

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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

For HCRS use only

received MAY 28 1980

date entered JUN 25 1980

1. Name

historic Isaac L. Rice Mansion or Villa Julia

and/or common Yeshiva Chofetz Chaim

2. Location

street & number 346 West 89th Street

not for publication

city, town New York

vicinity of

congressional district 20th

state New York

code 036

county New York

code 061

3. Classification

Category

district

☒ building(s)

structure

site

object

Ownership

public

☒ private

both

Public Acquisition

in process

being considered

Status

☒ occupied

unoccupied

work in progress

Accessible

☒ yes: restricted

yes: unrestricted

no

Present Use

agriculture

commercial

☒ educational

entertainment

government

industrial

military

museum

park

private residence

religious

scientific

transportation

other:

4. Owner of Property

name Yeshiva Chofetz Chaim

street & number 346 West 89th Street

city, town New York

vicinity of

state New York

5. Location of Legal Description

courthouse, registry of deeds, etc. Surrogate Court Bldg./New York County Register's Office

street & number 31 Chambers Street

city, town New York

state New York

6. Representation in Existing Surveys

title

has this property been determined eligible? yes ☒ no

date

federal state county local

depository for survey records

city, town

state

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

Located on an irregular shaped plot at the southeast corner of Riverside Drive and 89th Street, the Rice Mansion is on a graded site east of the center line of the property and fronted by grounds surrounded by a balustraded wall to the north and west. The house is a four-story freestanding dwelling (plus cellar and attic) of Flemish bond brickwork and classical marble detailing. The original building is placed on Manhattan's gridiron layout and is parallel to the four-story town houses immediately to the east. It is basically rectangular in plan, about 62 feet deep and 38 feet across, with a curved two-story projection on the north or 89th Street side. The later semicircular and rectangular extensions of 1908, built respectively to the south and the southeast, are also of brick with marble trimmings. The main facade facing the drive is three bays wide and dominated by the central, two-story, recessed marble archway which surrounds the main entranceway, a rectangular doorway framed by moldings and topped by a pediment supported by volute brackets. A front stoop of ten steps leads up to the main doorway. Engaged Tuscan columns flank the main archway and the large rectangular windows of the piano nobile. The stories are separated by marble string courses. An entablature doubling as an elaborate string course marks the height of the main floor and breaks only to form the sweeping surround of the main portal. The slightly projecting two-story north side has a bow window on the main floor above a porte-cochère with grand segmented arches which lead to the ground story entrance. The pediment on this north facade contains an allegorical, figural bas-relief signed with the artist's monogram. The tile roof is hipped with wide overhanging eaves. The copper cornice has unusually detailed modillions alternating with escutcheons. There are four original chimneys, two on the west slope perpendicular to the main facade, and two on the east slope parallel to the main facade. They are all brick and topped with decorative marble features. A brick elevator shaft, a later addition, is visible on the eastern slope of the roof. Low dormer windows of the attic are set into the roof: three on the west slope separated by the chimneys, three on the east between the chimneys, and one on the south side. A skylight is visible on the north slope.

In 1908, the architect C.P.H. Gilbert added a two-story rear extension away from the main facades to the southeast corner of the plot and a curved extension to the south side, consistent both in style and material with the original design of Herts and Tallant. It is at this time that the rear wall was extended to accommodate an interior marble and iron Italianate staircase. The two-story arch, with its ornamental keystone which frames the window of the rear wall, and the triple windows above, repeats the motif of the main facade. In 1912, a marble, balustraded wall planned by Gilbert was erected around the property, as the original brick and marble wall by Herts and Tallant extended too far beyond the property line. In addition, the lower staircase at the front of the property was modified and narrowed, and a curved balustrade was placed on either side of the steps. The graded grounds are less completely landscaped than at first with emphasis now on planting rather than terracing, and maintenance is called for. In 1927, a two-car, one-story garage by Bloch and Hesse was built for the Sakinasi to the rear of the house behind the marble gateway of the 89th Street side and is hardly visible from the street. In the same year a sun parlor built over the

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semicircular extension on the south side by William Lazinsk. The aesthetic and structural integrity of the original exterior is not affected by these later additions of 1927.

In the 1940's the interiors were converted into studios by the Heckscher Foundation for Children. Some additional minor alterations were carried out by the Whitman School for Interior Decoration (1948) and the present owners, Yeshiva Chofetz Chaim. Though the interiors have been painted and adapted for institutional use, the floor plan have not been greatly altered and much of the moldings, decoration and detailing of the original design, and the 1908 alteration by C.P.H. Gilbert is still visible. The main floor has a central hallway with rooms to the north and south. The high doorways are framed by pilasters and elaborate moldings, though they have been filled in with fire doors. The ceiling of the main hall has intricate coffering of plaster with elaborate floral and rinceau patterns. An elaborate stone fireplace is preserved on the east wall of the original library, the north room of the main floor. The pilasters with Corinthian capitals topped by volute capitals support an ornate mantel of a rinceau pattern with a central motif of griffins presenting a medallion portrait. The wooden paneling of the dining room to the south of the main hall is still in good condition. According to the memoirs of one of the Rice daughters, Dorothy Rice Sims (1940:55), the original "dining room was an import, in toto, from the Austrian Exhibit at the St. Louis World's Fair." C.P.H. Gilbert's 1908 grand Italianate staircase replacing the original wooden stairs is still intact and in fine condition. The lower levels have a marble balustrade decorated with panels of rosettes alternating with coats-of-arms. The upper levels have an iron railing with a cartouche design and projecting balconies repeating the coat-of-arms and rosette motif. The center room of the west side on the fourth floor has an intricately designed plaster ceiling of geometric patterns and an elaborate frieze and various moldings. Original mantles are still intact in several of the rooms.

The plumbing, heating, and electrical systems were original with the construction and have been upgraded over the years. According to Dorothy Rice Sims (1940:55-56), there was an elevator and electric refrigerator in the original house. In 1927 a second elevator and smaller staircase were installed when the Schinasi owned the house.

8. Significance

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

Specific dates 1901-1903

Builder/Architect Herts & Tallant

Statement of Significance (in one paragraph)

The Isaac L. Rice Mansion, built 1901-1903, is an accomplished synthesis of the Beaux-Arts, Georgian, and Italianate styles, and a significant example of turn-of-the-century residential, urban architecture. It is significant for its historical association with the development of Riverside Drive on New York's West Side. It is the only remaining freestanding private dwelling with a sizable landscaped garden enclosure along the drive and, thus, a rare surviving example of a building type originally intended to line the east side of the drive opposite Riverside Park. Furthermore, the house occupies an important site opposite the Soldiers' and Sailors' Monument and represents the class of building considered appropriate to stand adjacent to the monument. In addition, a signed figural relief attributed to the sculptor Louis St. Lanne is incorporated into the mansion's exterior fabric on the side street facade. The house was commissioned by Isaac L. Rice, a talented and successful lawyer, financier, publisher and inventor, and can be directly related to the social/humanitarian pursuits of his wife, Julia Barnett Rice, in whose honor the house was originally named the "Villa Julia."

The Rice Mansion is an excellent example of the type of residence first erected on the drive and initially intended to line this scenic boulevard bordering Riverside Park. A study of the New York City Dockets of New Buildings confirms that numerous freestanding mansions were erected after 1880 along the drive during the completion of Riverside Park and Drive on Manhattan's westernmost edge. An account from The Real Estate Record and Builders' Guide dated 6 October 1888 (p.1188) verifies that the drive was initially intended as a district comprising the best class of private residences. It is stated that, "All this makes the building already done and now doing along the Drive a matter of peculiar moment, and imposes upon the pioneers a public responsibility. Upon what they do will depend the character and the attractiveness of the whole Riverside quarter. If it were to be built up in solid and monotonous rows of brown stone like the island below the Central Park, or in solid and variegated rows like the west side, the money spent upon the park itself would have been in great part wasted, and the park-like character that should attach to the quarter would be in great part destroyed. Obviously the character of the Drive calls for a quarter of villas. In countries in which the government concerns itself with the aedilities it would have been ordained, when the Drive was projected that nobody should build a house on less than fifty feet of frontage...." Though detached mansions continued to be built up to about 1910, row houses built on speculation, French flats and apartment houses began to dominate due to increased land values and lack of restrictive zoning. Today, only the Rice and Morris Schinasi mansions survive to recall the drive's more prominent early residences. However, the Rice Mansion is the earlier of the two, is surrounded by more ample grounds, and occupies a more significant site.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property .2886 acre

UTM NOT VERIFIED

Quadrangle name Central Park

Quadrangle scale 7.5 minute

UMT References

ACREAGE NOT VERIFIED

A 1 8 5 8 6 1 2 0 4 5 1 5 8 8 0
Zone Easting Northing

B
Zone Easting Northing

C
Zone Easting Northing

D
Zone Easting Northing

E
Zone Easting Northing

F
Zone Easting Northing

G
Zone Easting Northing

H
Zone Easting Northing

Verbal boundary description and justification

The property nominated occupies New York Block 1250/Lot 61 and is an irregular plot roughly 111' on the western side, 100' on the eastern side, 101' on the northern side, and 148' on the southern side.

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

state	code	county	code
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state	code	county	code
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11. Form Prepared By

Contact: Elizabeth Spencer-Ralph
518-474-0479

name/title Joy Kestenbaum, Researcher and Architectural Historian

The Citizens' Coalition to Preserve

organization The Isaac L. Rice Mansion

date November 30, 1979

street & number 60 East 9th Street

telephone 212-674-5426

city or town New York

state New York

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

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

State Historic Preservation Officer signature

title State Historic Preservation Officer

date

2 May 1980

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

Keeper of the National Register

date

6-25-80

Attest:

date

6-25-80

Chief of Registration

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HERITAGE CONSERVATION AND RECREATION SERVICE

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Historically, the mansion occupies an important corner site opposite the Soldiers' and Sailors' Monument in Riverside Park. The classical Beaux-Arts monument, designed just a few years prior to the mansion, commemorated the New York City veterans of the Civil War. Within a week of Isaac Rice's purchase of his selected property in 1899, the memorial was given its fourth and final location. Because of the construction of several apartment houses opposite the projected site at 83rd Street and the drive, a final location well in the park between 89th and 90th Streets was chosen. This site was bordered by freestanding, single family homes and the Rice Mansion site. These residences would not dwarf the monument and would help to preserve its intended scale. A diagram of the layout of the Soldiers' and Sailors' Monument and its terraced approach published in The Architectural Review of 1900 includes ground plans of the adjacent Clark and Rice Mansions. In the 1920's the high apartment houses of the neighboring quarter were erected on the drive. As a result, the Rice Mansion is all that remains of the original urban composition, a classical site plan of several residences that once centered on the monument; the marble terraces, steps, and classical detailing reflect their larger scale employment across the drive. Post card views of the early twentieth century frequently framed the Rice house together with the monument. To this day the two Beaux-Arts structures form a harmonious unit.

Isaac L. Rice (1850-1915) made his fortune in the railroad business and the electric vehicle industries which he helped to found. In June of 1899 he purchased one of the earliest, private single-family dwellings erected on the drive. Finding the residence inadequate for his family, he exchanged the property for the undeveloped plot one block to the north at the southeast corner of 89th Street and Riverside Drive upon which he intended to build his new home. An earlier agreement of 1898 drawn between the owners of the block had stipulated that the first building erected on the drive between 88th and 89th Streets "... be a high class private dwelling house, not less than four stories, and designed for the use of one family only." Rice commissioned the firm of Herts & Tallant to design his palatial residence. In 1900 Herts & Tallant exhibited an early design for the house at the Architectural League and in 1901 the final plans were submitted to the New York City Department of Buildings.

In partnership from 1897-1911, Henry B. Herts (1871-1933) and Hugh Tallant (1869-1952) had studied respectively at Columbia and Harvard Universities and both attended the Ecole des Beaux-Arts in Paris. They were members of the Architectural League of New York and the Society of Beaux-Arts Architects and during their partnership maintained an office in Paris. Their first successful work was for the exclusive German-Jewish Harmonie Club (1897-98), then located on 42nd Street. Herts & Tallant were selected to

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design a modern extension and to thoroughly remodel and refurbish the original structure designed some thirty years earlier by the architect Henry Fernbach. Isaac Rice had been an important member of this prestigious social club since 1886. Many of Herts & Tallant's clients were prominent members of the New York Jewish community. Herts & Tallant are best known for their numerous theaters in the Times Square area, including the New Amsterdam and Lyceum (1902-4), Liberty (1902-5), Folie Bergere (1910-11), as well as the Brooklyn Academy of Music, completed in 1908. Their exuberantly styled New Amsterdam Theatre on 42nd Street, a New York City Landmark, has been listed on the National Register. The design of that building introduced the cantilever method of theater construction which permits the installation of balconies in theaters without supporting pillars to allow for an unobstructed view in the orchestra. Their ornate Beaux-Arts style Lyceum Theatre is the oldest playhouse in New York still serving the legitimate stage and a city landmark. The Rice Mansion was the only major New York City residence designed by Herts & Tallant, although they designed summer residences in New Jersey and Long Island and undertook numerous and extensive alterations of private city dwellings. Their uncommon Beaux-Arts style design of the facade of the town house altered for Abraham Erlanger, theater producer, can still be seen at 232 West End Avenue. Herts was evidently a friend of the Rices. After the termination of his firm in 1911, he served as architect for the Playground Commission of New York. In this capacity he designed the Betsy Head Memorial Playground in Brooklyn (ca. 1916) and the Isaac L. Rice Playfield in Pelham Bay Park (1920-1922), both of which were financed by the widow of Isaac Rice. Herts was the co-architect of B'nai Jeshurun Synagogue (1918) and the congregation's Community Center (1928), located just one block from the Rice Mansion.

Architecturally, the design of the Rice Mansion incorporates a unique combination of classical motifs expressing the original and individualistic style of the architects. The house was designed as a modern Italianate/Georgian villa with its rectangular symmetry and hipped roof, and landscaped and terraced grounds. It is built of brick, the predominant material of domestic Colonial/Georgian Revival structures, with marble classical detailing which reflects the Beaux-Arts education of the architects. The impressive two-story marble entranceway dominating the main facade is rare in urban residential architecture. With its grand segmental arches, the porte-cochère of the side street serves as a vehicular entrance and is unique in New York City. The pediment on this north facade contains an unusual and curious bas-relief with allegorical meaning. The six children, representing the Rice children, are dressed in classic garb and bear the accoutrements of the liberal arts. The relief is signed with the artist's monogram and appears to be the work of Louis

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St. Lanne, a French-born sculptor and member of the National Sculpture Society. He is responsible for the statue of the "American Boy" located at Rice Memorial Stadium in Pelham Bay Park and financed by Mrs. Rice in memory of her husband.

The original owners held important positions in New York Society. Mrs. Julia Barnett Rice, a doctor of medicine and philanthropist, became known internationally as the founder of the Society for the Suppression of Unnecessary Noise. While a resident of the mansion, Mrs. Rice became alarmed by the continual shrieking noises of riverboats along the Hudson River and actively fought for legislation to curb useless noises so as to ease the suffering of inmates of hospitals along the East River. Her work as a reformer helped to establish "quiet zones" around city hospitals and to protect the quality of the urban, aural environment. The article on Mrs. Rice in The National Cyclopedia of American Biography (XIV:509) states that "... her palatial residence on Riverside Drive, the 'Villa Julia,' is one of the handsome homes of New York, and the many art treasures of the world that adorn its walls represent her exquisite taste and artistic temperament." In addition, the house had one of the earliest electric refrigerators due to the ingenuity of Isaac Rice. According to Dorothy Rice Sims (1940:56), "Outside the pantry was an enormous room given over to an electric refrigerator. Father started the Car Light and Power Company, which refrigerated and lit cars, but no one had ever thought of putting electric refrigerators in peoples' houses. Father wanted to see if a small one would work. It worked and started the industry."

In 1907, Isaac L. Rice sustained heavy losses in a financial panic and later that year, the Rice Mansion was sold to Solomon Schinasi, a partner in the firm of Schinasi Bros., Inc., importers and manufacturers of Turkish cigarettes. About this same time, Schinasi's brother, Morris, commissioned his private dwelling, the only other remaining freestanding mansion on the drive. The account on Solomon Schinasi in The National Cyclopedia of American Biography (X:521) states that "... he purchased one of the most magnificent mansions on Riverside Drive which he remodeled along artistic lines, making it one of the most attractive of New York's famous dwellings and storehouse of treasures from the old world of art, sculpture, and cunningly wrought treasures from the far away lands." Charles P.H. Gilbert (1863-1952), a prolific architect of local reputation and well known for his private residences, was chosen to make the desired alterations to the house. Gilbert had designed many row houses and over a dozen mansions on Riverside Drive alone. His alterations and additions were consistent both in style and material with the original Herts & Tallant design. The major extensions of 1908 were designed to enlarge the home and were added to the eastern and southeastern sides so as to preserve the integrity of the principal street facades. Gilbert's balustraded wall of 1912, costing \$12,000, was designed to harmonize with that surrounding the Soldiers' and Sailors' Monument diagonally across on the drive.

(11/78)

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In the 1940's the Schinasi family rented the mansion to the Heckscher Foundation for Children and the Whitman School for Interior Decoration. Since 1954, the building has been owned and occupied by Yeshiva Chofetz Chaim, which has continued to use the building for educational purposes. Visually, the building closely resembles its earliest photographs and retains its original character. Though the interiors have been painted and altered for institutional use, much of the original decorative work is still visible and could be restored.

1

"Memorandum of Agreement," Section 4, Liber 64, pp. 448, 27 December 1898, found with Conveyance Records, New York City Hall of Records.

Item Number 9

Catalogue of the 15th Annual Exhibition of the Architectural League of New York, 1900, p. 61, nos. 1139-40.

"Charles P. H. Gilbert," New York Times, 27 October 1952, p. 27, col. 3.

"Chateau Schwab," The Architectural Record, XXI (February 1907) 96-102.

"The Contemporary Metropolitan Residence," Real Estate Record and Builders Guide, LXVIII (11 June 1904) 1447-1462.

"H. B. Herts Dead; Noted Architect," New York Times, 28 March 1933, p. 19 col. 1.

"The Harmonie Club House," The New-York Tribune, Illustrated Supplement, 19 June 1898, p. 14.

Heinl, R.D., "Woman Who Stopped Noises," Ladies' Home Journal, XXV (April 1908) 19.

"Hugh Tallant Dies; Retired Architect," New York Times, 9 December 1952, p. 33, col. 2.

"Isaac L. Rice, Financier, Dies," New York Times, 3 November 1915, p. 13, col. 5.

King, Moses, Notable New Yorkers of 1896-9, New York, 1899, p. 420.

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

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1

Landmarks Preservation Commission, New York City, File on Rice Mansion.

"Latest Site and Last, Final Decision About Placing the 'Soldiers' and Sailors' Monument in Riverside Park," The New-York Daily Tribune, 12 November 1899, p. 3.

Moore, Abbott Halstead, "Individualism in Architecture, The Works of Herts and Tallant," The Architectural Record, XV (1904) pp. 55-91.

New York City Buildings Department, Alteration Dockets of Application, 1897-1905.

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_____, New Building Dockets of Application, 1866-1912.

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"Rice, Issac Leopold," Dictionary of American Biography, VIII, 1935, p. 541.
_____, The National Cyclopedia of American Biography, XI, 1909, pp. 447-8.

"Rice, Mrs. Isaac L.," The National Cyclopedia of American Biography, XIV, 1917, pp. 508-9.

"Schinasi, Solomon," The National Cyclopedia of American Biography, X, 1909, p. 521.

Sims, Dorothy Rice, Curiouser and Curiouser, New York, 1940.

"Soldiers' and Sailors' Monument," The Architectural Review, VII (1900) PLATE LXXI.

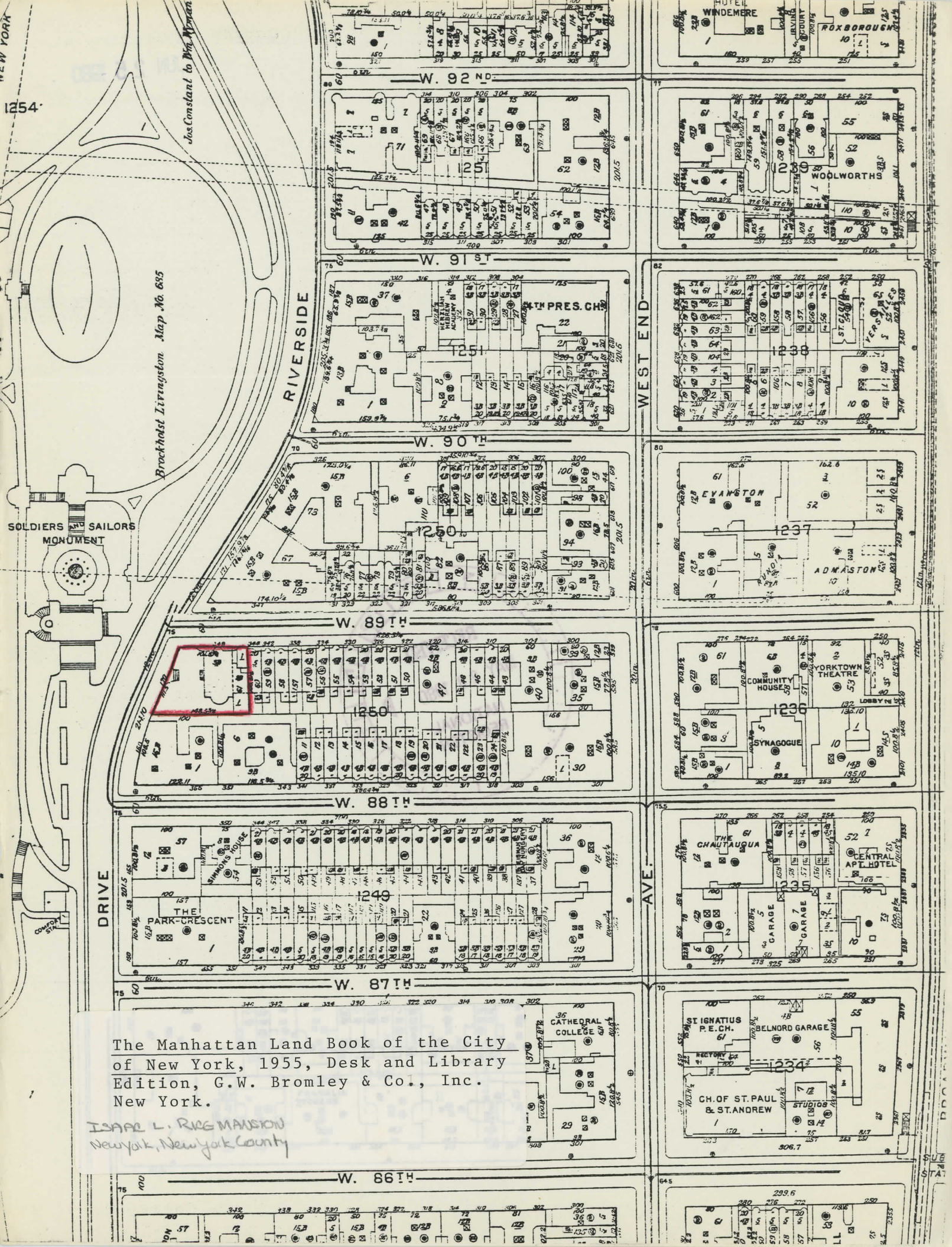
"St. Lanne, Louis," Who's Who in American Art, II, 1937, p. 456.

"Tallant, Hugh," Thieme-Becker Kuenstler Lexicon, XXXII, 1938, p. 417.

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Edition, G.W. Bromley & Co., Inc.
New York.

ISABEL L. RIGGMANSON
New York, New York County

JUN 25 1980



Property Rice, Isaac F., Mansion
(Villa Julia)

80002711

State NY, New York Working Number 5.28.80.1410

TECHNICAL

CONTROL

Photos 13
Maps 1/1

I have carefully reviewed the entire file. The Rice Mansion clearly meets NR **HISTORIAN** criteria A, B, & C at the local level of significance. It is closely associated historically with the urban development of NYC at the turn of the century and with the entrepreneur Isaac Rice and his philanthropist wife. The bldg reflects the late 19th ce. period of development of Riverside Drive and the construction of numerous free-standing mansions along the elegant, landscaped park. Considered noteworthy in its own day, the 1903 home is now the larger of only two such buildings

ARCHITECTURAL HISTORIAN

★

ARCHEOLOGIST

to have survived the land-use, economic, social, and architectural changes in the **OTHER** Upper West Side since its construction. Situated at an important curve along the avenue, it continues to provide in its age, its design, its materials, its setting, and its details the harmonious complement to the faciling Soldiers Monument that made it visually significant in its own day. It was commissioned by Isaac Rice, a German immigrant who achieved significance in the history of commerce, industry, invention, and transportation for his reorganization of several southern RR's and for his pioneering ventures with electrical inventions, especially related to refrigeration and transportation. He was also a noted lawyer, teacher, writer, and bibliophile. His wife Julia was a prominent woman physician and reformer whose campaign against noise pollution is now recognized as an early chapter in the local history of environmental protection. This couple was extremely prominent in NY social circles at the time Rice's success peaked and he was able to build this lavish urban villa for his wife. His diverse personality is reflected not only in the style of the **HAER** bldg but also in its unique features, such as the bas relief sculpture, the porte cochere, and the interior refrigerations system. **REVIEW UNIT CHIEF**
J.F.T., Historian 6-25-80

BRANCH CHIEF

★ See attached comments of architectural historian. Property & nomination have now been thoroughly screened. Ready to list.

Accept
6-25-80

J. Towner
KEEPER

L. Beebe

6-25-80

C. Shull

Clearly meets the criteria.

Owners & comments have been carefully considered & the owner has clearly had a adequate opportunity to comment

National Register Write-up

Send-back

Entered

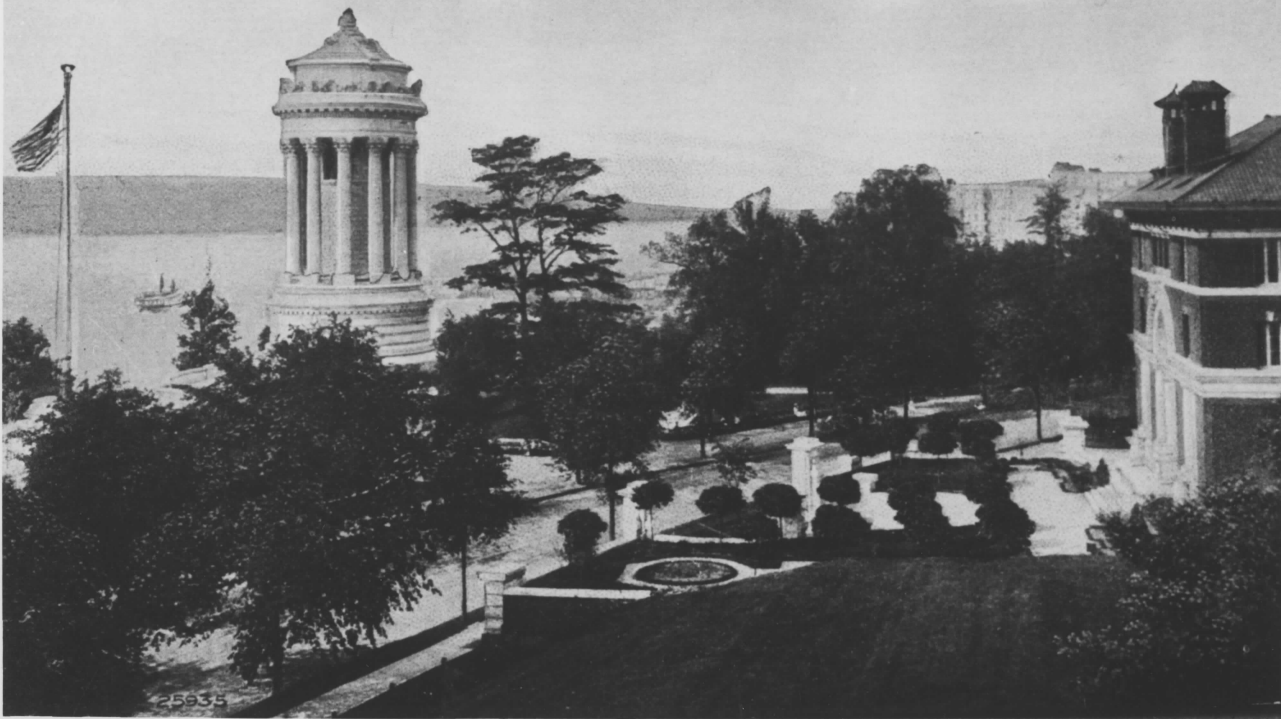
Federal Register Entry

2.3.81

Re-submit

JUN 25 1980

Soldiers' and Sailors' Monument, Riverside Drive, New York.



