

Grand Concourse Historic District Designation Report

October 25, 2011



Cover Photograph:
1020 Grand Concourse (Executive Towers) (far left) through
900 Grand Concourse (Concourse Plaza Hotel) (far right)
Christopher D. Brazee, October 2011

Grand Concourse Historic District Designation Report

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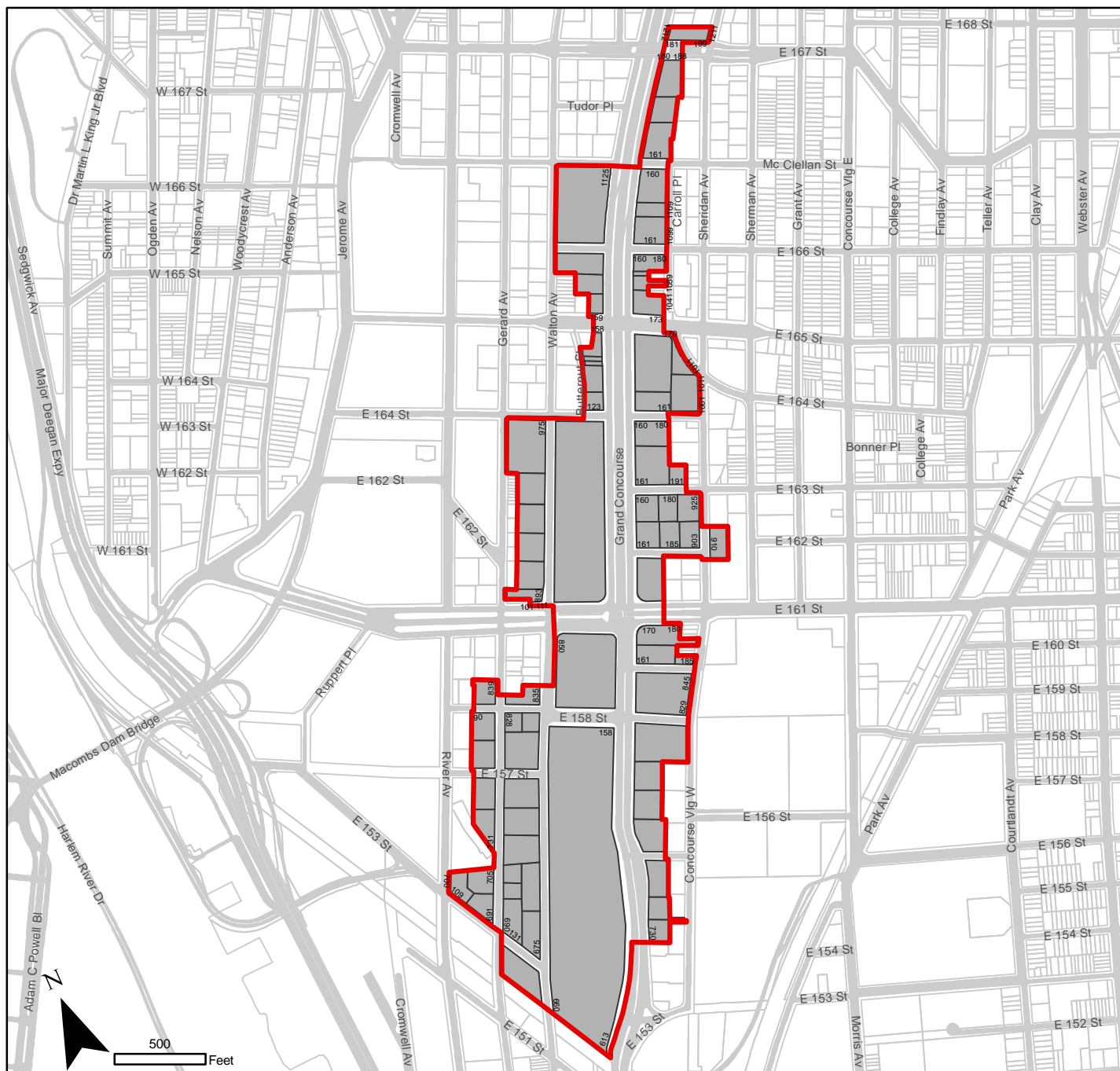
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Grand Concourse Historic District

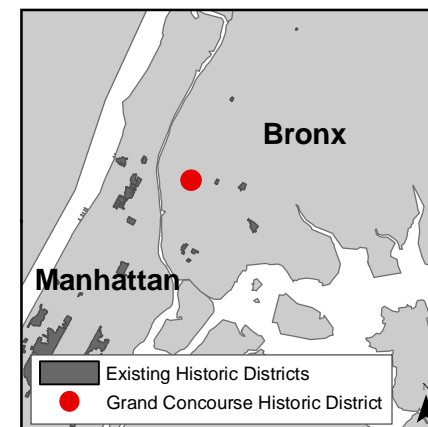


Landmarks Preservation Commission

Grand Concourse Historic District
Borough of Bronx, NY
[LP-2403]

Calendared: December 15, 2009
Public Hearing: June 22, 2010
Designated: October 25, 2011

- Boundary of Historic District
- Tax Map Lots in Historic District



NYCTM
**Landmarks Preservation
Commission**

TESTIMONY AT THE PUBLIC HEARING

On June 22, 2010, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Grand Concourse Historic District (Item No. 13). The hearing had been duly advertised in accordance with the provisions of law. Ten people spoke in favor of designation, including a representative for the Bronx Borough President Ruben Diaz, the Bronx Borough Historian (Lloyd Ultan), representatives of the New York Landmarks Conservancy, the Four Borough Neighborhood Preservation Alliance, and the Municipal Arts Society, two representatives of the Historic Districts Council, an architect with the firm Thornton Tomasetti, one resident, and one other person. There were two speakers in opposition to the proposed designation, including an owner of several buildings. The record was kept open following the hearing. Letters in support of designation were received from the Executive Director of the Bronx Museum of the Arts, President of the Friends of Terra Cotta/New York State, and a partner with the firm DADRAS Architects. Emails in support of designation were received from a representative of the Four Borough Neighborhood Preservation Alliance, two residents, and ten other persons (including some former neighborhood residents).

GRAND CONCOURSE HISTORIC DISTRICT BOUNDARIES

The Grand Concourse Historic District consists of the property bounded by a line beginning at the intersection of the western curblin of the Grand Concourse and a line extending southeasterly from the southeastern corner of Franz Sigel Park (Borough of the Bronx tax map block 2467 lot 1), extending northwesterly along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax maps block 2467 lot 1), across the roadbed of Walton Avenue, and along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax map block 2353 lot 67) to the eastern curblin of Gerard Avenue, northerly along said curblin and across the roadbed of East 153rd Street to the northern curblin of East 153rd Street, northwesterly across the roadbed of Gerard Avenue and along said curblin to its intersection with the eastern curblin of River Avenue, northerly along said curblin to a point formed by its intersection with a line extending westerly from the northern property line of 700 River Avenue (aka 109 East 153rd Street), easterly along said property line and the northern property line of 705 Gerard Avenue to the western curblin of Gerard Avenue, northerly along said curblin to a point formed by its intersection with a line extending southeasterly from the southwestern property line of 731 Gerard Avenue, northwesterly along the said property line, northerly along the western property lines of 731 and 751 Gerard Avenue, across the roadbed of East 157th Street to the northern curblin of East 157th Street, westerly along said curblin to a point formed by its intersection with a line extending southerly from the western property line of 815 Gerard Avenue, northerly along said property line and the western property line 825 Gerard Avenue to the southern curblin of East 158th Street, easterly along said curblin to a point formed by its intersection with a line extending southerly from the western property line of 839 Gerard Avenue, northerly across the roadbed of East 158th Street and along a portion of said property line, westerly along a portion of the southern property line of 839 Gerard Avenue, northerly along a portion of the western property line of 839, easterly along the northern property line of 839 Gerard Avenue to the western curblin of Gerard Avenue, southerly along said curblin to a point formed by its intersection with a line extending westerly from the northern property line of 835 Walton Avenue, easterly across the roadbed of Gerard Avenue and along a portion of said property line, northerly along a portion of the western property line of 835 Walton Avenue, easterly along a portion of the northern property line of 835 Walton Avenue and across the roadbed of Walton Avenue to the

eastern curbline of Walton Avenue, northerly along said curbline and across the roadbed of East 161st Street to the southern curbline of East 161st Street, westerly across the roadbed of Walton Avenue and along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 893 Walton Avenue (aka 101-11 East 161st Street), northerly along a portion of the western property line of 893 Walton Avenue (aka 101-111 East 161st Street), westerly along a portion of the southern property line of 893 Walton Avenue (aka 101-111 East 161st Street) to the eastern curbline of Gerard Avenue, northerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 893 Walton Avenue (aka 101-111 East 161st Street), easterly along a portion of said property line, northerly along the western property lines of 901 through 955 Walton Avenue, westerly along a portion of the southern property line of 975 Walton Avenue to the easterly curbline of Gerard Avenue, northerly along said curbline to the southern curbline of East 164th Street, easterly along said curbline, across to roadbed of Walton Avenue, to a point formed by the intersection of said curbline with a line extending southerly from the western property line of 1001 Grand Concourse, northerly across the roadbed of East 164th Street and along said property line and the eastern property line of 1015 Grand Concourse, easterly along a portion of the northern property line of 1015 Grand Concourse, northerly along the western property lines of 1025 and 1027 Grand Concourse and a portion of the western property line of 1035 Grand Concourse (aka 158 East 165th Street), easterly along a portion of the northern property line of 1035 Grand Concourse (aka 158 East 165th Street), northerly along a portion of the western property line of 1035 Grand Concourse, across the roadbed of East 165th Street, to the southern curbline of East 165th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1049 Grand Concourse (aka 159 East 165th Street), northerly along said property line, westerly along a portion of the southern property line of 1055 Grand Concourse, northerly along the western property line of 1055 Grand Concourse, westerly along a portion of the southern property line of 1075 Grand Concourse to the eastern curbline of Walton Avenue, northerly along said curbline, across the roadbed of East 166th Street, and along said curbline to the southern curbline of Mc Clellan Street, easterly along said curbline, across the roadbed of the Grand Concourse, to the eastern curbline of the Grand Concourse, northerly across the roadbed of Mc Clellan Street and along said curbline, continuing across the roadbed of East 167th Street and along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 1212 Grand Concourse (aka 1211 Sheridan Avenue, 181-199 East 167th Street), easterly along said property line to the western curbline of Sheridan Avenue, southerly along said curbline to the northern curbline of East 167th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the easterly property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly across the roadbed of East 167th Street and along said property line, westerly along a portion of the southern property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly along the eastern property line of 1166 Grand Concourse and a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), westerly along a portion of the southern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), southerly along a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street) to the northern curbline of Mc Clellan Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the western curbline of Carroll Place, southerly across the roadbed of Mc Clellan Street and along said curbline, across the roadbed of East 166th Street and along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 1072 Grand Concourse (aka 160-180 East 166th Street), westerly along a portion of said property line, southerly along the eastern property line of 1050 Grand Concourse and a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place), easterly along a portion of the northern property line of 1048 Grand Concourse (aka 1059 Carroll Place) to the western curbline of Carroll Place, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern

