

**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 HCERS use only

received FEB 29 1980

date entered

APR 23 1980

1. Name

historic House
Schinasi Residence

and/or common

2. Location

street & number 351 Riverside Drive not for publication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	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture
☒ building(s)	☒ private	☐ unoccupied	☐ museum
☐ structure	☐ both	☐ work in progress	☒ commercial
☐ site	Public Acquisition	Accessible	☐ educational
☐ object	☐ in process	☒ yes: restricted	☐ entertainment
	☐ being considered	☐ yes: unrestricted	☐ government
		☐ no	☐ industrial
			☐ military
			☐ other:

4. Owner of Property

name Prof. Hans Smit

street & number Columbia University School of Law

city, town New York vicinity of state New York 10027

5. Location of Legal Description

courthouse, registry of deeds, etc. New York County Register's Office

street & number 31 Chambers Street

city, town New York state New York

6. Representation in Existing Surveys

title Landmarks Preservation Commission
LP-0844 has this property been determined eligible? ☐ yes ☒ no

date March 19, 1974 federal state county ☒ local

depository for survey records Landmarks Preservation Commission, 305 Broadway

City New York state New York

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

The Schinasi residence is located at the northeast corner of Riverside Drive and 107th Street and is a freestanding mansion constructed of white marble.¹

This two and a half story building is basically rectangular in plan, accented by an interplay of projected and recessed wall sections. The flush entrance facade, facing Riverside Drive, is pierced by windows on each floor. The main doorway, located to the right, is approached by steps flanked by wing walls. These wing walls terminate in high, square, newel posts that, in turn, connect with the balustraded yard railing.

High French windows, which open onto elaborate stone balconies, appear at the second floor on either side of the main entrance. These balconies are tied in with a broad band course which separates the two principal stories on all four sides. The long 107th Street facade is composed of end sections and a recessed central section. The one nearest Riverside Drive contains a two-story bay surmounted by an ornamented parapet. The rear facade has a three-sided copper oriel at the second story.

The north facade of the house, which faces the neighboring building on Riverside Drive, has the most elaborate treatment. At the rear, there is a two-story oriel set above basement level. A broad first-story bay occupies the central portion of the facade. The steeply pitched tile roof rises from the left hand side of this bay, while a vertical wall with windows is set slightly back from the right hand side. The rest of the north facade accords with the front of the building.

The dominant feature of this handsome design is to be found in the use of boldly projecting dormer windows set above the modillioned roof cornice and its panelled frieze. These dormers, which appear on all four sides, are composed of ornate pilasters with stone panels in the upper half, crowned by high curvilinear pediments. The picturesque quality of these dormers is complemented by a pitched roof of green terra-cotta tile, which is surmounted, at the front of the building, by a cresting and two spiked finials.

The interior of the house retains much of its original opulent features, despite the alterations made by the present tenant, the Children's Mansion, a children's day-care center. The marble vestibule has delicate floral pattern ornamentation of mosaic tile, a marble beamed ceiling, and heavy, gilded, metal grille doors. The original stairhall has been divided by removable partitions into smaller rooms but the coffered oak ceiling, with an octagonal pattern and deep recesses, remains. The dining room walls are covered with carved wood panelling to door height and above them rises an elaborately painted cove ceiling. The original fireplace and the stained glass windows remain. The main parlor has delicately carved panelling

¹The text of this report was taken almost in its entirety from the New York Landmarks Preservation Commission Designation Report, Schinasi Residence (LP-0844), March, 1974.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED	FEB 29 1980
DATE ENTERED	APR 23 1980

CONTINUATION SHEET Schinasi New York Co.:N.Y.
Residence; ITEM NUMBER 7 PAGE 2

which is painted and the original fireplace with floral patterned mosaic tile decoration. The staircase is intact; stained-glass windows light the steps between the second and third floors. The upper floors have been altered for use as classrooms and their original decorative features have been removed.