496
New York, New York County
Isaac L. Rice Mansion
Historic print, ca. 1906
Collection: J. Rome, 28 1980
160 Riverside Dr., NY, NY
Old postcard of Soldiers'
and Sailors' Monument with
mansion, camera facing
north 1 of 13

JUN 25 1980

(Villa Julia)



452/2

JUN 25 1980

New York, New York Co.

Isaac L. Rice Mansion

Historic print, ca. 1906

Collection: J. Rome,

160 Riverside Dr., NY, NY

Old postcard of Soldiers'
and Sailors' Monument and
Rice Mansion, view of
northeast

200 13

(Villa Julia)



JUN 25 1980

34713

Isaac L. Rice, Mansion (Villa
New York, New York Co.
Photo: B. Brady, 10/79
Neg: J. Kestenbaum, 60 E.
9th St., NY, NY
northeast with view of
Soldiers' and Sailors'
Monument and Riverside Dr.

MAY 28 1980

(Villa Julia)



4

LE/9

Isaac L., Rice, Mansion (Villa Julia)
New York, New York Co.
Photo: J. Kestenbaum, 8/79
Neg: 60 E. 9th St., NY, NY
looking east, main facade
on Riverside Dr.

4 0713

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5

1/8A

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Isaac L. Rice Mansion (*Villa Julia*)
New York, New York Co.
Photo: B. Brady, 8/79
Neg: J. Kestenbaum, 60 E.
9th St., NY, NY
northeast - front elevation
and extensions to south
and southeast

5 08 13

MAY 28 1980



6

5/15

Isaac L. Rice Mansion
New York, New York Co.

Photo: J. Kestenbaum, 8/79

60 E. 9th St., NY, NY

Neg: Same

east detail of main facade
entranceway

6 of 13

MAY 28 1980

(Villa Julia)

JUN 25 1980



7

JUN 25 1980

4E/9
Isaac L. Rice, Mansion (Villa India)
New York, New York Co.
Photo: J. Kestenbaum, 8/79
Neg: 60 E. 9th St., NY, NY
View: corner of Riverside
Dr. and 89th St. - two
principal facades, view
down 89th St. looking east

MAY 28 1980

7 of 13



8

Isaac L. Rice Mansion (Villa Gulian)
New York, New York Co.
Photo/Neg: New York Times,
7/79.

JUN 25 1980

89th St. elevation with
rear extension, entrance
to garage looking south-
west

8 07 13

MAY 28 1980



Isaac L. Rice, Mansion (Villa Julia)
New York, New York Co.
Photo/Neg: J. Kestenbaum,
60 E. 9th St., NY, NY
relief on 89th St. facade
between arches of porte-
cochère, signed, 1979

9 0813 MAY 28 1980

JUN 25 1980



10

91369-6A

Isaac L. Rice Mansion
New York, New York Co.
Photo/Neg: J. Kestenbaum,
60 E. 9th St., NY, NY,
1979

MAY 28 1980

interior detail, ceiling
of vestibule of principal
floor

JUN 25 1980

10 0713



91369-13A

Isaac L. Rice Mansion (*Villa Julia*)
New York, New York Co.
Photo: J. Kestenbaum, 1979
Neg: 60 E. 9th St., NY, NY
interior detail, ceiling
and moldings of center
room - west side, 4th
floor 11 of 13

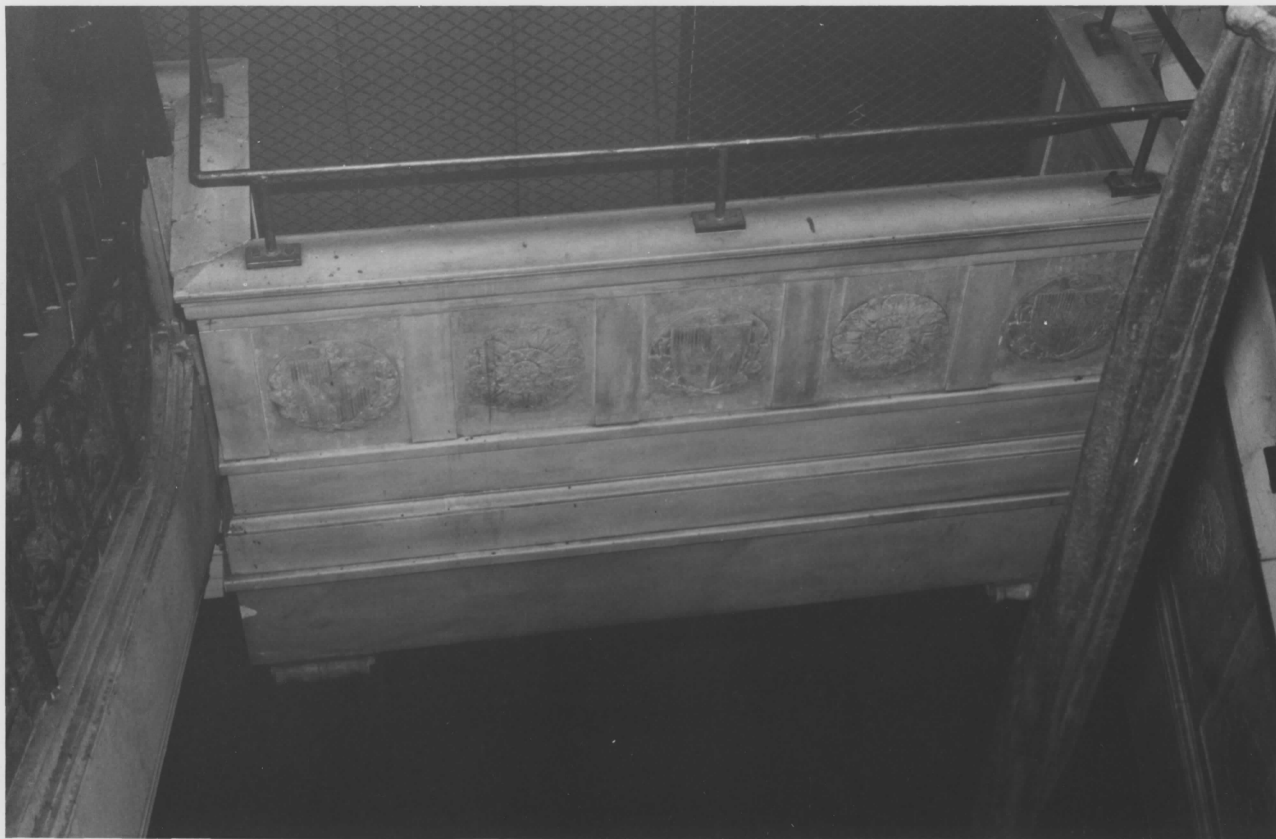
MAY 28 1980

JUN 25 1980



12

Isaac L. Rice, Mansion (*Villa Julia*)
New York, New York Co.
Photo/Neg: J. Kestenbaum,
1979, 60 E. 9th St., NY, NY
interior, fireplace of
original library, 100
12 of 13
MAY 28 1980
JUN 25 1980



91369-16A

13

6-16a

Isaac L., Rice, Mansion
New York, New York Co.
Photo/Neg: J. Kestenbaum,
1979, 60 E. 9th St., NY, NY
interior, marble balcony
of staircase with coats
of arms alternating with
rosettes

JUN 25 1980
(Villa Julia)

MAY 28 1980 13 of 13

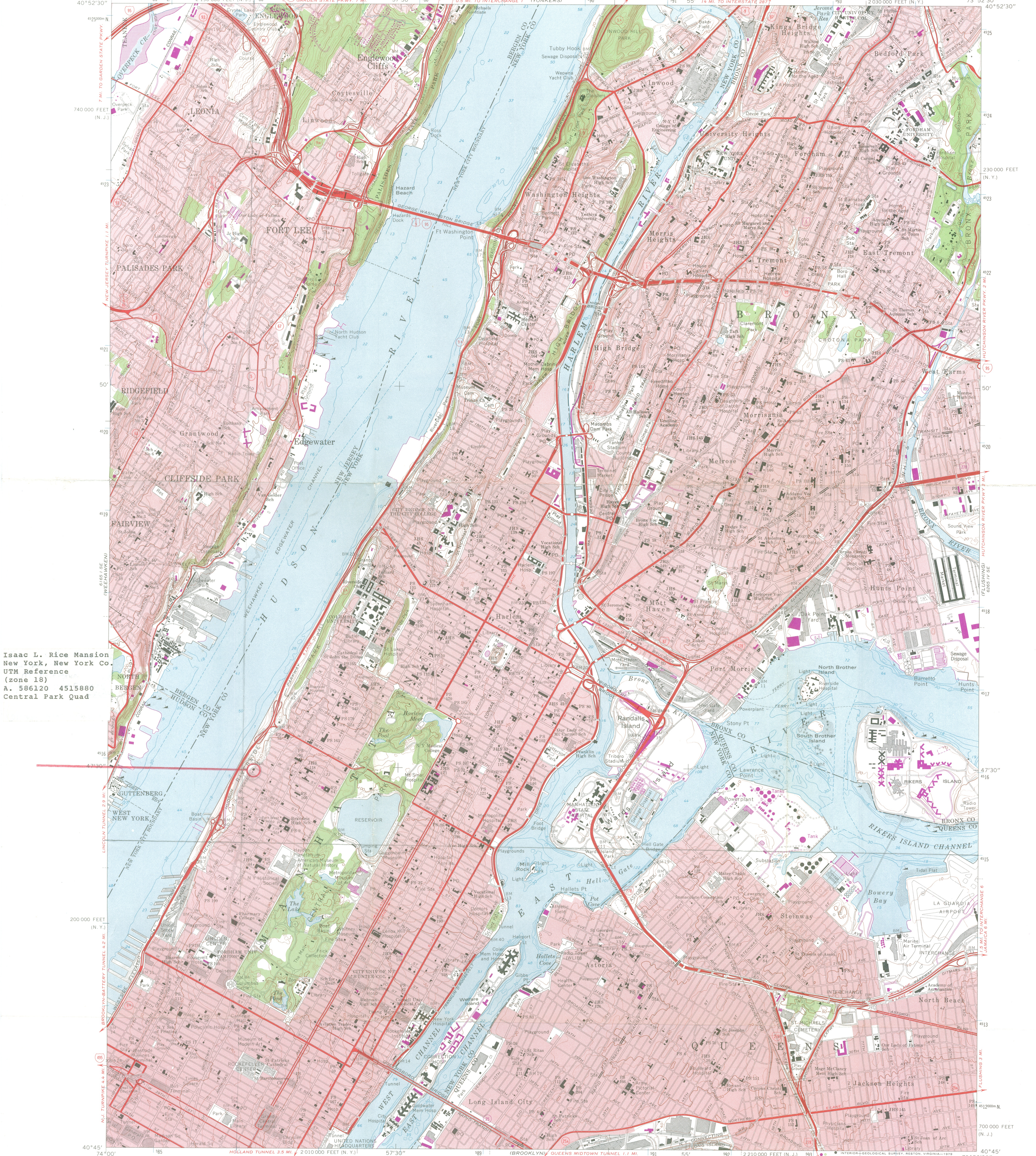
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



CENTRAL PARK QUADRANGLE
NEW YORK-NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW/4 HARLEM 15' QUADRANGLE

688 IV E
(MOUNT VERNON)

Isaac L. Rice Mansion
New York, New York Co.
UTM Reference
(zone 18)
A. 586120 4515880
Central Park Quad



Maped, edited, and published by the Geological Survey
Revised in cooperation with New York
Department of Transportation

Control by USGS, USC&GS, and New Jersey Geodetic Survey

Planimetry by photogrammetric methods and from USC&GS Charts T-4567,
T-5089, T-5264, T-5278, T-5448, T-5449, T-5451, T-5452, T-5453, T-5458,
and T-5778. Topography by photogrammetric methods from aerial photographs
taken 1954 and planimetric surveys 1956

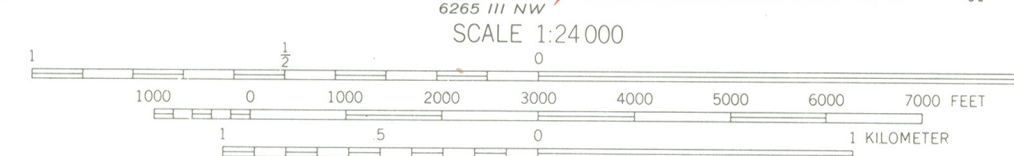
Revised from aerial photographs taken 1966. Field checked 1966

Selected hydrographic data compiled from USC&GS Charts 226, 274, 745,
746, and 747 (1966). This information is not intended for navigational purposes

Polyconic projection. 1927 North American datum
10,000-foot grids based on New York coordinate system, Long Island zone,
and New Jersey coordinate system

1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

Red tint indicates areas in which only landmark buildings are shown



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

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

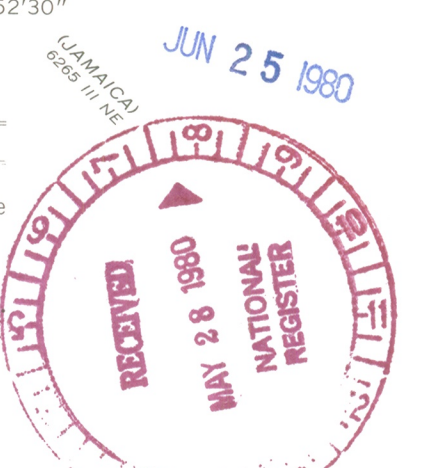


CENTRAL PARK, N.Y.-N.J.
SW/4 HARLEM 15' QUADRANGLE
N4045-W7352.5/7.5

1966
PHOTOREVISED 1979
AMS 6265 IV SW-SERIES Y821

Revisions shown in purple compiled from aerial photographs
taken 1977 and other source data. This information
not field checked. Map edited 1979

There may be private inholdings within the boundaries of
the National or State reservations shown on this map



TELEPHONE REPORT

DATE

3-25

TIME OF CALL

AM
PM

1. CALL ☐ TO: ☒ FROM (Name)

Ann Smith

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

Rice Mansion

4. DETAILS OF DISCUSSION

Just spoke to Javits office
on Rice Mansion.

Mark Lyon of State staff
thinks that the bldg could be
destroyed in the next two weeks

Been deferred by Board of
Estimate. Call Dorothy Miner
at N.Y. City Landmarks -

26th Board meeting -
to affirm N.Y. City Landmarks
designation. Ann says there
is much support for
designation. Front pages of
2nd section of Time.

NAME OF PERSON PLACING/RECEIVING CALL

Shull

TITLE

OFFICE



Stephen Raiche

NEW YORK STATE PARKS & RECREATION Agency Building 1, Empire State Plaza, Albany, New York 12238 Information 518 474-0456
Orin Lehman, Commissioner

M E M O R A N D U M

DATE: April 8, 1980
TO: Stephen Raiche
FROM: Larry Gobrecht
SUBJECT: Isaac Rice Mansion

Ann Webster Smith has asked Elizabeth Spencer-Ralph and me to review and comment upon the letter received from Paul Selver (Zuccotti) which provides arguments that the Rice Mansion does not meet the National Register eligibility criteria.

The original COR review, it should be noted, was concluded with a recommendation that the residence be nominated for its architectural significance.

The first issue addressed by the COR is usually that of physical integrity. Although the residence received two subsequent modifications, they did not feel that the original design or its intent were compromised. The alterations made since the building has been used as a school appear to be minor and reversible. Both Elizabeth and I feel the COR's evaluation was fair and correct.

The specific criteria used in this case is "buildings...that embody the distinctive characteristics of a type, period or method of construction." I think it is important to point out that Mr. Selver and Mr. Lemberger do not specifically deny that this structure fits this category--they merely point out that there are "better" examples of the style which is generally described as "eclectic." Such an argument does not and should not lead one to conclude that the property is not "worthy of preservation." Mr. Selver interprets the criteria as if "significance" is something above and beyond the "representative." The purpose of the NR is to encourage preservation of the architectural fabric of our communities--and the Rice Mansion is a conspicuous part of that fabric.

I don't believe it is necessary to debate whether Herts & Tallant were "masters" and that the Rice Mansion represents their work. Also, I don't believe that the historical importance of Isaac Rice should be debated--although proponents of the nomination would like to support the proposal on this basis as well as the architectural.

LG:gc



M E M O R A N D U M

TO: Larry Gobrecht
FROM: Elizabeth Spencer-Ralph
DATE: April 1, 1980
SUBJECT: Rice Mansion, New York County

This letter from the Yeshiva's attorney seems to be applying all the criteria at once, ignoring the "ands" and the "ors". I have marked the criteria which I feel this site clearly meets.

On page 2 of the letter, the attorneys quote the Landmarks Commission, but they do not give us the full quote. Who was the staff member that so described the building and what is the rest of the quote? Anyway, this statement is hearsay and not a formal statement by the Commission. I attach the Commission's designation report which praises the building highly. The reason for nominating this building is its architectural significance. Under Quality of Significance on page 2 the question is addressed but it is stated that the buildings' architectural characteristics are better displayed in other New York City buildings of the period. This is not the point. The building is typical of its period and therefore eligible. I also don't agree that other buildings use these architectural characteristics better. Frankly, I cannot think of another free standing mansion in New York City that uses a two story, triumphal arch as the central design of its facade. This building, while I can't say I love it, has a drama about it which cannot be unrelated to the fact that the architects were better known for their theaters. On page 3 under Architectural Characteristics and Quality it is stated that the building is a second rate example of the work of distinguished architects. For argument let's say that's true. There is nothing in the criteria that says such buildings cannot meet the criteria. The building does not have to be of "exceptional importance" (paragraph 4, page 3) to merit National Register listing.

Larry Gobrecht
Memo
Page Two
April 1, 1980

Not to nominate this building and to judge that it does not meet the National Register criteria would be contrary to both the letter and spirit of the regulations governing inclusion. Nomination at this time would be both legal and appropriate under these circumstances, (paragraph 5, page 3).

ES-R/cb
Attachment

TUFO, JOHNSTON, ZUCCOTTI & ALLEGAERT

ATTORNEYS AT LAW
645 MADISON AVENUE
NEW YORK, NEW YORK 10022

(212) 752-8668

PETER F. TUFO
JOSEPH F. JOHNSTON, JR.
JOHN E. ZUCCOTTI
WINTHROP J. ALLEGAERT
ANTHONY G. CHASE*
DENNIS R. YEAGER
WAYNE E. BATCHELER
ANDREW S. BERKMAN
PAUL D. SELVER

ANITA F. BARRETT
JON YARD ARNASON
PETER M. GILMAN
JOHN L. KELLY
JONATHAN LANG
CHESTER R. SHIELDS
CLINTON B. SMITH
MARTIN F. OPPENHEIMER*

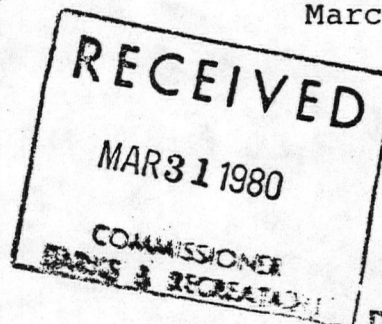
1815 H STREET, N.W.
WASHINGTON, D.C. 20006
(202) 223-9624

MARTIN J. OPPENHEIMER
NICHOLAS SCOPPETTA
COUNSEL

* ADMITTED ONLY IN THE
DISTRICT OF COLUMBIA

Steve Pouché

March 27, 1980



RECEIVED

MAR 31 1980

DEPUTY COMMISSIONER
HISTORIC PRESERVATION
A W S

Hon. Orin Lehman
Commissioner
New York State Office
of Parks and Recreation
Agency Building 1
Empire State Plaza
Albany, New York 12238

Re: Yeshiva Chofetz Chaim
(Isaac Rice Mansion)

Dear Commissioner Lehman:

We are writing as attorneys for the Yeshiva Chofetz Chaim, the owner of the building located at 346 West 89th Street, New York, New York, to express its opposition to nomination of the building for the National Register of Historic Places. Opposition is based on the grounds that the structure does not satisfy the criteria for such inclusion.

National Register listing is proper only where the standards for inclusion set forth in the Code of Federal Regulations (36 CFR §60.6) are met. These standards are as follows:

- yes*
- That "[t]he quality of significance in American history, architecture ... and culture is present in ... sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association ..."; and
 - That such sites (a) "are associated with events that have made a significant contribution to the broad patterns of our history [emphasis added]", (b) are associated with the lives of historically significant persons, (c) "embody the distinctive characteristics

March 27, 1980

of a type, period, or method of construction", (d) represent the work of a master architect, (e) possess "high artistic values", (f) represent a "significant and distinguishable" entity, or (g) may yield important historical information.

The regulations provide further that "properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register ..." unless they are "of exceptional importance [emphasis added]."

Measured against these criteria, the building at 346 West 89th Street does not qualify for inclusion in the National Register:

- Quality of Significance. The building has been described by the staff of the New York City Landmarks Preservation Commission as a "... strange eclectic structure, rather oddly massed...." Its lack of coherence may be attributable to the fact that two separate extensions, each designed by a different architect, were added to the building during the first 20 years of its life. Thus the building represents a melange of the work of three different architects and is the expression of a variety of architectural visions. At most, it incorporates architectural motifs, materials, and workmanship which were frequently utilized and are better displayed in other New York City buildings of the late 19th and early 20th centuries.

Nor is the building typical of the character of its area. Riverside Drive was first developed as a street dominated by the attached row house, and it later evolved as an urban boundary with masonry apartment houses of relatively even cornice or initial setback lines. Thus it has always functioned and continues to serve as the delineation of the boundary of Riverside Park and of the western edge of Manhattan. The building does not enhance -- indeed, it detracts -- from the architectural unity of Riverside Drive and the street's relationship to the adjacent Park.

- Association with Events. The historical record surrounding this property is devoid of events which have made a significant contribution to the broad patterns of American history, and no such events have been cited in the proceedings related to the designation of the building as a New York City Landmark.

- Historically Significant Persons. The building was never the home of an historically significant person. Its residents were the rich and modestly eccentric whose contributions to society -- as businessmen or otherwise -- were substantially less than the contributions of their contemporaries. These contributions are insufficient to qualify the building for inclusion in the National Register.
- Architectural Characteristics and Quality. We have already noted that the architectural motifs, materials and workmanship of the building are found in many other structures of its era. Here it is necessary to add only that the building is a rather second-rate example of the work of distinguished (but not master) architects. The attached letter of Lemberger-Brody Associates notes that the building received scant attention in architectural publications and guidebooks of its era, substantial evidence of its lack of architectural importance and quality.
- Historical Information. No claim has been made that the building will yield important historical information.

Clearly the building at 346 West 89th Street is not one of exceptional importance. This fact is critical, because the building was not significant when it was built and has achieved its modest notoriety only in the past seven years. Prior to 1960, it was not listed among the buildings in New York City for which the Municipal Arts Society was seeking landmark designation, and it was not so designated after hearings by the New York City Landmarks Preservation Commission in 1973. We submit that the current interest in the property is not based on the building's aesthetic qualities or its historical associations but rather on frustration with the pattern of land use regulation in Manhattan, local sentiment against development which conforms to the New York City Zoning Resolution and, at least in the case of some neighbors, a desire to preserve the views from and the market value of their cooperative apartments.

Inclusion of the building at 346 West 89th Street in the National Register of Historic Places would be an ultra vires act, contrary to both the letter and spirit of the regulations governing inclusion. Nomination of the building by the State of New York for such inclusion would be both illegal and inappropriate under such circumstances.

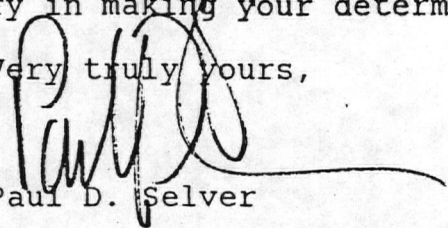
Hon. Orin Lehman

-4-

March 27, 1980

We would be pleased to provide additional information if you believe it necessary in making your determination.

Very truly yours,



Paul D. Selver

Attachment



October 4, 1979

Landmark Preservation Commission

City Hall, New York

Gentlemen:

I have been asked by the Yeshiva Chofetz Chaim to write a statement about the correctness of designating their building as an historic landmark.

The following is an abstract of my remarks before the Commissioner at the hearing last month.

HISTORY OF THE BUILDING

Isaac L. Rice commissioned Herts & Tallant to design the original building which was completed in 1903. In 1908, a major alteration designed by C.P.H. Gilbert was undertaken. In this change, the Eastern facade was completely altered to provide the major stair landing, and the entire South-East wing was also added.

In 1912, C.P.H. Gilbert filed revised access plans to redesign the garden wall. The grand entry stair, equal in width to the buildings' facade and holding a studied and distinct relationship to the monument across the street, was reduced and enclosed. At this time, the garden was also redesigned and reduced in size; part of the original is now occupied by number 160 Riverside Drive (please refer to pictures provided by the Coalition.)

Fifteen years later the semi-circular southern extension was added (Architect William Lazinski) and in the same year the 89th Street facade was "completed" with the addition of a two car garage designed by G.A. Lavis.



PAGE -2-

Today neither the building nor its garden is the expression of one architectural vision. — So?

ARCHITECTURAL MERIT

In the years 1904-1918 various guide books were published, and while Riverside Drive is prominently mentioned in most of them as a new street including fine homes, the Rice Mansion is not.

The Kings Handbook was a guidebook containing mostly photographs and sketches, divided by category. In the issues published in 1904, 1906, 1912, 1918 there were two categories which could have included The Rice Mansion, Houses and Riverside Drive. However, the building is not represented.

Henry Collins Brown in his guidebook published in 1922 does not mention the Rice Mansion. In R. F. Turnbull's guidebook to the aesthetic pleasures of New York, the Rice Mansion is also omitted. In 1904, Thomas Cady writes glowingly in the Munsey Magazine of "fine modern houses...bordering the eastern line of the Driveway (Riverside Drive)... quite unlike any other Metropolitan dwellings." He singles out the homes of Mr. P. Loelger at 100th Street; Mr. John H. Mathews at 90th Street; Mrs. Bertha Foster at 102nd Street; the residence built by Cyrus Clarck; (across the street from the Rice Mansion) the row at 76th Street, as well as the homes of S.F. Davis and S.G. Bayne at 108th. The last two, along with "Colonial Style Mansion" at 99th Street are illustrated by photograph and etching.

The professional journals of the time are also mum with regards to this structure, while several other mansions both on Riverside Drive and many other parts of the city are cited in various architectural publications. The work of Herts & Tallant rates inclusion in a number of journals between 1901 and 1913.



PAGE -3-

However, the only reference to the Rice Mansion is a two line statement in a thirty-five page article in the January 1904 issue of ARCHITECTURAL RECORD." Two photographs (of about 40) included in the article highlight the changes on the Eastern facade of the building as well as the Riverside Drive approach, (discussed in history.)

In 1953 and again in 1960, the Municipal Arts Society published a list of Manhattan's buildings constructed before World War I and worthy of protection. The Rice Mansion was not deemed worthy of inclusion on the list even in the lowest of the five categories (exhibit included). These lists were compiled over a period of six years with the aid of the Society of Architectural Historians. Three hundred buildings were designated city-wide.

In 1973, the Landmarks Preservation Commission did not choose to designate the Rice Mansion on its merits. Moreover the work sheet of the current deliberation indicates at best a lukewarm response in terms of its Architectural merit. If, as the worksheet states, the "greatest asset of the house is its site." The precedent of the Lodge Mansion of Fifth Avenue - a building of little Architectural merit surrounded by a garden across the street from a major park - should govern.

