

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

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

For HCRS use only
received **APR 22 1983**
date entered

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

1. Name

historic Studio Apartments

and/or common

2. Location

street & number 44 West 77th Street _____ not for publication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 type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>NA</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>NA</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name 44 Park Corporation, ATTN: (Mr. David Pearce, President)

street & number 44 West 77th Street

city, town New York _____ vicinity of New York state 10024

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 10007

6. Representation in Existing Surveys

(LP-0713) Comm.
title New York City Landmarks Preservation has this property been determined eligible? yes no

date April 19, 1973 _____ federal _____ state _____ county local

depository for survey records New York City Landmarks Preservation Comm. 20 Vesey Street

city, town New York _____ state N.Y. 10007

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 Studio Apartments is located on the south side of West 77th Street between Central Park West and Columbus Avenue on the upper west side of Manhattan. Designed by Harde & Short in 1907, the building is 100 feet wide on West 77th Street and 102 feet deep. It is fourteen stories tall and constructed of red brick with limestone trim. The flat brick wall of the building is enlivened by three sections of many-tiered window bays separated by finely detailed spandrel panels. These double-tiered windows are an expression of the two-story-high artists' studios behind them. Full advantage was taken of the north light provided by the open square in front of the building occupied by the Museum of Natural History. The center section of the facade is flanked by window bays with ribbed enframements, which terminate below the top two stories of the building. A steep roof with domers crowns the left bay.

The doorway is set in a richly carved and elaborately framed arch. The windows flanking this entranceway have been treated as recessed niches and are crowned by pinnacled caps. Two buttresses frame the doorway and windows and step in as they rise three stories. The roof of the building originally featured an elaborate Gothic style pediment, crocketed pinnacles, and a turret with a tent roof spire. These elements were removed in the 1940's when it was discovered that the mortar bonding some of the exterior ornaments had begun to deteriorate.

The lobby of the Studio continues the Gothic motifs. It is divided into three rooms featuring groin vaulting which springs from slim engaged columns flanking the interior doorway and windows. The round-arched lobby doors and windows have limestone enframements and the delicate tracery design of the lead-paned windows is repeated in the transom of each doorway.

The original floor plan of the Studio has been altered very little and still contains two large apartments per floor. Most apartments include a two-story-high artist's studio, living and dining rooms, library, foyer, and conservatory plus three or four bedrooms (see attached floor plan). The first tenants of the building chose the original decorative details. One of several styles offered, still intact in several apartments, used classically styled moldings and trim with Corinthian pilasters to decorate vertical support columns in the studio, living room, and library. The foyers often had stone flooring, the dining room walls were panelled to ceiling height with coffered oak, and doors were of carved wood resembling wrought-iron gates.

Common alterations of the original plan include enlargement of kitchens and bedrooms by combining adjoining rooms and the addition of closets. However, the original decorative features of the formal rooms are still intact in many of the apartments.

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1907-1909

Builder/Architect

Harde & Short

Statement of Significance (in one paragraph)

The Studio Apartments at 44 West 77th Street is an important early example of luxury apartment house design in New York City. It is unusual for its use of the studio floor plan and for its exuberant and rich Gothic exterior ornamentation. Designed by prominent New York architects Harde & Short, the Studio is one of several notable apartment houses this architectural firm designed during the early part of the 20th century when such structures were a relatively new concept. More important, the Studio is the single surviving Harde & Short apartment house that retains its original entrance and lobby and the only apartment building of theirs in which the original floor plan has not been extensively altered.

During the first decade of the 20th century, luxurious apartment houses gradually began to replace the opulent private residences of affluent New Yorkers, who, for both economic and practical reasons, came to prefer apartment-style urban living. As early as 1884, the Dakota, one of the most impressive of the early luxury apartment houses, had been constructed on 72nd Street and Central Park West. A number of elegant apartment houses were subsequently erected along Central Park West and nearby Broadway, such as the Ansonia, Apthorpe, Belnord and Dorilton. These early apartment buildings were designed by many of the most prominent architects of the day in a wide variety of styles, including the neo-Gothic, neo-Renaissance and French Beaux Arts. The use of elaborate architectural ornament on the exterior of the building symbolized the grandeur and luxury of the style of living within.