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 1907-09 **Builder/Architect** William B. Tuthill

Statement of Significance (in one paragraph)

The Schinasi Residence is an elegant surviving example of the palatial mansions that once lined Riverside Drive in the late 19th and early 20th centuries. It is also an important example of the private residences designed by William Burnett Tuthill, the noted architect of New York City's Carnegie Hall.

The upper west side of Manhattan, with its views of the Hudson River and the New Jersey Palisades, has always been considered one of New York City's most beautiful locations. During the 17th and 18th centuries noted New York families, such as the Van Den Huevels, Motts, and Rogers, built their country mansions along this area of the Hudson, taking full advantage of the scenic views and healthful climate. Active development of the upper west side began in the late 19th century when elevated rail service, along what is now known as Columbus Avenue, made the area easily accessible. In 1876 Frederick Law Olmsted's proposal for Riverside Park was approved and its eastern boundary, a curving broad avenue that followed the topography of the land, was laid out, creating what is known today as Riverside Drive. Many believed that Riverside Drive, with its scenic views, landscaping, and park attractions, would become the setting for the city's most opulent private mansions and would soon eclipse Fifth Avenue's status as the home of wealthy New Yorkers. Between 1880 and 1920 numerous individuals built their elegant homes along the drive, but the prestige of a Fifth Avenue address was ultimately not challenged by this development. Today, what appears to be a continuous wall of apartment house facades lines Riverside Drive, obscuring forever its original character. The Schinasi Residence is a significant reminder of the early days of Riverside Drive's history when fashionable private homes ornamented its natural beauty and attempted to rival Fifth Avenue's social pre-eminence.

This imposing marble mansion was built in 1907-1909 for Morris Schinasi, a member of a successful tobacco processing family and a partner in the firm of Schinasi Bros., Inc., which manufactured "Natural" brand cigarettes. In 1907 Schinasi selected William Burnett Tuthill to design a residence on Riverside Drive for him.

Tuthill (1855-1929), who graduated from New York City College, trained for several years under Richard Morris Hunt before establishing his own practice in 1878. In 1895, in association with Dankmar Adler, he designed a building for Andrew Carnegie's Music Hall which brought him immediate attention and fame, not only for its design but for the hall's superb acoustics. In the following years Tuthill designed a number of private residences and produced several books on architecture including The City Residence and its Construction, published in 1890. The Schinasi Residence is considered his finest design for a private home.

9. Major Bibliographical References

A more complete bibliography may be found in the New York City Landmarks Preservation Commission research file: Schinasi Residence.

See continuation sheet

10. Geographical Data

UTM NOT VERIFIED

Acreage of nominated property Less than one acre

ACREAGE NOT VERIFIED

Quadrangle name Central Park

Quadrangle scale 1:24000

UMT References

A 18 586180 4517920
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Borough of Manhattan Tax Map Block 1892, Lot 33

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Bradley Frandsen, Research Consultant; Contact: Elizabeth Spencer-Ralph
For Joan R. Olshansky, National Register Coordinator 518-474-0479

organization Landmarks Preservation Commission date November, 1979

street & number 305 Broadway telephone (212) 566-7577

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 Director, Historic Preservation Field Services Bureau date 2/28/80

For HCRS use only

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

for Bruce M. Dwyer date April 23, 1980
Keeper of the National Register

Attest: Lynn A. Beebe date April 17, 1980

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED FEB 29 1980

DATE ENTERED

APR 23 1980

CONTINUATION SHEET Schinasi New York Co.: N.Y.
Residence ITEM NUMBER 9 PAGE 1

Goldberger, Paul. The City Observed: New York. New York:
Vintage Book, 1979.

Landmarks Preservation Commission. Schinasi Residence (LP-0844).
New York: City of New York, 1974.

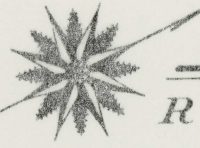
Lockwood, Charles. Bricks & Brownstone. New York: McGraw-Hill,
Inc., 1972.