property line of 1048 Grand Concourse (aka 1059 Carroll Place), westerly along a portion of said property line, southerly along a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place) and a portion of the eastern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place), easterly along a portion of the northern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place) to the eastern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place), southerly along said property line and across the roadbed of East 165th Street to the southern curbline of East 165th Street, easterly along said curbline to the western curbline of Carroll Place, southerly along said curbline to the western curbline of Sheridan Avenue, southerly along said curbline to the northern curbline of East 164th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 960 Grand Concourse (aka 160-180 East 164th Street), southerly across the roadbed of East 164th Street and along said property line and a portion of the eastern property line of 940 Grand Concourse (aka 161 East 163rd Street), easterly along the northern property line of 191 East 163rd Street, southerly along the eastern property line of 191 East 163rd Street and across the roadbed of East 163rd Street to the southern curbline of East 163rd Street, easterly along said curbline to the western curbline of Sheridan Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly across Sheridan Avenue from the northern property line of 910 Sheridan Avenue, easterly across the roadbed of Sheridan Avenue and along said property line, southerly along the eastern property line of 910 Sheridan Avenue, westerly along the southern property line of 910 Sheridan Avenue and across the roadbed of Sheridan Avenue to the western curbline of Sheridan Avenue, northerly along said curbline to the southern curbline of East 162nd Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 900 Grand Concourse, southerly along said property line and across the roadbed of East 161st Street to the southern curbline of East 161st Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street), southerly along a portion of said property line, easterly along a portion of the northern property line of 888 Grand Concourse (aka 170-180 East 161st Street) to the western curbline of Concourse Village West, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 888 Grand Concourse (aka 170-180 East 161st Street), westerly along a portion of said property line, southerly along a portion of the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street) and a portion of the eastern property line of 860 Grand Concourse (aka 161 East 159th Street), easterly along a portion of the northern property line of 185 East 159th Street to the western curbline of Concourse Village West, southerly along said curbline and across the roadbed of East 159th Street, along said curbline and across the roadbed of East 158th Street, along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 800 Grand Concourse, westerly along a portion of said property line, southerly along the eastern property lines of 792 and 774 Grand Concourse, easterly along a portion of the northern property line of 760 Grand Concourse, southerly along the eastern property line of 760 Grand Concourse and across the roadbed of East 156th Street to the southern curbline of East 156th Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 750 Grand Concourse, southerly along said property line, easterly along a portion of the northern property line of 740 Grand Concourse, southerly along a portion of the eastern property line of 740 Grand Concourse, easterly along a portion of the northern property line of 740 Grand Concourse to the western curbline of Concourse Village West, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 730 Grand Concourse, westerly along a portion of said property line, southerly along a portion of the eastern property line of 730 Grand Concourse, westerly along a portion of the southern property line of 730 Grand Concourse and across the road be of the Grand Concourse to the western curbline of the Grand Concourse, southerly along said curbline to the point of the beginning.

SUMMARY

The Grand Concourse Historic District consists of 78 properties located along, or on the streets adjacent to, a one-mile stretch of the Grand Concourse between East 153rd and 167th Streets. In addition to 61 apartment houses, constructed between 1917 and 1959, the historic district also contains two parks and several public institutions, including the Bronx County Courthouse and Andrew Freedman Home, both designated New York City individual landmarks.

The “Grand Boulevard and Concourse,” later shortened to the Grand Concourse, was conceived in 1891 as a means of supplying a link between the park systems of Manhattan and the sparsely settled region of the Bronx. At the time of its completion in 1909, the boulevard featured bicycle paths and pedestrian sidewalks in addition to a central vehicular speedway. In 1924, the boulevard was extended south from East 161st Street to East 138th Street, and the roadway soon became the major north-south artery of the West Bronx.

Though residential construction along the Grand Concourse lagged behind the rest of the Bronx at the turn of the century, the completion of the Jerome Avenue subway line in 1918, which made the West Bronx more accessible to Manhattan, and the passing of a 1921 state law allowing 10-year real estate tax exemptions for apartments constructed between 1920 and 1924, helped spark a period of intensive residential development. Prompted by the Tenement House law of 1901, which mandated more fire protection, light, and air, thereby making it unprofitable to build multi-family dwellings on small lots, the five- and six-story apartment house became the dominant building type along the Grand Concourse, and within the borough as a whole.

Nearly half of the apartment houses within the historic district were built during the first period of development, between 1922 and 1931. The buildings of this era typically reflected the fashions of Manhattan, characterized by revivalist architectural styles such as Tudor, Renaissance, and Colonial Revival. The largely brick and terra-cotta buildings were evocative of faraway places and featured decorative elements such as corner towers, faux half-timbering, elaborate brickwork, and classically decorated main entry porticos.

A second wave of development was precipitated by the 1933 opening of the northern leg of the IND Subway, which provided much improved access to the Garment District and other parts of Manhattan’s West Side. Once again influenced by Manhattan tastes, Art Deco and Moderne became the residential styles of choice for the Bronx – as evidenced in the 27 apartments within the historic district constructed between 1935 and 1945. In the Bronx, the Art Deco style was marked by streamlined elements such as curving walls, recessed spandrels creating an effect of continuous window strips, brickwork arranged in vertical or horizontal patterns, wrap-around corner window openings, and materials suggestive of the “Machine Age,” such as steel-and-glass casement windows. The related Moderne style was also characterized by streamlined geometry, but with more minimal ornamentation, and by a fascination with aerodynamics. The Art Deco and Moderne style buildings of the historic district, which utilized materials including terra cotta, cast stone, beige brick, and mosaic tile, are typically found in small clusters interspersed among the apartment houses of the earlier boom.

Among the architects who designed buildings within the historic district are several prolific local firms (some more well-known than others), including Charles Kreymborg, Gronenberg & Leuchtag, Springsteen & Goldhammer, Horace Ginsbern, H. Herbert Lilien, and Jacob M. Felson. Many of the firms were responsible for buildings constructed in both the earlier and later waves of development. Kreymborg, and the successor firm Charles Kreymborg & Son, are credited with the design of the greatest number of apartment houses within the district, totaling 10, followed by Felson, credited with the design of eight apartment houses. Emery Roth, one of New York City’s most renowned apartment house architects, is credited with the design of the striking Art Deco-style apartment house at 888 Grand Concourse.

Several of the apartment houses within the historic district are representative of the garden apartment, an innovative housing form that took shape in the late 1910s and 1920s. The type was

characterized by low-rise apartment buildings on large lots organized around an interior and/or exterior courtyard. The Thomas Garden Apartments (840 Grand Concourse) was designed in 1926-28 by Andrew Jackson Thomas. Credited as the innovator of the garden apartment, Thomas had already made a name for himself designing garden apartments in Jackson Heights, Queens when John D. Rockefeller hired him to design Thomas Garden. The garden apartment type was so influential that even the less-grand apartment houses of the historic district are typically built to lot lines and feature large light courts, thereby giving the effect of the garden apartment on more constricted sites.

For nearly half a century, having a residential address on, or in proximity to, the Grand Concourse was a strong indicator of success. By the late 1950s/early 1960s, however, the Bronx had entered into a period of profound transformation. Numerous forces, including heavy-handed urban renewal policies, disinvestment by area landlords, accelerated turnover of tenants, and the redlining of much of the Bronx by local banks, all contributed to an economic downturn. Areas like the Grand Concourse came to be seen as old, poor neighborhoods with cheap rents, and over time, owners stopped investing in the maintenance of their buildings.

In the late 1980s, the Bronx began to see a resurgence as landlords began to work successfully with community organizations and tenants towards the moderate rehabilitation of multi-family housing. By the end of the 20th century, a new wave of building activity had come to the boulevard, and the Grand Concourse had become home to a vibrant mix of working- and middle-class residents, including immigrants from the Americas, the Caribbean, and Africa. Due to the solid construction of the buildings within the historic district, they survived largely unscathed through decades of owner neglect, retaining the architectural details and distinctive character that first attracted residents to them in the 1920s and 1930s. Though the boulevard itself underwent unsympathetic physical changes over the decades, it too remains, as the backbone of the great apartment houses, grand civic structures, and bucolic parks of the historic district, and an important visual element that contributes to the district's powerful sense of place.

THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE GRAND CONCOURSE HISTORIC DISTRICT

*Early History of the Bronx*¹

Prior to settlement by the Dutch, the present-day borough of the Bronx was occupied by Native Americans in the Wiechquaesgeck (aka Weckquaesgeek) and Reckgawawancs (better known by the generic name of Manhattans) branches of the Mohegan tribe. The Dutch colony of New Amsterdam began with the arrival of the first Dutch settlers in 1624, a party of approximately 110 men, women, and children headed by Captain Cornelius May of the Dutch West India Company. Lured by the promise of a brisk fur trade, the number of settlers grew, and by 1646, New Amsterdam had become a culturally diverse community with at least 18 spoken languages.² The Company quickly began to encourage settlement outside of Manhattan's fortified southern tip, with Willem Kieft, who assumed directorship of the Dutch West India Company in 1638, actively promoting large-scale settlement through the "purchase" of large tracts of land in northern Manhattan, present-day Kings, Queens and Bronx counties, and what is now Jersey City, New Jersey, from the Native Americans who inhabited the area since long before European colonization.³

In 1641, Jonas Bronck (c. 1600-1643), a Scandinavian immigrant to the Dutch colony, became the first recorded European settler in the area of the present-day Bronx, purchasing a 500-acre tract of land known as Ranachqua by the Native Americans (roughly translated as "end place") on the peninsula between the Aquahung and Harlem River.⁴ The settlement came to be known as Bronck's Land (aka Broncksland), and the Aquahung River that lay to the east became known as Bronck's River (eventually contracted into the "Bronx River"). The Broncksland estate passed through numerous hands following Bronck's death in 1643. The portion of the original estate west of Bungay Creek was purchased in 1670 by brothers Captain Richard and Colonel Lewis Morris, importers of sugar and flour, who renamed this area Morrisania (*see Figure 1*).⁵ Richard Morris is understood to have introduced slavery to the area of the present-day Bronx, bringing slaves from Barbados to cultivate the land. By the late 1600s, Lewis Morris had taken control of his brother's slaves, becoming the largest slave owner in the area. Though New York's slave population became the largest north of the Chesapeake region following the British takeover of New Amsterdam in 1664, only the Morris brothers and another major landowner, Frederick Philipse, are presently known to have owned large numbers of slaves in the area of the present-day Bronx during the 17th century.⁶

In 1683, the colossal county of Westchester was formed by English Charter. The new county,

¹ Information in this section is adapted from on the following source: Landmarks Preservation Commission (LPC), *Perry Avenue Historic District (LP-2339)* (New York: City of New York, 2009), prepared by Jennifer L. Most; Additional sources: Stephen Jenkins, *The Story of the Bronx* (New York and London: The Knickerbocker Press, 1912); Vincent N. Parrillo, *Diversity in America*, 3rd ed. (California: Pine Forge Press, 2009); Lloyd Ultan, *The Bronx in the Frontier Era* (New York: Bronx Historical Society, 1994).

² Parrillo, 45.

³ Because the Native American system of land tenure was that of "occupancy for the needs of a group," any agreements the Europeans deemed to be sales or outright transfers of property were, likely, to the Native Americans closer to lease or joint tenancy contracts. LPC, *NoHo Historic District Extension (LP-2287)* (New York: City of New York, 2008), prepared by Marianne S. Percival and Kathryn Horak, 6.

⁴ Bronck brought with him his wife, three German men he had hired as indentured servants in Amsterdam, and provided an indentured servant for his wife. Bronck may have hired additional servants during his short tenure in the area, but is not known to have owned any slaves. Ultan 15, 185.

⁵ The Grand Concourse Historic District is geographically located within the area of Morrisania.

⁶ Ultan 173-175, 182; Parrillo, 45. A number of other property owners are believed to have possessed small numbers of slaves in the areas of Fordham Manor, lower Yonkers, and Westchester. Ultan, 173-175.

which subsumed many of the region's earliest settlements, including Morrisania, was bordered to the west by the Hudson River, the north by present-day Putnam County, the east by Connecticut and the south by the East and Harlem Rivers, Spuyten Duyvil Creek and the Long Island Sound, including all of the smaller islands contiguous to its shores. More than a century later, in 1788, Westchester County was subdivided by the New York State Legislature into 21 townships, many of which followed the lines of the area's original manors and patents. After being annexed in 1791 to the newly created Town of Westchester, Morrisania once again became its own separate township in 1856. In 1874, however, by act of New York State Legislature, the townships of Morrisania, West Farms and Kingsbridge were annexed to form the 23rd and 24th Wards of the City of New York. The remaining areas east of the Bronx River that comprise the present-day borough were annexed by the city more than two decades later, in 1895. When the charter of Greater New York went into effect on January 1, 1898, the whole annexed section north of the Harlem River became officially known as the Borough of the Bronx.⁷

*Transportation Improvements and Residential Development in the Bronx*⁸

When New York City annexed the area west of the Bronx River in 1874 to form the 23rd and 24th Wards of the city (generally referred to by 19th-century New Yorkers as the "North Side" or the "Annexed District"), it was a sparsely settled region with few urban amenities. Though the New York & Harlem Railroad had begun regular commuter service between the Bronx and Manhattan as early as 1841, the trip was complicated, involving transferring to the horse-drawn "Huckleberry Line" and an extra fare for the northernmost areas. Soon after annexation, local residents, property owners, business owners, and booster groups such as the North Side Association, Twenty-Third Ward Property Owners' Association, South Bronx Association, and University Heights Association, began agitating for improved infrastructure, including better transportation connections with Manhattan. The groups were largely successful in their appeals. By 1885, the Suburban Rapid Transit Company had begun an elevated train service that crossed the Harlem River, which would later become the Third Avenue El, providing a more direct route to the north and the west.

By the turn of the 20th century the Bronx was quickly becoming a refuge for thousands of second-generation New Yorkers seeking to escape the crowded tenements of East Harlem and the Lower East Side of Manhattan. Services on the Third Avenue El line were greatly expanded and improved between 1887 and 1902, and in 1904 the first subway connecting the Bronx to Manhattan opened. Because the vast majority of those who settled in the Bronx were employed in Manhattan and commuted daily to that borough, the transportation improvements succeeded in making suburban Bronx life a more viable option for families looking for "the blessings of healthful homes for the

⁷ The present name of the borough of the Bronx is derived from the name of the river. The article "the" preceding the borough name "Bronx," which continues to be used today, was apparently derived from its customary use when referring to rivers (e.g. the Mississippi River or the Potomac River). Jenkins, 7.

⁸ Information in this section is adapted from the following sources: LPC, *Andrew Freedman Home (LP-1796)* (New York: City of New York, 1992), prepared by Andrew S. Dolkart and edited by Elisa Urbanelli; LPC, *Estey Piano Company Buildings (LP-2195)*, (New York: City of New York, 2006), prepared by Michael D. Caratzas; LPC, *(Former) Dollar Savings Bank (LP-2370)*, (New York: City of New York, 2010), prepared by Theresa C. Noonan; LPC, *Haffen Building (LP-2388)* (New York: City of New York, 2010), prepared by Theresa C. Noonan; LPC, *Perry Avenue Historic District*; Additional sources: Carla Breeze, *New York Deco* (Michigan: University of Michigan, 1993), 46; Randall Comfort, *History of Bronx Borough, City of New York*, compiled by the North Side News (Bronx, NY: North Side Press, 1906), 397-398; Peter Derrick, "New York's Rapid Transit System and the Development of the Bronx," *The Bronx County Historical Society Journal Vol. XXXVI No. 2* (Fall 1999) 50-66; Evelyn Gonzalez, *The Bronx* (New York: Columbia University Press, 2004), 4-6.

workmen and [families].”⁹ A population boom in the late 19th and early 20th centuries, accompanied after World War I by a housing shortage, helped advance residential development outside of Manhattan. The new subway, in particular, sparked a wave of land speculation and a building boom that resulted in the construction of thousands of apartment buildings, private homes and commercial buildings in the Bronx during the first half of the 20th century. Between 1880 and 1930, the Bronx became one of the fastest growing urban areas in the country, with the population reaching well over one million by 1930.¹⁰ As observed by Carla Breeze in *New York Deco*, the apartments and houses of the Bronx were generally priced reasonably and often set within pastoral settings.¹¹

*Development of the Grand Concourse*¹²

Residents of both Manhattan and the newly annexed West Bronx began advocating the establishment of large parks in the underdeveloped region almost immediately following annexation by the city in 1874. Their efforts were successful, and in 1884 the New York State Legislature approved the purchase of approximately 4,000 acres of parkland, primarily in the northern areas.¹³ Like much of the borough, this land was relatively inaccessible since roads and mass-transit links from Manhattan were still limited. To address the situation, the legislature established the Department of Street Improvements of the 23rd and 24th Wards in 1890, giving them a mandate to lay out streets throughout the annexed district. The department’s finest achievement was the establishment of the Grand Concourse, which presently extends five miles from East 138th Street to the Moshulu Parkway.

Louis Aloys Risse, a French immigrant and chief engineer for the new department (appointed by Louis J. Heintz, the department’s first commissioner), was responsible for the conception and planning of the Grand Concourse. As recorded by Constance Rosenblum in *Boulevard of Dreams*, Risse, who was born in 1850 in the town of St. Avold near the Franco-German border, came to the United States at the age of 17, envisioning the visit as the first stop on a journey around the world. Risse apparently became so enamored of the Bronx that he decided to make the borough his permanent home and to pursue a career in civil engineering. Though Risse reportedly spoke no English when he arrived, he was able to obtain a succession of engineering jobs, each more prestigious than the last. Following posts as assistant engineer in the Park Department and superintendent of roads in the Annexed District, Risse was appointed chief engineer of the annexed district’s Department of Street Improvements in 1891. In this position, Risse was responsible for maintaining existing roads and charting the routes of new ones. As noted by Rosenblum, Risse’s vision focused “not simply on getting from here to there, but more importantly, on the agreeableness of the journey – the ease, the charm, the logic.”¹⁴ Rosenblum further observed that while Risse’s primary concern was not the everyman of New York, but rather the “elegant boulevardiers,” the values embodied in his work did have a higher social and moral purpose:

⁹ Comfort, 397.

¹⁰ Gonzalez, 5. In 1880, the Bronx had 52,000 residents and no subway line. By 1940, the present-day subway system was nearly complete and the Bronx had grown to 1.395 million inhabitants. Derrick, 51-52.

¹¹ Breeze, 46.

¹² Information in this section is based on the following sources: Andrew S. Dolkart, “Grand Concourse Historic District,” *National Register of Historic Places Registration Form* (1987); Gonzalez, 12-13; LPC, *Andrew Freedman Home*; Louis A. Risse, *History in Brief, of the Conception and Establishment of the Grand Boulevard and Concourse in the 23rd and 24th Wards* (n.d.); Risse, *The True History of the Conception and Planning of the Grand Concourse and Boulevard in the Bronx* (1902); Constance Rosenblum, *Boulevard of Dreams* (New York and London: New York University Press, 2009).

¹³ See Gonzalez 12-13 for a more detailed discussion of the movement to acquire parkland in the Bronx.

¹⁴ *Ibid*, 20.

