

**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 AUG 12 1983

date entered

1. Name

historic The Dorilton

and/or common

2. Location

street & number 171 West ^{71st} Seventy-first Street not for publication

city, town New York vicinity of congressional district

state New York code 036 county New York code 061

3. Classification

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

4. Owner of Property

name Minnie Sobel c/o Sam Sobel

street & number 171 West 71st Street

city, town New York vicinity of state New York

5. Location of Legal Description

courthouse, registry of deeds, etc. New York County Hall of Records

street & number 31 Chamber Street

city, town New York state New York

6. Representation in Existing Surveys

title Landmarks Preservation Commission has this property been determined eligible? ☐ yes ☒ no
(LP-0858)

date October 8, 1974 ☐ federal ☐ state ☐ county ☒ local

depository for survey records 20 Vesey Street

city, town New York state New York

7. Description

Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date NA

Describe the present and original (if known) physical appearance

The Dorilton is ten stories tall and has an additional three stories contained in its massive curved mansard roof. Built with an H-shaped plan, it fills the irregular angle created where Broadway meets 71st Street and forms a recessed entrance court between projecting pavilions on the 71st Street elevation.

The three-story rusticated limestone base terminates in a balustraded balcony. Commercial storefronts have been inserted on the first floor of the Broadway facade. The main body of the building is built of red brick with contrasting stone quoins defining four corner pavilions which become pronounced only at the roof level. Curved bay windows of bronze rise from the balcony level at the center of Broadway elevation and in each of the 71st Street wings. A second balustraded balcony with urns once surrounded the 10th floor and was supported by massive scrolled brackets which survive. The elaborate mansard has been altered by replacing its original slate roof with black tar paper. Much of the ornate copper coping framing the roof pavilions, the sculptured terracotta segmentally arched lintels at the eleventh story, and the terracotta lintels on the three major attic dormers have been removed. However, a large part of the coping remains as do the tall, freestanding chimney stacks and some of the details of the attic dormers.

Other handsome decorative features are the mock pedestrian bridge on the tenth floor level above the entrance court; the tripartite decorative wrought-iron gates supported by limestone columns which define the carriageway and central pedestrian gate, and sculpture, including allegorical female forms on the fourth floor balcony, "Atlases" bracketing the metal bay windows of the 71st Street facade, and putti framing the lettered "D" cartouche above the gateway.

The typical floor in the Dorilton includes four apartments. Long, private, central hallways lit by French doors, some irregularly shaped rooms, many corner fireplaces, and asymmetrically placed, round window bays vary from one interior to the next. Other details, such as ornate Queen Anne fireplaces and paneling, survive. Many of the apartments, however, have been subdivided into smaller units and are considerably altered. The main lobby is classically inspired but the ornate detail has been heavily painted. The vestibule contains putti figures supporting a cartouche which repeats the motif over the gateway.

8. Significance

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

Specific dates 1900-02

Builder/Architect Janes and Leo

Statement of Significance (in one paragraph)

The Dorilton Apartments is one of the great surviving luxury apartment buildings constructed in New York near the turn of the century. Architecturally it is one of the finest Beaux Arts apartment buildings in Manhattan. Designed by Leo & Janes and erected by Hamilton W. Weed as a speculative building venture in 1902, its elaborate and even flamboyant form and ornament was sharply criticized by some critics. Nevertheless, the building reflects the opulent taste of the period and was, as a luxury apartment building, an innovative building type at the time. With the Dakota and the Ansonia (both listed on the National Register), two equally elaborate neighbors, the Dorilton reflects a high point of design and development in the remarkably rapid expansion of the upper west side between 1890 and 1915.

Although little has been written about the Dorilton's architects, Elisha Harris Janes and Richard Leopold Leo, they were a competent and popular design firm in New York City between 1897 and 1911. After 1900 their offices were located at 2585 Broadway on the upper west side of Manhattan where the majority of their known designs survive. Though the Dorilton is perhaps their most well-known work, they also designed many single family residences and several churches, including All Souls Church on St. Nicholas Avenue at 114th Street, the Alimar apartment house on West End Avenue, and a row of seventeen single-family houses within the Riverside Drive-105th Street Historic District. Most of their designs, like the Dorilton, were in the French Beaux-Arts style and many were published in the important architectural periodicals of the day including Architectural Forum, Architect and Builder's News, and Architectural Record.

Janes is also known for the series of articles he wrote for the Brickbuilder during the second decade of the century on the development of studio and duplex apartment houses and the related cooperative and speculative financing of their construction.

