside 352 Riverside Drive.

The early residents of Nos. 352 and 353 typify the type of wealthy New Yorker moving to Riverside Drive at the turn of the twentieth century. Adolphe Openhym was a successful silk merchant – senior partner in the firm of William Openhym & Sons founded in about 1850 by his father. In 1903, Adolphe Openhym committed suicide by jumping off of High Bridge into the Harlem River.³ Openhym's body was found almost a month after he jumped from the bridge and his remains were claimed by architect Robert Kohn.

Adolphe Openhym's wife, Christine G. Openhym continued to live in the house after her husband's death. She was active in social work in the city, having been "one of the earliest volunteer workers on the lower east side." She was also a director of the New York Consumers League.⁴ According to the 1910 United States census, the 49-year old, American-born Christine G. Openhym shared the house with twenty-six year old Wilfred A. Openhym, a lawyer, who is listed as a stepson (although in the 1915 New York State census he is listed simply as son), and fourteen year old George Openhym.⁵ The size of the household remained constant through 1920, although only the names of most of the servants employed by the Openhym's change. By 1925, Christine and Wilfred, now a silk merchant, were still living in the house.⁶ One year later, in 1926, the house was sold to Rosa Canfield; wife of Amos Canfield; Christine Openhym moved to Hartsdale.

Lydia Clark, who purchased 353 Riverside Drive in 1901 transferred ownership of the house to Cora A. Clark (possibly her daughter) in 1908. At about this time, Cora Clark married banker William C. Poillon. In 1910, the Poillon's lived in the house with their two daughters Aline and Yvonne, and five servants – a male butler and female nurse, general servant, cook, and chambermaid – two from New York, and one each from Hungary, Sweden, and Norway. In 1915, the Poillons and their two daughters shared the house with a French governess,

³ "Missing Silk Merchant," *New York Times*, 2 April 1903, 6; "Openhym Body Found in the Harlem River," *New York Times* 27 April 1903, 1.

⁴ "Mrs. Adolphe Openhym," [obituary] *New York Times*, 19 September 1933, 21.

⁵ All information about residents from census records: United States Census, 1910 ED729, p. 2; 1920, ED 82, p. 11; and 1930, ED 31-491, p. 12; New York State Census, 1915, AD 19, ED 6, pp. 4-5 and 1925, AD 11, ED 14, p. 28.

⁶ New York State Census, 1925, AD 11, ED 14, p. 28.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 5

352 and 353 Riverside Drive

Name of Property

New York County, New York

County and State

a Danish cook, a Finnish kitchen maid, a Scottish chambermaid, a Scottish laundress, and an Irish waitress, while in 1920 they had three servants from Finland and one from Germany. The diverse countries of origin of the servants employed by the Poillon's reflects the fact that service was an entry level job, primarily for young women, arriving in New York from many different countries. At some point between 1920 and 1925, the Poillon's moved out of the house and it was leased to Russian-born shoemaker Abraham Schultze, who converted the once grand private house into a rooming house. In 1925, he lived here with his Russian-born wife, their two American-born children and nine lodgers.⁷ The Poillon's sold the house in 1927 to Mary J. Lyons and it was sold again a year later to the City Real Estate Company. Rosa Canfield acquired the house in 1930. In 1930, Abraham Schultz and his family were still in residence, but with only two lodgers.

Amos and Rosa Canfield lived in 352 Riverside Drive and rented 353 Riverside Drive. Amos Canfield was born in Van Etten, New York and graduated from the Cornell Medical School in 1902, although he never practiced. In 1934, Rosa Canfield died, leaving the houses and other property and effects worth \$500,000 to her husband. The following year, Amos converted 353 Riverside Drive into ten apartments – three, four-room apartments and seven, three-room apartments. The architect for the alteration was Robert T. Lyons.⁸ This conversion typifies housing trends on the Upper West Side during the 1930s when many formerly single-family rowhouse were converted into apartments. In 1939, Canfield installed an elevator in the original shaft at 352 Riverside Drive.