...in an era in which the vast majority of the population lived pinched lives in cramped and dreary quarters, Risse believed passionately in the importance of creating beautiful open spaces and crafting efficient and attractive ways of traveling to and from them, even if a fine carriage was needed to make the journey.¹⁵

At the same time that city residents were pushing for street improvements in the Bronx, New York City's prestigious Rider and Driver Club was applying political pressure for a speedway along which members could race their horses. The club's president, John De La Vergne, a prominent businessman and friend of Risse's, after failing in a bid to create a speedway along the west side of Central Park, began to advocate for a speedway along Jerome Avenue in the Bronx. In this request, Risse saw an opportunity not just for the creation of a speedway, but for "supplying that missing link" between the upper and lower park systems of Manhattan and the Bronx.¹⁶ However, instead of Jerome Avenue, which is located on level ground near the Harlem River, Risse proposed that a "Speedway and Concourse" be erected on a prominent ridge to the east, occupied at the time by an ordinary street, farmland, and a small number of houses. Risse felt that this ridge, which bisects the borough, "with respect to its beauty, has no parallel in either Europe or America."¹⁷ Risse envisioned a luxurious residential boulevard and planned for secondary roadways adjacent to the sidewalks that could be used by local traffic to service the villas that he expected to be built. In Risse's own words, "the great enhancement in real estate values which the construction of the Concourse must necessarily produce will repay the City many times over the original cost of the undertaking."¹⁸

Construction of the new Grand Boulevard and Concourse (later shortened to Grand Concourse) began in 1897, but progressed slowly. Though the necessary land had been acquired, fiscal difficulties within the city stalled the necessary budget appropriations.¹⁹ The contract for construction was finally awarded in 1902, but even after construction began, the project continued to run into trouble, both natural (a deep valley at East 174th and 175th Streets which had to be bridged by a structure dubbed "the Great Wall of China") and man-made (including a scandal involving three commissioners for the boulevard who were paid for what the *New York Times* described as "fat condemnation jobs").²⁰ By the time the roadway officially opened on November 25, 1909, so much time had passed that the side roads intended for horse-drawn carriages had to be paved to accommodate the automobile. Though the roadway's opening, nearly two decades in the making, was actually greeted by remarkably little fanfare, an article in the *New York Times* the following Sunday presciently heralded the road's opening as a transformative moment for the borough.²¹

Upon completion, the Grand Concourse consisted of a 58-foot wide central speedway with a narrow central mall and 37-foot wide service roads separated from the main roadway by six-foot wide malls (subsequently altered). The grand boulevard, which also provided space for pedestrian sidewalks, bicycle paths, and vehicular driveways, began at what was then known as Cedar Park (now Franz Sigel Park) on East 161st Street and extended north to Mosholu Parkway. As the popularity of the roadway grew, the decision was made in 1924 to extend the Grand Concourse to the south along Mott Avenue as far as East 138th Street, with the original curving entrance and small

¹⁵ Ibid.

¹⁶ Risse, n.p.

¹⁷ As quoted in Rosenblum, 25.

¹⁸ Risse, 1902, 7.

¹⁹ Rosenblum, 33.

²⁰ Ibid, 34.

²¹ Ibid, 35-36.

open park plots at East 161st Street incorporated into Joyce Kilmer Park.²²

The large free-standing Victorian villas that Risse had envisioned never materialized. Instead, when real estate development began in the second decade of the 20th century, apartment houses almost exclusively lined the street. These ranged from five-story walk-ups for working-class families, to more impressive and luxurious six-story elevator buildings, with a few reaching 10 stories and beyond. In addition, a handful of public institutional buildings were erected along the Grand Concourse, including the Bronx County Courthouse, the Andrew Freedman Home (both designated New York City Landmarks), and the Bronx Society for the Prevention of Cruelty to Children (later the Bronx Young Men's & Young Women's Hebrew Association; now Girls Club), all located within the Grand Concourse Historic District.

*Apartment House Development in the Bronx and on the Grand Concourse*²³

During most of the 19th century, the traditional upper- and middle-class ideal of housing in New York City was a privately owned and occupied single-family town house or mansion. Towards the end of the century, a steady rise in land values, particularly within Manhattan, generated by a rapidly increasing population and an expanding commercial sector on a finite amount of land, made this ideal increasingly unattainable for all but the city's wealthiest. Starting in the 1870s, multiple family dwellings became the standard mode of housing for the majority of Manhattan residents. The American upper classes long resisted the concept of shared habitation, due largely to its association with the conditions of the tenements occupied by the city's immigrant poor, which were plagued by overcrowding and inadequate light, air, and sanitary facilities. By the end of the century, stronger regulation of housing laws and advancements in the design and construction of multiple dwellings began to sway upper class opinions on apartment living.

With the extension of the Third Avenue El to the northern reaches of the Bronx and the inception of the subway system near the turn of the century, the region north of the Harlem River became ripe for development by real estate speculators.²⁴ As demand increased, land owners sold their farms and estates to developers who divided the land into building lots, often for the construction of new apartment houses.²⁵ As noted by Lloyd Ultan and Gary Hermalyn in *The Bronx in the Innocent Years: 1890-1925*, thousands of families began to pour out of crowded Manhattan tenements to the Bronx make a new start.²⁶

Between 1904 and 1906, applications for building permits skyrocketed in the Bronx, setting

²² The appearance of the Grand Concourse has changed greatly in the century since its opening, beginning with construction of the IND Subway beneath the street in the early 1930s, during which the road surface was dug up. After completion of the subway, the Grand Concourse was repaved, the central mall removed, the side malls reduced in size and replanted, and the original trees removed to Pelham Park. Dolkart, "Grand Concourse Historic District," 4. See also "Subsequent History" section of this report.

²³ Information in this section is based on the following sources: "Bronx Borough Sales: Builders to Improve Astor Estate Holding," *New York Times*, February 2, 1924, 20; "Bronx Realty Sale Brings City Profit," *New York Times*, October 8, 1935, 43; "City-Owned Parcels Offered at Auction," *New York Times*, September 26, 1926, RE2; Gonzalez, 66-69; LPC, *Audubon Park Historic District (LP-2335)* (New York: City of New York, 2009), report by Jennifer L. Most; LPC, *Graham Court Apartments (LP-1254)* (New York: City of New York, 1984), report by Jay Shockley; LPC, *Park Plaza Apartments (LP-1077)* (New York: City of New York, 1981), prepared by Anthony W. Robins; Rosenblum, 42-47; New York City Department of Buildings (DOB), Bronx County, Block & Lot Files; Lloyd Ultan & Gary Hermalyn, *The Bronx in the Innocent Years: 1890-1925* (New York: Harper & Row, 1985).

²⁴ Ultan & Hermalyn, xxiv.

²⁵ Ibid, xxv.

²⁶ Ibid, xxiv.

off a wave of construction that continued almost unabated until 1918.²⁷ In 1910, Bronx booster W.W. Gill noted that “blocks and blocks of handsome flats and residences have sprung up as if by magic.”²⁸ Prompted by the Tenement House Law of 1901, which mandated more fire protection, light and air, and separate toilet facilities within each family unit, the new buildings were designed to eliminate the dark and unsanitary conditions common in older tenement house construction. Because the new code also made it unprofitable to build multi-family dwellings on small lots, builders hastily discarded the narrow tenement layout in favor of densely packed, monumentally scaled elevator apartment houses, ranging in width from 40 feet to an entire city block. As a result, almost from the beginning, the five- and six-story apartment house was the predominant building type within the borough.²⁹ The two earliest apartment buildings constructed within the Grand Concourse Historic District, 1049 Grand Concourse (1917) and 1055 Grand Concourse (1918), exemplify this tendency; designed by Gronenberg & Leuchtag for the Conwalt Construction Co. (aka Conwalt Corporation), both buildings are five-stories in height and constructed side-by-side on lots more than 100 feet wide.

Despite the unprecedented amount of construction occurring in the Bronx towards the end of the first decade of the 20th century, by the time of the opening of the Grand Concourse in 1909, little had been constructed along the roadway. Even with the paving of the center portion of the boulevard in the next decade to allow for automobiles, construction along the roadway remained minimal. The lethargy was not lessened by the fact that during the early decades of the Grand Concourse’s existence the nation was either preparing for or fighting in a war, or struggling through the economic recession that followed.³⁰ Nonetheless, several events would soon occur to bring development to the boulevard, including the completion of the Jerome Avenue subway line in 1918, making this part of the West Bronx significantly more accessible, and the passing of a 1921 state law allowing a 10-year real estate tax exemption for apartment buildings constructed between 1920 and 1924. Nearly half of the apartment houses within the Grand Concourse Historic District were constructed in the decade that followed.

During the 1920s, the Bronx, anointed as “the wonder borough,” emerged as New York’s fastest growing borough, absorbing half-a-million new residents.³¹ As noted by Rosenblum, the vast majority of the newcomers to the Bronx in this era were Jewish, and for several decades the Grand Concourse and its surroundings were one of the city’s five most heavily Jewish communities.³² For nearly half a century the Grand Concourse was considered one of the city’s most prominent Jewish neighborhoods, and having a residential address on the Grand Concourse, or in proximity to that thoroughfare, was a powerful indicator of success. To this end, the modern and sophisticated new buildings were often marketed for upper-middle class tenants in the tradition of the grand apartment houses of Manhattan. The Franz Sigel (aka Alexandria) and the Virginia (774 and 780 Grand Concourse, 1926), for example, were touted in real estate brochures as “a bit of Park Avenue transplanted to the Bronx.”³³

The construction of Yankee Stadium at East 161st Street and River Avenue in 1923, and

²⁷ Gonzalez, 68.

²⁸ Ibid.

²⁹ Ibid.

³⁰ Rosenblum, 42-43.

³¹ Ibid, 46.

³² Between 1920 and 1930 the overall Jewish population in the Bronx doubled, and by the decade’s end, the borough was home to 585,000 Jews, the highest concentration in New York City. Between 1920 and 1930, the number of Jewish people living on and near the Grand Concourse increased by 450 percent. By 1930, 61 to 82 percent of residents in the Grand Concourse neighborhood were Jewish. Rosenblum, 46-47.

³³ “790 Grand Concourse-Virginia Apartments, Franz Sigel,” (real estate brochure), <http://nyre.cul.columbia.edu/projects/view/22835>

opening of the Concourse Plaza Hotel (900 Grand Concourse) in that same year, helped add further renown to the apartments along the Grand Concourse.³⁴ The opening of the hotel was a major event for the city, with New York State Governor Alfred E. Smith giving the keynote address. The building was designed to rival the best hotels of Manhattan and attracted many distinguished guests including legendary Yankee players Babe Ruth, Roger Maris and Mickey Mantle, as well as players from visiting teams. For decades, the banquet rooms of the hotel were highly sought after for events ranging from wedding receptions and bar mitzvahs to political functions. Beginning in 1924, it became customary for the Democratic candidate for the presidency to campaign at a ladies' luncheon on the last Saturday before the general election. Presidential candidates Franklin D. Roosevelt, Harry Truman, and John F. Kennedy are all said to have campaigned at the hotel.