The Dorilton was erected by Hamilton W. Weed, a speculative builder and developer, who was active in New York City at the turn of the century. His involvement with Janes and Leo began a year or two before the Dorilton with several of the seventeen single-family houses designed by them and located in the 105th Street Historic District.

¹ Cited in Andrew Alpern, Apartments for the Affluent (New York; McGraw-Hill, 1975), p. 28

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreage of nominated property less than one acre

Quadrangle name Central Park

Quadrangle scale 1:24,000

UMT References

A

1	8
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5	8	5	9	0	0
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4	5	1	4	4	0	0
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B

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C

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D

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F

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G

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H

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Verbal boundary description and justification

The nominated property occupies Borough of Manhattan Tax Map Block 1143, lot 1, as indicated on the attached map with a scale of 1" = 120'.

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

NA

state code county code

state code county code

11. Form Prepared By

name/title L. Gobrecht, Historic Preservation Field Services Bureau

organization Agency I, E.S.P.

date August 18, 1982

street & number

telephone 518-474-0479

city or town Albany

state New York

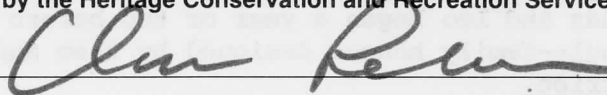
12. State Historic Preservation Officer Certification

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 Commissioner

date 8-4-83

For HCRS use only

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

Entered in the
National Register

date 9/8/83

Keeper of the National Register

Attest:

date

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

date entered

Continuation sheet The Dorilton Item number 9 Page 1
New York County, N.Y.

Alpern, Andrew. Apartments for the Affluent - A Historical Survey of Buildings in New York. New York: McGraw-Hill, 1975.

Francis, Dennis Steadman. Architects in Practice, New York City, 1840-1900. New York: Comm. for the Preservation of Architectural Records, Inc., 1980.

Janes, Elisha Harris. "The Development and Financing of Apartment Houses in New York," The Brickbuilder, XVII (1909), 276-278, XVIII (1909), 10-13.

Janes, Elisha Harris. "The Development of Duplex Apartments," The Brickbuilder, XXI (1912), 159-161, 183-186, 203, 206.

Landmarks Preservation Commission. The Dorilton Designation Report (LP-0858). New York: City of New York, 1974.

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

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

For NCRS use only
received _____
date entered _____

Continuation sheet The Dorilton, New York, New York Co.
item number 11

Page 2

Form Prepared By:

Charles J. Hasbrouck, Senior Landmarks Preservation Specialist
Landmarks Preservation Commission