DEVELOPMENT OF RIVERSIDE DRIVE

There are those who would suggest that Riverside Drive was developed as a street of elegant free standing mansions. While this was doubtless the intention of some, and though the river, park and the boulevard could have supported such a development, it did not materialize to any degree. Very early, in this century the four story townhouse began to predominate. In his book "The City Observed, A Guide to the Architecture of Manhattan" Paul Goldberger writes, "... the best place to get a sense of the old Riverside Drive as a totality is between 105th and 106th Streets, there a full block of fine French Beaux-Arts townhouses built between 1899-1902 remain as a complete and completely florid composition," emphasis mine. The Belcher-Hyde Land Book of 1912, graphically shows that the next phase of the development of the Drive was well on its way.



PAGE -4-

Between 72nd and 95th streets, no less than 16 apartment buildings of eleven stories mean height shared the Drive with eight block fronts of townhouses and six mansions. By the mid nineteen twenties the pattern and scale of the equal height wall, as it exists to this day was set. Though different stylistically the few buildings added in the 30's and 50's, carried on the pre-existing pattern. Mr. Goldberger continues "As on West End Avenue all of the buildings (along the Drive) are good and none exceptional. It is the tout ensemble or at least the aspiration to it that matters." In discussing the Soldiers and Sailors monument, Mr. Goldberger writes, "the park's most notable architectural element, save for Grants Tome...the monument is best seen from the south," from there it provides a strong foreground focus for the curving front of 173-175 Riverside Drive which forms a benign curtain behind it. The Monument, the Apartment House and the trees in the park join to form the Beaux-Arts inspired image of the city beautiful so dreamed of in the early years of the century." Riverside Drive is not, and never was a street of private, garden-enclosed enclaves. Rather it is a cohesive whole composed in equal parts of the river, the park, the curving roadway and the strong Architectural wall by which it is defined.

Yours truly,

LEMBERGER
Ervin Lemberger
LL/es
Enc.

RECEIVED

APR 2 - 1980

DEPUTY COMMISSIONER
HISTORIC PRESERVATION
A W S

60 East 9th Street
New York, New York 10003
March 29, 1980

AWS
approved
ocum

Mr. Crin Lehman
State Historic Preservation Officer
New York State Parks & Recreation
Agency Building
1 Empire State Plaza
Albany, New York 12238

RECEIVED

APR 2 1980

COMMISSIONER
STATE PARKS & RECREATION

Dear Mr. Lehman:

I submit this statement on behalf of the Rice Mansion and to express my support of the New York City Landmarks Preservation Commission's decision in favor of Landmark Designation. In addition, I wish to question the conclusions and opinions of the minority, Commissioner Beverly Moss Spatt. Having researched and written the report on the Mansion's architectural and historical significance which I presented to the Landmarks Preservation Commission last September and having completed the National Register of Historic Places Inventory-Nomination Form, I feel more than adequately prepared and qualified to comment on the Mansion's merits. It has already been established that the Rice Mansion meets the standards set forth in the New York City Landmarks Law and the National Historic Preservation Act of 1966. I am in receipt of a letter from your office dated February 8, 1980, which informs me that the Committee on the Registers has already recommended that the Rice Mansion be nominated to the National Register. Due to a procedural matter, I have been informed that the State Review Board will consider again the nomination.

It is impossible to deny the frequently reiterated fact that the Rice Mansion is one of only two remaining freestanding mansions on Manhattan's Riverside Drive, and, therefore, is significant as a rare example of a particular building type which effectively illustrates a period and pattern of the City's urban development and social history. I find it perplexing and dismaying that a person of Mrs. Spatt's documented experience and education should deny that such a basic fact exists. While Mrs. Spatt is entitled to her personal aesthetic judgement, her charge that the building lacks any architectural, historical, or cultural significance is inconclusive and unsubstantiated. The Rice Mansion is unique in New York in both its general form and its architectural details. The Beaux-Arts trained architects, Herts & Tallant, ingeniously designed the residence as a Renaissance-Georgian villa surrounded by terraced grounds. The grand, two-storied entranceway was conceived as a Serlian or Palladian motif monumentalized across the main facade. Of its architectural design, Paul Goldberger has written in The City Observed: New York, p. 222, "This is a freestanding mansion as imposing as the Andrew Carnegie house, now the Cooper-Hewitt Museum, but more pleasantly

eccentric." The Beaux-Arts and Georgian Revival styles of the Mansion reflect the eclecticism of the period in which it was designed. The harmless word "eclectic", used to describe most pre-world War I American buildings, should not be understood as a term of criticism. The significance of the Rice Mansion is intrinsically connected to its important location on the Drive opposite the Soldiers' and Sailors' Monument, an almost contemporaneously designed Beaux-Arts structure. The two buildings preserve the quality of the Riverside Drive Scenic Landmark. Together they form a rare instance of architectural and visual continuity in the urban environment and preserve a sense of the turn-of-the century City Beautiful idea espoused by the Beaux-Arts tradition.

The original owners of the property, Isaac Leopold and Julia Barnett Rice, made important contributions to society which are well documented and cannot be ignored. Among Rice's many pursuits was the founding of the electric automobile industry, now enjoying a tentative renaissance in these days of energy crisis and depletion of natural resources. In his Reminiscences of an American Scholar, John W. Burgess, an early professor of Columbia University Law School, credits Isaac Rice with formulating a system of cataloguing the Columbia Law Library which served as a model for Melvil Dewey. Significantly, he ranks Rice with Theodore Roosevelt and Nicholas Murray Butler as the "three very extraordinary men, all of whom have exerted much influence in shaping my own life's course." Mrs. Spatt's report dismisses all of Rice's accomplishments, but cites his most equivocal, that of inventing the chess gambit. Yet, due to Mr. Rice's ingenuity, he played international chess tournaments by cable in his Riverside Drive Mansion and he also possessed one of the earliest electric refrigerators, which may have virtually started the industry. Mr. Rice's profile in the American Jewish Year Book of 1904-5, an additional source previously uncited, is one of the longer entries and attests to his many accomplishments and his primary position among American Jewry. In this same volume appears the entry of Henry Herts, one of about only ten American Jewish architects so distinguished. Among his representative work is the Villa Julia. Mr. Rice's achievements are also noted in the Encyclopaedia Judaica, v. 14, p. 158.

In the impressive genealogical study by Malcolm Stern, First American Jewish Families, which establishes Jewish families in America prior to 1840, the lineage of Julia Hyneman Barnett Rice is set forth. Mrs. Rice, an important philanthropist and reformer, fought for legislation to control noise from river commerce and in the vicinity of municipal hospitals and founded the Society for the Suppression of Unnessary Noise. Her efforts to protect the quality of life in the congested urban environment are of significance to us today. The academic disciplines of city planning and environmental studies are relatively new, and Mrs. Rice's omission in present academic texts, as observed by Mrs. Spatt, shouldn't discredit her contributions.

Contrary to the opinion of Mrs. Spatt, I believe that the Rice Mansion is associated with the lives of persons significant in our past.

Having read the final designation report of the Landmarks Preservation Commission and recognizing many substantive facts, some of them carried over from my own reports, I do not agree with Mrs. Spatt's claim that it is filled with rhetoric. On the other hand, Mrs. Spatt's statements are rhetorical, and repeated negations with little substantive fact. She confuses two separate issues: the significance and preservation of the property and the significance and continuance of the education of the school. It is unreasonable and unsubstantiated for her to suggest that the Yeshiva and its tradition of education shall be terminated or endangered as a result of Landmark Designation or placement on the National Register of Historic Places. Mrs. Spatt misquotes a 1979 California Law Case, Young vs. Mellon, which defines the duties of the California State Historic Preservation Officer and does not pertain^{to} the class or quality of the architecture as she so cites.

Sincerely,

Joy Kestenbaum

Joy Kestenbaum

Hellman, Frances. Born October 4, 1853, New York. Daughter of Joseph Seligman and Babette Steinhart. Educated in New York. Studied in Germany for a few years. Married Theodore Hellman (deceased). Has been president and director of several charitable and educational institutions, and is interested in musical and literary affairs. Has been school inspector in New York. Translated from the German: Heine's Lyrics and Ballads; Kinkel's Tanagra; from the French: Leroy-Beaulieu's Israel among the Nations. Address: care George S. Hellman, 309 West 86th, New York.

Herbst, Eva. Teacher. Born January 3, 1867, near Cincinnati, O. Daughter of Lemuel Herbst and Lena Joseph. Educated at Cincinnati High School, and Cincinnati Normal School. Primary teacher Cincinnati public schools; Hebrew Sabbath School teacher, K. K. Bene Israel, Cincinnati. Author: Tales and Customs of the Ancient Hebrews for Young Readers. Address: 1308 Locust, East Walnut Hills, Cincinnati, O.

Hermalin, David M. Playwright. Born May 12, 1865, Vaslin, Roumania. Son of Abraham Abba Hermalin. Educated in Bucharest, Roumania. Married Henrietta Lustgarten. Was connected as journalist with Roumanian newspapers in Bucharest; compelled to leave for protesting against the persecution of Jews; arrived in New York, 1886; taught French, then Hebrew. Was editor Daily Jewish Herald, and The Jewish World. Translated into Yiddish most of Zola's and Tolstoi's works; Gulliver's Travels; and Bernstein's Popular Science. Has written a Hebrew pamphlet on The Jews and the Freemasons; and in English an article on Roumanian Jews in America. Author: Die Gottheit; Die Liebe (both scientific dissertations), and the following novels: Die Heirath; Freie Liebe; Letzter Blutsturz; all in Yiddish. Has written nine plays. Address: 102 Powell, Brooklyn.

Herrman, Henry S. President Union Exchange Bank of New York. Born April 27, 1847, New York. Son of Simon Herrman and Celia Hubert. Educated at New York public schools and privately. Married Jennie Goodman. Was president Mutual Relief Association of New York for sixteen years; president Grand Lodge Independent Order E'nai Brith, 1877-1879; master Mt. Nebah Lodge, F. and A. M., 1888-1889. Is director of Montefiore Home for Chronic Invalids since 1892; trustee of Temple Beth El since 1889; and vice-president Hudson Realty Company. Founded firm of Hellman and Herrman, 1870, which became Henry S. Herrman & Co., and dissolved, 1886; entered real estate business as Adler & Herrman, 1887. Residence: 54 East 80th, New York. Office: 5th Av. corner 20th, New York.

Herrmann, Leon. Prestidigitateur. Born March 13, 1837, Paris, France. Son of Benjamin Herrmann and Caroline Herrmann. Educated at College Springer, Paris, France. Married Marie Vedia. Was under direction of his uncle, Carl Herrmann, when twelve years old; succeeded him in 1857. Has given performances of magic in every large city in the world, and has appeared before almost all the crowned heads of Europe; has given a number of charitable entertainments for the benefit of Jewish institutions; gave performance for Hebrew Orphan Asylum, 1904, and for the benefit of National Jewish Hospital for Consumptives at Denver. Address: 51 West 91st, New York.

Herts, Henry B. Architect and Engineer. Born January 23, 1871, New York. Son of Henry B. Herts and Escher Moss. Studied at College City of New York, and Columbia University; Ecole National des Arts Décoratives and Ecole National des Beaux Arts, Paris, France; South Kensington Arts School, London, Eng.; at Heidelberg, Germany; and Villa Ludovica, Rome, Italy. Author: Theory of Modern Art; The Tenement House Question; Cement and Iron in Modern Structures. Works: Bates College, Lewiston, Me.; Smith College, Northampton, Mass.; Villa Julia, Lyceum Theatre, New Amsterdam Theatre, Liberty Theatre, New York; the Columbia Memorial, etc. Address: 22 East 28th, New York.

Hertz, Alfred. Musical Conductor at Metropolitan Opera House, New York. Born July 15, 1872, Frankfort on the Main, Germany. Son of Leo Hertz and Sara Koenigsworther. Educated at Gymnasium, Frankfort on the Main, and Raff Conservatorium. Conductor Hoftheater, Altenburg, Saxony, 1892-1895; Stadttheater, Barmen-Elberfeld, 1895-1899; Stadttheater, Breslau, 1899-1902. Conductor of concerts in London, 1899; of German operas at the Metropolitan Opera House, New York, since 1902. Decorated with order for Art and Science of Saxony, 1894. Conducted first performance of Parsifal outside of Bayreuth, at Metropolitan Opera House, 1903. Address: Metropolitan Opera House, New York.

Hessberg, Albert. Lawyer (retired). Born December 13, 1856, Albany, N. Y. Son of Simon Hessberg and Hannah Westheimer. Educated at Albany public and high schools. Married Frederika Cohen. Was assistant corporation counsel, commissioner to draft Code of Laws and Ordinances for the City of Albany, and recorder City of Albany. Governor Albany Hospital; trustee South End Dispensary, and Albany City Savings Institution; president Albany Jewish Home Society, and Capitol Railway of Albany;

tion and Evening Post
Address: 219 West

urer in Semitic Lan-
Revising Editor and
Encyclopedia. Born
Simon Popper and Bar-
schools; College City of
Ph. D., 1899, Columbia
Strassburg and Berlin;
n; Ecole Spéciale des
Etudes; Collège de
ce, Austria, and Spain;
Lauran, North Syrian
and Bombay, 1901-1902;
and the International
Sponsorship of Hebrew
York.

unitarian. Born May
is. Educated in Real
k University Medical
to America in 1882;
society, 1884; manager
rican Hebrew, Jewish
tor New York State
York Health Depart-
ws in America (pub-
Handbook on Sanita-
1901; Tenement-House
ions, 1903. Address:

r 16, 1866, Baltimore,
nberger. Educated in
more City College;
fied Birdie Rosenberg
1895; to State Senate
ninee for President of
y attorney, 1896; ap-
prepared new charter
olican city convention.
114 East Lexington

Ralph.

Rayner, Isidor. Lawyer, United States Senator-elect from Mary-
land. Born April 11, 1850, Baltimore, Md. Son of William S.
Rayner. Educated in University of Virginia, Academic and Law
Departments. Student in law office of Messrs. Brown and Brune,
Baltimore. Married Miss Bevan. Elected member Maryland Legis-
lature, 1878; was acting chairman of Judiciary Committee during
the session; returned to practice of law until 1886, when he was
elected State Senator, again working on the Judiciary Committee
and taking leading part in debates. Was elected to Congress,
1886, and has served three times in Congress since, each time
receiving unanimous nomination; declined nomination for a
fourth term. Served upon the Committees of Foreign Affairs,
Coinage, Weights and Measures, and Commerce; was chairman
Committee on Organization, conducting contest for repeal of the
Sherman Silver Bill. Elected attorney-general of Maryland, 1899.
Conducted canvass with Vice-president Stevenson in the Eastern
States in Cleveland campaigns; was leading counsel for Rear
Admiral Schley before the Court of Inquiry. Address: 8 East
Lexington, Baltimore.

Reiwitch, Herman L. Assistant Advertising Manager, Selz,
Schwab, and Company, Chicago, Ill. Born December 25, 1868,
Odessa, Russia. Son of David Reiwitch and Fannie Zack. Left
school at eleven years of age to aid in support of family. Came
to America at the age of three; removed from New York to
Chicago at twelve. Married Fay Sachs. Messenger boy until
fourteen; entered the office of The Chicago Tribune, remaining
there for ten years in the capacity of office boy, reporter, and
assistant editor; for one year assistant city editor Chicago Herald
(now Record Herald), and for ten years its city editor. Was
later reporter on the Tribune during the Haymarket riot, 1886.
Address: 5335 Prairie Av., Chicago, Ill.

Rice, Isaac Leopold. Born February 22, 1850, Wachenheim,
Bavaria. Son of Meier Rice and Fanny Sohn. Educated in public
schools and Central High School, Philadelphia. Graduate Law
School Columbia College, 1880. LL. D., 1902, Bates College. Mar-
ried Julia Hynemann Barnett, 1884. Appointed lecturer on bib-
liography of political science, Columbia College, 1882; took up
practice of law, 1883; returned to Columbia College as instructor
in the Law School, 1884, giving courses of lectures on history of
the courts in England and America; resigned, 1886, to devote him-
self to railroad law. Reorganized Brooklyn Elevated Railroad
Company; helped to reorganize St. Louis and Southwestern Rail-
way, 1885; also Rio Grande Division Texas-Pacific; became director
Richmond Terminal and Richmond-Danville and Tennessee Sys-

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terms of the Georgia Company controlling Central Railway and Banking Company of Georgia, all of which properties now constitute the Southern Railway; called to settle the difficulties of the Philadelphia and Reading Railway, 1889, and went to Europe as its foreign representative. Founder Electric Storage Battery Industry, and president Electric Storage Battery Company; organizer and first president Electric Vehicle Company, thus founding electric automobile industry in the United States; organizer and now president Electric Boat Company, which purchased Holland Torpedo Boat Company. Now president Consolidated Railway Electric Lighting and Equipment Company; Consolidated Railway Lighting and Refrigerating Company; Lindstrom Brake Company; Holland Torpedo Boat Company; Electric Launch Company; Forum Publishing Company; first vice-president and treasurer Casein Company of America, and of Casein Manufacturing Company; chairman board of directors Consolidated Rubber Tire Company; member board of directors Buckeye Rubber Company; Chicago Electric Traction Company; and National Art Theatre Society. Invented opening known as the Rice Gambit in chess, presented silver trophy for the International Universities Chess Match, contested annually by cable for England by Oxford and Cambridge, for America by Yale, Harvard, Princeton, and Columbia. Author: What is Music. Has written articles for the Century, North American Review, and Forum. Residence: 89th and Riverside Drive, New York City.

*Rice, Joseph M. Physician, Editor The Forum. Born 1857, Philadelphia, Pa. Educated in Philadelphia and New York. Studied in College City of New York. Graduate, 1881. College of Physicians and Surgeons, New York. Practiced medicine in New York, 1881-1888; studied psychology and pedagogics, Universities of Jena and Leipzig, 1888-1890; has published many articles on educational subjects. Author: The Public School System of the United States; The Rational Spelling Book. Residence: 7 Hillside Av., Summit, N. J. Office: 125 East 23d, New York.

Richards, Bernard G. Journalist. Born March 9, 1877, Keidan, Kovno, Russia. Son of Alexander Richards and Chana Sirk. Attended Cheder until fourteen years of age. Married Gertrude Gruzinskie. Came to America, 1886; returned to Keidan at the end of ten months, and again came to America, 1891, and has lived in New York, Boston, and Denver, supporting himself as peddler, clerk in dry goods store, English teacher, and Yiddish journalist. Was Boston correspondent New York Yiddish dailies; editor Boston Israelite (Yiddish); reporter for the Boston Post for six years, and for The Boston Journal; contributor to the

Boston Evening Transcript World. New York. Author written magazine and new 220 West 114th, New York.

Richman, Julia. District Schools. Born October 12, Richman and Theresa Mell schools and Normal College School of Pedagogy, University teacher, principal, at public schools. First Chicago National Council of Jewish in public school work; originally with public schools. Director and Educational Alliance Society. Created and editorial articles in Educator Work, and other periodicals.

Ries, Elias Elkan. Inventor, Engineer, Solicitor of Patents. Baden. Son of Elkan to America, 1865. Educated in schools. Pursued course at Cooper Union, New York, and attended lectures. Studied telegraphy, at assisting his father in business, 1876, making improvements on other electrical apparatus, and held position of Engineer, Electric Illuminating Company. Returned to America with own inventions in electricity, organized Ries Electric Company, reduced the Ries regulator to "candle power" of current electric railway, welding track rails; of telephone system; etc., for inventions chiefly scientific societies; inventors and Manufacturers Society. Married Helene since 1896. Has contributed to journals since 1886.

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ET, 1 (1951), 176-8;
ha-Shanah, 1 (1963).
[J.F.]

(1802-1862), U.S.
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braham Bing of
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1840 the rabbis of
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1840 to 1849. He
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Sherith Israel on
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vigorously defender
mics with Reform
spokesman, Isaac
leaders repeatedly
e of "chief rabbi of

the Baltimore Hebrew
in: Tradition, 7(1965).
[I.H.SH.]

OLD (1892-1967),
Rice studied law and
ure in at least two
lso the first play on
ck technique of the
remarkable for its
came known as an
years to repeat his
yles, he wrote an
The Adding Machine
of New York slum
made into a film, and

Encyclopedia Judaica (Jerusalem: Keter Publishing House, 1971)

v. 14, p. 578

A radical in his social outlook and a champion of freedom of thought, Rice resigned as regional director of the Federal Theater Project in New York City in 1936 as a protest against Washington censorship. In order to be independent of producers, he joined Maxwell Anderson, Robert E. Sherwood, and S.N. Behrman in forming the Playwrights' Company. *Judgment Day* (1934), based on the Reichstag fire trial, and *Flight to the West* (1940) were both strong anti-Nazi dramas. *Between Two Worlds* (1934) dramatized the contrasts between American beliefs and Communist ideology. Rice held that the theater was a forum for "the discussion of problems... that affect the lives and happiness of millions," but that did not prevent him from writing appealing little plays like *The Left Bank* (1931) and *Two on an Island* (1940). *Not for Children* (1935) was a satire on the theater.

His other plays include *See Naples and Die* (1929), *A New Life* (1944), *The Grand Tour* (1951), and *Love Among the Ruins* (1963). Two of his novels were *Imperial City* (1937), and *The Show Must Go On* (1949). Rice published an autobiography, *Minority Report*, in 1963.

Bibliography: R. Hogan, *Independence of Elmer Rice* (1965); J. Meersand, *Traditions in American Literature, A Study of Jewish Characters and Authors* (1939), 25-32, index; B. Mantle, *Contemporary American Playwrights* (1941), 54-61; S.J. Kunitz, *Twentieth Century Authors, first supplement* (1955), incl. bibl.

[J.MER.]

RICE, ISAAC LEOPOLD (1850-1915), U.S. lawyer and promoter. Rice was born in Wachenheim, Bavaria, and taken as a child to Philadelphia. He abandoned a career in music to study law, graduating from Columbia Law School in 1880 where he taught from 1882 to 1886. He devoted himself to railroad law, and was instrumental in reorganizing several southern railroads, which later constituted the Southern Railway, and the Philadelphia and Reading Railroad. In the 1890s Rice turned to electrical inventions, working on the electric storage battery, electric automobiles, and electric boat industries. He was president of the Electric Boat Co., the National Torpedo Co., the Electric Storage Battery Co., the American Cascin Co., and numerous other firms manufacturing railway and marine vehicles and rubber tires. A prominent chess player, Rice invented the "Rice Gambit" opening and received the silver trophy for the International Universities Chess Match. Rice wrote *What Is Music?* (1875) and contributed to several periodicals, including *The Forum*, which he founded.

Bibliography: AJYB, 6 (1904/05), 167-8; AJHSP, 25 (1917), 175-6; *New York Times* (Nov. 3, 1915), 15.

[E.GR.]

RICE, JAMES P. (1913-), U.S. organization executive. Rice was born in Cleveland. From 1936 to 1945 he served as a case worker and later as an administrator in Cleveland, Chicago, and New York. At the end of World War II he was appointed by the *American Jewish Joint Distribution Committee to supervise its program for the resettlement of Jewish refugees in Italy, France, Switzerland, and Austria. In 1956 Rice became executive director of *United HIAS Service, in which capacity he worked to strengthen the organization's ties with other international Jewish bodies. During this period he also served as representative to the United Nations on behalf of the International Council on Jewish Social and Welfare Services.

[H.H.]

RICE, JOSEPH MAYER (1857-1934), U.S. physician, editor, and educator. Rice, who was born in Philadelphia, Pennsylvania, was a pediatrician. Interested in problems of

launched a journalistic crusade to progressive German lines. He first and recommendations in *The For* in a book entitled *The Public-Sch States* (1893). Later, while serving *and Century*, he undertook serious investigations into teaching, began effects of systematic instruction on Rice's studies and conclusions in *Management in Education* (1913).

RICH, U.S. department store came from Kaschau (Hungary). (1847-1928) and his brother Willi States in 1860; they became ped. In 1865 Morris moved to Atlanta; he opened a retail store which chain of department stores in Emanuel (1849-1897) and Dan come to the United States in 186 (1880-1947), joined him in his suc Atlanta was the first major re introduce liberal credit terms merchandising, which popularized large black population. The firm's factor in its rehabilitation after Atlanta in 1917. The company administration and became family relations. Its owners and senior many local and national civic which included the Rich Found Emory University's School of Bu

Bibliography: H. G. Baker, *Rich's Since 1867* (1953).

RICHARDS, BERNARD GE journalist, widely active in Jew born in Keidan (Kedziniai), Lithuania, U.S. in 1886. He began as reporter on the *Boston Post*, and New York papers, as well Jewish journals, including the *New Palestine*. He also edited the 1906 to 1911 Richards served Community of New York City, further the cause of Judaism, at *American Jewish Congress, director until 1932. At the end member of the American Jewish

Bernard Gerson Richards, U.S. journalist. Photo Underwood and Underwood, New York.



Peace Conference. He also founded Bureau of Greater New York Jewish Institute, N.Y. (1942) to

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 Stiefel, Herman, 1980 7th Av.
 Strasbourger, Saml., 74 Bway.



REMINISCENCES OF AN
AMERICAN SCHOLAR

THE BEGINNINGS OF COLUMBIA UNIVERSITY

BY

JOHN W. BURGESS

SOMETIME RUGGLES PROFESSOR OF POLITICAL SCIENCE
AND CONSTITUTIONAL LAW IN COLUMBIA UNIVERSITY

WITH A FOREWORD BY
NICHOLAS MURRAY BUTLER



MORNINGSIDE HEIGHTS · NEW YORK
COLUMBIA UNIVERSITY PRESS

1934

JA. 13.1313

John W. Burgess.
(1844-1931)

But he could not bring the trustees at one conference to set it aside. I suggested to him to have two or three more of the professors in the School of Mines faculty brought into the faculty of Arts as members of this latter faculty teaching an hour or so a week in the School of Arts and make their salaries a charge on the college treasury, which would be indirectly, by so much, a contribution to the School of Mines. This was so simple that it had escaped the thought of the good president. He seized on it, however, with avidity and carried it through. He also gave me the credit for it to the professors, and the professors thus benefited and they did not wholly forget it when the School of Political Science came into being. They, however, did not consider anything science except natural science and felt that we were spending money out of the treasury which could be much better employed. The faculty of the School of Medicine, finally, was too far removed from the college connection at that time to take any notice of us, and it had no voice in the counsels of the college, whatever might have been its views.

It was not a promising outlook. Enemies and critics beset us on all sides. But of friends there were a few, and these were staunch and powerful. Two of these in particular we could always rely on, Ruggles and Barnard, the most influential and far-sighted trustee and the president of the college. It would have been a weak personality indeed who did not find encouragement in such allies. About a dozen students registered for the first year of the school's operation, all of them of fine quality

and spirit, the majority of them having successfully reached the completion of the junior year in the School of Arts. They all entered upon the work with enthusiasm and pursued it with marked ability and success to the end, and some of them went on as candidates for the doctor's degree. They all became zealous propagandists of the school both among the students and alumni of the School of Arts and outside the institution in the larger world. They all felt that they had acquired a new method of work which had brought far richer results than they had before experienced.

During the first two years of the school, I came into contact with three very extraordinary men, all of whom have exerted much influence in shaping my own life's course. They were Isaac L. Rice, Theodore Roosevelt, and Nicholas Murray Butler. The first of these, Mr. Rice, now gone from earth, was one of the most ingenious minds that ever came under my tutelage. He was a German-Hebrew by birth and possessed both the Oriental imagination and the Teutonic scientific spirit. He was about thirty years of age when I first knew him, but exhibited already the maturity of scholarship of a man of fifty. He was as profound in music as in constitutional law. His little treatise entitled *What is Music?* is one of the cleverest things in the literature of that art, while his monographs on the topics of constitutional and international law and political and social science are among the soundest and best expressed to be found in any literature. It was not only a great pleasure to instruct him, but it was highly profitable both to his classmates and to

SCHOOL OF POLITICAL SCIENCE

12
myself. In the discussions with him in the lecture room, my own views became clearer and more distinct and his fellow students received much enlightenment. He was not only a brilliant scholar and a successful investigator, but also an exceedingly clever business man and organizer. In his later years he veered more and more to this side of his endowment and became a successful promoter of a number of new enterprises. Before he had finished his studies in the School of Political Science, I asked the trustees to appoint him lecturer in the school and librarian of the newly established library of history and political science in a large room in Hamilton Hall, apart from the general library of the college. Here Mr. Rice labored from early morning until late at night, mastering the contents of every book and cataloguing the same by subjects for the convenience and instruction of the students. He made this little library a veritable laboratory of research and a model for the administration of the general library of the university under the supervision of Melvil Dewey later on. He guided the students in their reading and research in a manner and with a result entirely new to the old college; and we must date back the commencement of the present system of the university library, with its seminar rooms and methods, to the effective, if modest, work of Mr. Rice in the early eighties of the last century.