As the popularity of the Grand Concourse grew so did demand for developable land on or near the roadway. As parcels from the formerly large estates became available, they were almost immediately built up with apartment houses. In 1924, for example, the blockfront on the west side of Walton Avenue, across from Joyce Kilmer Park, was sold by the estate of William Waldorf Astor and developed with four large apartment houses between 1925 and 1927.³⁵ Similarly, the 1926 sale of the parcels of land south of East 157th Street between River and Gerard Avenues, previously acquired by the city for subway construction, also resulted in the development of several large apartment houses.³⁶

In the late 1920s, workers began digging a trench under the Grand Concourse for a northern leg of the IND Subway. The opening of the line in 1933, which provided much-improved access to the Garment District and other parts of Manhattan's West Side, resulted in a second wave of development along the Grand Concourse. The decade between 1935 and 1945 brought the construction of approximately half of the apartment houses within the historic district. As with the previous boom, development was facilitated by the sales of large plots of developable land, including the 1935 sale by the New York City Board of Transportation of several lots on Gerard and Walton Avenues, north of East 153rd Street and opposite Franz Sigel Park, previously purchased by the city from the Astor estate for a right-of-way for the IRT Jerome Avenue Subway. Between 1935 and 1936, four apartment houses were constructed on the lots, directly above the active subway line.³⁷ In 1935, the 10-story building at 1000 Grand Concourse, designed by Sugarman & Berger, became the first building within the historic district to reach more than six-stories in height; the building still remains one of the few today.³⁸

³⁴ The apartment house at 810 Gerard Avenue, constructed in 1926-27, was at one point referred to by the name Yankee Arms, an obvious attempt to capitalize on the building's proximity to the stadium. (See Classified Advertisement 233, *New York Times*, October 29, 1939, R14); Concourse Plaza was the name ascribed to a triangular parcel of land at the original entrance to the Grand Concourse at East 161st Street, on which the Lorelei Fountain was originally situated (see section "Parks and Public Institutions within the Grand Concourse Historic District" within this report for more about the Lorelei Fountain). This plaza was later incorporated into Joyce Kilmer Park when the Grand Concourse was extended in 1924. It is likely that the Concourse Plaza Hotel, situated across from this parcel, was named for the plaza. (For a photo, see Ultan & Hermalyn, 139).

³⁵ The apartments included Laurelton Manor (923 Walton Avenue, 1925), Normandie Manor (911 Walton Avenue, 1925-26), Dorlton Manor (901 Walton Avenue, 1926-27), and Walcourse Arms (955 Walton Avenue, 1926-27).

³⁶ In addition to three parcels in the Bronx, the sale included 22 parcels in Brooklyn, and one parcel in Manhattan.

³⁷ Notes filed with the Department of Buildings concerning one of the buildings, 675 Walton Avenue, indicate that special care had to be taken to ensure that the buildings constructed in such close proximity to the subway would be inhabitable. Issues included sufficient soundproofing to diminish noise and vibrations from the passing subway, and assurances that the new construction would not interfere with existing subway structures. New York City Department of Buildings (DOB), Bronx County, Block & Lot File for Block 2473, Lot 67.

³⁸ 1000 Grand Concourse is also one of only three buildings within the historic district to reach more than eight stories in height.

Only two apartment houses within the historic district were constructed after 1945. The large Modern style apartment house at 800 Grand Concourse, designed by Hyman I. Feldman in 1953, was constructed in the garden apartment tradition with an H-shaped plan featuring two large courtyards on Grand Concourse and Concourse Village West.³⁹ The Executive Towers at 1020 Grand Concourse, constructed between 1959 and 1963, was intended to aid the stabilization of the neighborhood during the late 1950s and early 1960s.⁴⁰

*Apartment House Architecture of the Grand Concourse Historic District*⁴¹

The facade designs of the 61 apartment houses that comprise the Grand Concourse Historic District developed in two stages, roughly corresponding to the district's two major waves of residential development.⁴² The change in apartment house design was largely stylistic, in that many of the architects who practiced within the historic district were responsible for buildings constructed during both the earlier and later waves of development. Among the architects who designed buildings within the historic district are several prolific local firms, including Charles Kreymborg, Gronenberg & Leuchtag, Springsteen & Goldhammer, and Jacob M. Felson. Kreymborg, and the successor firm Charles Kreymborg & Son, are credited with the design of the greatest number of apartment houses within the district, totaling 10, followed by Felson, credited with the design of eight apartments within the district.

During the 1920s, Bronx apartment house design evolved from the simple brick buildings of the previous decade into larger and more luxurious structures with grander and more elaborate ornamentation. Builders during this era were more willing to invest extra capital on apartment buildings in order to make them attractive to residents who could afford higher rents and therefore offset increased construction costs. At the same time, builders were turning to prefabricated and less expensive materials, such as brick and terra cotta, to further increase profits wherever possible. Within the historic district, the apartment buildings constructed during the first wave of development almost exclusively employed red or beige textured brick with masonry or terra-cotta decorative elements. In terms of style, these buildings typically reflected the fashions popular in Manhattan, where a historicism based on revivalist architectural styles such as Tudor, Renaissance and Colonial, was the ruling theme for luxury buildings.⁴³ As noted by Rosenblum, these historically-derived styles were “wonderfully suggestive of faraway places” with many seeming to have “arrived straight from the countryside” – an effective sales pitch for a population looking to escape the overcrowding of the city's more urban districts.⁴⁴ The more elaborate buildings from this era featured decorative elements

³⁹ For more on the garden apartments of the Grand Concourse Historic District see section “Apartment House Architecture of the Grand Concourse Historic District” in this report.

⁴⁰ Rosenblum, 177. For more on the Executive Towers, see section “Subsequent History” in this report.

⁴¹ Information in this section is adapted from the following sources: LPC, *Noonan Plaza Apartments (LP-2400)* (New York: City of New York, 2010), prepared by Jay Shockley; LPC, *Park Plaza Apartments*; Additional sources: Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, Inc., 1994); Brian Danforth and Victor Caliandro, *Perception of Housing and Community: Bronx Architecture of the 1920s* (New York: Hunter College, Graduate Program in Urban Planning, City University of New York, 1977); Richard Plunz, *A History of Housing in New York City: Dwelling Type and Social Change in the American Metropolis* (New York: Columbia University Press, 1990); Rosenblum, 57.

⁴² 32 apartment buildings, which is slightly more than half the number of apartment buildings within the Grand Concourse Historic District, were constructed prior to 1931. 29 apartment buildings, comprising just under half the total number of apartment buildings within the district, were constructed after 1935.

⁴³ Danforth and Caliandro in *Perception of Housing and Community: Bronx Architecture of the 1920s* discuss and illustrates many of the Bronx buildings of this decade.

⁴⁴ Rosenblum, 57.

such as corner towers (Concourse Gardens, 940 and 960 Grand Concourse, 1927, Mediterranean Revival), faux half-timbering (109 East 153rd Street, 1930-31, Tudor Revival), elaborate brickwork including diamond patterning and blind-arch corbelling (825 Gerard Avenue, 1928, Renaissance Revival), classically-decorated main entry porticos (760 Grand Concourse, 1928, Renaissance Revival), and at least one Japanese-inspired interior garden court (Thomas Garden Apartments, 840 Grand Concourse, 1926-27).

Apartment house design within the Bronx was again transformed in the 1930s, once more influenced by predominating Manhattan tastes. During this era, Art Deco and Moderne became the residential styles of choice for the Grand Concourse and the surrounding streets. The Art Deco style, introduced to midtown and downtown Manhattan in the mid-1920s, found its way “uptown” to the Bronx before the end of the decade, and the Bronx soon became one of the great repositories of Art Deco buildings nationwide.⁴⁵ The buildings were modern and sophisticated in appearance, utilizing materials such as terra cotta, cast stone, brick and mosaic tiles in new and inventive ways, and incorporating design features including rounded or jagged bays, corner windows, and asymmetrical facade compositions.⁴⁶ The style was marked by streamlined elements such as curving walls and abstract decorative detailing (888 Grand Concourse, 1937), recessed or decorated spandrels used to create an effect of continuous vertical window strips (1011 Carroll Place, 1935-36), brickwork arranged in vertical or horizontal patterns (1150 Grand Concourse, 1936-37; 710 Gerard Avenue, 1936), wrap-around corner window openings (730, 740 and 750 Grand Concourse, 1936-1939), and materials suggestive of the “Machine Age,” such as steel-and-glass casement windows (now mostly replaced) and decorative metal parapet rails (860 Grand Concourse, 1940-41).⁴⁷ The striking Art Deco style building at 888 Grand Concourse, designed by Emery Roth, one of New York City’s most renowned apartment house architects, incorporates many of these characteristic features, including three rounded bays, cast-stone decorative elements, and a concave main-entry vestibule featuring beige and gold mosaic tile and terrazzo flooring. The Art Deco-style apartment building at 1150 Grand Concourse, also known colloquially as “the fish building,” is notable for its eye-catching mural of tropical fish and water plants in tinted concrete or cast stone and mosaic tiles.

Emerging in popularity shortly after Art Deco’s rise, the related Moderne style, of which there are ten buildings within the historic district, is similarly characterized by streamlined geometry (910 Sheridan Avenue, 1945-48), but with more minimal ornamentation including horizontal bands designed to suggest “speed lines” and a fascination with aerodynamics (675 Walton Avenue, 1936).⁴⁸ Constructed exclusively during the second wave of development, the district’s Art Deco and Moderne style buildings are found in small clusters interspersed among the apartment houses built during the earlier boom. The largest cluster within the Grand Concourse Historic District is the group of seven Moderne style buildings located between East 162nd and 163rd Streets, Grand Concourse and Sheridan Avenue (both sides of the street).⁴⁹ Largely faced in smooth beige brick, these buildings

⁴⁵ Its one serious rival is Miami Beach, Florida. Though inspired by the Art Deco style in commercial buildings in Manhattan, it appears that the design of Art Deco apartment houses began simultaneously in Manhattan and the Bronx in 1927 and 1928, and developed somewhat differently in the different boroughs; the Bronx Art Deco apartment house is apparently not an offshoot of the Manhattan Art Deco apartment house. LPC, *Park Plaza Apartments*.