The Studio Apartments featured elaborate Gothic exterior ornamentation and luxuriously appointed spacious apartments. The extra-height artists' studios, which looked out over the Museum of Natural History, gave the building its name. The Studio, completed in 1909, was commissioned by the same firm for whom Harde & Short designed the Alwyn Court, constructed the same year. The Studio was originally a co-operative apartment house and perhaps this explains the luxurious quality of the decorative interior appointments offered the first tenants. Among the building's earliest inhabitants was the noted sculptor Karl Bitter, known in New York City for his statue of Pomona which adorns the Pulitzer Fountain in the Grand Army Plaza.

The architectural firm of Harde & Short was responsible for many deluxe apartment houses throughout the city. Several of these buildings still stand today and are among the most distinguished examples of the early type of apartment design. Herbert Spencer Harde (1873-1958) studied architecture in London.¹ Returning to New York, Harde designed a number of tenement houses at the turn of the century. Between 1898 and 1900 he worked with both James E. Ware Associates and Ralph Townsend on tenements located on the Upper West Side. One of the earliest references to the architect Richard Thomas Short concerns a 1900 housing exhibition in which Short won first prize for his design for a model tenement.² The first building known to have been

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Central Park

Quadrangle scale 1:24000

UMT References

A

1	8	5	8	6	4	0	0	4	5	1	4	6	4	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

Borough of Manhattan Tax Map Block 1129, Lot 55. See attached maps and boundary description on attached map as shown with scale.

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 Anne B. Covell, 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 NY

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

Ann Webster Jones

title Deputy Commissioner for Historic Preservation Bureau

date 4/1/83

For HCERS use only

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

Entered in the
National Register

date 5/19/83

Allores Byers
Keeper of the National Register

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

STUDIO APARTMENTS

CONTINUATION SHEET N.Y. COUNTY, N.Y. ITEM NUMBER 8 PAGE 2

designed by the firm of Harde & Short was "Red House," an apartment house erected in 1903-04 on West 85th Street. It was lavishly ornamented with Gothic features which recur in the later work of the firm. Short also worked independently of Harde and designed a variety of building types, including a police station (1907-08) on West 30th Street and a Moorish style Kismet Temple Mystic Shrine (1909) in Brooklyn. Despite the high quality of the designs executed by Harde & Short during the first decade of the 20th century, little is known about the architects after this period.

¹Christopher Gray, 45 East 66 Street, New York City (New York: The Office for Metropolitan History, 1977), p. 12.

²I. N. Phelps Stokes, The Iconography of Manhattan Island (New York: Robert H. Dodd, 1926), V, p. 2038.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

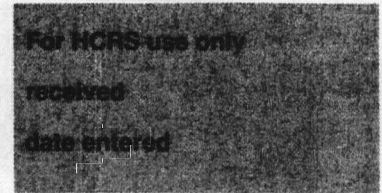
STUDIO APARTMENTS

CONTINUATION SHEET N.Y. COUNTY, N.Y. ITEM NUMBER 9 PAGE 1

- Alper, Andrew. Apartments for the Affluent. New York: McGraw-Hill, Inc., 1975.
- Goldberger, Paul. The City Observed: New York. New York: Vintage Books, 1979.
- Grey, Christopher. "45 East 66 Street, New York City" Unpublished manuscript.
New York: The Office for Metropolitan History, 1977.
- Stokes, I. N. Phelps. The Iconography of Manhattan Island. New York: Robert
H. Dodd, 1926.

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

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



Continuation sheet Studio Apartments Item number 11 Page 2
New York, New York Co.
New York

Form Prepared By:

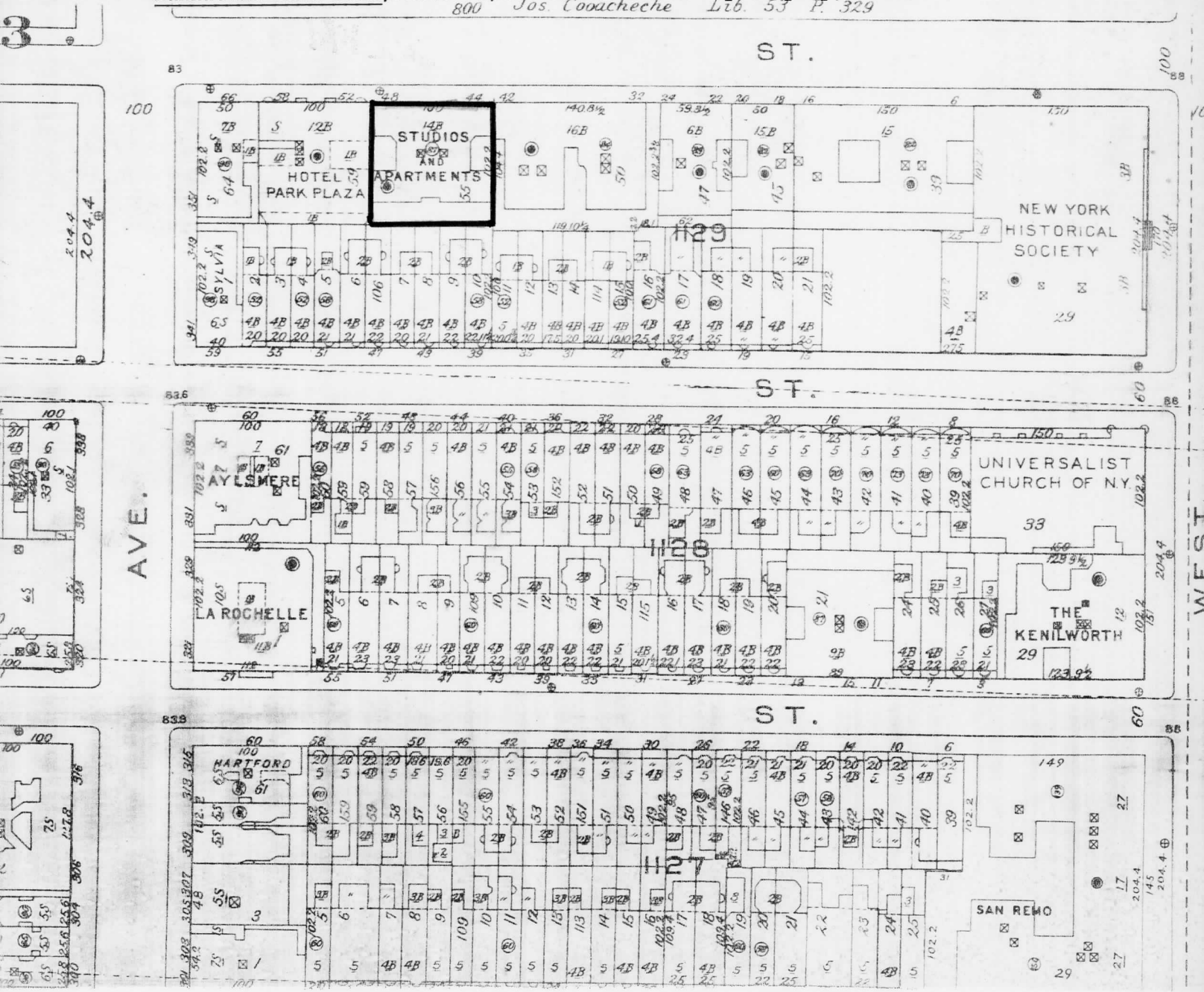
Bradley Frandsen, Research Consultant for

NYC Landmarks Preservation Commission
20 Vesey Street
New York, NY 10007

212-566-7577

Studio Apartments, 44 West 77th Street, New York County, New York
Manhattan Land Book, Plate 91, New York; Sanborn Map Company, 1980.