20 Vesey Street

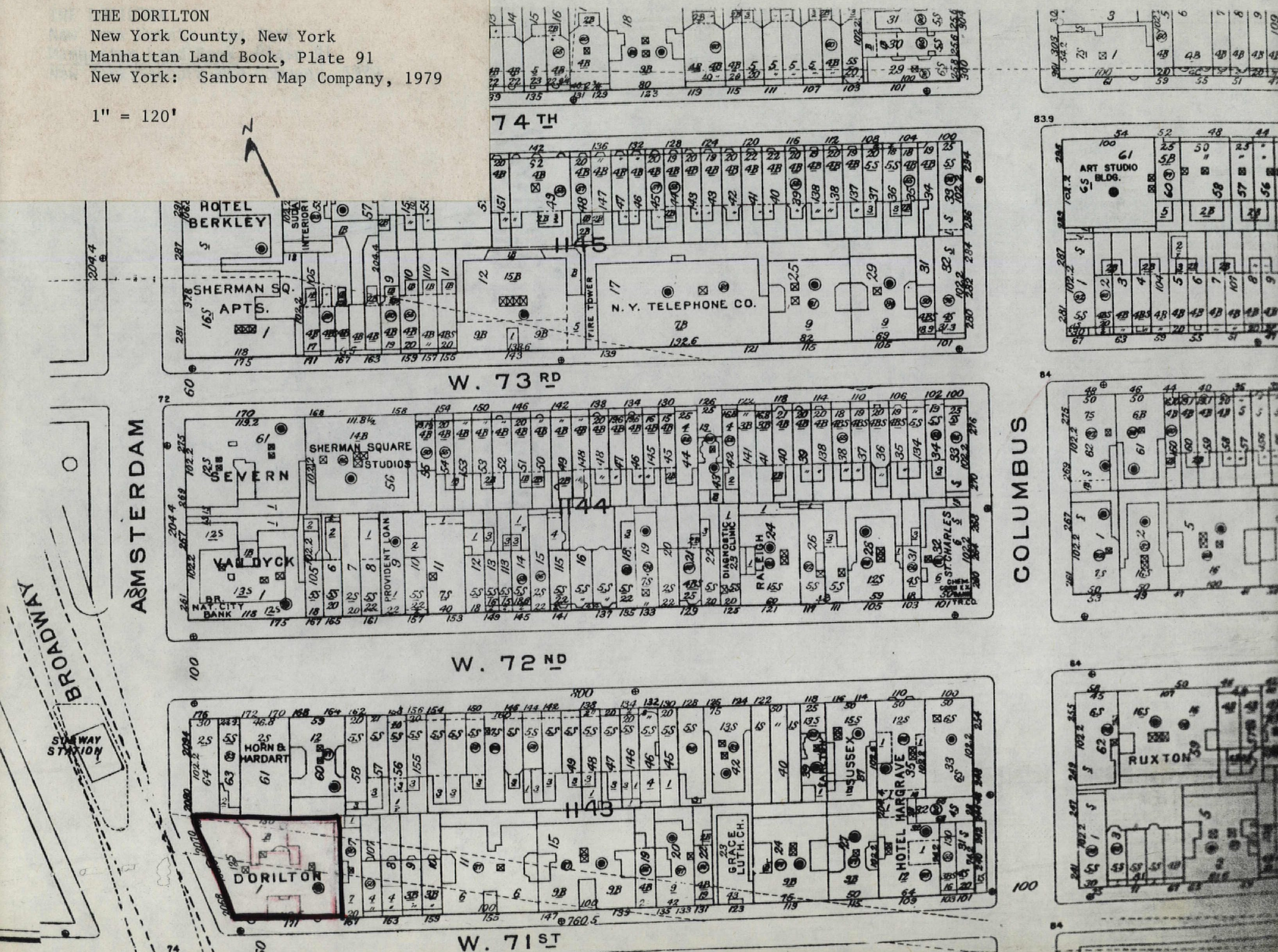
Tel: (212) 864-0649

New York, New York

10007

THE DORILTON
 New York County, New York
 Manhattan Land Book, Plate 91
 New York: Sanborn Map Company, 1979

1" = 120'



NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Dorilton
New York County
NEW YORK

Working No. AUG 12 1983
Fed. Reg. Date: 2-7-84
Date Due: 9/8/83 - 9/26/83
Action: ☒ ACCEPT 9/8/83
☐ RETURN
☐ REJECT
Federal Agency: _____

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

Entered in the
National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	

Describe the present and original (if known) physical appearance

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

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



1. The Dorilton
171 West 71st Street
New York County, N.Y.
Photo by: Stephen L. Senigo, 1980
Neg. at: New York City Landmarks
Preservation Commission.
View from southwest.



2. The Dorilton

171 West 71st Street

New York County, N.Y.

Photo by: Stephen L. Senigo, 1980.

Neg. at: New York City Landmarks
Preservation Commission.

View from northwest.



3. The Dorilton
171 West 71st Street
New York County, N.Y.
Photo by: Stephen L. Senigo, 1980.
Neg. at: New York City Landmarks
Preservation Commission.
Entrance Detail.



4. The Dorilton
171 West 71st Street
New York County, N.Y.
Photo by: Stephen L. Senigo, 1980
Neg. at: New York City Landmarks
Preservation Commission.
Lobby.



5. The Dorilton
171 West 71st Street
New York County, N.Y.
Photo by: Stephen L. Senigo, 1980.
Neg. at: New York City Landmarks
Preservation Commission.
Entrance.



6. The Dorilton

171 West 71st Street

New York County, N.Y.

Photo by: Stephen L. Senigo, 1980.

Neg. at: New York City Landmarks
Preservation Commission.