⁴⁶ As observed by Paul Goldberger of the *New York Times*, the Art deco style was built largely on the image of a new kind of elegance – sleek and streamlined. It was not so much truly modern as romantically evocative of the modern, using modernism as a decorative theme rather than as a justification for the absence of decoration. Paul Goldberger, “From Deco to Decay in Concourse Area,” *New York Times*, January 15, 1976, 37.

⁴⁷ For illustrations and lists of Bronx Art Deco style apartment houses, see Donald Sullivan and Brian Danforth, *Bronx Art Deco Architecture: An Exposition* (New York: West Bronx Restoration Committee, Graduate Program in Urban Planning, Hunter College, City University of New York, 1976).

⁴⁸ Carley, 226.

⁴⁹ The cluster consists of the following buildings: 910 Grand Concourse, 930 Grand Concourse, 185 East 162nd

function in the streetscape as lively, light-colored highlights among their predominantly darker-brick predecessors.⁵⁰

Several of the apartment buildings within the Grand Concourse Historic District are also representative of an innovative form of housing – the “garden apartment.” This housing type took shape in the late 1910s and 1920s as real estate developers discovered the profitability of building low-rise, relatively low-density apartment buildings on larger lots in areas of the outer boroughs where land was cheap and the demand for modern, technologically up-to-date middle class housing was rising. Architects responded to these conditions by designing larger buildings of no more than six stories that sometimes occupied an entire city block. The buildings were often characterized by groups of apartment units organized around interior and/or exterior courtyards. Many of these apartment buildings, marketed to professionals and upwardly mobile middle-class families, were among the best in the city in terms of architecture, planning, size of living space, and amenities. Housing historian Richard Plunz identified the garden apartment as “critical to the transformation of housing from a consequence of economic formulas to a unique environment” and notes the building type for having “set a standard of urban housing that has remained unmatched since.”⁵¹

In 1926, architect Andrew Jackson Thomas, credited as the innovator of the “garden apartment” who had already made a name for himself designing garden apartments in Jackson Heights, Queens and elsewhere, was hired to design an apartment house on the Grand Concourse.⁵² Thomas’s earlier work had caught the attention and interest of John D. Rockefeller, Jr., who appointed him to design the award winning Dunbar Apartments (1926-28, a designated New York City Landmark) in Central Harlem (the first major non-profit cooperative complex built specifically for African Americans), as well as what would become the Thomas Garden Apartments at 840 Grand Concourse (1926-28, within the Grand Concourse Historic District). The very large Thomas Garden complex, designed to accommodate 166 families, was planned as a non-profit cooperative and differed from others constructed around the same time in that it was financed by a private capitalist, as opposed to a workers’ union or building residents.⁵³ The innovative building occupies an entire city block and features a U-shaped plan surrounding what was originally a sunken Japanese-inspired garden courtyard containing a pond and several slightly arched bridges and walkways. Prior to construction of the Bronx County Courthouse (1931-34), there was a strong visual connection between the courtyard of the Thomas Garden Apartments and Franz Sigel Park across the street, which added to the calm “protective quality” of the building and its environs.⁵⁴

Several other examples of garden apartments are located within the historic district including 975 Walton Avenue (1929-30) designed by Gronenberg & Leuchtag, the Concourse Gardens (North, 940 Grand Concourse, and South, 960 Grand Concourse, 1927) designed by Springsteen & Goldhammer, and 800 Grand Concourse (1953-55) designed by Hyman I. Feldman.⁵⁵ All four

Street, 180 East 163rd Street, 909 Sheridan Avenue, 917 Sheridan Avenue, and 910 Sheridan Avenue.

⁵⁰ Though both the Art Deco and Moderne style buildings within the district are largely faced with beige brick, 1001 Grand Concourse (1940-41) and 1035 Grand Concourse (1939), two of the Moderne style buildings within the district, are notable for having red brick facades.

⁵¹ Plunz, 164.

⁵² See LPC, *Jackson Heights Historic District (LP-1831)* (New York: City of New York, 1993) for more information on garden apartments and Andrew J. Thomas.

⁵³ Though 90 percent of the apartments within the complex sold at construction, the Thomas Garden Apartments was foreclosed on in 1936 at the height of the Great Depression. The complex was operated thereafter as rental units. “Apartments to be Sold,” *New York Times*, October 24, 1936, 32.

⁵⁴ For more information on the Thomas Garden Apartments see Rosenblum, 52-53.

⁵⁵ Like Thomas, the courtyard form is also typical of Springsteen & Goldhammer’s work, for example the United Workers’ Cooperative Colony (“The Coops”) (a designated New York City Landmark) in the Bronx, and the Amalgamated Houses in Manhattan.

complexes feature large interior garden courts around which the apartments are situated. Even the less grand apartment houses within the district were typically built to lot lines and featured large light courts within which main entries are recessed, thereby giving the effect of a garden apartment on more constricted plots of land.⁵⁶ In the case of the Franz Sigel (aka Alexandria) and the Virginia Apartments (774 and 780 Grand Concourse, 1926), as well as the apartment buildings at 721 and 735 Walton Avenue (1927), this effect is enhanced by way of shared landscaped courtyards between the buildings.

*Parks and Public Institutions within the Grand Concourse Historic District*⁵⁷

Two public parks are located within the Grand Concourse Historic District. Joyce Kilmer Park, a seven-acre expanse just north of the Bronx County Courthouse, was acquired by the parks department in 1924 and planned concurrent with the boulevard's rise as a major residential boulevard. The park, which was dedicated in 1926 for Joyce Kilmer (1886-1918), a poet, journalist, and soldier who was killed during World War I, incorporates a triangular parcel of land, known as Concourse Plaza that originally served as the carriage entrance to the Grand Concourse at East 161st Street.⁵⁸ The park, which consists of lawns and formal tree-lined walks, was completely redesigned in 1936. At this time, the park's two existing monuments, which predate the park, were moved to their present locations within the park. One of the monuments, a statue of Louis J. Heintz by Pierre Fietu, was dedicated in 1909, the year the Grand Concourse opened, in honor of the Bronx's first commissioner of street improvements. The other monument, the Henrich Heine Fountain, also known as the Lorelei Fountain, celebrates the German poet Henrich Heine (1797-1856), author of an ode to Die Lorelei, a siren from German mythology who is the subject of the sculpture.⁵⁹ The fountain was initially designed by German-born sculptor Ernst Herter for the sculptor's home city of Dusseldorf, but its installation there was blocked by political groups opposed to Heine's Jewish ancestry and political views. It was brought to the Bronx in 1899 by a group of Americans of German ancestry.

In contrast to the manicured lawns of Joyce Kilmer Park is the 16-acre Franz Sigel Park, located to the south of the Bronx County Courthouse. The park consists of terraced landscapes featuring densely packed trees, steeply sloping natural expanses with massive stone outcroppings, and rough-faced historic stone walls of varying heights. Though plans dating to the 1930s show proposals to formalize the park's circulation system, the paths that exist today are mostly unchanged from the early 20th century. Most of the land that comprises the park was purchased by the city from Gerard and Mary Walton in 1885, whose estate, Cedar Grove, was the inspiration for the original name of the park – Cedar Park. The land played an integral role in the early history of the area as well, beginning with the west slope of the park which was once part of a Native American pathway, and continuing with Revolutionary War, during which George Washington, Count de Rochambeau, and their respective military staff used a high rocky ridge within the park to monitor the movements

⁵⁶ For more information on the garden apartments movement see LPC, *Noonan Plaza Apartments*.

⁵⁷ Information in this section is adapted from the following sources: LPC, *Andrew Freedman Home*; LPC, *Bronx County Courthouse (LP-0928)* (New York: City of New York, 1976); New York City Department of Parks and Recreation (DPR), "Franz Sigel Park," <http://www.nycgovparks.org/parks/X047/highlights/6450>; DPR, "Joyce Kilmer Park," <http://www.nycgovparks.org/parks/X028/highlights/6332>; Additional sources: Dolkart, "Grand Concourse Historic District"; "Joyce Kilmer Park Dedicated in the Bronx," *New York Times*, January 30, 1930, 18; "Kilmer is Honored as Poet-Soldier," *New York Times*, November 22, 1926, 11; Rosenblum, 99, 177, 196; Ultan and Hermalyn, 139.

⁵⁸ Joyce Kilmer began his writing career in New York in 1909 and eventually joined the staff of the *New York Times*. Kilmer was killed in action on the Western Front during World War I. DPR, "Joyce Kilmer Park."

⁵⁹ The fountain was seriously vandalized during the 1970s. It suffered from graffiti and the theft of the mermaid heads and arms at either side of the base. The mermaid tails and fins were also broken and chipped, and the fountain itself had stopped working. In 1999, the fountain was restored, in time for the centenary of its original installation.

of British troops camped along the Harlem River. In 1902, the park was named for German native Franz Sigel (1824-1902), an educator, soldier, journalist, public official, and Bronx resident.⁶⁰

A handful of public institutions, constructed during the 1920s and 1930s, complement the apartment houses of the Grand Concourse Historic District. The Bronx County Courthouse (a designated New York City Landmark), constructed between 1931 and 1934 along the Grand Concourse at East 161st Street, is one of New York City's most imposing civic structures. The courthouse is the work of architects Max Hausle and Joseph H. Freedlander, who designed the building in collaboration with noted sculptors and artisans. Designed in a style that combines boldly modern massing with neo-classical elements, the courthouse is an exceptionally impressive example of the publically funded architecture of the period.⁶¹ The new courthouse opened in 1934 following a festive three-day dedication celebration. In honor of the occasion, Mayor Fiorello LaGuardia officially transferred the seat of municipal government for three days from City Hall to the Bronx County Courthouse. The dedication ceremonies, which also marked the 20th anniversary of the Bronx as a county, further included speeches, a military parade and band concert, as well as luncheons at the Concourse Plaza Hotel located across the street.