800 Jos. Coacheche Lib. 53 P. 329



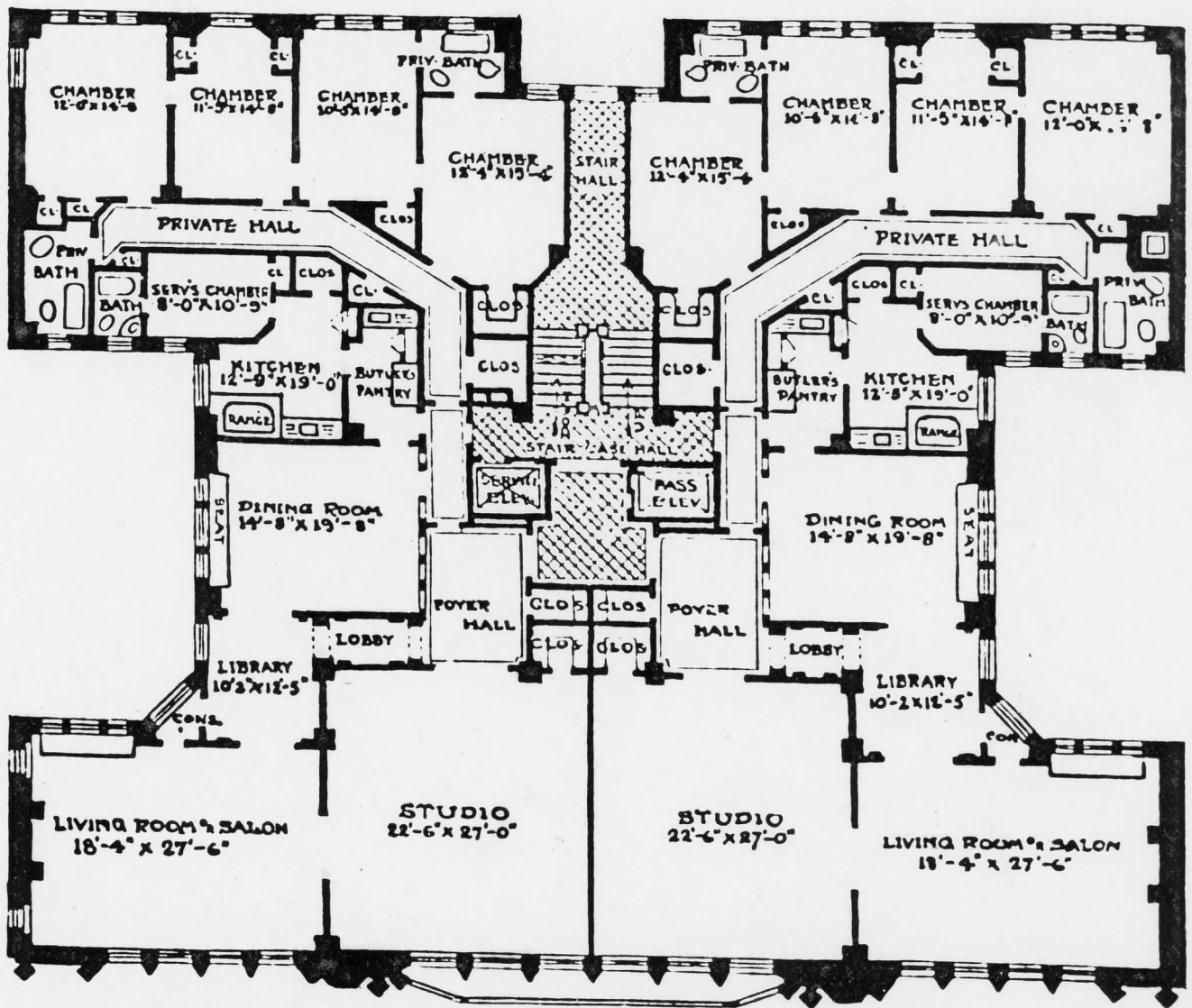
Studio Apartments
New York, New York County, N.Y.

44 West 77th Street

Andrew Alpern
Apartments for the Affluent
McGraw Hill, New York, 1975

Architect: Harde and Short
Builder: Walter Russell Bond and Realty Company
Built: 1909, co-op
Converted to rental
Reconverted to co-op: 1970

Unfortunately, in 1944, much of the delightful gingerbread which originally adorned the façade of this building was removed, victim of the corrosive New York City air which had disintegrated the stonework's mortar. The interior, however, has been left intact, complete with the gothic-style groin-vaulted lobby, the stone foyers, and the elaborately panelled dining rooms. Of particular interest are the extra-height studios in most of the apartments. The largest is on the top floor and is 25 feet by 44 feet with an 18-foot ceiling.



United States Department of the Interior
National Park Service

Studio Apartments
New York County
NEW YORK

Working No. 4/22/83
Fed. Reg. Date: 2-7-84
Date Due: 5/9/83 - 6/6/83

Action: ACCEPT 5/19/83
 RETURN
 REJECT

Entered in the
National Register

Federal Agency:

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

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"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<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

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

Major Bibliographical References

10. Geographical Data

Average of nominated property _____

Quadrangle name _____

USGS Reference _____

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: 202 272-3504

Comments for any item may be continued on an attached sheet



1. Studio Apartments
44 West 77th Street
New York County, *New York*

Photo by: Stephen L. Senigo, 1980
Neg. at: New York City Landmarks
Preservation Commission

View from Northeast



2. Studio Apartments
44 West 77th Street
New York County, *New York*

Photo by: Stephen L. Senigo, 1980
Neg. at: New York City Landmarks
Preservation Commission