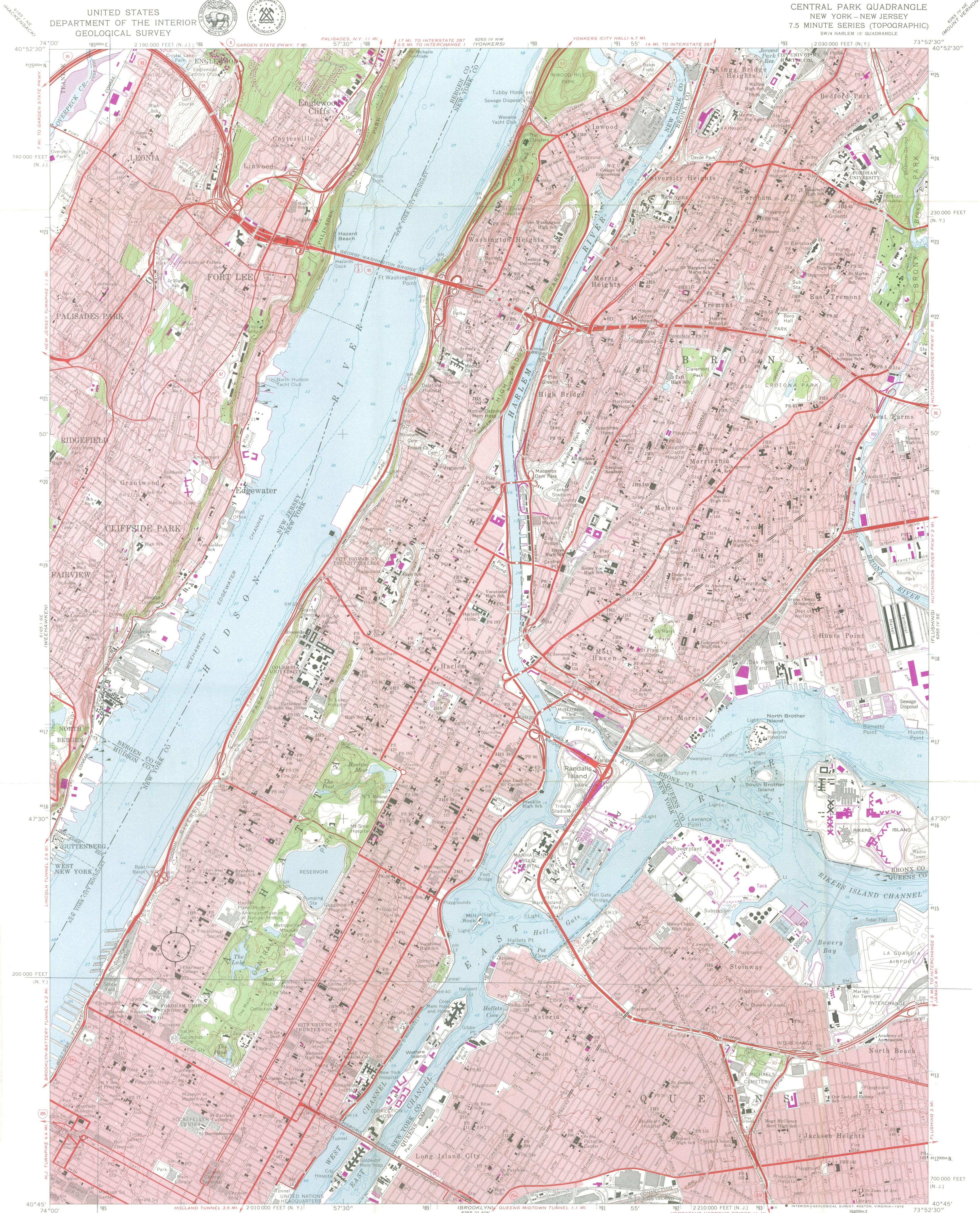
South facade.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

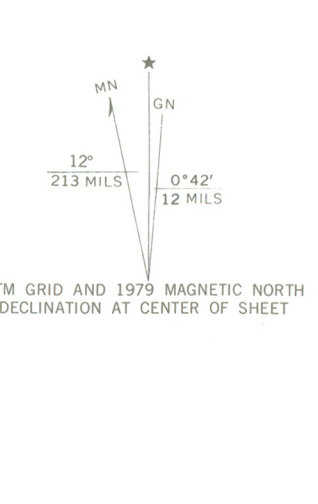


CENTRAL PARK QUADRANGLE
NEW YORK—NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW/4 HARLEM 15 QUADRANGLE

555 1/2' NE
MOUNT VERNON



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-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



SCALE 1:24,000
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 LOW 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

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

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U.S. Route ——— State Route ———
CENTRAL PARK, N.Y.—N.J.
SW/4 HARLEM 15 QUADRANGLE
N4045—W7352.5/7.5
1966
PHOTOREVISED 1979
AMS 6265 IV SW—SERIES V821