The second of this trio, Theodore Roosevelt, was a student in the School of Law, having been graduated from Harvard College in the class of 1880 and having entered our School of Law as a member of the class

SCHOOL OF POLITICAL SCIENCE

213

which would graduate in the summer of 1882. He, however, registered for all of the courses in political history, public law, and political science and appeared to be more interested in these than in the topics of municipal law. He was then a slender youth and did not seem to be in strong physical health, but his mental activity was simply prodigious. He was always there in the front row, with a dozen prepared and sharpened pencils bristling out of his upper vest pocket and with his notebook in place for rapid entries. While other students would be fussing and fumbling with these things, he would, by his superior preparedness, be in position to give all his time and attention to recording the remarks of the lecturer. He was very quick and correct in comprehension, very accurate in examination, and the most rapid and voluminous reader of references in the school. He was exceedingly industrious, and his power of work was out-run only by his zeal in application. And he was a very ready reciter and speaker, and snapped his words out like pistol shots. With all his scholarly traits, he was genial and jovial and instinctively knew how to get on with men.

The boy fascinated me from the first, and I marked him for a future colleague. But it was not to be so. He was destined for greater things. He was taking part in practical politics during the first year of his studies at Columbia, and at the beginning of the second year he was elected a member of the legislature of New York and began then the wonderful career which reached its highest point in the election of 1904, which made him

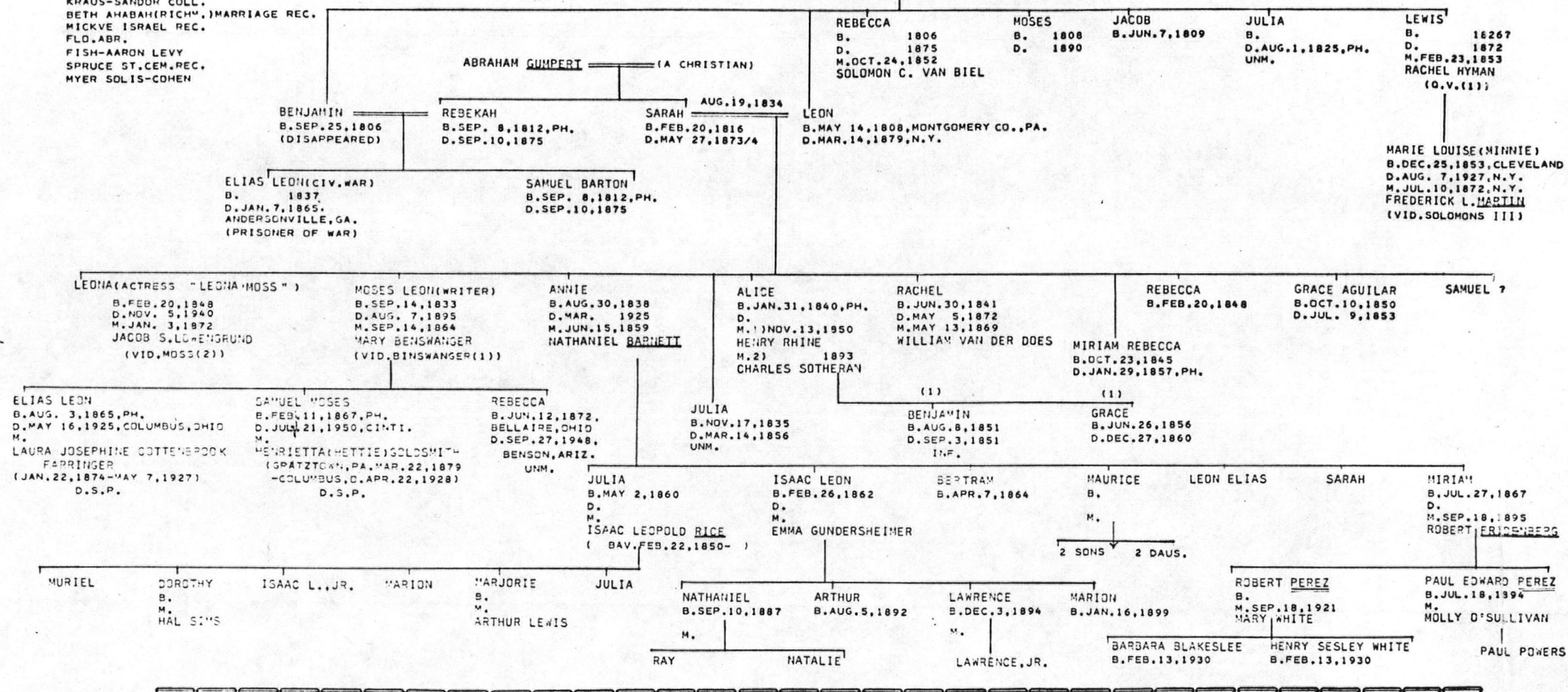
Stern, Malcolm, First American Jewish Families, Cincinnati, Ohio, 1978.

J.R. COHEN REC.
FEDERAL ST. CEM.
UJE V.5, P.516
J.E. V.6, P.513
MORAIS-JEWS OF PHILA.
KRAUS-SANDOR COLL.
BETH AHABAH (RICHM.) MARRIAGE REC.
MICKVE ISRAEL REC.
FLO. ABR.
FISH-AARON LEVY
SPRUCE ST. CEM. REC.
MYER SOLIS-COHEN

ELIAS HYNEMAN
B. HOLLAND, 1765
D. PHILA. JUL. 11, 1845

RACHEL POLLOCK OR LEVY
(VID. LEVY VII (1))

HYNEMAN I

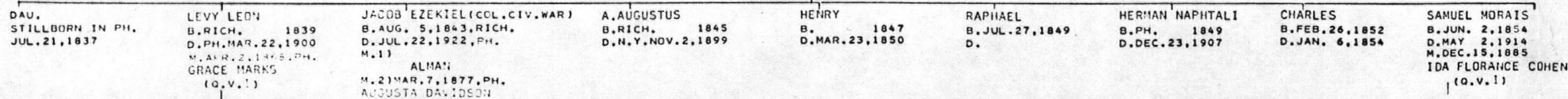


HYNEMAN FAMILY REC. (PHOTOSTAT, AJA)
AMY STEWART MS.
KRAUS-SANDOR COLL.
MICKVE ISRAEL REC.
FLORENCE ABRAHAM'S
RODEPH SHALOM MARR. REC.
PHILA. BOARD OF HEALTH (HSP)

SIMON LUCAS HYNEMAN (KLEEBURG)
B. GERMANY, 1765
D. JAN. 4, 1849

HYNEMAN II

ISAAC (TO PHILA., 1827)
B. HOFGEISMAR, HESSE-CASSEL, 1804
D. PH. JAN. 14, 1886
M. PH. JAN. 1, 1834
ADELINE EZEKIEL (Q.V. (1))



RECEIVED

MAR 19 1980

DEPUTY COMMISSIONER
HISTORIC PRESERVATION
N.Y.S.

RECEIVED

MAR 18 1980

COMMISSIONER
N.Y.S. DEPARTMENT OF
CULTURE & RECREATION

160 Riverside Drive

New York, N.Y. 10024

March 16, 1980

Mr. Orin Lehman
State Historic Preservation Officer
NYS Office of Parks and Recreation
Empire State Plaza
Agency Building #1, Albany, N.Y. 12238

Dear Mr. Lehman:

I would like to add my voice to those that strongly support nomination of the Rice Mansion on Riverside Drive and 89th Street, NYC, to the National Register.

Shortly after its completion, the Architectural Record published an article on the Rice Mansion as an outstanding example of American architecture on a national level. It cited the architects as pre-eminent in their field and practitioners of unique individualism. Now that many of their works have been destroyed or mutilated, the Rice Mansion becomes all the more valuable as part of the city, and indeed, the nation's architectural heritage.

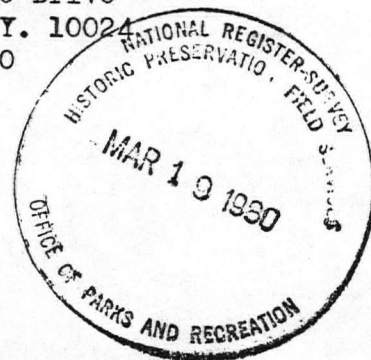
Furthermore, this building fulfills the criteria for a landmark and historic place in the most basic of ways. It is seen and noted by countless people every day, not only because of its design merits, but because of its highly visible and prominent position in concert with the Soldiers and Sailors Monument. Its loss would affect the entire city.

I strongly urge that the Mansion be nominated to the National Register as soon as possible.

Very truly yours,

Emerson Gardner

Emerson Gardner



New York Chapter
The American Institute of Architects
20 West 40th Street
New York, New York 10018
(212) 730-1221

*Rice
Letter*

*AWS
offer
collection*

RECEIVED
MAR 14 1980
COMMISSIONER
OF CULTURAL AFFAIRS

3.9.1980

Mr. Orin Lehman
State Historic Preservation Officer
Agency Building 1, Empire State Plaza
Albany, New York 12238

Dear Mr. Lehman:

At its regular monthly meeting of March 6, 1980, the Historic Buildings Committee of the A.I.A. (New York Chapter) voted to urge the expeditious and favorable review of the Rice Mansion, at 89th Street and Riverside Drive, for National Register listing. The Committee, which vigorously supported Landmark designation efforts for the building, also strongly endorses the listing of this structure on the National Register.

NYC/AIA

In our opinion, the historic significance is three-fold. The Rice Mansion is, first, an important site in New York City, being one of the last two freestanding mansions on Riverside Drive, with an ample yard, located at a critical point of this important Avenue. Second, the building is an unconventional, arresting, but very successful synthesis of the Beaux-Arts and Georgian revival styles. Third, it is an important example of the turn of the century private house, a building type which became obsolete a decade later.

Built on a bluff overlooking the Hudson River, the Rice Mansion is an important structure, memorable for all New Yorkers, and certainly appropriate for inclusion on the National Register of Historic Places. As you know, it is the subject of a preservation controversy in New York, and we feel that it is important to act as quickly as possible in this instance.

Yours very truly,

Christopher S. Gray
Christopher S. Gray

jfm

RECEIVED
MAR 25 1980
DEPUTY COMMISSIONER
HISTORIC PRESERVATION
A I A

FREDERIC AND CHARLOTTE WILE
160 RIVERSIDE DRIVE
NEW YORK, N. Y. 10024

March 20, 1980

*AWS
appeal
action*

Orin Lehman, State Historic Preservation Officer
NYS Office Of Parks and Recreation,
Empire State Plaza
Agency Building #1
Albany, N.Y. 12238

Dear Mr. Lehman:

We strongly urge that the Isaac Rice Mansion at 346 West 89th St., (corner Riverside Drive), New York County be nominated to the National Register of Historic Places. It is truly a historic building and a cultural resource worthy of preservation.

It is terribly important that the beautiful old buildings that we have left (especially along Riverside Drive, and across from the Soldiers & Sailors Monument) be preserved and kept out of the hands of predatory real estate interests and their political allies, whose only interest is to construct high rise apartment houses and to line their pockets in the process. We hope and trust that you will resist these forces in the interest of preserving the aesthetic quality of this neighborhood.

Yours Sincerely, MAR 25 1980

*Frederic Wile
Charlotte Wile*

RECEIVED

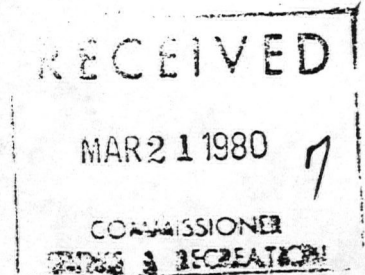
COMMUNICATIONS
SECRETARY

AWS
appeal action

173 Riverside Drive
New York, N.Y. 10024

March 17, 1980

Mr. Orin Lehman
State Historic Preservation Officer
NYS Office of Parks and Recreation
Empire State Plaza, Agency Bldg. #1
Albany, New York 12238



Dear Mr. Lehman:

This is to express support for the nomination to the National Register of Historic Places of the Isaac L. Rice Mansion at 89th Street and Riverside Drive in Manhattan, New York City.

The Rice Mansion is one of only two free-standing mansions remaining on Riverside Drive and, as such, is evocative of the turn of the century period when the Drive was entirely lined by such structures. It sits in a mini-park and is visually an integral part of a total setting encompassing the Soldiers' and Sailors' Monument, Riverside Drive, and Riverside Park, all three of which are themselves landmarked sites.

Besides the structure itself, it is associated with the lives of its builder, Isaac L. Rice, and his descendants, a remarkable family about whom it has been recently written in the New York Times that "between them (they) did almost everything". Mr. Rice himself was a businessman and professor of law, as well as being an author, a literary editor, a philanthropist, and an enduring chess enthusiast. His wife was one of the earliest women medical doctors in New York. Their children were active in women's rights, arts and civic activities.

In sum, I submit that this building and its setting more than meet the established criteria for nomination to the National Register of Historic Places. If our society is serious about preserving meaningful representations of our national heritage, you as the appointed representative of that society cannot but act positively on this proposed nomination.

RECEIVED

MAR 25 1980

DEPUTY COMMISSIONER
HISTORIC PRESERVATION
A W S

Sincerely yours,

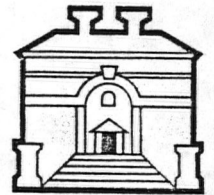
A handwritten signature in dark ink, appearing to read "George P. Scurria".

George P. Scurria

RECEIVED

MAR 25 1980

MAKE IT A
LANDMARK



The Isaac L. Rice Mansion
Riverside Drive at 89th Street

The Citizen's Coalition To Preserve The Isaac L. Rice Mansion
Box 33 60 Riverside Drive New York, NY 10024

RECEIVED

MAR 26 1980

DEPUTY COMMISSIONER
HISTORIC PRESERVATION
A W S

March 18, 1980

Commissioner Orin Lehman
State Department of Parks and Recreation
Agency Building #1
Empire State Plaza
Albany, New York

Re: The Isaac L. Rice Mansion

Dear Mr. Lehman:

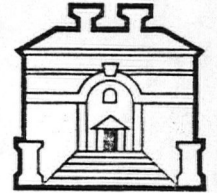
Thank you for your letter of February 29, 1980. While we do not agree that your office was required to give the Rice Mansion's owner additional time to comment on the proposal to list the Mansion on the National Registry, we appreciate that every effort will be made by your office to see that this process will not be delayed beyond the new mandatory 30-day comment period.

We understand that this comment period will expire at the end of March or in early April, 1980.

We also appreciate your offer, made to the undersigned during a recent telephone conversation, to have a representative of the Commission testify at the Board of Estimate hearing on the eligibility of the Rice Mansion for National Registry and the reasons for the current delay in the registry process.

Would you also please ask Mr. Lyons or Mr. Gobrecht of your office to advise the undersigned at 212-355-5522, when the Preservation Commission's April hearing date is set. In addition, we would like the opportunity to refute any claims made by the owner of the Rice Mansion that this structure is not eligible for registry; to that end, would you also ask Mr. Lyons or Mr. Gobrecht to advise the undersigned if and when the owner or any other opponent of registry has filed any comments in this proceeding.

MAKE IT A
LANDMARK



The Isaac L. Rice Mansion
Riverside Drive at 89th Street

The Citizen's Coalition To Preserve The Isaac L. Rice Mansion
Box 13B 160 Riverside Drive New York, NY 10024

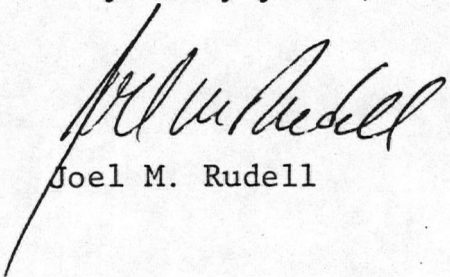
Commissioner Orin Lehman
Page 2
March 18, 1980

Finally, we assume that the Commission's previous finding of eligibility will stand unless unrefuted evidence that the Mansion does not meet the Commission's architectural eligibility criteria is introduced through primary source information during this 30-day period.

For the record, we ask that all documents, correspondence and comments previously submitted on behalf of registry remain in your active file.

Thank you in advance for your cooperation.

Very truly yours,



Joel M. Rudell

OFFICE FOR METROPOLITAN HISTORY

Christopher Gray, Director



216 West 89th Street
New York, NY 10024
telephone 212-799-0520

2.28.1980

Mr. Orin Lehman
New York State Parks & Recreation
Division of Historic Preservation
Agency Building 1, Empire State Plaza
Albany, New York 12238

Dear Mr. Lehman:

Permit me to express my strong support for National Register listing of the property known as the Rice Mansion, at the southeast corner of 89th and Riverside Drive in New York City. Although I understand an extension has been granted to certain parties requesting a delay in your proceedings, I hope you will expeditiously complete your deliberations and designate this important property.

For myself, as an architecture historian, the Rice Mansion has two primary areas of significance. As a building type, this structure is of great interest, being one of the last two free-standing mansions on Riverside Drive. Architecturally, the synthesis of the newly popular colonial and Beaux-Arts styles is extremely interesting and, to my mind, pleasing in itself. Furthermore, the execution of this early 20th century mansion in brick, rather than the customary limestone or granite, is quite uncommon, seen only in a few other houses, like the Carnegie Mansion, now the Cooper-Hewitt Museum.

As a historic site and structure, this building has strong support from the professional community. Few, if any, question its merits, even though its present owners have waged a strong campaign against recognition. I urge you to approve the listing of the Rice Mansion on the National Register of Historic Places.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Christopher Gray".

Christopher S. Gray

cc ESR

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D

JUN 20 1980

DATE ACTION TAKEN

INITIALS



NEW YORK STATE PARKS & RECREATION Agency Building 1, Empire State Plaza, Albany, New York 12238 Information 518 474-0456
Orin Lehman, Commissioner

May 2, 1980

Lynn Beebe
Heritage Conservation and
Recreation Service
Department of the Interior
440 G Street, NW
Washington, D.C. 20243



Dear Lynn:

Re: Rice Mansion
New York County

The nomination form for the Rice Mansion is enclosed. Because this site is currently threatened with demolition, we request that you review this nomination as soon as possible so that it can be listed on the Register promptly.

Thank you very much.

Sincerely,

Ann Webster Smith

Ann Webster Smith
Deputy Commissioner for
Historic Preservation

ml
Enc.

TELEGRAPHIC MESSAGE

SENT -
but copy received by

NAME OF AGENCY NATIONAL REGISTER OF HISTORIC PLACES HERITAGE CONSERVATION AND RECREATION SERVICE DEPARTMENT OF THE INTERIOR		PRECEDENCE ACTION: INFO: REGULAR	SECURITY CLASSIFICATION Chadonic was defective & unclear
ACCOUNTING CLASSIFICATION W436082015		DATE PREPARED 5-28-80	TYPE OF MESSAGE ☐ SINGLE ☐ BOOK ☐ MULTIPLE-ADDRESS
FOR INFORMATION CALL			
NAME Carol D. Shull		PHONE NUMBER 343-6401	
THIS SPACE FOR USE OF COMMUNICATION UNIT			
MESSAGE TO BE TRANSMITTED (Use double spacing and all capital letters)			
TO: CATHERINE CHADONIC CITIZENS COALITION TO PRESERVE THE ISAAC RICE MANSION 160 RIVERSIDE DRIVE NEW YORK, NEW YORK 10024 WE HAVE RECEIVED THE NOMINATION FOR THE ISAAC L. RICE MANSION 346 WEST 89TH STREET, NEW YORK COUNTY, NEW YORK. THE NOMINATION HAS UNDERGONE A RIGOROUS EVALUATION BY THE STATE HISTORIC PRESERVATION OFFICER WHO HAS RECOMMENDED THAT IT BE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. WE ARE IN THE PROCESS OF EVALUATING THE NOMINATION NOW. WE URGE THOSE INVOLVED IN MAKING THE DECISION ABOUT THE FUTURE DISPOSITION OF THE BUILDING TO DELAY THAT DECISION UNTIL EVALUATION HAS BEEN COMPLETED, IN APPROXIMATELY 3 WEEKS. CC: MR. ORIN LEHMAN COMMISSIONER PARKS AND RECREATION AGENCY BUILDING #1 EMPIRE STATE PLAZA ALBANY, NEW YORK 12238 CAROL D. SHULL ACTING KEEPER OF THE NATIONAL REGISTER			
		PAGE NO. 1	NO. OF PGS. 1
		SECURITY CLASSIFICATION	

Lynn

GENERAL SERVICES
ADMINISTRATION

MAY 21 10 07 AM '74

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FM CSROL D SHULL ACTG KEEPER OF THE NATIONAL REGISTER, HERITAGE
CONSERVATION & RECREATION SVC USDI WASH DC

TO RUEVDAE/1/ CATHERINE CHADONIC CITIZENS COALITION TO PRESERVE THE
ISAAC RICE MANSION 160 RIVERSIDE DR NEW YORK NY 10024

INFO RUEVDDM/1/ MR ORIN LEHMAN COMMSR PARKS AND RECREATION AGENCY BLDG
#1 EMPIRE STATE PLAZA, ALBANY NY 12238

BT

WE HAVE RECEIVED THE NOMINATION FOR THE ISAAC L RICE MANSION 346
WEST 89TH STREET, NEW YORK COUNTY, NEW YORK. THE NOMINATION HAS
UNDERGONE A RIGOROUS EVALUATION BY THE STATE HISTORIC PRESERVATION
OFFICER WHO HAS RECOMMENDED THAT IT BE LISTED IN THE NATIONAL REGISTER
OF HISTORIC PLACES. WE ARE IN THE PROCESS OF EVALUATING THE NOMINATION
NOW. WE URGE THOSE INVOLVED IN MAKING THE DECISION ABOUT THE FUTURE
DISPOSITION OF THE BUILDING TO DELAY THAT DECISION UNTIL EVALUATION
HAS BEEN COMPLETED, IN APPROXIMATELY 3 WEEKS.

BT

NNNN

024320 ACPT

THE NATIONAL REGISTER OF HISTORIC PLACES

JUN 5 1980

DATE REC'D

INDIVIDUAL RESPONSE (ATTACHED)

INFORMATIVE MATERIAL SENT

TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN

INITIALS

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

TO/FROM: Catherine Chaddam

DATE: 6/2/80

ADDRESS:

PHONE: 212
580-8805

STAFF MEMBER: L. Beebe

DIVISION: NI2

REPORT:

Explained status of publication in Fed'l.
Register & 15-day comment period.

Said we would check num. for technical deficiencies, & undertake review in 15 days (from publ. date).

She asked for a letter confirming 15-day period had begun, then changed her mind & said she'd get back to us & let us know if there is anything she would like us to do in the meantime.

Said I would know tomorrow if ~~that~~ ^{indeed} the notice was published today in the Fed. Register.

Called 6/17 11 am left message
6/19 1pm "

TUFO, JOHNSTON & ZUCCOTTI

ATTORNEYS AT LAW
645 MADISON AVENUE
NEW YORK, NEW YORK 10022

(212) 752-8668

PETER F. TUFO
JOSEPH F. JOHNSTON, JR.
JOHN E. ZUCCOTTI
ANTHONY G. CHASE*
DENNIS R. YEAGER
WAYNE E. BATCHELER
ANDREW S. BERKMAN
PAUL D. SELVER

ANITA F. BARRETT
PETER M. GILMAN
JOHN L. KELLY
JONATHAN LANG
CHESTER R. SHIELDS
CLINTON B. SMITH
MARTIN F. OPPENHEIMER*

1815 H STREET, N.W.
WASHINGTON, D. C. 20006
(202) 223-9624

MARTIN J. OPPENHEIMER
NICHOLAS SCOPETTA
COUNSEL

* ADMITTED ONLY IN THE
DISTRICT OF COLUMBIA

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

June 5, 1980

Ms. Sarah G. Oldham, Acting Chief
Registration Branch
National Register
Heritage, Conservation & Recreation
U.S. Department of the Interior
Washington, D.C. 20243

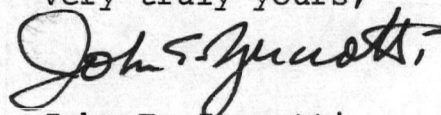
Re: Yeshiva Chofetz Chaim
(Issac L. Rice Mansion
346 West 89th Street
New York, New York)

Dear Ms. Oldham:

As attorneys for the owner of the referenced property, Yeshiva Chofetz Chaim of Radun Rabbinical Institute, Inc., we wish to advise you that the owner opposes listing in the National Register of Historic Places on the grounds that the building does not satisfy the criteria therefor set forth in 36 C.F.R. 60.1 et. seq.

We respectfully request that the deadline for the written comments be extended to June 30, 1980 so that we may have the opportunity to prepare appropriate documentation in opposition to listing.

Very truly yours,



John E. Zuccotti

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D JUN 11 1980

INDIVIDUAL RESPONSE (ATTACHED)

INFORMATIVE MATERIAL SENT

TELEPHONE CALL (RECORDED)

DATE ACTION TAKEN

INITIALS

6/9

Telegram —

Not sent because
K. Chadonic
said hearing
postponed 'til
6/26 + she
prefers a telegram
late next week
w/ Keeper's decision
Call her when
listed or other
decision made —

PRECEDENCE	SECURITY CLASSIFICATION
CTION:	
INFO: REGULAR	
E PREPARED	TYPE OF MESSAGE
6/10/80	☐ SINGLE
LINE NUMBER	☐ BOOK
202-343-6401	☐ MULTIPLE-ADDRESS

(double spacing and all capital letters)

ISAAC L. RICE MANSION,
NEW YORK. THE NOMINATION HAS
STATE REVIEW BOARD, A PANEL OF
ARCHITECTURE, AND ARCHEOLOGY.
RICE MANSION MEETS THE NATIONAL

REGISTER CRITERIA, THE STATE HISTORIC PRESERVATION OFFICER HAS RECOM-
MENDED THAT THE BUILDING BE LISTED ON THE NATIONAL REGISTER OF HISTORIC
PLACES. WE ARE IN THE PROCESS OF EVALUATING THE NOMINATION NOW. OUR
REVIEW IS SCHEDULED FOR COMPLETION NEXT WEEK, FOLLOWING THE CLOSE OF
THE PUBLIC COMMENTING PERIOD ON JUNE 17.