In 1943, following Amos Canfield's death, 352 and 353 Riverside Drive were put up for auction by his executors. The advertisement for the auction stated that the houses would be sold separately or together. 352 Riverside Drive was described as "a private dwelling in first class condition throughout. It contains 16 rooms, 4 baths, extra lavatory. Steam heat. Automatic elevator." No. 353, the notice stated "has been completely remodeled into small apartments. It contains 3/4, 7/3-room apartments. Modern baths. Kitchens. Fully rented at \$8,376 per annum."⁹ Both houses were purchased by St. Joseph's Seminary and College for \$43,500. The Roman Catholic seminary combined the houses, inserting a door between the buildings on the second story, and converted the houses into a residence for priests. At 352 Riverside Drive, the first floor was used as a lobby, reception room, and kitchen; the second story as a chapel, lounge, and dining room; the third floor as a study, office, and bedroom; the fourth floor as studies and a bedroom; and the fifth floor as rooms for servants. At No. 353 the apartments were converted into bedrooms and studies for the priests. William J. Minogue undertook the minor alterations for the conversion of the two houses, which cost only \$1,000.

⁷ New York State Census, 1925, AD 11, ED 14, p. 28.

⁸ "Dr. Amos Canfield, Physician, 64, Dead," *New York Times* 15 November 1942, 59; "Wills For Probate," *New York Times*, 15 September 1934, 30.

⁹ *New York Times*, 11 April 1943, RE2.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 6

352 and 353 Riverside Drive

Name of Property

New York County, New York

County and State

In 1969 St. Joseph's Seminary and College transferred the houses to the New York Province of the Society of Jesus (the Jesuits). The Jesuits sold the houses in 1977. No. 352 was converted back into a private dwelling and No. 353 became a cooperative apartment house.

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

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

352 and 353 Riverside Drive

Name of Property

New York County, New York

County and State

9. Bibliography

Dolkart, Andrew S. And Matthew A. Postal, *Landmarks Preservation Commission Guide to New York City Landmarks*. Hoboken: John Wiley & Sons, 2004.

“Dr. Amos Canfield, Physician, 64, Dead,” *New York Times*, 15 November 1942, 59.

“Missing Silk Merchant,” *New York Times* 2 April 1903, 6.

“Mrs. Adolphe Openhym,” *New York Times*, 19 September 1933, 21.

New York City Landmarks Preservation Commission, *Riverside-West 105th Street Historic District Designation Report*. 1973.

“Two Houses on Drive Auctioned,” *New York Times*, 23 April 1941, 32.

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

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

352 and 353 Riverside Drive

Name of Property

New York County, New York

County and State

Verbal boundary description

The nominated properties are located on adjoining lots on Riverside Drive, 59'-10" south of West 108th Street. The rectangular site measures 82'-2" on the east and west and 100' on the east and west.

Boundary Justification

The nomination includes all of the two historic tax lots on which 352 and 353 Riverside Drive are located.

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

**National Register of Historic Places
Continuation Sheet**

Section 11 Page 1

352 and 353 Riverside Drive

Name of Property

New York County, New York

County and State

11. Form Prepared By:

Andrew S. Dolkart
Architectural Historian
116 Pinehurst Avenue, S-11
New York, NY 10003
2112-568-2480

List of Photos

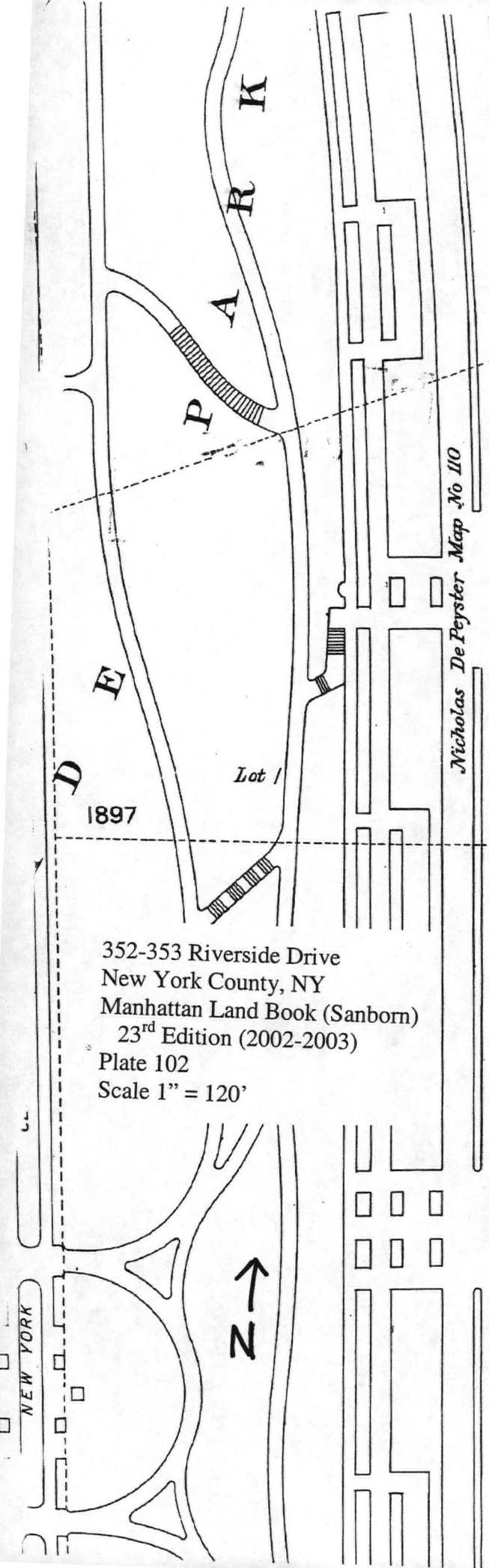
Townhouses at 352 and 353 Riverside Drive
New York County, NY