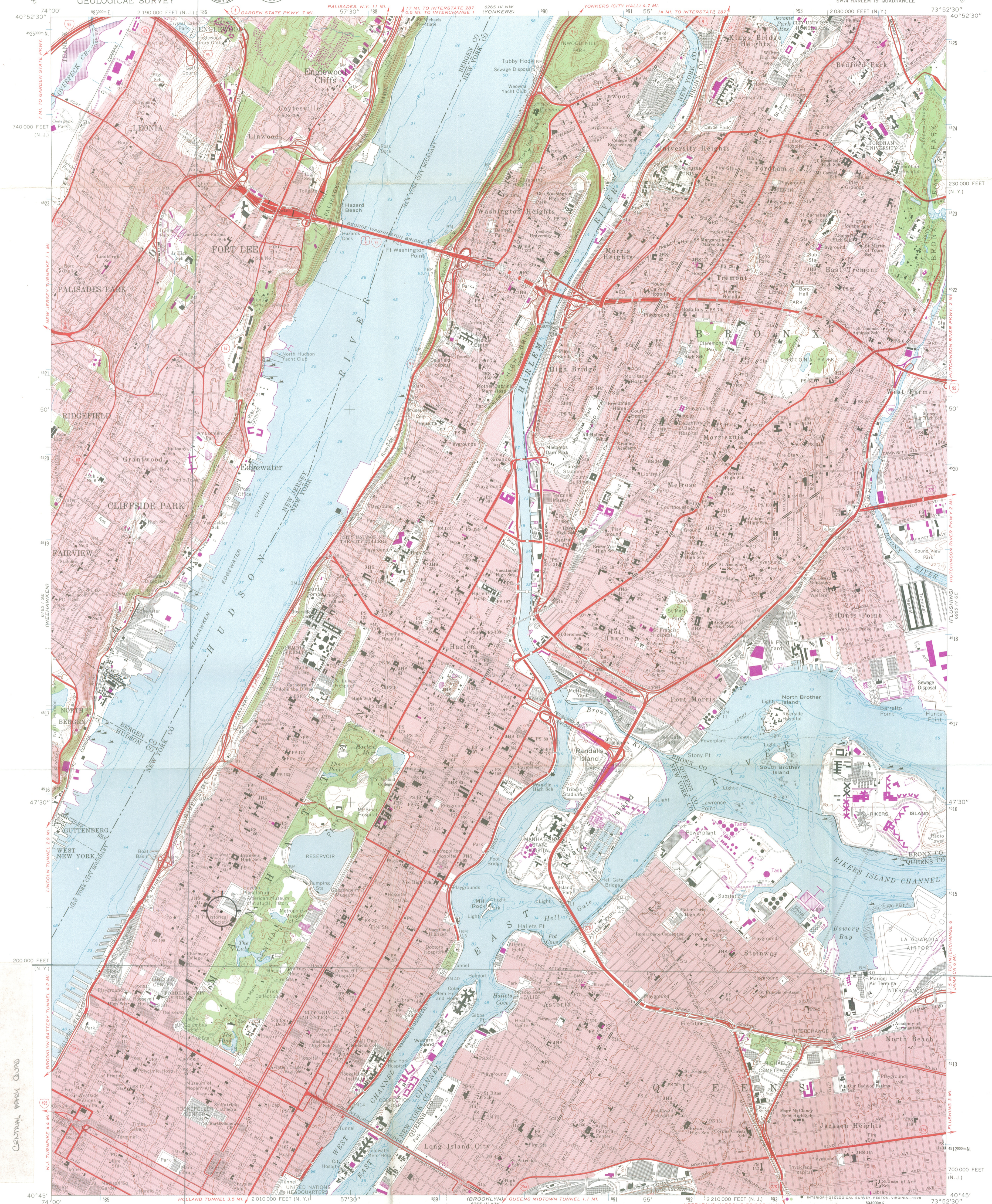
Detail:entrance



3. Studio Apartments
44 West 77th Street
New York County, *New York*

Photo by: Stephen L. Senigo, 1980
Neg. at: New York City Landmarks
Preservation Commission

Lobby



STUDIO APARTMENTS 47 West 11th Street
NEW YORK COUNTY, N.Y.
UTM REFERENCE: 18/586400/4514640

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 US&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
100-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 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 ———
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

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