CAROL D. SHULL

ACTING KEEPER OF THE NATIONAL
REGISTER

PAGE NO.		NO. OF PGS.		SECURITY CLASSIFICATION
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TELEGRAPHIC MESSAGE

NAME OF AGENCY NATIONAL REGISTER OF HISTORIC PLACES HERITAGE CONSERVATION AND RECREATION SERVICE DEPARTMENT OF THE INTERIOR		PRECEDENCE ACTION: INFO: REGULAR	SECURITY CLASSIFICATION				
ACCOUNTING CLASSIFICATION W4360A2015	DATE PREPARED 6/10/80	TYPE OF MESSAGE ☐ SINGLE ☐ BOOK ☐ MULTIPLE-ADDRESS					
FOR INFORMATION CALL							
NAME LYNN BEEBE	PHONE NUMBER 202-343-6401						
THIS SPACE FOR USE OF COMMUNICATION UNIT							
MESSAGE TO BE TRANSMITTED (Use double spacing and all capital letters)							
TO: MAYOR E. KOCH OFFICE OF THE MAYOR 52 CHAMBERS STREET NEW YORK, NEW YORK 10007 ATTENTION: ROBERT KANDEL WE HAVE RECEIVED THE NOMINATION FOR THE ISAAC L. RICE MANSION, 346 WEST 89TH STREET, NEW YORK COUNTY, NEW YORK. THE NOMINATION HAS UNDERGONE A RIGOROUS EVALUATION BY THE STATE REVIEW BOARD, A PANEL OF PROFESSIONALS IN THE FIELDS OF HISTORY, ARCHITECTURE, AND ARCHEOLOGY. IN CONCURRENCE WITH THE BOARD THAT THE RICE MANSION MEETS THE NATIONAL REGISTER CRITERIA, THE STATE HISTORIC PRESERVATION OFFICER HAS RECOM- MENDED THAT THE BUILDING BE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. WE ARE IN THE PROCESS OF EVALUATING THE NOMINATION NOW. OUR REVIEW IS SCHEDULED FOR COMPLETION NEXT WEEK, FOLLOWING THE CLOSE OF THE PUBLIC COMMENTING PERIOD ON JUNE 17. CAROL D. SHULL ACTING KEEPER OF THE NATIONAL REGISTER							
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PAGE NO.	NO. OF PGS.						
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BERLE, BUTZEL, KASS & CASE

45 ROCKEFELLER PLAZA
NEW YORK, NEW YORK 10020

ALBERT K. BUTZEL
STEPHEN L. KASS
PETER A. A. BERLE
CLIFFORD P. CASE III
PHILIP H. GITLEN
JEAN C. BERMAN
JUDITH LABELLE LARSEN
MICHAEL B. GERRARD

TELEPHONE
(212) 765-1800

COUNSEL
STEPHEN A. LEFKOWITZ

June 12, 1980

Ms. Carol D. Shull
Acting Keeper of the Register
Heritage Conservation
& Recreation Service
U.S. Department of the Interior
Washington, D.C. 20243

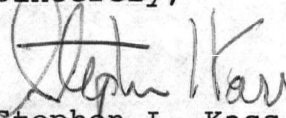
Isaac L. Rice Mansion
346 West 89th Street
New York, New York

Dear Ms. Beebee:

This firm serves as New York counsel to the National Center for Preservation Law, and I write to you in that capacity. On behalf of the National Center we currently represent the Citizens Coalition to Preserve the Isaac L. Rice Mansion, a broad-based organization which has been active in the effort to save the Mansion.

The case in support of inclusion of the Mansion on the National Register is strong, as clearly evidenced by the nomination report forwarded to you by the State Historic Preservation Officer. We urge your speedy and favorable action on the nomination.

Sincerely,


Stephen L. Kass

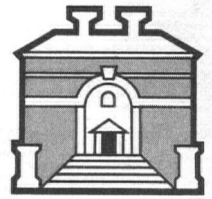
DATE FILED JUN 17 1980

INDIVIDUAL RESPONSE (ATTACHED)

T.L.H. NE CALL (ATTACHED)

INITIALS

MAKE IT A
LANDMARK



The Isaac L. Rice Mansion
Riverside Drive at 89th Street

The Citizen's Coalition To Preserve The Isaac L. Rice Mansion
Box 13B 160 Riverside Drive New York, NY 10024

June 13, 1980

Ms. Lynn Beebe
Heritage Conservation and Recreation
Service
Department of the Interior
440 G Street NW
Washington, D.C. 20243

Dear Ms. Beebe:

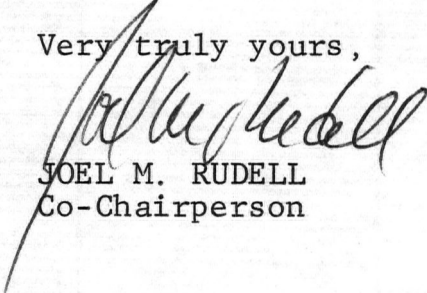
In connection with your consideration of the Isaac L. Rice Mansion for listing on the National Register of Historic Places, we are pleased to enclose for your file:

1. a current list of persons and organizations in support of preserving the Isaac L. Rice Mansion;
2. a recent story on the Rice Mansion by Eleni Constantine, Associate Editor of Architectural Record;
3. a sampling of letters and statements supporting preservation of the Rice Mansion.

We hope that these enclosures highlight the significant architectural merits of the Rice Mansion, as well as its importance to the community.

Should you require any additional information please do not hesitate to contact us.

Very truly yours,


JOEL M. RUDELL
Co-Chairperson

JMR:emb
Encls.

Certified Mail
Return Receipt Requested

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D JUN 18 1980

 INDIVIDUAL RESPONSE (ATTACHED)

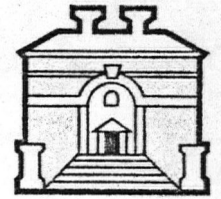
 INFORMATIVE MATERIAL SENT

 TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN

INITIALS

MAKE IT A
LANDMARK



The Isaac L. Rice Mansion
Riverside Drive at 89th Street

The Citizen's Coalition To Preserve The Isaac L. Rice Mansion
Box 13B 160 Riverside Drive New York, NY 10024

PERSONS AND ORGANIZATIONS IN SUPPORT OF THE ISAAC L. RICE MANSION

1. Representatives of professional organizations, museums and universities:

New York State Parks & Recreation,
Committee on Registers
National Trust for Historic
Preservation, Washington, DC
The American Institute of Architects,
New York Chapter, Historic
Buildings Committee
Institute for Architectural and
Urban Studies
Society of Architectural Historians

The Victorian Society, Preservation
Committee
The Fine Arts Federation of New
York
The Municipal Arts Society

Metropolitan Historic Structures
Association
Classical America

National Center for Preservation Law
New York Landmarks Conservancy

Museum of the City of New York
Whitney Museum of American Art
The Cooper-Hewitt Museum

Museum of Modern Art

Dyckman House Museum
(Friends of Dyckman House Museum)
South Street Seaport Museum
Architectural Record

Orin Lehman, State Historic
Preservation Officer
Kathryn Welch, Director
N.E. Regional Office
Wids DeLaCour, Chairman

Peter Wolf, Chairman

Adolf Placzek, President
Avery Librarian, Columbia University

Margot Gayle, Chairperson
Selma Rattner, Vice Chairperson
Jack Lowery, President
Terence H. Benbow, Vice President
Margot Wellington
Laurie Beckleman, Project Director
Mary Black, Trustee
Mrs. Ann Wood, President

Michael George, President
Henry Hope Reed, former President
Paul Byard, Esquire
Susan Henshaw Jones, Executive Director

Louis S. Auchincloss, President
Flora Miller Irving, President
Isabelle S. Silverman, Public Information
Officer
Patrick Cunningham, Dept. Manager
James M. Findlay
John Brennan, President

John Hightower
Charles King Hoyt, Associate Editor

Staten Island Historical Society
Preservation League of Staten Island
Roosevelt Island Historical Society
Morris-Jummel Mansion
(Washington Headquarters
Association, Inc.)

Bronx County Historical Society
Edgar Allan Poe Cottage

Washington Heights-Inwood Historical
Society

Arts InterAction (Washington Heights-
Inwood Community)

Queens County Farm Museum (Colonial
Farmhouse Restoration Society
of Bellerose)

New York City National Shrine
Association

Queens Council on the Arts
Friends of Central Park, Greenswald
Foundation

Fraunces Tavern Museum
(Sons of the Revolution)

Wyckoff-Bennet Homestead, Brooklyn

J. M. Kaplan Fund

Brenden Gill

Mosette Glaser Broderick

Morrison H. Heckscher

Marvin D. Schwartz

The Graduate School of Architecture
& Planning, Columbia University
Department of Fine Arts, New York
University

Dr. William Murtagh

William Kornblum

Jan Hird Pokorny
Johnson/Burgee
Chermayeff & Geismar Associates
Skidmore, Owings and Merrill
Sasson & Diamond Associates
Oppenheimer, Brady & Vogelstein
Abramovitz Harris Kingsland
Hardy Holzman Pfeiffer Associates

Brian McMahon, Director
Barnett Shepherd, President
Audrey D. Braver, Trustee
Jane Sullivan Crowley,
Executive Director

Kathleen McAuley, Manager

Patricia Young, Vice President

Merike Sheinkin, Program
Director

Jim Trent, President

Virginia Fuentes, Treasurer

Jean P. Weiss, Executive Director
Bob Makla, Founder

Christine Miles,
Museum Director
Rev. Frank Curtis Williams
Joan K. Davidson, President
Chairman, New York Landmarks Conservancy
President, Society of Architectural
Historians, New York Chapter
Curator of American Decorative Arts,
Metropolitan Museum of Art
Lecturer, Metropolitan Museum of Art

James Stewart Polshek, Dean
James Marston Fitch, Professor
Sarah B. Landau, Assistant Professor

Director of Historic Preservation,
Columbia University
Professor of Urban Planning, City
University of New York

Architect
Philip Johnson
Ivan Chermayeff
Paul Vieyra, Architect
Jan Allen Diamond, Architect
Herbert B. Oppenheimer, Architect
James A. Kingsland, Architect
Hugh Hardy, Architect

Denis Kuhn

Giorgio Cavaglieri

Stanley Abercrombie

Barry Benepe

Edgar Tafel

Michael A. Rubenstein

Joy Kestenbaum

Missy Dierickx

Architect, former Chairman AIA,
Historic Buildings Committee

New York State Preservation Coordinator
and Member Historic Buildings Committee, AIA

Architect, Editor Contract Interiors

Architect

Architect, AIA

Architect

Architectural Historian

Architectural Preservationist

Office of Metropolitan History

Christopher Gray, Director

2. Representatives of community organizations, associations and buildings:

Leon Boques, State Senator; Ted Weiss, Congressman; and Ruth Messinger, Councilwoman

Community Board 7

Sally Goodgold, Chairperson

Veterans of Foreign Wars of the
United States, Department of
New York, Inc.

Cathedral Church of St. John
the Divine

Rabbi David Glazer

Rabbi Markus Halberstam

William F. Ward, New York State
Commander

The Very Reverend James Parks Morton,
Dean

Brooklyn Heights Synagogue

Federation of West Side Block
Associations, Inc.

West Side Chamber of Commerce

Neighborhood Association to Preserve
Fifth Avenue Houses, Inc.

West 71st Street Association

West 72nd Street Block Association,

M. Polayes, Executive Director

Murray Siegel, President

Thomas Draper, Secretary

Nini Norstrom, Treasurer

Bob Haft, President

Pat Hetkin, Executive Vice President

Jan Levy, Vice President

John Diele, President

Mary Francis Shaughnessy, President

Richard W. Greene, President

Carole Greene, Chairperson

Sarah Olmstead, President

Eugene F. Whelan, President

Douglas M. Kerr, President

Norman Minor, President

West 73rd Street Block Association

West 79th Street Museum Block Assn.

West 82nd Street Block Association

West 87th Street Block Association

West 93rd Street Block Association

West 99th Street Association

West 104th Street Block Association

United Block Associations of Park

Slope, Brooklyn

Herbert J. DeVarco

Attorney, former Vice Chairman of West
Side Organizations

Broadway Democratic Club
Ansonia Independent Democratic Club

Jim Weikart, President
Debbie L. Mandelker, President

Jewish Association for Services for
the Aged, Senior Citizens Com-
munity Program
St. Matthew's and St. Timothy's
Neighborhood Center, Inc.
All Angels' Church, Center for Older
Persons
West End Collegiate Church Leisure
Center
National Council of Jewish Women,
New York Section, Katherine
Engel Center for Older People
Project Find, Find Aid for the Aged, Inc.
Association of Black Social
Workers, Senior Citizens Center
Senior Citizens Crime Prevention
Program
Goddard-Riverside Senior Center,
Human Resources Administration,
City of New York
Alfred Adler Mental Hygiene Clinic
Stephen Wise Synagogue Golden Age
Club

Wendy Most

Caroline Zablaty, Director

Helen Milholland, Director

Judith Gorsuch

Charles Elvey, Program Director

Eugenia R. Simmons, Director
Robert G. Jones, Director

Joseph Carbone, Director

Peter Slevin, President

John Amandolare, Assistant Director
Paula Casper, Director

131 Riverside Apartments Corporation
160 Riverside Apartments Corporation
173-175 Tenants Corporation
90 Riverwest Corporation (180 River-
side Drive)
243 Riverside Drive Corporation
380 Riverside Tenants' Corporation
270 West End Tenants' Corporation
565 West End Avenue
600 West End Avenue Corporation
601 West End Avenue Corporation
Phoenix House Foundation

Raymond Hoey

Clara Clayman

Board of Directors
Peter Millones, President
John H. Carley, President
Joan Rudd, Board of Directors,
Secretary
Daniel Beekman, President
James A. Fenniman
Louise Fener, Director
Board of Directors
Eric Balber, President
Penelope Westerbeck, Director
Kevin McEneaney, Director of
Public Information
President, West Side Council for
Cooperatives
Friends of Riverside Park &
Riverside Drive

3. Other prominent persons:

Robert Moses

NYC builder, developer
Triborough Bridge and Tunnel
Authority, Consultant

David M. Kahn

Curator, National Park Service's
Manhattan Sites Division

Ed Gunther

Democratic State Committeeman, 67th
Assembly District; Co-chairman, Trans-
portation & Highway; Community Board 7
District Leader, 69th Assembly
District
District Leader, 69th Assembly
District

Gail Paris

Edward Wallace

Josh Fitzhugh
Malvina Guggenheim
Paul Shupack
Mariann P. Winick

Editor, National Law Journal
Professor of Law, Yeshiva University
Professor of Law, Yeshiva University
Professor of Education, Herbert H.
Lehman College, City University of
New York
Attorney
Attorney

Dr. Steven Levitsky
Robert Markewich

Frederick Fried
D. H. Melham
Peter Salwin
Richard Clark

Historian, author
West Side Poet
Author, West Side history
President, Affiliate Artists

Mrs. Marion Rice Hart
Mrs. Marjorie Levis
Mrs. Julian Rice
Mr. John Rice
Laurie Colwin
Betty Shinasi Goldsmith
James Cullen Reilly

Daughter of Isaac L. Rice
Daughter of Isaac L. Rice
Daughter-in-law of Isaac L. Rice
Grandson of Isaac L. Rice
Grand-niece of Isaac L. Rice
Former resident of Rice Mansion
Great-grandson of builder of
Soldiers and Sailors Monument

Clive Barnes
Harold C. Schonberg

Drama critic, New York Post
Music critic, New York Times

Jacqueline Kennedy Onassis
Gloria Vanderbilt
Leonard Bernstein
Stephen Sondheim
Itzhak Perlman
Jaime Laredo
Emanuel Ax
Pinchas and Eugenia Zuckerman
Sherrill & Nancy Milnes
Sharon Robinson
David Schiffman
Lewis Kaplan
Walter Trampler
Judith Crist

Arlene Francis
Eli Wallach and Anne Jackson
Geoffrey Field
Peter Shaffer
Robert de Rothschild
Barbara Fife
Shirley Verritt

A R C H I T E C T U R E

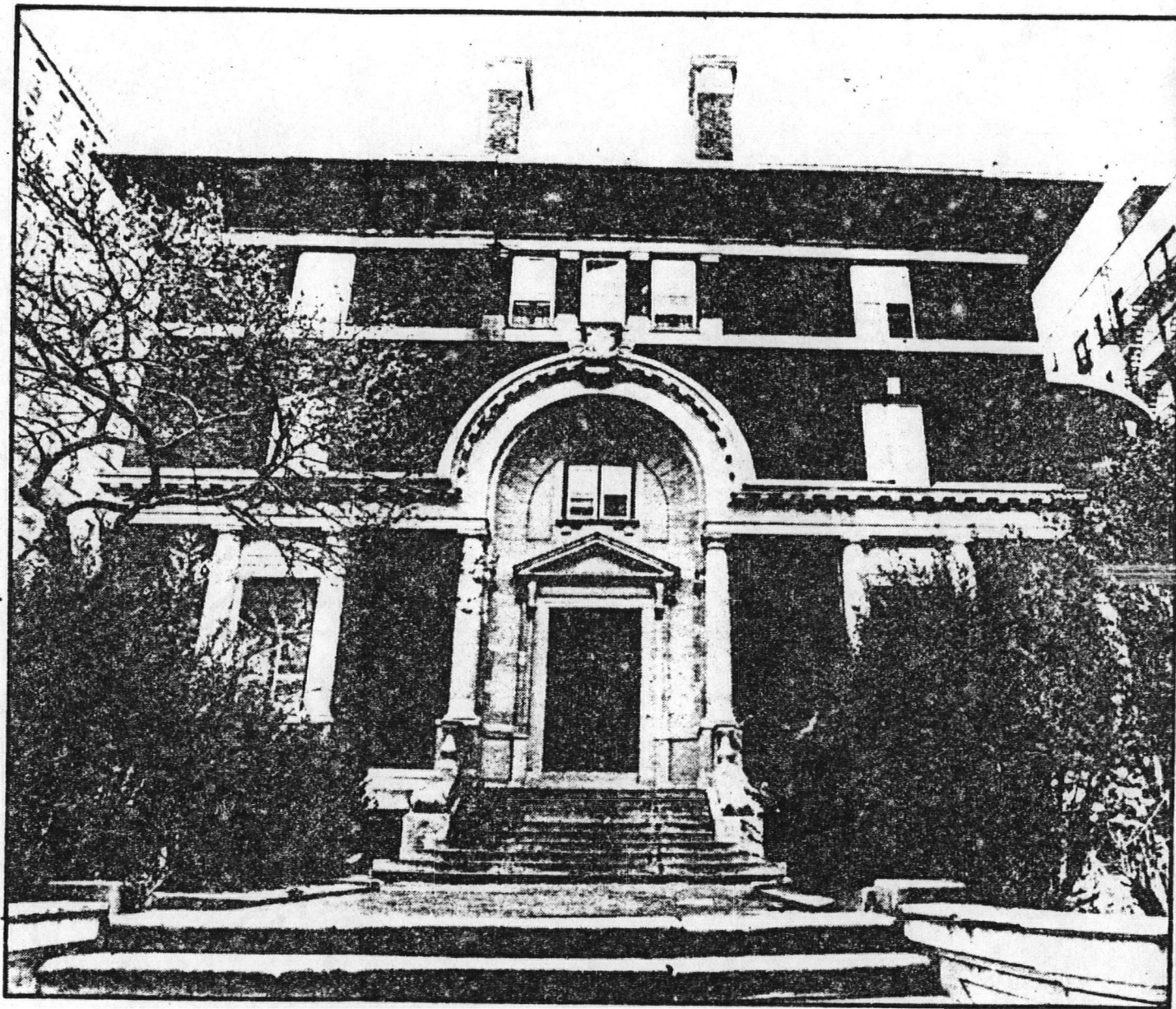
Eleni Constantine

The landmark Isaac L. Rice Mansion, one of only two surviving, turn-of-the-century, freestanding residences along Riverside Drive, is a most distinguished testimonial to the important influence Jewish patronage has had on the city's architecture. So it seems particularly ironic that the Yeshiva Chofetz Chaim of Radun, the Orthodox school that now owns and occupies the mansion, wants nothing more than to sell the site to a developer who would promptly demolish the unique landmark.

In its move to challenge the landmark designation, the Yeshiva has inflated (and twisted) its struggle to sell out to the highest bidder into a "Jewish" cause: saving our Orthodox school. And this being New York, where the Jewish vote is warmly courted, Yeshiva officials have captured some sympathetic ears around City Hall.

But the real issue — to be grappled with on May 16, when the Board of Estimate meets to consider overturning the landmark designation — will not be a religious or ethnic one. The battleground is the urban design of this city, and the fight will be for who controls it. In short, the case of the Rice Mansion will decide whether landmarks law can not only recognize and preserve exceptional examples of architecture, but save a neighborhood's distinct identity. The fight to save the Rice Mansion will be one to save a last vestige of the original Riverside Drive, a piece of an older, more gracious New York.

The Rice Mansion, built in 1901, was designated a landmark by the Landmarks Preservation Commission in September of last year, much to the delight of the Citizens Coalition to Preserve the Isaac L. Rice Mansion, a community-organized group. The designation was hotly contested by the Yeshiva, which has been pursuing a sale of its mansion and garden (and *air rights*) for a sum of around \$2 million to an as yet unnamed developer. The developer, in turn, would level the mansion and replace it with a high-rise — 30 or 40 stories of luxury apartments, with Yeshiva classrooms housed in the lower floors.



Riverside Battle: Will the Rice Mansion fall victim to home-wreckers?

ALONG THE RIVER, NOT OUT OF THE WOODS

Following the landmark commission's designation, the decision was passed along to the City Planning Commission for a required review. By law, the commission must certify to the Board of Estimate, the last word in landmark matters, that the designation doesn't interfere with any planned development by the city. No such plans were in the works, the commission duly notified the board. But two of the planning commissioners — Sylvia Deutsch of Brooklyn and Martin Gallant of Queens — went out of their way to give the board their unsolicited views about the proper role of landmark protection.

Writing to the board, the two commissioners questioned whether the landmarks commission hadn't overstepped its bounds a bit. "... Landmark designation," they strongly advised, "should not be used when the zoning regulation and the planning commission should appropriately control growth, change and development."

Their belief that the landmark regulations are being used in the case of the Rice Mansion not only to save a nice building but to curb a developer is, of course, correct. The sad truth is that these regulations are the only real tools available to communities — ordinary people — interested in preserving a building, a park, a block, a neighborhood. Zoning laws are out of their hands. The zoning regulations passed during New York's most recent recession (and next to impossible to amend) encourage only development. Rarely, if ever, in recent years has zoning alone allowed for real community input, or produced any promised "harmonious" results.

Eleni Constantine is an associate editor of Architectural Record.

The Rice Mansion, like most older, landmark-worthy buildings, is smaller than most buildings going up in New York these days, and rests on a bit more "open space" (read "unpaved land"). Such scale and greenery combine to give the street a certain *feel*. To a developer, they combine to make for an obsolete, unproductive use of property.

Landmark designation is intended to weigh such often mutually exclusive interests, and produce some *truly* harmonious results. Maybe the Yeshiva could hold on to the residence and just sell the air rights over its building, thereby getting their revenue-producing tower and keeping the mansion as its base. Or, as the citizens' coalition has proposed, the school could move its classrooms to another neighborhood building — the coalition says it has already shown the Yeshiva numerous acceptable alternate facilities — and sell the mansion to someone intent upon preserving it.

And the Rice Mansion is unquestionably worth saving, especially as urban design hub for the neighborhood surrounding it. Not only does the four-story building allow its neighbors some much-valued light and air, but it sets the tone for a stretch of Riverside Drive. Sited at a curve in the road Frederick Olmsted built, the mansion, and particularly its terraced garden, neatly complements the landmark Soldiers and Sailors Monument built at the same time in Riverside Park across the street. Its grand river-facade serves to crown the Drive at this prominent point.

The western reaches of 89th Street are

also indebted to the mansion. Its 89th Street facade, aligned with the adjacent rowhouses, clearly provided the cue for their design. No, these rowhouses are not particularly distinguished. But in the way they repeat elements of the mansion's facade, and in the way they hold the porch line it establishes, they together form a wonderfully unified vista. Streets like this are eminently livable, and the city has too few left to jettison another.

Which is not to slight the mansion itself. Despite its height — or maybe because of it — it manages to dominate the tall apartment buildings to its north and south. Its design, by the noted theater architects Herts and Tallant, is a rather flamboyant version of the residential styles considered proper for the spacious mansions built along the Drive in the first 20 years of this century. To the neo-Georgian brickwork popular at the time, the architects added marble Beaux Arts details that give the building its sumptuous theatricality. The result reflects the image of the original man of the house. A wealthy lawyer, and a promoter of electrical inventions, he wanted not only class, but real up-to-date class.

He got real character. On the Drive side, the mansion sits back behind an ornate marble balustrade and a formal garden. A marble arch frames the pedimented portal and rises to the top of the third floor, where it is topped off by a curved and garlanded bracket. There's a touch of the Italian palazzo, too, particularly in the layering of large stone and smaller brick. This is high-caliber architecture — deft, witty, and as the architects' contemporary, Henry James, might have put it, very much in the European manner.

If the Drive side was built with an eye to the past, the 89th Street facade was designed with a look to the future. A marble porte cochere on the ground floor was created, it is believed, to accommodate one of Rice's electrical vehicles. Yet the architects' classically inspired playfulness is evident here, too: The grand-arched openings over the driveway are separated by a niche. At the top of it, a pediment shelters a bas-relief of six children carrying the symbols of the liberal arts. They presumably represent the artistically gifted Rice brood, and one can almost see Rice's wife Julia — for whom he named his "villa" — at the bay window above, watching over the curious mix of odd architectural status symbols.

The interior of the mansion, used as a school for the past 25 years, is in disrepair, but pretty much undamaged. The Yeshiva has done little more to it than paint it institutional brown and install the requisite fluorescent lights and storm windows. There remains the marble staircase winding through the mansion's center, the stained-glass windows, the coffered wood ceilings and the carved marble fireplaces. Even what looks to be an original chandelier still hangs in the stairwell from a red velvet rope.

The generations of children that have attended school in these spacious, airy, well-proportioned rooms have had a rare and privileged environment. It's too bad that one teacher saw fit to hang a sign in the kindergarten that reads, "Don't Bury Us Under a Landmark." How much better if kids could learn not to bury landmarks under high-rises.

VETERANS OF FOREIGN WARS OF THE UNITED STATES

DEPARTMENT OF NEW YORK, Inc.



250 WEST 57th STREET
New York, N. Y. 10107

212 265-4441-2-3

May 9, 1980

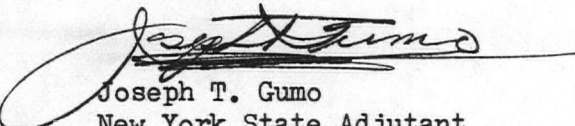
As New York City and all its citizens are left with more architectural hollows, the endangered species - those buildings of cultural and historic significance- dwindle to a precious few...

The Rice Mansion, which faces Riverside Park at 89th Street and Riverside Drive, was designed to harmonize with the Soldiers' and Sailors' Memorial Monument, situated directly across the street from it. Widely recognized as an architectural, cultural, and historic asset to Riverside Drive since 1901, this Mansion is an important structure in the architectural mosaic of the City.

BE IT RESOLVED that The Department of New York, Veterans of Foreign Wars of the United States, located at 250 West 57th Street, New York, N.Y. SUPPORTS LANDMARK status for the Rice Mansion, and

BE IT FURTHER RESOLVED that The Department of New York, Veterans of Foreign Wars of the United States, is in opposition to the proposed demolition of the Rice Mansion and strongly urges the members of the Board of Estimate to preserve this unique freestanding Mansion as evidence of our urban New York City heritage by supporting and ratifying this LANDMARK DESIGNATION.

Miss Mahony
OFFICIAL:


Joseph T. Gumo
New York State Adjutant
Veterans of Foreign Wars of the U.S.

By Order Of:
WILLIAM F. WARD
State Commander

Send

MRS. MORTIMER LEVITT
PRESIDENT

MRS. ALISON OGILVIE
VICE-PRESIDENT

BARBARA NICHOLLS
TREASURER

THOMAS DRAPER
SECRETARY

NEIGHBORHOOD ASSOCIATION TO
PRESERVE FIFTH AVENUE HOUSES INC.
10 EAST 82 STREET
NEW YORK 10028

May 13 1980

Mr. Andrew Stein
2050 Municipal Building
New York 10007

Dear Mr. Stein:

I think you know of our many years' work
in preserving the architectural and historical
heritage of New York City -- specifically it's
important buildings.

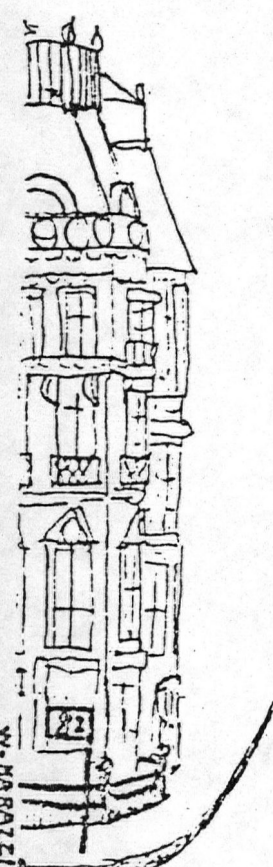
We are aware of your vote at the coming May 29
board of estimate hearing on Landmark designation
for the Rice Mansion at 89th Street and Riverside
Drive.