Photographer: Andrew Dolkart

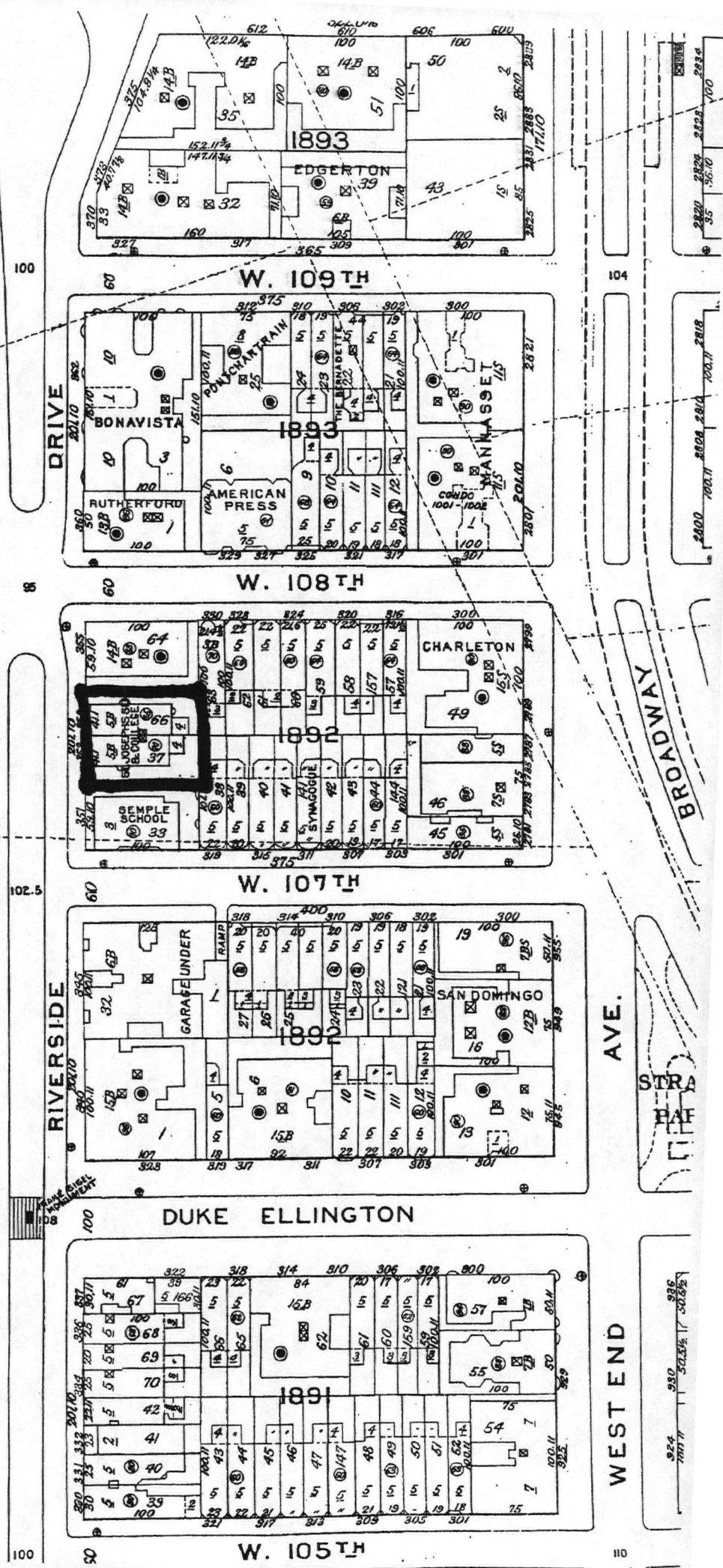
Date: May 4, 2005

Disk of digital photos on file: NYS Office of Park, Recreation and Historic Preservation