Withey, Henry F. & Elsie Rathburg. Biographical Dictionary of
American Architects (Deceased). Los Angeles: Hennessey &
Ingalls, Inc., 1970.

SCHINASI RESIDENCE
New York County, New York
Manhattan Land Book, Plat 102
New York: Sanborn Map Company, 1977.

FEB 29 1980

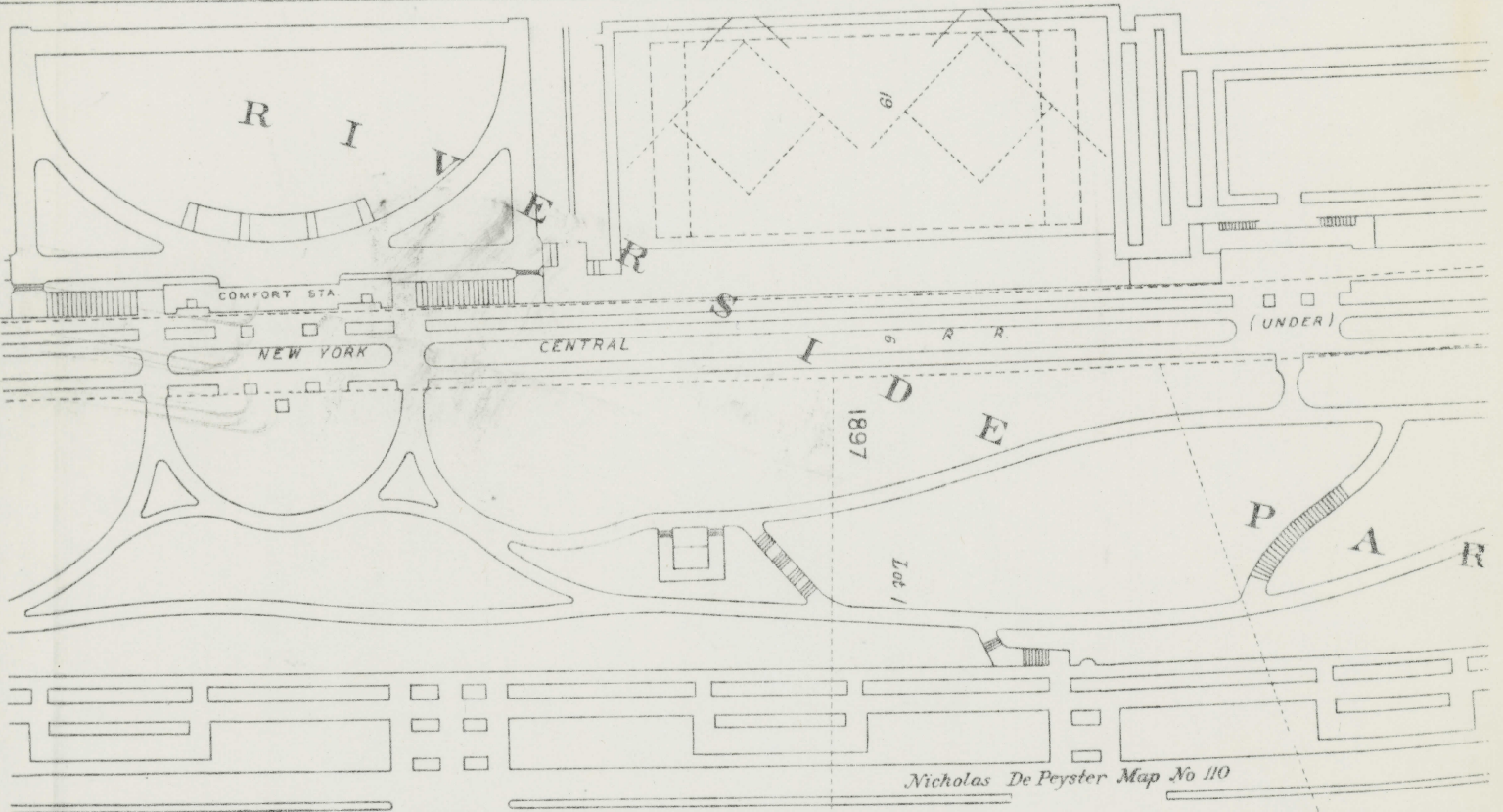
H U D S O N



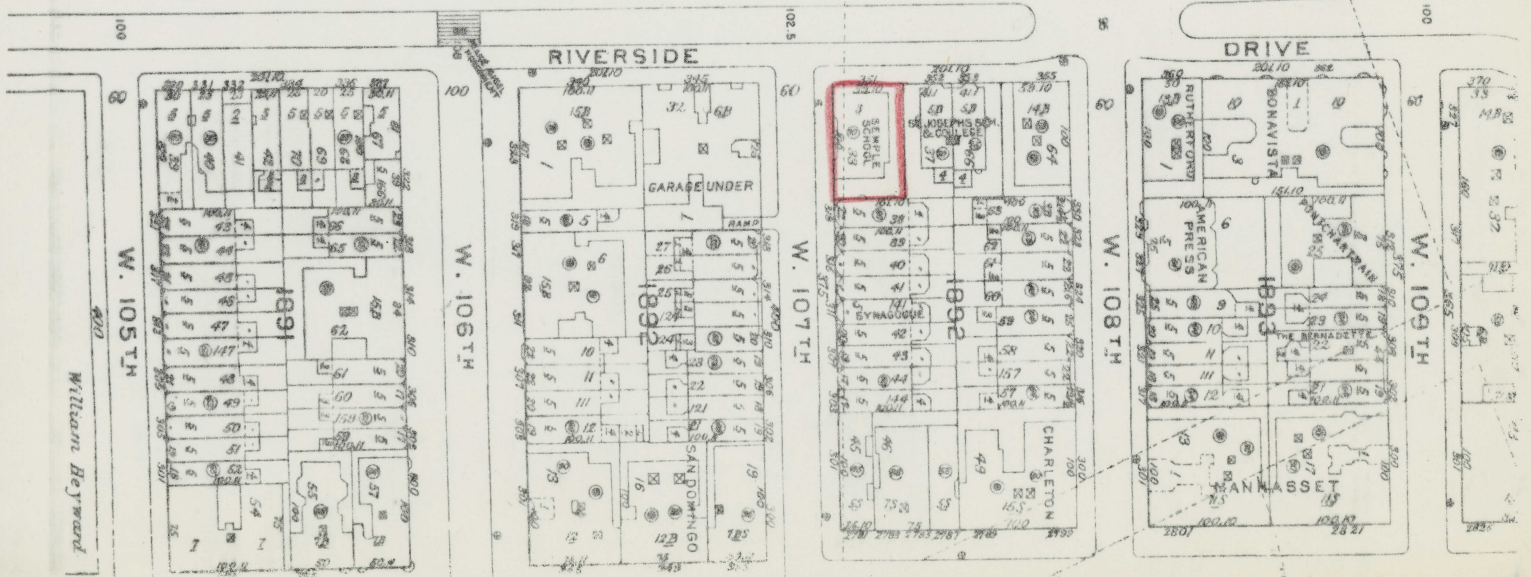
R I V E R

HENRY HUDSON

PARKWAY



Nicholas De Peyster Map No 110



APR 23 1980

Property Schinasi House

State NY - New York

Working Number 2-29-80 654

TECHNICAL

Photos 3

Maps 2

CONTROL

HISTORIAN

Good example of Chateausque style — ARCHITECTURAL HISTORIAN
designed by locally prominent man of the century NYC architect —
and an important survivor associated with the late 19th/early
20th c. development of Riverdale Drive as a suburb for the wealthy,
now intensely developed with high rise apt. construction. Accept
L. Burke 4/17/80