We ask you to support this designation and
thereby preserve the Mansion for posterity.

Sincerely,

Thomas Draper
Secretary

See Citizens' Bulletin...



Cooper-Hewitt Museum

The Smithsonian Institution's
National Museum of Design

2 East 91st Street
New York, N.Y. 10028

May 14, 1980

The Honorable Carol Bellamy
Council President of the City of New York
City Hall
New York, N.Y. 10007

Dear Council President Bellamy:

We are writing to urge your support for the designation of the Rice Mansion as a New York City Landmark.

We believe that this, the last building of its kind on Riverside Drive, should be preserved because of its superb urban design and historic significance. It seems apparent that designation as a landmark is the only way to insure its survival in this age of demolition for commercial development.

The Rice Mansion deserves special consideration because it is the only example left of the typical homes which once lined Riverside Drive. It should continue to represent an era of New York's architectural and cultural heritage.

Please use your vote in the Board of Estimate to represent the preservation of landmarked buildings for all City residents.

Sincerely yours,

Public Information Officer

sent

MICHAEL A. RUBENSTEIN · ARCHITECT 173 RIVERSIDE DRIVE NEW YORK 10024

May 16, 1980

The Honorable Edward Koch
Mayor, The City of New York
City Hall
New York, N.Y. 10007

Dear Mayor Koch:

I am writing to urge you to support the Landmark Commission's designation of the RICE MANSION at the Board of Estimate's hearing on May 29th.

This building is an extant and functioning institution within the urban fabric of the city. As such, it contributes to the civility of its surroundings.

For those of us on the upper West Side who are its immediate neighbors, this building provides both light and air and breaks the density pattern of the area making it a more pleasant place to live.

If you value the aesthetic environment of our city, then this building is worth preserving.

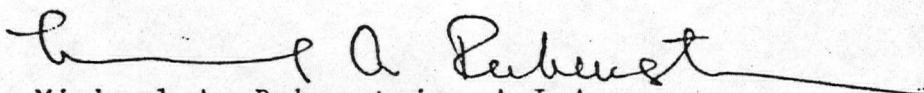
Institutions contribute to the cultural richness of a city. Without its institutions New York's real estate would not continue to become increasingly valuable. In the redevelopment of our city, it does not make sense to destroy the things that make such redevelopment profitable.

We need new housing, but it is our institutions that make us want to live in that housing.

Historical continuity, of which there is precious little in America to begin with, is also worth preserving. The south side of 89th Street with its terrace houses to the east of the Rice Mansion has remained intact since it was built at the beginning of the century. It recalls for us and teaches our children a quiet lesson in urbanity which is not to be ignored.

Please help us to keep a part of our city as rich as it is and as pleasant as it is.

Very truly yours,


Michael A. Rubenstein, A.I.A.

MAILGRAM SERVICE CENTER
MIDDLETOWN, VA. 22645



4-015417S139002 05/18/80 ICS IPMMTZZ CSP WSHB
1 3014345530 MGM TDMT TACOMA PARK MD 05-18 0839P EST

JOHN D RICE
8410 BARRON ST
TACOMA PARK MD 20012

THIS MAILGRAM IS A CONFIRMATION COPY OF THE FOLLOWING MESSAGE:

3014345530 MGM TDMT TACOMA PARK MD 82 05-18 0839P EST

ZIP

MAYOR EDWARD KOCH

CITY HALL

NEW YORK NY 10007

AS THE SON OF ONE OF ISAAC L RICE'S CHILDREN WHO LIVED IN THE ISAAC L RICE MANSION ON 89 STREET AND RIVERSIDE DRIVE I AM REQUESTING THAT THE BOARD OF ESTIMATES VOTE TO PRESERVE THIS IRREPLACEABLE STRUCTURE BY DESIGNATING IT AS A LANDMARK. DEMOLITION TO REPLACE IT WITH ANOTHER MONOLITHIC HIGHRISE WOULD BE A DESECRATION. PLEASE SUPPORT THE RECOMMENDATION OF THE LANDMARK COMMISSION TO PRESERVE THIS NOW UNIQUE LANDMARK

JOHN D RICE

20:42 EST

MGMCOMP MGM

Mailgrams

~~Copies~~ sent to all members of Bd. of Estimate



Metropolitan

HISTORIC STRUCTURES

Association

Handwritten: April 1980

President, Mrs. J. Frank Wood
Secretary, Ms. Virginia Fuentes
Treasurer, Mr. Gary Hermalyn

May 19, 1980

Council President Carol Bellamy
City Hall
New York, N.Y. 10007

Dear Miss Bellamy:

The Metropolitan Historic Structures Association enlists your support for a reaffirmation of the Rice Mansion as a designated Landmark which has already been made by the New York City Landmark Preservation Commission in a documented and well-researched statement.

Too often in this city which is rebuilt every seventy-five years, and which has already destroyed much of its history, we lament those structures which we have allowed to disappear from our landscape. It would be tragic to permit this to happen again, particularly when it is unnecessary so to do.

The Rice Mansion forms a distinct design in its present location and complements the Soldiers and Sailors Monument which it was intended that it should do. It is a last example of a type of architecture no longer found in the city except in our old theatres and not in free standing residences of which there are none.

The members of the Board of Estimate have an awesome responsibility to the neighborhoods of New York and have an opportunity to show that the people do matter after all.

Once more I urge your support to save this important landmark.

Sincerely,

Mrs. J. Frank Wood
President

May 20 , 1980

Honorable Andrew J. Stein
Borough President of Manhattan
Municipal Building , Room 2050
New York , New York 10007

Dear Borough President Stein ;

As a preservationist and administrator of the New York City landmark structure , Edgar Allan Poe Cottage, the final home of one of America's great literary figures located in the Bronx , I would like to make an appeal for another historically, architecturally and culturally important structure : the Issac L. Rice Mansion , located at 89th. Street and Riverside Drive in Manhattan .

The structure , built at the turn of the century in the Greek Revival/Beaux Arts style is architecturally important : its presence encapsulates an entire period in American culture and , in particular , the life and history of the City of New York : Riverside Drive , lined with elegant , freestanding mansions belonging to New York's first families . Today the Rice Mansion , with only a single exception remains from that period .

Being an individual who is proud to say that : " I am a native New Yorker " , I wish to impress upon you the importance of architectural and historical treasures intact ; they are all parts of the colorful and fascinating history of this great city . I urge you then to uphold the landmark designation for the Rice Mansion . Let us work in preserving as much of the city's past as is possible .

Thank you for your assistance in this matter .

Sincerely yours ,

Kathleen A. McAuley
Manager
Edgar Allan Poe Cottage

The J. M. Kaplan Fund, Inc.

Read
✓
read

May 20, 1980

To: the Board of Estimate:

To the voices being raised by architectural historians, community residents, and other New York City buffs in support of the Isaac Rice Mansion I add mine, representing a private foundation that seeks to help the cause of preservation.

The Board of Estimate has an opportunity to act with dispatch, courage, and wisdom to protect what it can of the City's heritage. I hope that it will now make this essential contribution to the well-being of New Yorkers, present and future, by approving landmark status for the splendid Isaac Rice House.

Thank you,

Joan Davidson

Joan K. Davidson
President

Board of Estimate
City Hall
New York, New York 10007

cc: Mr. Emerson Gardner ✓

Morris-Jumel Mansion

sent

Washington Headquarters Association

West 160th Street and Edgecombe Avenue, New York, N.Y. 10032/(212) Wa 3-8008

Mr. Theodore H. Meekins
Secretary, Board of Estimate
1356 Municipal Building
New York, New York 10007

May 21, 1980

Dear Mr. Meekins,

Please include in your report to the Board of Estimate on May 29 that the Washington Headquarters Association, working in the field of preservation since 1903, unequivocally supports the reaffirmation of the NYC Landmark Designation of the Isaac L. Reiss Mansion on Riverside Drive.

Sincerely yours,
Jane Sullivan Crowley
Executive Director



circa 1765

P.O. BOX 5, ISLAND STATION
ROOSEVELT ISLAND, N.Y. 10044

LANDMARK STRUCTURES:

THE OCTAGON
BLACKWELL HOUSE
THE LIGHTHOUSE
SMALLPOX HOSPITAL
STRECKER LABORATORY
CHAPEL OF THE GOOD SHEPHERD

May 21, 1980

Mr. Theodore H. Meekins
Board of Estimate
1356 Municipal Building
New York, NY 10007

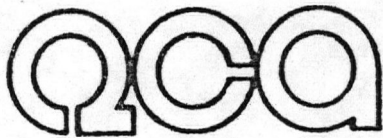
Dear Mr. Meekins: .

As an organization interested in historical preservation in New York City, we are asking the Board of Estimate to reaffirm the Landmark Designation of the Isaac L. Reiss Mansion on Riverside Drive at 88th Street.

Yours truly,

Audrey Braver

Audrey D. Braver
Trustee, RIHS



QUEENS COUNCIL ON THE ARTS

HONORARY CHAIRMAN: HON. DONALD R. MANES

May 21, 1980

Honorable Donald Manes
Borough President of Queens
120-55 Queens Boulevard
Kew Gardens, N.Y. 11424

Dear Borough President Manes,

Queens Council on The Arts supports the efforts by The Citizens' Coalition To Preserve The Isaac L. Rice Mansion located on Riverside Drive at 89th Street.

As an Arts Service Organization with a strong interest in and appreciation of the preservation of landmark buildings we value the tremendous architectural, historic and cultural merits represented by the Isaac Rice Mansion.

We respectfully ask your support of this project on behalf of the Isaac L. Rice Mansion Citizens Coalition.

Sincerely,

Jean P. Weiss
Executive Director

cc:

Mayor Edward Koch
Council President Carol Bellamy
Comptroller Harrison Goldin
Borough President Andrew Stein
Borough president Stanley Simon
Borough President Anthony Gaeta
Borough President Howard Golden
Catherine Chadonic

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LINDA CALDWELL



THE WYCKOFF-BENNETT HOMESTEAD

red



BUILT PRIOR TO 1766

On the New York City Landmarks Preservation Commission list and the National Register of Historic Places

1669 EAST 22nd STREET

BROOKLYN, NEW YORK 11229

(212) ES 7-1216

Carbon

May 21, 1980

Hon. Howard Golden
21 Borough Hall
Brooklyn, N.Y. 11201

Dear Howard:

With the many decisions before you this is to ask you to do what you can to preserve the Rice Mansion as a Landmark. It is said that democracy is a system of pressures and I am sure you feel just such pressures every day but these rare structures add so much to the life, culture and appearance of our great city that it seems wise to preserve them as best we can and invest in the future instead of exploit the present.

Thank you for your leadership in our beloved Borough and City and thank you for what you can do to keep this Rice property as a Landmark which has already been so designated. Every good wish.

Cordially yours,

Rev. Frank Curtis Williams

Dear Catherine

Thank you for your call

Rev. Williams

Shirley Verrett
305 West 90th Street
New York, New York 10024

Acad

May 24, 1980

Mayor Edward Koch
City Hall
New York, N.Y. 10007

Dear Mr. Mayor;

As a person who has through the years lent my support and assistance to help preserve the quality of life in this wonderful city of ours (most recently for the benefit of the Brooklyn Botanical Gardens), I am now appealing to you and your peers on the Board of Estimate to insure the continued landmark designation for the Rice Mansion.

Several years ago, my husband and I purchased a townhouse near this irreplaceable structure, and have since helped to improve the immediate neighborhood as individuals and as concerned citizens of the larger community. Nevertheless this petition is not for personal reasons but, rather, for the future generations of New Yorkers and the many visitors to our fair City. I pray that this heritage will remain a part of the fabric of memory because we, in whose trust it has been placed, did indeed care.

Respectfully,

Shirley Verrett

copies to
members of the
Board of Estimate



New York University
A private university in the public service

College of Arts and Science
Department of Fine Arts

303 Main Building
Washington Square
New York, N.Y. 10003
Telephone: (212) 598-3471

May 25, 1980

The Honorable Edward Koch
Mayor of New York City
City Hall
New York, New York 10007

Sir:

I am writing to urge you and the other members of the Board of Estimate to uphold the landmark designation of the Isaac L. Rice mansion. As one of the two remaining freestanding mansions on Riverside Drive, as an impressive example of neo-Georgian design ^{by} Beaux-Arts trained firm later known for its theatres, and as the original home of one of New York's notable first-generation citizens, the house well deserves landmark status. Especially noteworthy is the compatible relationship of its style and spacious setting to the famed Soldiers and Sailors Monument across the Drive in Riverside Park.

To overturn the designation of the Rice mansion is to consign it to demolition and its site to high-rise development. Such development would lead inevitably to further destruction of the historic West Side. Please protect the Rice mansion and its surrounding neighborhood by voting to uphold its designation as a New York landmark.

Sincerely,

Sarah Bradford Landau
Assistant Professor of Fine Arts

cc: Council President Carol Bellamy
Comptroller Harrison Goldin
Borough President Andrew Stein, Manhattan
Borough President Stanley Simon, Bronx
Borough President Donald Manes, Queens
Borough President Anthony Gaeta, Staten Island
Borough President Howard Golden, Brooklyn
✓ The Citizens' Coalition to Preserve the Rice Mansion

*I will not be able to attend the hearing but
you may read my letter there if you wish*

SBL

D DELONG.
456 RIVERSIDE DR
NEW YORK NY 10027

Western Union

Mailgram



4-009404S148 05/27/80 ICS IPMMTZZ CSP NYAB
2126631240 MGM TDMT NEW YORK NY 40 05-27 0913A EST

CITIZENS COALITION
BOX 138
160 RIVERSIDE DR
NEW YORK NY 10024

I SUPPORT PROPOSALS OUTLINED IN ROBERTA COOPER'S THESIS, FOR WHICH I
WAS ADVISOR, TO SAVE THE RICE MANSION
DAVID DELONG
ASSOCIATE PROFESSOR OF ARCHITECTURE
COLUMBIA UNIVERSITY
NEW YORK NY

09:13 EST

MGMCOMP MGM

JOHN HIGHTOWER SOUTH STREET SEAP
203 FRONT ST
NEW YORK NY 10038

western union

Mailgram®



4-019188S149 05/28/80 ICS IPMMTZZ CSP NYAB
2127669027 MGM TDMT NEW YORK NY 65 05-28 1025A EST

S

CATHERINE CHADONIC
160 RIVERSIDE DR
NEW YORK NY 10024

THIS IS A CONFIRMATION COPY OF THE FOLLOWING MESSAGE SENT 1122A EDT
05-28-80:

ROBERT KANDEL
OFFICE OF THE MAYOR
CITY HALL
NEW YORK NY 10007

TO MEMBERS OF THE BOARD OF ESTIMATE
WE URGE NO DELAY IN THE LANDMARKING OF THE RICE MANSION,
JOHN HIGHTOWER SOUTH STREET SEAPORT MUSEUM
203 FRONT ST
NEW YORK NY 10038

10:35 EST

MGMCOMP MGM

1040 FIFTH AVENUE

May 28, 1980

1 Dear Mayor Koch

When Isaac Rice, industrial pioneer, magnate, and philanthropist, built the grand "Villa Julia" for his civic-minded wife, he probably never realized that the house would become so important as a last remnant of his era.

The Rice Mansion must be preserved as a major asset for Riverside Drive. Its rich coloring and detail provide an architectural grace note for the Drive in an unparalleled focal point. It handsomely complements the design of its last contemporary, the landmark Soldiers' and Sailors' Monument, in an ensemble of turn-of-the-century elegance and grandeur. Amid the rapidly changing face of Riverside Drive, the Rice Mansion is the last reminder of the fine free-standing homes which set the tone of the Drive for generations. To lose this house would be to bring a rare breed to final extinction.

I enthusiastically lend my support to the community and preservation groups who are working to spare the house, secure landmark recognition, and return it to a healthy existence within the mainstream of New York life. The greatness of our city lies in the creative use of its special resources. The loss of the Rice Mansion as an historical, architectural, cultural, and community asset would be an unfortunate waste.

Most Sincerely
Jacqueline Kennedy Onassis

6319

May 28, 1980

Mayor Koch
Members of the Board of Estimate

In September of 1979, I appeared before the Landmarks Commission in order to strongly urge designation of the structure known as the Isaac L. Rice Mansion. I represented both myself, a practicing architect and the Architectural Record, of which I am associate editor. At this time I want to reiterate my support for the designation. The subject structure is conspicuously appropriate for fulfilling all of the major designation criteria: high architectural quality and historic interest, while contributing to the City's amenity in a well recognized and important way.

Besides the issue of eminent appropriateness, it would appear that the Landmark Commission's designation carries important implications for the future of many other worthwhile buildings that are currently in not-for-profit institutions' hands. If such owners in this particular instance are allowed to flaunt successfully their opposition to the opinions of the Commission and of a large and dedicated group of the City's residents, we can expect to see many more inappropriate examples of groups who do not economically contribute to the City behaving just like private developers.

..... page 2.

6319

Page 2.
Mayor Koch
May 28, 1980

Accordingly, all of the citizens' amenity will be depleted -- even while they are being asked to subsidize such behavior.

Sincerely,

Charles K. Hoyt
Associate Editor

CKH/at

cc: The Citizens' Coalition to Preserve the Isaac L. Rice Mansion

Friends of Riverside Park

May 29, 1980

TO: The Board of Estimate
FROM: The Friends of Riverside Park
RE: The Rice Mansion

Throughout the world, we see people increasingly aware of their heritage, and striving to save their architecture and art. Even the unspeakably cruel Pol Pot regime in Cambodia paused in its depredations to worry about Angkor Wat. Yet, New York City, the supposed art and culture capital of the world, is wantonly permitting its architectural treasures to be destroyed, and the vigor and pride of its communities to be diminished by such destruction.

Owning a building such as the irreplaceable Rice Mansion carries with it responsibilities as well as rights; exercising a right without social responsibility is nothing more than license. The owner, Yeshiva Chofetz Chaim of Radun, is not being deprived of its rights. The Citizens Committee to Preserve the Isaac L. Rice Mansion has acted in good faith in locating viable, alternate school facilities on the West Side for the Yeshiva and, further, in locating serious and interested purchasers who would preserve the mansion. Since the Yeshiva is too selfish or myopic to act responsibly in this vital matter, it is up to the Board of Estimate, as the representative of all the people of the City of New York, to do so and declare the Rice Mansion a landmark and inviolate to demolition. The present and future residents of the West Side will thank you.

The FRIENDS OF RIVERSIDE PARK has made a valiant beginning in the restoration of Riverside Park, and we consider the Rice Mansion an integral part of the park and its ambiance. We look forward to the day when it will house our activities as well as those of other like community groups. It has become for us the symbol of the willingness, and even the ability, of our elected officials to rise above political considerations, to truly save New York and make it once more a city to be lived in.

Builders can always find another site on which to build. The Rice mansion, once destroyed, can never be replaced. To permit such destruction is sacrilege. Please help us preserve it.

Your action today will not be forgotten by us.

Clara Clayman 309 West 104th Street, New York, N.Y. 10025 (212) 749-8444

Clara Clayman

WEST SIDE CHAMBER OF COMMERCE

OF THE CITY OF NEW YORK, INC.

Central Savings Bank Building

2112 Broadway, New York, N.Y. 10023

(212) 595-3333

May 29, 1980

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- MURRAY SIEGEL
Executive Vice President
- Member,
Executive Committee

Honorable Edward I. Koch
Mayor, City of New York
City Hall, New York 10007

Dear Mr. Mayor:

I deeply regret my inability to appear before the Board of Estimate today, to personally testify on the matter of the landmark designation of the Isaac Rice Mansion, located on Riverside Drive, between 89th and 90th Streets, Manhattan, N.Y. I have therefore requested that this communication be read into the record.

Both as the Chamber's chief executive officer, and as a member of Community Board #7 - and, I hasten to add that I do not speak for that Board - I have attended meetings of their Landmark Committee and full board Public Hearings on the matter of the landmark status of the Isaac Rice Mansion.

Under any normal circumstance, our Chamber would be prone to favor any new and desirable development which would add to the sorely needed housing stock of the West Side. However, due to the many mitigating facts and circumstances involved in this peculiar issue, we are persuaded to join with the tremendous number of local residents and businesses who have strongly meshed their views and actions, as proponents of landmark status for the Isaac Rice Mansion.

Among other factors which led to our decision, was the unseemingly lack of candor by the representatives of the property owners. Despite innumerable attempts to properly ascertain claims of economic hardship; undue political pressures and allegations of religious discriminations, the owners representatives replies were carefully couched in such manner as to attempt to lend credence to their obvious non-factual allegations.

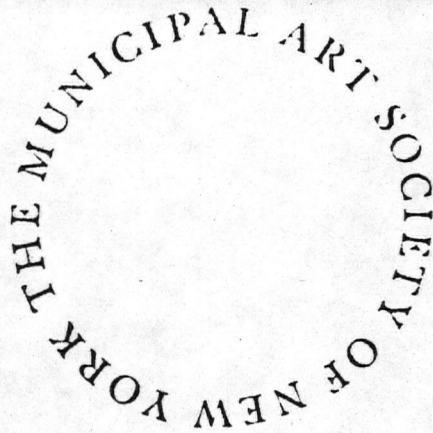
I need not repeat the intelligent, valid, non-political and non-sectarian views by the proponents of landmark status, which have been previously conveyed to you and other concerned members of the Board of Estimate.

We therefore urge that the unanimous and united voice of this unusually diverse and widely divergent West Side community, now united on this single issue for landmark designation of the Isaac Rice Mansion, be favorably considered by all members of the Board of Estimate today. We are advised by our Counsel that your hoped for favorable consideration will not prohibit the property owners to take back to the Landmark Commission any question of economic hardship. Thus, any allegations of undue political pressures or allegations of religious discrimination will not be issues with which you will, or should have, to contend. Thank you

Respectfully submitted,

Murray Siegel
Executive Vice President

A non-profit, non-political community oriented civic organization, comprised of local residents and businesses, dedicated to improving the quality of life on the upper West Side.



Acid

May 29, 1980

ISAAC L. RICE MANSION

The Municipal Art Society comes before the Board of Estimate today to urge you to endorse landmark status for the Isaac L. Rice Mansion.

One of the two remaining freestanding mansions along Riverside Drive, the Mansion stands at a critical point where the Drive shifts its orientation from convex to concave. In experiencing this visual transition, the passerby cannot help but appreciate the grandeur of the house and its marvelous siting. This is heightened by the fact that it is across the street from the Soldiers' and Sailors' Monument, already a New York City landmark.

The community has mobilized to try to save the mansion in the face of a developer's plan to replace it with a high-rise apartment house--a plan that would deal a harsh blow to this delicate area. Surely the growing support from area residents is a strong indication that the Board of Estimate must act swiftly to protect this work by Herts and Tallent, one of America's most celebrated architectural firms. Such development would set a dangerous precedent for other schemes to replace many other historic and elegant low-rise structures that grace the avenues on the West Side.

The Municipal Art Society and its Historic Districts Council offers its services in working with the community and the owners of the Mansion to explore solutions to the problem they are facing, the fate of a property the owners feel has outlived its purpose.

Brooklyn Heights Synagogue



117 REMSEN STREET
BROOKLYN, N. Y. 11201
522-2070

May 29

I am Rabbi David Glazer, Rabbi at the Brooklyn Heights Synagogue, Brooklyn, New York. I am here to speak on behalf of the Citizens Coalition to Preserve the Isaac L. Rice Mansion.

I attended the Chafetz Chayim Yeshiva in Baltimore, Md. from 1958-1963. Unfortunately, I was not privileged to be educated in a beautiful mansion.

I live in Mid-Manhattan, in the Gilsey House, a recently rennovated landmark building. One of the greatest joys I have living there is the knowledge that I am, in a small way, assisting in the preservation of a beautiful Tradition: the tradition of New York City, of old New York; of warm New York; of freindly New York; of neighborhoods New York.

I am surprised that the learned leaders of the Yeshiva do not value these traditions. They certainly do not seem to respect the history and tradition of their home - the Rice Mansion. I am dumbfounded by their blindness to the fact that the Rice Mansion is a Jewish Tradition! True, this tradition is not inscribed in the Torah, nor is it to be found in the Talmud or any other Jewish compendium of Law. But it is as clear as day. A Jewish philanthropic family commissioned a Jewish architect to design and create their home. That is a Jewish Tradition! The Mansion may not have a Star of David on its facade. But a Jewish architect is informed by his Jewishness and so are his creations!

Brooklyn Heights Synagogue



117 REMSEN STREET
BROOKLYN, N. Y. 11201

522-2070

page 2

How many mansions were ever created by Jews for Jews? Very few indeed. The Rice Mansion is, therefore, an historically significant Jewish fact.

I serve on the Committee to Save the Synagogues of the Lower East Side. Has anyone seen any of these absolutely breathtaking sanctuaries recently? I am ashamed to say that a number of the most beautiful synagogues ever built were ruined not by anti-Semitism, but by Jews.

Many beautiful synagogues are no longer because it was more profitable to sell! Many synagogues are presently rotting and decaying because my fellow Jews did not have the foresight, nor did they want to carry the burden of caring and preserving these Sanctuaries for Jewish Posterity.

The Rice Mansion is not a Synagogue. But it is a landmark mansion with sufficient Jewish historical merit to warrant its perpetuity. To do otherwise is to destroy a part of New York's Jewish Tradition.

Thank you

758

David Glazer, Rabbi

NEW YORK SECTION NATIONAL COUNCIL OF JEWISH WOMEN

KATHERINE ENGEL CENTER FOR OLDER PEOPLE

241 West 72nd Street
New York, N.Y. 10023

TESTIMONY TO THE NEW YORK BOARD OF ESTIMATE IN BEHALF
OF THE LANDMARK DESIGNATION OF THE ISAAC L. RICE MANSION

As a prominent westside organization which provides services to more than 1,000 senior citizens, we appeal to you to uphold the landmark designation of the Rice Mansion. Not only is the building unique in New York in both its general form and its architectural details, its location in the complex including the Soldiers and Sailors Monument, Riverside Park and Riverside Drive, further adds to its significance. You have already approved landmark status for the park, the drive and the monument. We urge you to complete the ensemble by approving preservation of the mansion.

It is important to note that the builders and first residents of the Rice Mansion, Isaac Leopold and Juila Barnett Rice held primary positions among American Jewry for their many achievements and contributions to the city, and its residents. Mr. Rice was a scholar, professor of law and inventor; Mrs. Rice an important philanthropist, reformer and medical doctor. It is fitting that their home, prominent in its significance to the architectural, historical and cultural heritage of New York City, be preserved as one more example of their contribution to the development of this city.

Charles Elvey

Charles Elvey
Program Director

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

To/~~FROM~~: John Zuccotti
Attorney for owner

DATE: 6/17/1980 11 am

ADDRESS:

PHONE: 212
752-8660

STAFF MEMBER: L. Beebe

DIVISION: K12

REPORT:

Called to respond to his letter of 6/5/80 —
left message for him to call.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

To/FROM: Peter Mahony

DATE: 6/18/80

ADDRESS:

PHONE: ⁸¹²777-2120

STAFF MEMBER: L. Beebe

DIVISION: NR

REPORT:

He said hse may be demolished over
the weekend between 6/26 + 6/30

There has been delay already at the state
level so owner could comment further

Ad. of Estimate cannot delay its decision
again

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

TO/FROM: Steve Kass
Attorney for Coalition to Preserve

DATE: 6/18/80

ADDRESS:

PHONE:

STAFF MEMBER: L. Beebe

DIVISION: NR

REPORT:

Said Zuccotti, owner's attorney, had slowed the state's review of the nomination, does not want listing on the NR before the 26th, & has nothing more to say re NR eligibility.

Said the Bd. of Estimate has until July 2 to overturn or modify the LPC's landmark designation, but can & probably will act on the question on 6/26.

The designation is already in effect. He believes NR listing will have an effect on the Board.