1. West façade, #353 at left and #352 at right. Facing southeast.
2. Entrance at west façade, #353. Facing east.
3. Central bay of west façade at #353. Facing east.
4. Upper west façade of #353 (at left) and #352 (at right). Facing southeast.
5. Bay at north façade of #353. Facing southeast.
6. Second floor stair hall, #352. Facing north.
7. Second floor dining room, #352. Facing south.
8. Second floor parlor at front, #352. Facing north.
9. Third floor front room, #352. Facing south.
10. Third floor front room, #352. Facing northeast.
11. Skylight at stairwell, fifth floor, #352.



352-353 Riverside Drive
 New York County, NY
 Manhattan Land Book (Sanborn)
 23rd Edition (2002-2003)
 Plate 102
 Scale 1" = 120'



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Townhouses at 352 and 353 Riverside Dr.

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, New York

DATE RECEIVED: 7/22/05 DATE OF PENDING LIST: 8/10/05
DATE OF 16TH DAY: 8/25/05 DATE OF 45TH DAY: 9/04/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000944

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 DATE

ABSTRACT/SUMMARY COMMENTS:

Locally important residential designs of prominent architect Robert D. Kohn, which exemplify the transformation of this neighborhood into a prestigious upper-middle-class community at the turn of the century.

RECOM./CRITERIA Accept ATC
REVIEWER Savage DISCIPLINE Architectural History
TELEPHONE _____ DATE 9/1/05

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

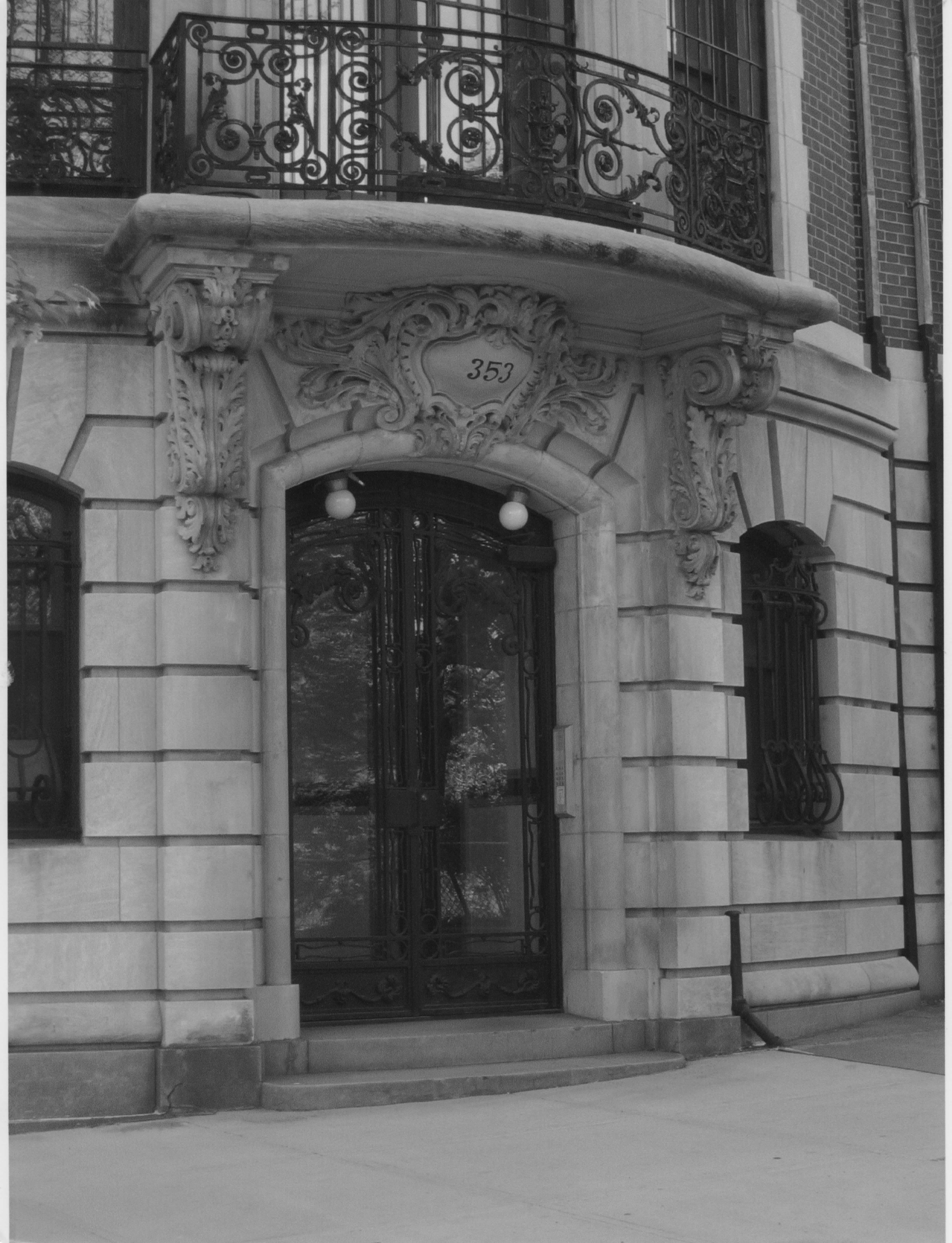
If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