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Accept
L. Burke
4/17/80

BRANCH CHIEF

KEEPER

National Register Write-up _____

Federal Register Entry 2.3.81

Send-back _____

Re-submit _____

Entered APR 23 1980



Schinasi House

Schinasi Residence

351 Riverside Drive

New York County: New York

FEB 29 1980

Photo by: Stephen L. Senigo, 1979

Neg. at: New York City Landmarks
Preservation Commission

View from southwest

Photo #1 of 3

APR 23 1980



Schinasi House

Schinasi Residence

351 Riverside Drive

New York County: New York

FEB 29 1980

Photo by: Stephen L. Senigo, 1979
Neg. at: New York City Landmarks
Preservation Commission

View: Detail of roof dormer

Photo # 2 of 3

APR 23 1980



Parent
Our
will take
tends to
We're
Nessa
We're
You're
Please call
the time that
Internship
Requirements
Richard Green
All good
Let's hope

Schinasi House

Schinasi Residence
351 Riverside Drive
New York County: New York

FEB 29 1980

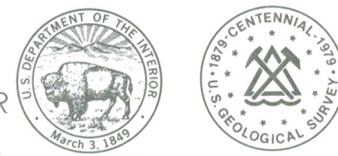
APR 23 1980

Photo By: Stephen L. Senigo, 1979
Neg. at: New York City Landmarks
Preservation Commission

View: Interior of vestibule

Photo #3 of 3

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

606 IV NE
(MOUNT VERNON)

SCHINASI RESIDENCE
New York, New York
UTM Reference:
18/566180/4517920

Central Park Road



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

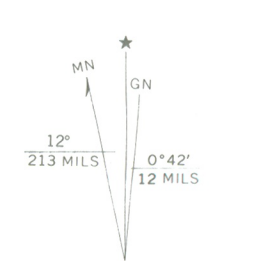
Control by USGS, USC&GS, and New Jersey Geodetic Survey

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



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

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

1966
PHOTOREVISED 1979
AMS 6265 IV SW-SERIES V821

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.



ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered APR 23 1980

<u>Name</u>	<u>Location</u>
Belnord Apartments	New York New York County
Schinasi House	New York New York County
Ponckhockie Union Chapel	Kingston Ulster County
Addison Village Hall	Addison Steuben County
Buffalo and Erie County Historical Society	Buffalo Erie County
St. Jean Baptiste Church and Rectory	New York New York County
Bouwerie Lane Theater	New York New York County
Bowery Savings Bank	New York New York County
Chanin Building	New York New York County

Also Notified

Honorable Ted Weiss
Honorable Hamilton Fish, Jr.
Honorable Stanley N. Lundine
Honorable Henry J. Nowak
Honorable S. William Green

ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered

APR 23 1980

<u>Name</u>	<u>Location</u>
St. Peter's Roman Catholic Church	New York New York County
Moore-McMillen House	Staten Island Richmond County
Building at 85 Leonard Street	New York New York County
Reformed Church of Newton Complex	Elmhurst Queens County
New York, Westchester and Boston Railroad Administration Building	Bronx Bronx County
St. Bartholomew's Protestant Episcopal Church and Rectory	Brooklyn Kings County
Hanson Place Seventh Day Adventist Church	Brooklyn Kings County
Union Theological Seminary	New York New York County
Bailey House	New York New York County

Also Notified

Honorable Daniel P. Moynihan

Honorable Jacob K. Javits
Honorable John M. Murphy
Honorable Benjamin S. Rosenthal
Honorable Mario Biaggi
Honorable Frederick W. Richmond
Honorable Charles B. Rangel

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

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

4/30/80

Byers/bjr

NR

ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered APR 23 1980

<u>Name</u>	<u>Location</u>
Old Colony Club	New York New York County
Town Hall	New York New York County
Old Grolier Club	New York New York County
Public Baths	New York New York County

Also Notified

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