The Andrew Freedman Home (a designated New York City Landmark), constructed between 1922 and 1924 (and enlarged in 1928-31), located along the Grand Concourse at East 166th Street, was the result of a generous bequest in the will of Andrew Freedman. Freedman, a businessman who had a close relationship with the leaders of Tammany Hall, was involved with many profitable business ventures, including the construction of the IRT, New York City's first subway line. Upon his death, Freedman left most of his amassed fortune for the establishment of a home for "aged and indigent persons of both sexes," with the unusual proviso that the residents of the home be poor people who had once been in good circumstances.⁶² The Board of Trustees, led by prominent lawyer Samuel Untermyer, purchased a large plot of land on the prestigious boulevard and commissioned a building from two notable New York architects – Freedlander, who would later be involved with designing the Bronx County Courthouse, and Harry Allan Jacobs. The resulting building is an exceptional example of a monumental building which, through its symmetrical massing, fenestration, and handsome detail, recalls the tradition of the Italian Renaissance palazzo. Its design displays many handsome architectural features, including a recessed loggia, balustraded terrace, finely cut stonework, and beautiful wrought-iron details. The building functioned as a refuge for the once affluent for 59 years, from its opening in 1924 until 1983, when the Andrew Freedman Home ceased to operate and the building was purchased by the Mid-Bronx Senior Citizens Council as housing for the elderly.

The third notable public institution constructed along the Grand Concourse within the historic district was the Bronx Society for the Prevention of Cruelty to Children at 1130 Grand Concourse, built between 1925 and 1926. The main entrance to the three-story red brick and limestone building, designed by architects Raldiris & LaVelle (with a later addition by Leo Stillman), is elevated above ground level and features a set of double dog-leg staircases to either side of a three-story Corinthian

⁶⁰ Born in Sinsheim, Baden, Sigel moved to the United States after the German Revolution of 1848. He settled in New York in 1852 where he taught in both public and German schools and where he co-founded the German American Institute. Sigel served as a major general in the Union Army where he formed a regiment that helped keep Missouri and its Federal Arsenal for the Union. Sigel returned to New York in 1867 where he worked in the transportation industry, followed by various positions in local and Federal government, and eventually returned to journalism. He died at his home on Mott Avenue (now the Grand Concourse) in 1902. DPR, "Franz Sigel Park."

⁶¹ During the Great Depression, government-funded projects such as the courthouse provided architects and artists with welcome large-scale commissions that were not otherwise available at the time.

⁶² LPC, *Andrew Freedman Home*.

portico which provides the building with a distinctive monumentality.⁶³ The building was purchased in 1951 by the Bronx Young Men's and Women's Hebrew Association, and later sold to the Girls Club of New York in 1980. Since 1993 it has served as one of many locations for the social service organization Bronx Works (originally the Citizens Advice Bureau) which offers programs for children, youth and families, and which merged with the Girls Club in 1995.

*Subsequent History*⁶⁴

By the late 1950s/early 1960s, the Bronx had entered into a period of profound transformation. Numerous forces, including heavy-handed urban renewal policies, disinvestment by area landlords, and the redlining of much of the Bronx by local banks, all contributed to an economic downturn.⁶⁵ At the same time, the forces of suburbanization were creating a massive exodus of working- and middle-class, predominantly white urban dwellers to the suburbs and single-family homes of Westchester County and Long Island.⁶⁶ The borough was concurrently experiencing an influx of new residents, largely consisting of African Americans from the south and Puerto Rican-born citizens, who came to New York in search of work and better opportunities. However, just as the thousands of new residents were pouring into New York, the very opportunities that attracted them to the city – stable, well-paying factory jobs – were leaving the northeast and Midwest for the suburbs, the south, and eventually overseas.⁶⁷ The newcomers were generally blocked from settling in the suburbs by racial covenants and other discriminatory practices, and were forced to settle in already overcrowded existing lower-rent neighborhoods throughout the city.⁶⁸ During this era, the Bronx's once venerable housing stock was seen as lacking modern amenities and areas like the

⁶³ Leo Stillman designed the two-story and basement addition for the Young Men's and Young Women's Hebrew Association of the Bronx. Originally intended to surround the existing building on three sides, the plans were altered in 1953, and only the southern half of the addition was built.

⁶⁴ Information in this section is based on the following sources: "1020 Grand Concourse-Executive Towers," (real estate brochure), <http://nyre.cul.columbia.edu/projects/view/22745>; Joseph Berger, "Concourse Gets Used to Commerce," *New York Times*, September 18, 2003, B1,B6; John Corry, "Concourse Plaza Hotel Fights City's Closing of Discotheque Catering to Blacks," *New York Times*, May 17, 1973, 45; Glenn Fowler, "City to Convert Plaza Hotel in Bronx Into Housing Project for the Elderly," *New York Times*, April 3, 1974, 47; Gonzalez, 148; George W. Goodman, "Rehabilitation Holding Bronx Blight at Bay," *New York Times*, June 12, 1983, R1; Dena Kleiman, "City Urges U.S. to House Aged in Concourse Plaza," *New York Times*, December 12, 1978, B3; Seth Kugel, "Making a Once-Noble Boulevard Look Less Like the Interstate...", *New York Times*, May 16, 2004, CY9; New York City Department of City Planning (DCP), "Article XII – Special Purpose Districts: Chapter 2 – Special Grand Concourse Preservation District," *Zoning Resolution of the City of New York* (New York: City of New York, 1961-2011); New York City Department of Citywide Administrative Services (DCAS), "DCAS Managed Buildings: Bronx Housing Courthouse," (October 3, 2011), http://www.nyc.gov/html/dcas/html/resources/bronx_housing.shtml; New York City Department of Transportation (DOT), Press Release #08-058, (New York: City of New York, December 22, 2009), online at http://home2.nyc.gov/html/dot/html/pr2008/pr08_058.shtml as of October 3, 2010; Nicolai Ouroussoff, "Art to the People, and Vice Versa, in the Bronx," *New York Times*, October 6, 2006, E29; Rosenblum, 177-181, 203-221; Nina Siegal, "Bronx Museum Plans to Renovate Old Space and Create a New One," *New York Times*, September 24, 2000, CY6; Timothy Williams, "A Resurgence in the Bronx Is Finally Putting the Grand Back in the Concourse," *New York Times*, May 9, 2006, B1.

⁶⁵ The practice of "redlining" comes from the literal act of delineating an area of a map in the color red, but refers to the systematic refusal by the Federal Housing Authority and some private lending institutions or insurance companies to issue mortgage loans or insurance on properties in neighborhoods considered to have ethnic or racial mixes that were too "risky" for mortgage loans. Gonzalez, 111.

⁶⁶ Gonzalez, 148; Federally financed highways helped hasten their departure. Rosenblum, 179.

⁶⁷ Rosenblum, 179.

⁶⁸ *Ibid*, 109.

Grand Concourse came to be seen as old, poor neighborhoods with cheap rents.⁶⁹

Unable to raise rents due to rent control laws, landlords began to cut down on maintenance, renting to poorer, subsidized families, inducing tenant turnover (which allowed them to raise rents), and failing to pay taxes; they then either walked away from or sold the buildings to the city for slum clearance.⁷⁰ The result was a seemingly endless cycle of massive residential displacement and disinvestment.⁷¹ Landlords felt less and less incentive to maintain their buildings and often let conditions deteriorate with the complicit assistance of banks and insurance companies with little interest in supporting ethnically diverse or economically struggling neighborhoods.⁷²

The last apartment house built within the Grand Concourse Historic District, the Executive Towers at 1020 Grand Concourse, was intended to help stabilize the neighborhood.⁷³ Designed by architect Philip Birnbaum between 1959 and 1963, the Executive Towers were touted in real estate brochures dating to the time of construction as “the first luxury skyscraper in the Bronx.”⁷⁴ Tenants who moved into the high-rise tower, which featured undulating balconies and nearly 450 apartments, were treated to the relatively novel amenity of central air conditioning. As noted by Rosenblum, for many, the 23-story Modern style building, like the buildings on the boulevard before it, represented a step up in the world.⁷⁵ Yet the neighborhood continued to struggle. The Executive Towers, and others that might have been built like it, simply could not compete with the draw of newer developments, such as nearby Co-op City, a massive co-operative housing complex consisting of 35 towers, nearly 250 townhouses (for a total of more than 15,000 apartments), three shopping centers, half-a dozen public schools, and space for 10,500 cars, which attracted many Grand Concourse residents.⁷⁶

Though economic conditions throughout New York City continued to worsen during the 1970s, the solid construction of the buildings within the Grand Concourse Historic District helped them survive largely unscathed – even through decades of owner neglect. The elegant Concourse Plaza Hotel, for example, had begun to lose luster in the post-war era, running into financial difficulties in the mid-1950s when the real estate syndicate that operated the hotel was charged with fraud. By the 1960s, the building had been converted into a “welfare hotel,” with a varying population of both permanent and temporary residents housed under the city’s emergency relocation program. During this period, the hotel’s once hallowed ballrooms were being used for bingo games, meetings, dances, and in the early 1970s, a controversial discotheque called the Tunnel. In 1975, the City of New York purchased the building with intentions to convert it into a home for the elderly, but this project was much delayed due to further deteriorating economic conditions in the late 1970s. In 1982, the Concourse Plaza Hotel finally reopened as a federally subsidized senior citizens residence, and has functioned successfully in this capacity ever since. Though the legendary ballroom did not survive the transition, the building has suffered few exterior changes.⁷⁷

⁶⁹ Gonzalez, 148.

⁷⁰ The so-called vacancy decontrol laws of 1971 exacerbated the situation by allowing building owners to raise rents whenever an apartment changed hands.

⁷¹ Gonzalez, 148.

⁷² Ibid, 181.

⁷³ The Executive Towers replaced the Ursuline Academy, a small Roman Catholic boarding and day school which opened on this site in 1910. Sister Mary Agnes O’Brien, *History and Development of Catholic Secondary Education in the Archdiocese of New York* (New York: Columbia University, 1949); Sanborn Map Company, *Atlas of the City of New York: 1906-1952*, Vol. 10, Northern Half, Plate 27 (Statesboro, GA: Sanborn Map Company, 1906-1952).

⁷⁴ “1020 Grand Concourse-Executive Towers,” (real estate brochure).

⁷⁵ Rosenblum, 177.

⁷⁶ Ibid, 203.