#1 352-353 Riverside Dr, NY, NY Andrew Dolkart
5/4/05 Facade 353 at left, 353 at right looking SE.

352-353 Riverside Drive
New York County, N.Y.

1.



353

#2 353 Riverside Dr, NY, NY Andrew Dolkart
5/4/05 Facade # 353 Looking E.

352-353 Riverside Drive
New York County, N.Y.

2.



353

#3 353 Riverside Dr., NY, NY Andrew Dolkart
5/4/05 Facade #353 looking E.

352-353 Riverside Drive
New York County, NY.

3.



#4 352-353 Riverside Dr., NY, NY Andrew Dolkart 5/4/05
Upper facade 353 on left, 352 on right looking SE

352-353 Riverside Drive
New York County, N.Y.
4.



#5 353 Riverside Dr., NY, NY Andrew Dolkart
5/4/05 Bay at North Facade, #353 looking SE

352-353 Riverside Drive
New York County, N.Y.
5.



#6 352 Riverside Dr, NY, NY Andrew Dolcart 5/4/05
Second Floor stair #352 looking N

352-353 Riverside Drive
New York County, N.Y.
6.



#7 352 Riverside Dr., NY, NY Andrew Dolcart
5/4/05 Second Floor, dining room #352 Looking S

352-353 Riverside Drive
New York County, NY
7.



#8 352 Riverside Dr., NY, NY Andrew Dolcart 5/4/05
Parlor Second Floor front #352 looking N

352-353 Riverside Drive
New York County, N.Y.
8.



#9 352 Riverside Dr., NY, NY Andrew Dolkart
5/4/05 Third floor front room #352 working 3

352-353 Riverside Drive
New York County, N.Y.
9.



#10 352 Riverside Dr, NY, NY Andrew Dolkart 5/4/05
First Floor front room #352 looking NE