Call Judy Hansen if we can't reach him to report our decision.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

TO/FROM: Elizabeth Spencer-Ralph DATE: 6/18

ADDRESS: NY SHPO staff

PHONE: 518 478 0479

STAFF MEMBER: L. Beebe

DIVISION: HR

REPORT:

State processing of this nomination:

Pre-Rev. Bd. mtg. letter went out - Dec. 26th

Review Bd. reviewed property & recommended nomination - Jan 8.

~~owner requested more opportunity to comment~~
~~the Rev. Bd. letter sent out again - Feb. 8~~

letter with Rev. Bd. recommendation went out - Feb. 8

owner requested more opportunity to comment
SHPO granted an extension

Pre-Review Bd. mtg. letter went out - Mar. 3

Review Board reviewed property again & recommended nomination - April 21

Staff informed owner by telephone of result of Rev. Bd. reconsideration

SHPO nominated property - May 2

Letter sent announcing Rev. Bd. decision - May 21

[Nomination logged in at HR 5/28/80]

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

To/~~FROM~~: Dave Watts

DATE: 6/18

ADDRESS: Solicitor's Office

PHONE:

STAFF MEMBER: L. Beebe

DIVISION: HR

REPORT:

Informed him of Zuccotti's request for an extension until 6/30 & provided the background on the case.

He said the Keeper has the discretionary power to extend or deny extension following the 15 day period required in our procedures. He said we did not have to extend the period ~~if it was not necessary~~ & felt that extending it a week, in order to allow us to complete review by 6/26 was a reasonable approach.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

~~To~~ FROM: Paula Weiss

DATE: 6/19/80

ADDRESS: Congressman Weiss's
office

PHONE: 212
787-3480

STAFF MEMBER: L. Beebe

DIVISION: NR

REPORT:

She asked status of nomination, & informed me that Congressman Weiss would like us to complete an evaluation of the Rice Mansion ~~and~~ nomination before the Board of Estimate hearing on 6/26.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: *Pice Mansion*

TO/~~FROM~~: *John Zuccotti / Paul Selver* DATE: *6/19/1980 1pm*
Attorney for owner

ADDRESS:

PHONE: *212*
752-8668

STAFF MEMBER: *L. Beube*

DIVISION: *X12*

REPORT:

*Called to report on response to Zuccotti's
letter of 6/5/80
left message*

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

TO/FROM: Paul Selver
Attorney for owner

DATE: 6/19/80
later part of afternoon
812-

ADDRESS:

PHONE: 752-8668

STAFF MEMBER: L. Belbe

DIVISION: NR

REPORT:

Informed him that we had carefully reviewed Zuccotti's request and had concluded that we could grant a one-week extension (until COB 6/24) but not an extension until 6/30 as requested. I informed him that we wanted his comments (+ recommended a telegram or some means of overnight mail delivery), and that we felt some responsibility to complete our evaluation before the Bd. of Estimate's hearing if it could ~~not~~ reasonably be done by then.

I advised him that I had done a technical check of the nomination & had found no technical deficiencies, that review would begin on the morning of 6/25, * that if the reviewers encountered no problems ~~understandable~~ ~~properly to meet the criteria~~ we would

complete our review prior to the hearing, but that if the reviewers encountered any problems we would then not complete our review by 6/26 (the hearing).

He pointed out that the Bd. of Estimate would be using different criteria. I informed him that ~~there~~ we understood that the nature of the decision was different, + the criteria, + explained our position that the Register should meet its responsibility to ~~evaluate~~ identify significant properties prior to the making of decisions about their disposition — decisions which we ^{understood} would take into account other factors as well.

He said his office would be responding to our decision.

I encouraged him to transmit comments to us.

OFFICE PARKS AND RECREATION R TA
AGENCY BLDG 1 EMPIRE STATE PLZ
ALBANY NY 12238

western union

Mailgram®



1-022432S172 06/20/80 ICS IPMMTZZ CSP WSHc
5184740479 MGM TDMT ALBANY NY 140 06-20 1054A EST

CAROL SHULL
ACTING KEEPER OF
NATIONAL REGISTER
DOI W434
WASHINGTON DC 20243

AT YOUR REQUEST, BELOW FOLLOWS A CHRONOLOGY OF ACTION TAKEN TO DATE
BY THE STATE HISTORIC PRESERVATION OFFICER RELATIVE TO THE RICE
MANSION NOMINATION. FIRST NOTIFICATION LETTER TO OWNER AND OTHER
INTERESTED PARTIES; DECEMBER 26 1979 COMMITTEE ON REGISTERED
APPROVAL; JANUARY 8 1980 NOTICE OF COMMITTEE ON REGISTER APPROVAL;
FEBRUARY 8 1980 AT THE REQUEST OF THE PROPERTY OWNER, A 30 DAY
EXTENSION FOR COMMENTS WAS GRANTED UNTIL MARCH 31 1980 TAKING THIS
NOMINATION BEYOND THE MARCH 1 1980 DEADLINE FOR SUBMISSION UNDER THE
36 CFR60 (APRIL 1 1976) PROCEDURES. NOTIFICATION LETTER; MARCH 3 1980
STATE REVIEW BOARD FINAL APPROVAL OF NOMINATION; APRIL 21 1980
NOMINATION SIGNED BY STATE HISTORIC PRESERVATION OFFICER AND
FORWARDED TO HCRS; MAY 2 1980.

STEPHEN J RAICHE DIRECTOR
HISTORIC PRESERVATION
FIELD SERVICES BUREAU

10:55 EST

MGMCOMP MGM

TUFO, JOHNSTON & ZUCCOTTI BY PAU
645 MADISON AVE
NEW YORK NY 10022

 **Mailgram**
western union



4-0392768175 06/23/80 ICS IPMMTZZ CSP WSHB
2127528668 MGM TDMT NEW YORK NY 150 06-23 0108P EST

SARAH G OLDHAM ACTING CHIEF REGISTRATION
BRANCH NATIONAL REGISTER
HERITAGE CONSERVATION & RECREATION US DEPT OF
INTERIOR
WASHINGTON DC 20243

OUR CLIENTS, YESHIVA CHOFETZ CHAIM, HAS REQUESTED THAT A 30 DAY
COMMENT PERIOD BE GRANTED WITH RESPECT TO THE NOMINATION OF THE ISAAC
L RICE MANSION TO THE NATIONAL REGISTER OF HISTORIC PLACES
(COMMENCING FROM JUNE 2 1980 THE DATE THE NOMINATION WAS PUBLISHED IN
THE FEDERAL REGISTER). THIS REQUEST HAS BEEN DENIED BY THE HERITAGE
CONSERVATION AND RECREATION SERVICE OF THE DEPT OF THE INTERIOR,
WHICH HAS INSISTED THAT THE COMMENT PERIOD EXPIRE NO LATER THAN JUNE
24 1980

WE PROTEST VIGOROUSLY THE SERVICES ARBITRARY AND CAPRICIOUS REFUSAL
TO PERMIT A REASONABLE PERIOD IN WHICH COMMENTS MAY BE FILED. THIS
OPTION CONSTITUTES AN ABUSE OF ADMINISTRATIVE DISCRETION AND A DENIAL
OF OUR CLIENTS 1ST AND 5TH AMENDMENT RIGHTS VERY TRULY YOURS
TUFO, JOHNSTON & ZUCCOTTI BY PAUL D SELVER

13:09 EST

MGMCOMP MGM

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

TO/~~FROM~~: Paul Selver
owner's attorney

DATE: 6/23/80

ADDRESS:

PHONE: 212
752-8668

STAFF MEMBER: L. Berke

DIVISION: NR

REPORT: 11:45,

6/23, 1:50 left message

He called back:

I asked him by what method he had sent his comments so that we could watch for them to be sure they were considered during our review.

He said they had not sent comments — that they had sent a telegram protesting our denial of their request. He said that they wanted a full 30 days in which to comment & therefore wanted until 6/30, that to deny 30 days violated the Administrative Procedures Act, that they would take legal action against our office, Sec'y Andrus, etc. if we do not grant the full extension.

I explained once again that ~~was~~ the Register

was meant to be a tool for planning,
that listing on the Register was meant ^{only} to
identify historic property not to require its
preservation, that we felt that by carrying
out our valuation we were making our
judgement on this one aspect of the property
available to the Board ~~was~~ in the event that
the Board may ~~we~~ wish to have that judgement as
it considers ~~the~~ the case with which it is
working. I also pointed out that we
had received a request from Congressman
Weiss that we complete our valuation
prior to the Bd. of Estimate meeting on 6/26.
He said he knew where Congressman
Weiss stands on ~~at~~ this property.

He said the telegram would probably
arrive by telephone today 6/23 + that
we would receive confirmation by written
copy on 6/24.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

TO/~~FROM~~: Larry Gobrecht, NLR
Coordinator

DATE: 6/24/80

ADDRESS: NY SHPO staff

PHONE:

STAFF MEMBER: L. Beebe

DIVISION: NLR

REPORT:

Asked him if the comment letters which Elizabeth Spencer-Ralph sent us are in fact all of the comment letters which discussed the significance of the Rice Mansion $\pm$ if they are all of the comments letters which the SHPO received.

Larry said that the letters of which Elizabeth sent us copies are all of the comment letters received by the SHPO on this property.

He said the mailgram from Steve Raiche to Carol Shull regarding the notification done on this case was sent June 20th & we should have it by now

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: *Rice Mansion*

To/~~FROM~~: *Kent Barwick Chairman* DATE: *6/24 am.*
Landmarks Preservation Commission

ADDRESS: *NYC Landmarks Pres.*
Commission

PHONE:

STAFF MEMBER: *L. Beebe*

DIVISION: *HR*

REPORT:

Left message 6/24

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

TO/FROM: Judith Lauer

DATE: 6/24/80
5:15 pm

ADDRESS:

PHONE:

STAFF MEMBER: L. Beebe

DIVISION: NR

REPORT:

She called to ask for our decision on the request for an extension of the public comment period to 6/30.

Informed her that the Keeper had decided to adhere to her decision of last week that the comment period not be extended beyond 6/24 Corb.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

To/~~FROM~~: Paul Selver

DATE: 6/24/80 5:30

ADDRESS:

PHONE:

STAFF MEMBER: L. Beebe

DIVISION: NR

REPORT:

Called to respond to his telegram —
to inform him of Keeper's decision not
to alter our position that ^{the} comment period
not be further extended.

He was not in. left message for
him to call Joe Towner in the a.m.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Rice Mansion

~~TO~~ FROM: Paula Weiss

DATE: 6/24/80
afternoon

ADDRESS: Congressman Weiss's
office

PHONE:

STAFF MEMBER: L. Beebe

DIVISION: NR

REPORT:

She called to reiterate the Congressman's earlier request that we make our decision before Thursday's Bd. of Estimate meeting.

She asked that we call "Dana" in the DC office in the a.m. to report on our decision, ^{ie: the comment period} & if necessary to arrange for a statement of the Rep's axn regarding evaluation & possible listing (DC - 225-5635)

Adelle

6/24

Resignation is effective

Handship procedure - takes one year

Bd. is dealing w/ more than mgmt. alone

unusual for Bd reverse

did Comm act arbitrarily?

consider City Plng Comm report re poss.
conflict

Joe - call
Dana

DC 285-5635

Heritage Conservation and Recreation Service
United States
Department of the Interior
Congressional Contact Report

Received

Date

6/24/80

Time

9:45 am

Name

Lynn Beebe

Referred to

Time & Date

Congressional
Office of

Name

Senator Javits

State

NY

☒ Senator

☐ Congressperson

Name
Contact

Missy Cusick

Office Division

☒ They called
☐ We called

Nature of request

Current status of Tice Mansion nomination — The Senator has been asked to ask that we not make our decision until

Action required or taken after the Bd. of Estimate meeting 6/26.

Provided update by phone — She will call back with

Referred to

Senator's position

Additional comments

She is telefaxing some material to us today

FHR-8-285

Oct. 79

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

6-24-80

TIME OF CALL

AM
PM

1. CALL ☒ TO: ☐ FROM (Name)

Dave Watts

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

Rice Mansion :

4. DETAILS OF DISCUSSION

Questions: Has owner been given an adequate opportunity to comment? Yes - 2 review board meetings. We extended commenting period a week.

Watts says he can defend us if we list. Why didn't we give the man additional time to comment? We felt the Board of Assessment could use the benefit of our decision.

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Shull.

Zacott, former
deputy mayor & head
of N.Y. City Planning
Commission. Democrat.

Weiss's staff argues we
list.

ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered JUN 25 1980

<u>Name</u>	<u>Location</u>
Rice, Isaac L., Mansion (Villa Julia)	New York New York County

Also Notified

Honorable Jacob K. Javits
Honorable Daniel P. Moynihan
Honorable Ted Weiss

State Historic Preservation Officer
Mr. Orin Lehman
Commissioner
Parks and Recreation
Agency Building #1
Empire State Plaza
Albany, New York 12238

NR

Byers/mjd

7/10/80

For further information, please call the National Register at (202)343-6401.

MEMORANDUM
OF CALL

TO:

JOE

☒ YOU WERE CALLED BY—

☐ YOU WERE VISITED BY—

MR KANDEL

OF (Organization)

MAYOR KOCH'S OFFICE

☒ PLEASE CALL → PHONE NO. 212 566-0479 ☐ FTS
CODE/EXT.

☐ WILL CALL AGAIN

☐ IS WAITING TO SEE YOU

☐ RETURNED YOUR CALL

☐ WISHES AN APPOINTMENT

MESSAGE

KANDEL REPRESENTS MAYOR ON
BOARD OF ESTIMATE. MEETING
TOMORROW ON RICE MANSION—
NEEDS CONFIRMATION OF
NR LISTING — CALL BEFORE
10:00 — OR SEND TELEGRAM TO
KOCH c/o Board of Estimate, City
HALL

RECEIVED BY

HARRISON

DATE

6/25

TIME

6:05

63-109

STANDARD FORM 63 (Rev. 8-76)
Prescribed by GSA
FPMR (41 CFR) 101-11.6

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT:

Rice Mansion

TO/FROM:

Mr. Kandel

DATE:

6-26-80

ADDRESS:

Mayor Koch NYC

PHONE:

212-566-0479

STAFF MEMBER:

Joe Towner

DIVISION:

REPORT:

Meeting this p.m. Want a document to formally incorporate into proceedings. NY Times p. B-2 today has architectural critics support of landmark status). Mtg. at 10:30; Rice debate after 3 p.m.

CABLE:

*Mayor Edward I. Koch
% Board of Estimate
City Hall
NY, NY 10007*

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT:

Rice Mansion

TO/FROM:

Ms. Chadonic

DATE:

6-26-80

ADDRESS:

PHONE:

STAFF MEMBER:

Joe

DIVISION:

REPORT:

*Wanted to know how our
decision will be conveyed. She
will ask Weiss to ask us
for a document.*

FILE: Rice
Mansion, N.Y.
County, N.Y.

CONFIRM
GENERAL SERVICES
ADMINISTRATION
JUN 26 11 47 AM '74

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TLX E 89554 WUSENATE WSH

TLX E 89555 WUHOUSEREP WSH.

IOTR

FM CAROL D SHULL ACTING KEEPER OF THE NATIONAL REGISTER, HERITAGE
CONSERVATION & RECREATION SVC USDI WASH DC

TO RUEVDAE/5/ MAYOR EDWARD I KOCH C/O BOARD OF ESTIMATE CITY
HALL NEW YORK NY/RUSH DELIVERY/

INFO 89554/2/ HON DANIEL MOYNIHAN U S SENATE WASH DC

INFO 89554/2/ HON JACOB JAVITS U S SENATE WASH DC

INFO 89555/1/ HON TED WEISS U S HOUSE OF REPRESENTATIVES WASH DC

INFO RUEVDDM/1/ MR ORIN LEHMAN COMMSR PARKS AND RECREATION

AGENCY BLDG #1, EMPIRE STATE PLAZA ALBANY NY

INFO RUEVDAE/5/ MR KENT BARWICK PRESIDENT, NEW YORK CITY LANDMARK

COMM 305 BDWAY ROM 602 NEW YORK NY

INFO RUEVDAE/5/ ANDREW STEIN MANHATTAN BOROUGH PRESIDENT 2050

MUNICIPAL BLDG NEW YORK NY 10007

INFO RUEVDAE/5/ STEPHEN L KASS (ATTN: JUDITH LARSEN) CITIZENS

COALITION TO PRESERVE THE ISAAC RICE MANSION BERLE, BUTZEL,

KASS & CASE 45 ROCKEFELLER PLAZA NEW YORK 10020

INFO RUEVDAE/5/ JOHN E ZUCCOTTI TUFO, JOHNSON & ZUCCOTTI 645 MADISON

AVE NEW YORK NY 1022

BT

THE ISAAC L RICE MANSION, 346 WEST 89TH STREET, A NEW YORK CITY LAND-
MARK, WAS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES ON JUNE
25, 1980. THE PROPERTY MEETS NATIONAL REGISTER CRITERIA A, B, AND
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WERE PROMINENT AND INNOVATIVE LEADERS IN THE TRANSPORTATION INDUSTRY
AND SOCIAL REFORM MOVEMENTS, RESPECTIVELY.

THE NATIONAL REGISTER IS THE FEDERAL GOVERNMENT'S LIST OF PROPERTIES
WORTHY OF PRESERVATION. LISTING PROVIDES LIMITED PROTECTION THROUGH
THE FEDERAL PLANNING PROCESS, HISTORIC PRESERVATION FUND GRANTS,
AND THE 1976 TAX REFORM ACT BUT OTHERWISE PLACES NO LIMITS ON THE
RANGE OF ACTIONS THAT A PROPERTY OWNER OR LOCAL GOVERNMENT MAY TAKE
REGARDING PROPERTY.

BP

NNNN

042750 ACPT

TELEGRAPHIC MESSAGE

Yellow
for term 6/2/80

NAME OF AGENCY NATIONAL REGISTER OF HISTORIC PLACES HERITAGE CONSERVATION AND RECREATION SERVICE DEPARTMENT OF THE INTERIOR		PRECEDENCE ACTION: INFO: REGULAR	SECURITY CLASSIFICATION
ACCOUNTING CLASSIFICATION W436082015	DATE PREPARED 6-26-80	TYPE OF MESSAGE ☒ SINGLE ☐ BOOK ☐ MULTIPLE-ADDRESS	
FOR INFORMATION CALL			
NAME Carol D. Shull	PHONE NUMBER 343-6401		
THIS SPACE FOR USE OF COMMUNICATION UNIT			

MESSAGE TO BE TRANSMITTED (Use double spacing and all capital letters)

TO: MAYOR EDWARD I. KOCH
C/O BOARD OF ESTIMATE
CITY HALL
NEW YORK, NEW YORK 10007

THE ISAAC L. RICE MANSION, 346 WEST 89TH STREET, A NEW YORK CITY LAND-
MARK, WAS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES ON
JUNE 25, 1980. THE PROPERTY MEETS NATIONAL REGISTER CRITERIA A, B,
AND C AT THE LOCAL LEVEL OF SIGNIFICANCE IN AMERICAN HISTORY, CULTURE
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REFLECTING THE URBAN DEVELOPMENT OF RIVERSIDE DRIVE AT THE TURN OF
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TO:

PROTECTION THROUGH THE FEDERAL PLANNING PROCESS, HISTORIC PRESERVATION FUND GRANTS, AND THE 1976 TAX REFORM ACT BUT OTHERWISE PLACES NO LIMITS ON THE RANGE OF ACTIONS THAT A PROPERTY OWNER OR LOCAL GOVERNMENT MAY TAKE REGARDING PROPERTY,

CC: HONORABLE DANIEL MOYNIHAN
UNITED STATES SENATE
WASHINGTON, D.C. 20510

HONORABLE JACOB JAVITS
UNITED STATES SENATE
WASHINGTON, D.C. 20510

HONORABLE TED WEISS
U.S. HOUSE OF REPRESENTATIVES
WASHINGTON, D.C. 20515

MR. ORIN LEHMAN
COMMISSIONER
PARKS AND RECREATION
AGENCY BUILDING #1, EMPIRE STATE PLAZA
ALBANY, NEW YORK 12238

MR. KENT BARWICK
PRESIDENT, NEW YORK CITY LANDMARKS
COMMISSION
305 BROADWAY, ROOM 602
NEW YORK, N.Y. 10007

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NAME	PHONE NUMBER	

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TO:

CC: ANDREW STEIN
MANHATTAN BOROUGH PRESIDENT
2050 MUNICIPAL BUILDING
NEW YORK, N.Y. 10007

STEPHEN L. KASS (ATTN: JUDITH LARSEN)
CITIZENS COALITION TO PRESERVE THE ISAAC RICE MANSION
BERLE, BUTZEL, KASS & CASE
45 ROCKEFELLER PLAZA
NEW YORK, N.Y. 10020

JOHN E. ZUCCOTTI
TUFO, JOHNSON & ZUCCOTTI
645 MADISON AVENUE
NEW YORK, N.Y. 10022

CAROL D. SHULL

ACTING KEEPER OF THE NATIONAL
REGISTER

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PAGE NO.	NO. OF PGS.
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TELEGRAPHIC MESSAGE

Joe T

NAME OF AGENCY NATIONAL REGISTER OF HISTORIC PLACES HERITAGE CONSERVATION AND RECREATION SERVICE DEPARTMENT OF THE INTERIOR		PRECEDENCE ACTION: INFO: REGULAR	SECURITY CLASSIFICATION
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JOHN E. ZUCCOTTI
 TUFO, JOHNSON & ZUCCOTTI
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 NEW YORK, N.Y. 10022

CAROL D. SHULL

ACTING KEEPER OF THE NATIONAL
 REGISTER

SECURITY CLASSIFICATION

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TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT:

Rice

TO/FROM:

Cong. Weist DANA

DATE:

275-5635
6-26-80

ADDRESS:

WEAVER

PHONE:

STAFF MEMBER:

DIVISION:

REPORT:

Will send

Mr. Paul D. Selver
Tufo, Johnston and Zuccotti
645 Madison Avenue
New York, New York 10022

Dear Mr. Selver:

As you were informed by telephone on June 19, 1980, the Acting Keeper of the National Register granted a one week extension of the comment period concerning the Rice Mansion, New York County, New York, in response to your request. Evaluation of the nomination did proceed and, as your office was advised by telephone on June 25, 1980, the property was listed on the National Register of Historic Places on that day.

The Keeper's decision to proceed with evaluation following an extension of one week was based upon the ample opportunity which you and other interested parties have had to comment upon this nomination throughout the review process which includes both the State and Federal levels. At your request the State Historic Preservation Officer provided an extension of the comment period by letter of March 3, 1980. Your comments, as submitted by letter of March 27, 1980, along with all other comments received were fully considered when the State Review Board evaluated the property in terms of the National Register criteria on April 21, 1980. It was the opinion of the Review Board, after examining all the documentation concerning this property, that the Rice Mansion did meet the National Register criteria, 36 CFR 1202.6. Following nomination of the property by the State Historic Preservation Officer, the Heritage Conservation and Recreation Service on June 2, 1980, published a notice in the "Federal Register" that the Rice Mansion was being considered for listing, and provided 15 days for receipt of comments, as stipulated in 36 CFR 1202.13. The Acting Keeper of the National Register, Heritage Conservation and Recreation Service, carefully considered your request for an extension of the comment period by another 15 days, and she granted an extension of seven days in order to provide you with additional time in which to transmit your comments to the Heritage Conservation and Recreation Service prior to evaluation. We believe that the extensions provided to you were reasonable, and that you had ample opportunity in which to express your comments prior to evaluation of the property by the

7-22-80

Becker
7/8/80
Shull

7-8
Boore
Maguire
8/16

FW 7/18/80

Mr. Paul D. Selver

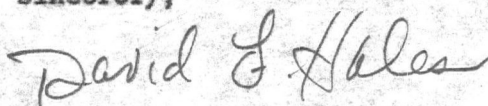
2

Acting Keeper of the National Register. Although we received no additional comments from you, the Acting Keeper of the National Register reviewed, as part of her evaluation of the Rice Mansion, the comments which you had submitted to the State Historic Preservation Officer.

As you may be aware, the National Register of Historic Places was established as a planning tool. The National Historic Preservation Act of 1966, as amended, charged the Secretary of the Interior with the responsibility of maintaining a list of properties which have significance in history, architectural history, or culture. That list is intended to assist Federal agencies in making informed decisions about the management of resources and the planning of projects. Listing does not mean that a property must be preserved. It merely means that the historic significance which a property possesses should be considered during decisionmaking. In situations where National Register evaluation may also assist in the local decisionmaking process, it is appropriate to provide that evaluation in a timely and responsible manner. In the case of the Rice Mansion, which was scheduled for review by the New York City Board of Estimate on June 26, 1980, in granting you an additional week of commenting time the Acting Keeper both expanded your opportunity to comment and enabled the local officials to benefit from her evaluation of the Rice Mansion.

We understand that planning for the utilization of the Rice Mansion property is complex and must involve consideration of several important factors in addition to the historic significance of the mansion. While listing on the National Register does not require that the property owner preserve the resource, we hope that every reasonable effort will be made to retain the mansion because of its architectural and historical significance to the city. If you have any further questions concerning the National Register program, you may wish to consult directly with Carol Shull, Acting Keeper of the National Register, 202-343-6401.

Sincerely,



Assistant Secretary for Fish
and Wildlife and Parks

cc: Mr. Orin Lehman
Commissioner
Parks and Recreation
Agency Building #1
Empire State Plaza
Albany, New York 12238

Mr. Paul D. Selver

3

bcc: FW

Secretary's Reading File

Secretary Reading File (2)

FW

PBA

SOL

Jankel *1 HCRS*

Director's Reading File

Associate Director for Cultural Programs

Deputy Associate Director for Cultural Programs

FHR-Lumpkin

FHR-CL

CL

BOR - 18255

FHR:L Beebe:lw:343-6401:7-7-80

BASIC FILE RETAINED IN NR

NEW YORK COUNTY, NEW YORK

TUFO, JOHNSTON & ZUCCOTTI BY PAU
645 MADISON AVE
NEW YORK NY 10022

Amie

western union

Mailgram



4-0390638175 06/23/80 ICS IPMMTZZ CSP WSHB
2127528668 MGM TDMT NEW YORK NY 142 06-23 0106P EST

OFF. OF THE SECRETARY
EXECUTIVE SECRETARIAT

JUN 24 11:20 AM '80

PT. OF INTERIOR

02661

SECRETARY DEPT OF INTERIOR
18 AND C STS NORTHWEST
WASHINGTON DC 20240

OUR CLIENTS, YESHIVA CHOFETZ CHAIM, HAS REQUESTED THAT A 30 DAY COMMENT PERIOD BE GRANTED WITH RESPECT TO THE NOMINATION OF THE ISAAC L RICE MANSION TO THE NATIONAL REGISTER OF HISTORIC PLACES (COMMENCING FROM JUNE 2 1980 THE DATE THE NOMINATION WAS PUBLISHED IN THE FEDERAL REGISTER). THIS REQUEST HAS BEEN DENIED BY THE HERITAGE CONSERVATION AND RECREATION SERVICE OF THE DEPT OF THE INTERIOR, WHICH HAS INSISTED THAT THE COMMENT PERIOD EXPIRE NO LATER THAN JUNE 24 1980 (note: rec'd ES/DOI-6/24)

WE PROTEST VIGOROUSLY THE SERVICES ARBITRARY AND CAPRICIOUS REFUSAL TO PERMIT A REASONABLE PERIOD IN WHICH COMMENTS MAY BE FILED. THIS OPTION CONSTITUTES AN ABUSE OF ADMINISTRATIVE DISCRETION AND A DENIAL OF OUR CLIENTS 1ST AND 5TH AMENDMENT RIGHTS VERY TRULY YOURS

TUFO, JOHNSTON & ZUCCOTTI BY PAUL D SELVER

13:08 EST

MGMCOMP MGM

BOR Mail Control No. 18255

1-800-257-2241 (TOLL FREE) 800-632-2271 (EXCEPT IN NEW JERSEY)

SECRETARY DEPT. OF INTERIOR
19 AND C STS. NORTHWEST
WASHINGTON, DC 20540

OUR CLIENTS, YESHIVA CHURCH & CHAIN, HAS REQUESTED THAT A 30 DAY
COMMENT PERIOD BE GRANTED WITH RESPECT TO THE NOMINATION OF THE ISAAC
J. RICE MANSION TO THE NATIONAL REGISTER OF HISTORIC PLACES
(COMMENT TO REPLY BY MAILGRAM, PHONE WESTERN UNION ANY TIME, DAY OR NIGHT:
THE FEDERAL REGISTER). THIS REQUEST HAS BEEN DENIED BY THE HERITAGE
CONSERVATION AND RECONSTRUCTION DEPARTMENT OF THE INTERIOR,
WHICH HAS REQUESTED THAT THE COMMENT PERIOD EXPIRE NO LATER THAN JUNE
30, 1980.
OF YOUR TELEPHONE DIRECTORY

OR
DIAL (TOLL FREE) 800-257-2241
(EXCEPT IN NEW JERSEY 800-632-2271)

OR DIAL WESTERN UNION'S INFOMASTER SYSTEM DIRECTLY:
FROM TELEX 6161 FROM TWX 910 420 1212

Rice Mansion ^{NYC} - orig'ly delayed in mail
28 May log

FR - 15 days ended COB 6/17.