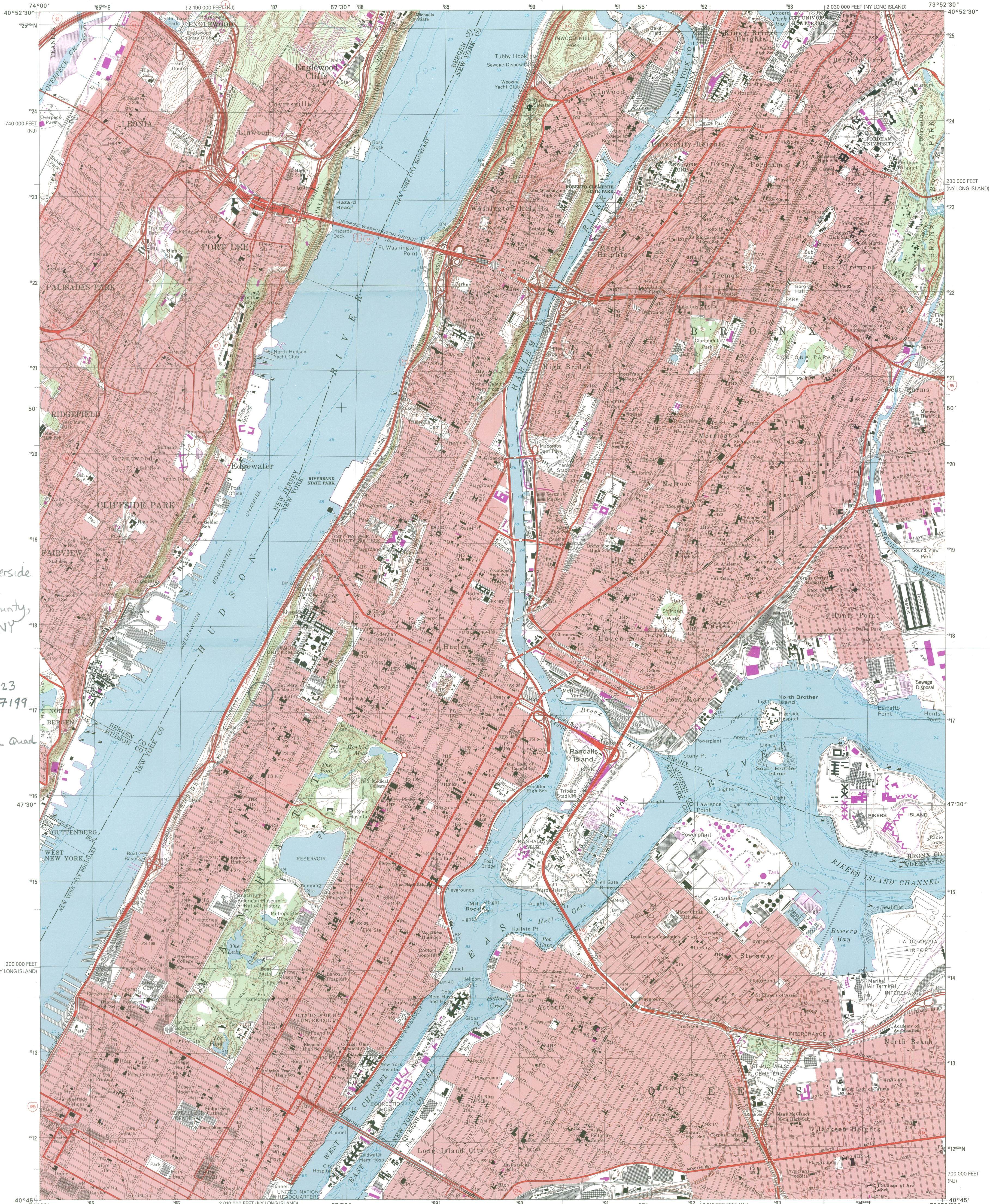
352-353 Riverside Drive
New York County, N.Y.
10.



11 352 Riverside Dr, NY NY Andrew DDKart 6/4/05
skylight over stairwell fifth floor

352-353 Riverside Drive
New York County, NY.

11.

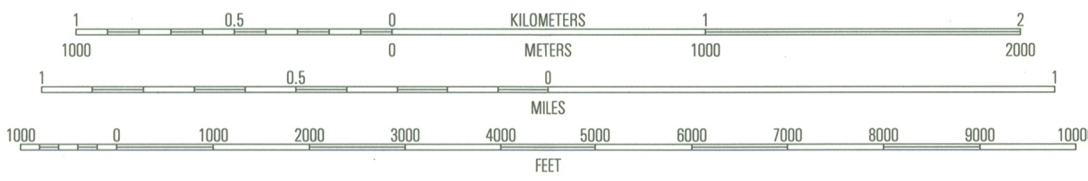
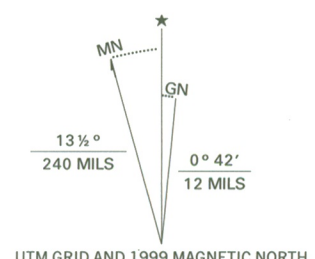