- extended

owner wants to demol. for hi-rise.

Ext. mds COB 6/24 Cable incoming to protest threaten.

SHPO staff - Eliz.

Pro - NYLC: Lenore Norman

- Katherine Shadonic (Cit. Coal.) 580-8805 (H)

- Steve Cass (Atty " ") 765-1800

- Judith Larson (Asst " ") " "

Con - Yashira? - owner

- John Zucati - Atty (Pol.)

- Paul Selver - Asst " "

Cong - Paula Weiss (Cong. Weiss.)

- Missie Kusitz (Javit)

CLARIFY COMMENTS

Balustraded wall - is it original? 1912 (by Gilbert) Lamm. of mon
brick of marble trim

1901-3, 1908, (1927)

central arch - 2 story - marble - rare.

engaged Tuscan columns

Herts + Tallant, orig. arch.

C.P.H. Gilbert, architect for addition
interior details

unique vehicle entrance (porte cochère)

high degree of exterior integrity

Beaux-Arts / Georgian / Italianate
urban residential F-O-C

Dev. of Riv. Dr. in last dec's of 19th w/ "villas" facing park.
siting ~ park + mon. - w/ scale + arch. of mansions to complement
mon. ¹⁸⁸⁰⁻¹⁹¹⁰

one of 2 - the oldest
palatial - refl. fortune of I.L.Rice (NR)

Herts + Tallant - B.A. exponents - ^{one (New Amsterdam Pl.)} NR prop. This is
only major NYC residence.

Julia Rice - philanthropist + early environmentalist (noise pollution)

Poor info. on Rice: and he only lived here for 3
years

Who were Schinasis? (1907-1940s/50s) (did alterations)

Recognized ^{figures in} Jewish cnty of NYC
electric inventions.

German immigrant
lawyer author
bibliographer

Pres or off. of many corp's; ^{reorg'd sev. so.} ~~and~~ sev'l AAs.

Bd. of Estimates -

Kent Barwick NYC [03]

[11.15] Panic Press

BDE - (arcane) - 3 citywide off'ls - 5 Borough
presidents w/ 1 vote; + Mayor,
Controller + Pres. City Cmt. w/ 2 votes.

Tend to vote as Club.

- NYCL - protected during 90 days for
BDE to take any action. If no
act, passes.

- Rarely in 15 yrs. Has NYCLC been
overturned. This one is pol. prob.
bec. of power of small J. Orthodox
conty. wh. is highly disciplined!

- BDE not too visionary. Tradition
of split votes: Controller vs. Mayor,
for visibility.

- lots of pressure to overturn. Social comes
cloud legal ones.

Law provides for hardship
Yashira can demol. after ± 110 days max.
if NYC CC can't find alternative
buyer. Could have done this already;
desig. delayed at Suroth's request twice
precedent: may overturn law.
Must maintain designation, in eyes
of Kent.

Previous eval = Yashira pressure
led to ↓ regardless of signif.
No action taken; not a prior
rejection.

NYC CC has kept distance fr. supporters,
to reassure fairness.

→ so Yashira could explore
hardship appeal.

L.C. makes prelim. dec. of hardship, w/ assessments,
in 45 days. Then L.C. has burden
of coming up w/ alt-plan in > 110 days.
Then they have days to reject.
City has 30 to condemn + buy (NEVER) or
accept.

Zoning - key issues, not L.C. Not an
unconscionable obstacle.

Our dec. will elim. chance of BOE finding non-signif. & reducing merely to a zoning case.

10-1 L.C. vote. Only former Chairman dissented (bec. tied to Brooklyn pol. machine & looking for job, & bec. has tended to dissent vs. current Chairman.)

Politics in pro- Lots, but isolated in West Manhattan, so no ties to other borough presidents. All the more reason to consider on its merits.

Isaac Rice - Kent not clear on his importance apart from architecture & urban presence of his house. Norm. = aesthetics > history.

Only way to ensure public interest in disposition of property is for BOE to uphold NYCLC designation. Regardless of BOE action, however, Yashiva's const'l rights will not be

Kent met w/ Rabbi; feels attitude improving. L.C. urging them to cont. to work w/in legal framework.

All politicians are Demo's; all are on the fence. Only Mayor himself, who sits on BOE, is openly pro: C.T.D.
Jie

Rice Mansion listed in NR 6/25/80 5:30 p.m.

Sen. Moynihan	224 - 4451	Bob Peck (message) ✓
" Javits	224 - 6542	John Ebert (message) ✓
Rep. Weiss (Mr. Grattile)	225 - 5635	(212) 787-3480 (Paula Weiss) ✓
SHPO	(518) - 474-0456 ⁴³	0479/68 (Ann Webster Smith) ✓
NYCLC	(212) 566-7577	(Kent or Dorothy) ✓
owner: J. Zuccotti	(212) 752-8668	✓ (msg.)
Board of Estimators	(212) 566-2444	No Answer
K. Chodonik	(212) 580-8805	No Answer / She called ✓
Steve Cass	(212) 765-1800	(msg.) ✓
Mayor's office	- 566-5700 (Mrs. Klein)	(msg. for B. of E.)

Lynn Beebe - 203/354-4041

(1901-1903)

Rice Mansion is one of two
surviving free-standing mansions
built along Riverside Drive. The
massing and brick fabric, characteristic
of the Georgian Revival, gives it
a monumental presence along
this once fashionable drive. Beau-
Arts and Palladian details,
predominantly in marble, elegantly
articulate the exterior facades
and include a 2-story ^{arched} entrance
~~way~~ that reflects a classical &
triumphal arch, a pedimented
doorway, and colonnaded arrangement
of pilasters and frieze ~~elements~~
along the first story. The
unusual and harmonious
synthesis of Georgian and
Beau-Arts elements and
the ~~elaborate~~ program of details
~~inside and outside~~ on the
exterior and interiors demonstrate
the artistry and skill of
original architects Herts and
Thallanti, ^{who were} prominent N.Y. architects
associated with several major commissions
of the Jewish community and trained
at Harvard, Columbia, and
the Ecole des Beaux-Arts. The
articulation of the original ~~to the~~
Mansion clearly echoes ^{the original structure} the classical
colonnade of the Soldiers and Sailors
monument. Furthermore, ~~where~~
~~the side additions~~ the bow-front and
colonnaded design of the side
~~exterior~~ additions of 1908, go
further to reflect the circular,
colonnaded temple form of the

monument. ^{NY} Architect Charles
Lippert, ~~who~~ ~~carved~~ carved
out ^{year} addition and marble
balustraded wall, which
reflect the earlier architect's
style. Notable interior details
include ~~pt~~ coffered plaster
ceiling with classical, floral
ornament, wooden paneling,
classical mouldings with
elaborate finials, and an
ornately carved stone fireplace and
marble balustrades. Also
noteworthy is sculptured
relief on pediment of porte
cochere.

This mansion clearly
fulfills NR criteria for
architectural merit (C).
As a free-standing mansion
along Riverside Drive, and
as an example of Georgian
Revival residence with high
Beaux-Arts detailing, it
is exceptional.

Accept

LJ Flint

6/25/80

additional comment:

Mansion furthermore reflects the nationwide "city beautiful" movement of the era by its relationship to the park, drive, and monument and by its formal Beaux-Arts styling.

L) Flint, Architectural
Historian
6/26/80

Rice Mansion
N.Y. County
New York

Rice Mansion Dispute Has Many Sides

By PAUL GOLDBERGER

When the Board of Estimate begins today to debate the matter of the Rice Mansion, the 1901 house at the corner of Riverside Drive and 89th Street, it will bring to a climax a battle that has raged for months between the city's landmarks advocates, members of the surrounding Upper West Side neighborhood and members of the Jewish community. These are groups that have frequently been allies in the past, but they have clashed long and hard in this case — perhaps the most agonizing landmark fight in Manhattan in some years.

The issues are esthetic, political and social. The house — about which more in a moment — is one of the last two freestanding mansions remaining on Riverside Drive, once a street of great houses. It has been occupied for some years by the Yeshiva Chofetz Chaim, a Jewish religious school, which has indicated a need for cash; the school has said it has an offer from a real-estate developer to purchase the property for \$2 million, and it would like to sell.

Such a sale would mean the replacement of the mansion by a 30-story apartment tower, drastically changing the aura of the neighborhood, now a community of row houses on side streets and 15-story apartment buildings on Riverside Drive.

To prevent this occurrence, the New York City Landmarks Preservation Commission named the house a landmark in February, and now the Board of Estimate, which legally must approve all landmark designations before they become law, is about to decide whether to tify the designation or to reject it.

The public debate has been unusually and angry for a landmarks question, perhaps for the first time in the history of the landmarks commis-

sion, religious issues have become part of the argument. Some of the yeshiva's supporters have suggested that since landmarks designation would deprive the school of its chance to earn \$2 million from the sale of its property, naming the Rice Mansion a city landmark would amount to a restriction on freedom of religion or, worse still, to discrimination against the Jewish community.

These are not arguments that seem to deal with the issue of whether or not the Rice Mansion is of the architectural quality demanded by the city's landmarks preservation ordinances; indeed, they ignore this question. But many of the advocates of landmark designation have appeared no more interested in finding an honest answer to this same question — many of the supporters of designation are neighbors of the mansion who seem concerned only with the future of the views from their apartments, not with the larger issue of what is best for their entire neighborhood.

For when all is said and done, the Rice Mansion is of landmark quality. It is a handsome freestanding mansion, mixing the beaux arts and neo-Georgian styles in the eclectic manner of so much of New York's very finest residential architecture from the turn of the century. The architects were Herts & Tallent, a distinguished firm of the period, and the design has one particularly distinctive element, a porte-cochere on the 89th Street side that is scooped into the mass of the house.

Like the Carnegie Mansion

The building has a vague similarity to the grandiose Andrew Carnegie Mansion, on Fifth Avenue at 91st Street, which has been preserved as the Cooper-Hewitt Museum, but if anything, the somewhat more freewheeling and eccentric Rice mansion is the better of the two.

Indeed, the Rice Mansion — which was built opposite the Soldiers and Sailors Monument for Isaac L. Rice, who made a fortune in railroads and electric cars — is

at least as good a work of architecture as many houses now under landmark protection. It is now in a very different kind of architectural context than the one for which it was intended, however, and that is another part of the debate.

When the Rice Mansion was new, it was surrounded by similar houses, buildings that were its architectural equals. Now, it is nearly alone, hemmed in by apartment houses, and its role as the survivor of Riverside Drive has given it a symbolic importance that even outweighs its architectural significance.

Those opposed to landmark status argue that the mansion is now so far removed from its original context that its good architecture has relatively little meaning, and that since Riverside Drive is now, for better or worse, a street of apartment houses, there is no reason to make the corner of 89th Street any different.

But landmarks advocates point out that the single landmark left as a remnant of an architecturally better age can take on a vital role in a neighborhood, as an anchor to the past and, in this case, as a device to preserve just a bit of open space and small scale.

A Special Role to Play

In the end, the best argument in favor of preservation — aside from the inherent architectural quality of the mansion — is this very issue. As the last mansion, or very nearly the last mansion, on Riverside Drive, the Rice Mansion has a special role to play, and it is much more than the role of a historical remnant. It can stand as a symbol of a city of smaller, more human scale, as a reminder of a city in which open space and light and public and private amenities were considered necessary parts of urban design, not pointless luxuries.

So the last house becomes, in a sense, more important, not less important — it becomes vital, from an urban-planning point of view, to retain. Of course, it



The Isaac L. Rice Mansion, at 89th Street and Riverside Drive

makes sense to ask whether it is fair to ask the yeshiva, a nonprofit organization, to bear the financial weight of saving such a landmark — its resources, after all, are small, and if the house is deemed to have all the more symbolic importance, that would suggest all the more pressure upon the religious school.

But here again, the landmarks ordinance is heedful. The city's landmarks law permits the Yeshiva Chofetz Chaim to sell the house to any other owner who

will preserve it, at any price. While it is unlikely that a buyer of the house would be willing to pay the vast sum a real estate developer would, it is reasonable to ask whether the city must guarantee the owners the highest possible profit from their landmark, or merely a reasonable return. And in any case, should a reasonable return not be possible, the landmarks law permits the yeshiva to claim financial hardship and, after a period of a year, petition the landmarks commission for permission to demolish the building.

FRIDAY, MAY 30, 1980
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An Embattled Yeshiva Fights Landmark Status



The New York Times/Marilynn K. Yee

Before Board of Estimate hearing yesterday, Rabbi Emerich Feigelstock, dean of Yeshiva Chofetz Chaim, left, and David Kohn exchanged opposing views of the landmark status of the Isaac L. Rice mansion, at right, which the yeshiva owns.

By CLYDE HABERMAN

On the surface it seemed simple. There was, at the corner of Riverside Drive and 89th Street on the Upper West Side, a 79-year-old house known as the Isaac L. Rice mansion. Not everyone regarded it as a work of great beauty, but the city's Landmarks Preservation Commission thought enough of the mansion to designate it as an official landmark last February. Normally, that would have been that.

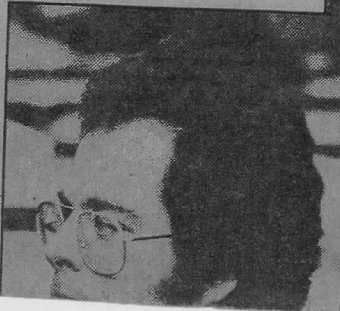
But little is simple on the Upper West Side, where controversies have an onion-like quality: Peel away a layer of dispute and all you find are more layers. In this case, the mansion's owner of 26 years, an Orthodox Jewish school called Yeshiva Chofetz Chaim, was adamantly opposed to the designation.

The building was inadequate as a school and costly to maintain, the yeshiva said. It insisted that a real estate developer had offered a significant sum — the figure has ranged at various times from \$1.5 million to \$2.5 million — to knock it down and put up an apartment building with space on the lower floors for a new school. Landmark status would preclude that, yeshiva officials said.

a rare action. Early in the evening, the board began hearing testimony from a long line of witnesses on a community issue that steadily has become more and more bitter. Final action on the matter was put off for a few weeks.

Long before yesterday's session, both sides had exerted political pressure on the eight board members. Amid their efforts, there arose suggestions of anti-Semitism and allu-

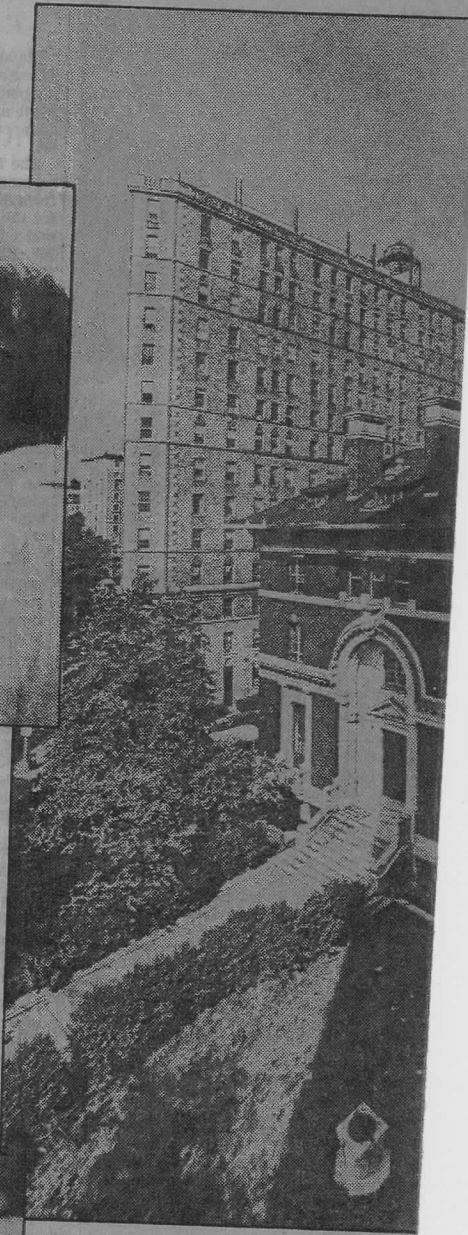
Continued on Page B2



Justice, Citin

By LEE A. DANIELS

A State Supreme Court justice in Manhattan said yesterday that he would refuse to order of the court's top administrative



more layers. In this case, the mansion's owner of 26 years, an Orthodox Jewish school called Yeshiva Chofetz Chaim, was adamantly opposed to the designation.

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Thus the battle was joined. On one side were the yeshiva's neighbors, who argued the need to preserve an architectural heritage. On the other were the yeshiva and Orthodox Jewish leaders, who said they were preserving a religious heritage.

Some of the neighbors were worried about overdevelopment of their neighborhood and the prospect of a high-rise building blocking their Hudson River views. The yeshiva had self-interests, too: Without the developer, it said, the school would close and Jewish families would flee the West Side.

Yesterday at City Hall, the issue came before the Board of Estimate, which had been asked by the yeshiva to nullify the landmark designation,



Itzhak Perlman, the violinist, a supporter of landmark status for the mansion, waiting to testify.

The New York Times/Fred R. Conrad

Justice, Citing 'Harassm

By LEE A. DANIELS

A State Supreme Court justice in Manhattan said yesterday that he would refuse to obey the order of the court's top administrative judge, with whom he has been feuding, that he transfer from the Criminal Term to the Civil Term.

The dispute over the transfer, which is scheduled to take effect on June 16, is the second time in two months that Justice James J. Leff, a 12-year veteran, and E. Leo Milonas, the deputy administrative judge of New York City courts, have clashed publicly over court matters.

In April, Justice Leff, who has a reputation of being outspoken and independent-minded, told reporters that Judge Milonas had wrongly criticized the operation of his courtroom. At the time, Justice Leff said that Judge Milonas should be replaced.

Yesterday, Justice Leff spoke to reporters and said that, as a result of his April challenge, Judge Milonas was now trying to punish him by ordering him out of the court's Criminal Term.

The court's Civil Term ing damages of \$10,000 or York's status as a world one of the busiest such Civil Term justices decide relatively minor cases to corporations and foreign of dollars.

Some justices prefer ment; others prefer to tices are routinely transfe to the other. Those displea ment have, for the most ances private. It is typical has not.

Justice Leff, whose abi been praised by colleague cently begun trying crim years in the calendar part There, his job was to m sions on incoming cases a other judges for trial.

from each other at competing rallies in Ohio, painted entirely different pictures of the United States and of their own visions for the country. Mr. Carter

News Summary

Index

Landmark Designation Pits Yeshiva Against Neighbors

Continued From Page B1

sions to connections with figures in nursing-home scandals.

Some public officials, who will discuss the issue only anonymously, said that in part, the dispute reflected a situation not often talked about publicly — a degree of distrust believed by many to exist between Jews and non-Jews.

Others note that a similar strain has sometimes arisen between strictly Orthodox Jews and their more secular co-religionists. "There's never been any real identification between one group and the other," one elected official said.

Mansion Built in 1901

The four-story mansion, set back far from the main road and standing opposite the Soldiers and Sailors Monument, was built in 1901 for Isaac L. Rice, who made his money in railroads and electric cars. With its mix of Beaux Arts and neo-Georgian styles and porte-cochere on the north side, it is one of only two free-standing mansions left on Riverside Drive. Its architects were Henry B. Herts and Hugh Tallent, who designed the Lyceum Theater.

Yeshiva Chofetz Chaim bought the mansion in 1954 for an elementary school. According to its dean, Rabbi Emerich Feigelstock, most of the 108 pupils are on full or partial scholarships granted by the yeshiva, under-

yeshiva's neighbors pursued landmark status only after word of a possible real estate deal had leaked out last summer — an allegation strongly denied.

News about the developer and the active pursuit of landmark designation indeed came at about the same time, but determining which came first is not easy. Moreover, the landmarks panel had declined to designate the Rice mansion seven years ago. Its executive director, Lenore Norman, said the issue came up this time simply as part of a "normal review" of previous decisions.

To press for landmark status, a group of West Siders formed the Citizen's Coalition to Preserve the Isaac L. Rice Mansion, and they were joined by the local community board, No. 7. "Our major concern was to see that building protected," said Joel Rudell, a coalition leader.

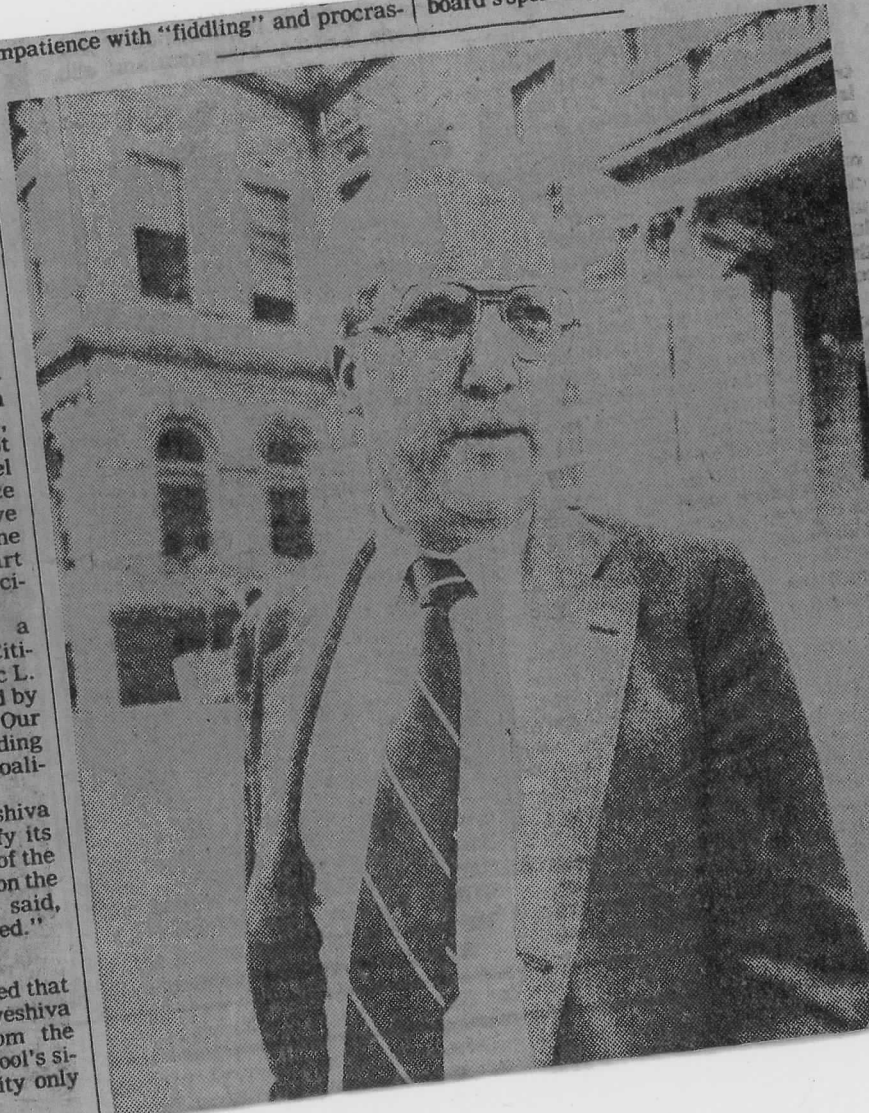
One difficulty was that the yeshiva has steadfastly refused to identify its developer or to discuss the terms of the offer. "Developer is a dirty word on the West Side," Rabbi Feigelstock said, "and he doesn't want his name used."

No Assurance on Plans

But coalition members asserted that they had no assurance the yeshiva would spare the mansion from the wreckers' ball, and that the school's silence on the developer's identity only deepened their distrust.

What followed was a maze of dis-

impatience with "fiddling" and procrastination with the board's spending request.



ies, ose
mi-
reg-
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evi-
t by
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; or

mansion in 1954 for an elementary school. According to its dean, Rabbi Emerich Feigelstock, most of the 108 pupils are on full or partial scholarships granted by the yeshiva, underscoring its need for money. "We come always with a deficit," he said, although he would not say how large it was.

The developer, whose apartment building might rise 30 stories or more, would have solved the financial problems, according to the rabbi. Not only would the school have acquired new quarters, but it also would have received an endowment to balance its budget for years.

Rabbi Feigelstock said that the

would spare the mansion from the wreckers' ball, and that the school's silence on the developer's identity only deepened their distrust.

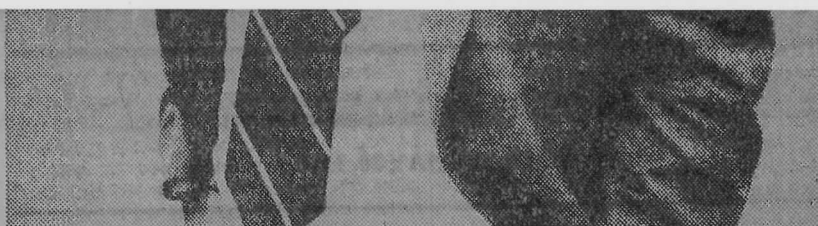
What followed was a maze of disputes. Mr. Rudell and his colleagues say they found more than a dozen people willing to buy the mansion and to preserve it, but the yeshiva would not consider the offers; Rabbi Feigelstock says the offers were hardly serious. The coalition says it came up with alternative locations on the West Side for the school; the rabbi says the sites were inadequate. There even were arguments over whether the yeshiva truly wanted to remain in the neighborhood.

All the while, each side marshaled political forces for what seemed an inevitable confrontation before the Board of Estimate.

The coalition amassed an array of architects, preservationists, block associations and celebrities such as Jacqueline Onassis and the violinist Itzhak Perlman.

The yeshiva built support from politically powerful Orthodox groups in every borough. It retained as its lawyer John E. Zuccotti, the former Deputy Mayor. In an interview, Mr. Zuccotti said he had accepted the assignment without charge at the request of a friend, Rabbi Morris Sherer, president of an international Orthodox organization, Agudath Israel.

Letters written by some rabbis to



The New York Times / Marilyn K. Yee

Moon Landrieu, the Secretary of Housing and Urban Development, outside City Hall yesterday after meeting with Mayor Koch.

Board of Estimate members alluded to the fact that many Jewish families on the West Side had fled Nazi Europe. Rabbi Shlomo Riskin of the Lincoln Square Synagogue said he regarded the dispute as a "Jewish issue."

"A vote against the yeshiva," he said, "is literally a vote against the religious Jewish community on the West Side."

To the pro-landmark forces, this was an unfair label that diverted attention from what they felt was the real issue. But they, too, made statements that their opponents considered unfair.

In interviews, the Citizen's Coalition raised the fact that Yeshiva Chofetz Chaim's pupils include two grandchildren of Rabbi Bernard Bergman, the nursing-home operator who was jailed a few years ago. Solomon Scharf, who runs adult homes in Brooklyn and

Queens, is a school trustee, the coalition noted.

Whichever view ultimately prevails at the Board of Estimate, the matter will probably not end there. The yeshiva has said it might go to court, and the landmarks panel has procedures for "hardship" situations that could lead to nullification of landmark status. Privately, several board members said they thought that was the path the yeshiva should have taken all along.

Virtually lost in the turmoil was a discussion of the architectural qualities of the Rice mansion — lost almost as much as Isaac L. Rice himself.

"By me, Isaac Rice is not anybody," Rabbi Feigelstock said. "We suddenly heard his name when all this started."