352-353 Riverside Drive
New York County, NY

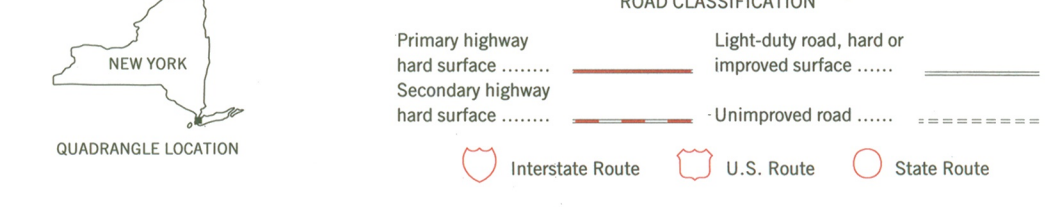
Zone 18
Easting: 586923
Northing: 4517199

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 culture 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
100-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



SCALE 1:24 000
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



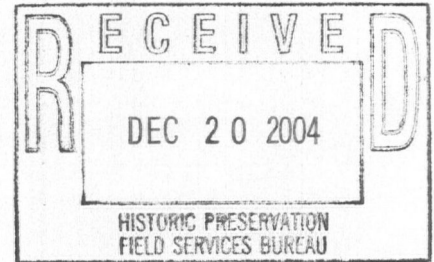
ADJOINING 7.5' QUADRANGLE NAMES

1	2	3
4	5	6
7	8	

CENTRAL PARK, NY-NJ
1995
NIMA 6265 IV SW-SERIES 9821



James B. Rogers, Jr.



December 15, 2004

Ms. Kathleen A. Howe
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

Dear Ms. Howe:

My apologies that business abroad has prevented me from responding earlier to your letter of November 17, 2004 to my attorney, Michael Gruen, regarding listing of my house at 352 Riverside Drive, New York County, on the State and National Registers of Historic Places.

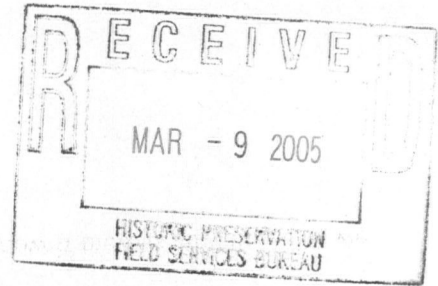
I do want to let you know that I enthusiastically support such a nomination.

I anticipate submitting appropriate further documentation if you wish.

Sincerely yours,

A handwritten signature in cursive script that reads "James B. Rogers, Jr.".

James B. Rogers, Jr.



March 7, 2005

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

Dear Ms. Pierpont:

The Board of Directors at 353 Riverside Drive is pleased to support co-nomination with our twin residence at 352 Riverside Drive for listing to the Registers of Historic Places under criterion C, as per the application submitted by James B. Rogers.

We are delighted to be considered for this distinction. Please let us know if there is anything else we can provide to expedite the process.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel Posner".

Joel Posner
President, Woodstock Tenants Corporation
353 Riverside Drive #5A, New York, NY 10025
212-865-6374

cc: Kathleen A. Howe
Michael S. Gruen

**The New York City Landmarks Preservation Commission**

1 Centre Street, 2nd Floor North, New York NY 10007 TEL: 212-669-7922 FAX: 212-669-7797
<http://nyc.gov/landmarks/>



RONDA WIST
EXECUTIVE DIRECTOR
rwist@lpc.nyc.gov

June 16, 2005

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: Townhouses at 352 and 353 Riverside Drive, 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 buildings at 352 and 353 Riverside Drive 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 buildings at 352 and 353 Riverside Drive appear 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



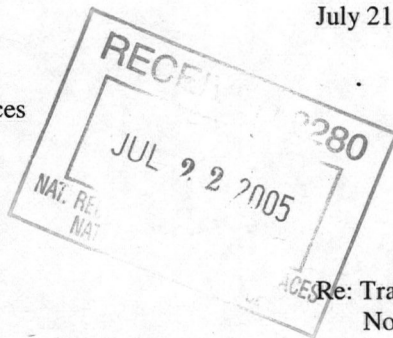
New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

July 21, 2005

Ms. Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW
8th Floor
Washington, D.C. 20005



Re: Transmittal of National Register
Nomination

Dear Ms. Abernathy:

I am pleased to transmit one new National Register nominations to be considered for listing by the Keeper of the National Register as follows:

Townhouses at 352 and 353 Riverside Drive, New York, New York Co., NY

Thank you for your assistance in processing this proposals. Please feel free to call on me at 518-237-8643 ext. 3258 if any questions arise.

Sincerely,

Mark L. Peckham
National Register
Program Coordinator

enclosure