⁷⁷ The original ballroom, at the center of the main facade, was gutted and its roof removed in order to convert the space into an open-air courtyard for the building’s new residents.

During the 1980s, many Bronx landlords began to work successfully with community organizations and tenants using private and public financing, tax incentives and rent subsidies for the moderate rehabilitation of multifamily housing.⁷⁸ The Thomas Garden Apartments (840 Grand Concourse), for example, whose pipes had burst and whose floors were buckling in the early 1980s, underwent significant rehabilitation work including the installation of 160 new windows and the expenditure of \$50,000 on parapets and bulkheads.⁷⁹ Other signs of neighborhood resurgence were also evident during the 1980s, including the expansion of the Bronx Museum of the Arts (1040 Grand Concourse). Originally built as a synagogue and community hall for Young Israel of the Concourse in 1961, the then-vacant building was purchased by the city for the museum in 1982.⁸⁰ The former synagogue building was renovated in 1988 by the firm of Castro-Blanco, Piscioneri & Associates, who gave the building an updated appearance and glass atrium, and the museum has continued to thrive in its new home.

In 1989, a “Special Grand Concourse Preservation District” was established as part of the New York City Zoning Resolution, designed to protect the existing form and residential character of the buildings along the boulevard, as well as encourage new development in keeping with the existing scale and character of the area.⁸¹ The special district resulted in the Grand Concourse once again beginning to see building activity. As noted by Rosenblum, by the end of the 20th century, a growing number of “star architects” were leaving an imprint on and near the boulevard.⁸² The Bronx Housing Courthouse (1118 Grand Concourse), for example, constructed between 1990 and 1999, was designed by architect Rafael Viñoly as part of the Grand Concourse Preservation District.⁸³ As described by Viñoly, the new courthouse building “participates in a dialogue” with the other buildings of civic importance along the Grand Concourse, “responds to the geometry and volumetric configurations of the immediately adjacent buildings,” and also “respectfully adapts to the street wall height of its residential neighbor to the South.”⁸⁴ Yet another vote of confidence in the neighborhood’s resurgence came with the \$55 million renovation and second expansion of the Bronx Museum of the Arts, completed in 2006 by the high-profile Miami-based firm Arquitectonica.

Today, the Grand Concourse is home to vibrant mix of working- and middle-class residents, including immigrants from the Americas, the Caribbean and Africa.⁸⁵ To suit the needs and demands of a modern population, some retrofitting of the buildings of the past generation has been required. Along the Grand Concourse this has resulted in the creation of first-story and basement level stores and offices, which began cropping up spottily in the 1980s. The trend continued for the next two decades, and in 2003 it was reported that “almost every block between 161st Street and 196th Street now has a grocery, a barber shop, a travel agency or a medical clinic, and some stretches are chockablock with stores and large, eye-catching signs.”⁸⁶ Despite the visual disruption in the streetscape, however, residents enjoy the convenience of the stores and the jobs that they provide, which they see as helping to ensure the future vitality of the residential district.⁸⁷

⁷⁸ The J-51 tax incentive program allowed tax exemptions from reassessment for rehabilitated buildings.

⁷⁹ Goodman, R1.

⁸⁰ Since its founding in 1971, the museum had been housed in the lobby of the Bronx County Building.

⁸¹ DCP, “Article XII...”

⁸² Rosenblum, 221.

⁸³ DCAS, “DCAS Managed Buildings...”

⁸⁴ Ibid.

⁸⁵ Gonzalez, 151.

⁸⁶ Berger, B1.

⁸⁷ Berger, B6. Many of the stores were illegally inserted. The city, through the Department of Buildings and with the support of Bronx Borough President Adolfo Carrion Jr., began taking action against illegal storefronts in 2003. The regulation of the location of retail and commercial signage is one of the expressed purposes of the “Special Grand

The Grand Concourse itself has undergone unsympathetic physical changes. During the 1960s and 1970s, for example, the boulevard's grass median was replaced with green-painted cement.⁸⁸ By the 1980s, the roadway had become “a driver's paradise” with stoplights timed to keep cars moving and bright green highway-style exit signs.⁸⁹ Beginning in the early 1990s, however, community leaders and politicians took steps to make the roadway more pedestrian-friendly, including increasing the number of walk signals, staggering traffic lights, and reducing the number of highway-style signs.⁹⁰ Further reconstruction, completed in 2008 on time for the boulevard's centennial, included replacing underpass structures, narrowing service roads, raising planted medians, planting new trees, adding distinctive paving and new light fixtures, and incorporating new roadways, traffic patterns, sidewalks and dedicated bike lanes.⁹¹ As a result, the broad boulevard – the backbone of the great apartment houses, grand civic structures, and bucolic parks of the Grand Concourse Historic District – remains an important visual element that contributes to the district's powerful sense of place. Despite the economic hardships that were felt not just within the Bronx, but New York City as a whole in the mid-century, the structures that comprise the district have survived highly intact, retaining the architectural details and distinctive character that attracted residents to the area in the 1920s and 1930s, and which continues to attract newcomers today.

Concourse Preservation District” within the zoning resolution (Article XII, Chapter 2, 122-00, (d)).

⁸⁸ Williams, B1.

⁸⁹ Kugel, CY9.

⁹⁰ Ibid.

⁹¹ DOT.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this area, the Landmarks Preservation Commission finds that the Grand Concourse Historic District contains buildings and other improvements which have a special character and a special historic and aesthetic interest and value and which represent one or more eras of the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city.

The Commission further finds that, among its important qualities, the Grand Concourse Historic District consists of 78 properties located along, or on the streets adjacent to, one-mile of the Grand Concourse between East 153rd and 167th Streets; that in addition to 61 apartment houses, constructed between 1917 and 1959, the historic district contains two parks and several public institutions, including the Bronx County Courthouse and Andrew Freedman Home, both designated New York City individual landmarks; that the Grand Concourse was conceived in 1891 by Louis Aloys Risse to supply a link between the park systems of Manhattan and the sparsely settled Bronx; that the roadway was extended in 1924; that the roadway became the major north-south artery of the West Bronx; that completion of the Jerome Avenue subway line in 1918 and the passing of a 1921 state law allowing 10-year real estate tax exemptions for apartments constructed between 1920 and 1924 helped spark a period of intense residential development along the Grand Concourse; that the five- and six-story apartment house became the dominant building type along the Grand Concourse and within the Bronx; that nearly half of the apartment houses within the district were built during the first development boom, between 1922 and 1931; that the buildings of this era reflected the fashions of Manhattan, characterized by revivalist architectural styles such as Tudor, Renaissance, and Colonial Revival; that the largely brick and terra-cotta buildings were evocative of faraway places and featured decorative elements such as corner towers, faux half-timbering, elaborate brickwork, and classically decorated main entry porticos; that a second wave of development followed the 1933 opening of the northern leg of the IND Subway; that Art Deco and Moderne became the popular residential styles for the Bronx and for the 27 apartments within the historic district constructed during the second development boom, between 1935 and 1945; that in the Bronx, the Art Deco style was marked by streamlined elements such as curving walls, recessed spandrels that created the effect of continuous vertical window strips, brickwork arranged in vertical or horizontal patterns, wrap-around corner window openings, and materials suggestive of the “Machine Age,” such as steel-and-glass casement windows; that the related Moderne style was also characterized by streamlined geometry, but with more minimal ornamentation, and by a fascination with aerodynamics; that the Art Deco and Moderne style buildings of the district, which utilized terra cotta, cast stone, beige brick, and mosaic tile, are typically found in small clusters among the apartment houses of the earlier boom; that among the architects who designed buildings within the historic district are several prolific local firms including Charles Kreyborg, Gronenberg & Leuchtag, Springsteen & Goldhammer, Horace Ginsbern, H. Herbert Lilien, and Jacob M. Felson; that many of the firms designed buildings in both the earlier and later waves of development; that Emery Roth, one of New York City’s most renown apartment house architects, designed the striking Art Deco-style apartment at 888 Grand Concourse; that several of the apartments within the district are representative of the garden apartment, an innovative housing form that took shape in the late 1910s and 1920s; that the Thomas Garden Apartments was designed in 1926-28 by Andrew Jackson Thomas, credited as the innovator of the garden apartment; that the garden apartment type was so influential that even the less-grand apartment houses of the historic district are typically built to lot lines and feature large light courts, giving the effect of the garden apartment; that for nearly half a century, having a residential address on, or in proximity to, the Grand Concourse was a strong indicator of success; that in the late 1980s the Bronx saw a resurgence after several decades of economic turmoil; that due to the solid construction of the buildings within the historic district they

survived largely unscathed through decades of owner neglect, retaining the architectural and distinctive character that first attracted residents to them in the 1920s and 1930s, and which continue to attract residents today; that though the boulevard itself remains as the backbone of the great apartment houses, grand civic structures, and bucolic parks of the historic district, and an important visual element which contributes to the district's powerful sense of place.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Grand Concourse Historic District, consisting of the properties bounded by a line beginning at the intersection of the western curblineline of the Grand Concourse and a line extending southeasterly from the southeastern corner of Franz Sigel Park (Borough of the Bronx tax map block 2467 lot 1), extending northwesterly along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax maps block 2467 lot 1), across the roadbed of Walton Avenue, and along the southwestern property line of Franz Sigel Park (Borough of the Bronx tax map block 2353 lot 67) to the eastern curblineline of Gerard Avenue, northerly along said curblineline and across the roadbed of East 153rd Street to the northern curblineline of East 153rd Street, northwesterly across the roadbed of Gerard Avenue and along said curblineline to its intersection with the eastern curblineline of River Avenue, northerly along said curblineline to a point formed by its intersection with a line extending westerly from the northern property line of 700 River Avenue (aka 109 East 153rd Street), easterly along said property line and the northern property line of 705 Gerard Avenue to the western curblineline of Gerard Avenue, northerly along said curblineline to a point formed by its intersection with a line extending southeasterly from the southwestern property line of 731 Gerard Avenue, northwesterly along the said property line, northerly along the western property lines of 731 and 751 Gerard Avenue, across the roadbed of East 157th Street to the northern curblineline of East 157th Street, westerly along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 815 Gerard Avenue, northerly along said property line and the western property line 825 Gerard Avenue to the southern curblineline of East 158th Street, easterly along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 839 Gerard Avenue, northerly across the roadbed of East 158th Street and along a portion of said property line, westerly along a portion of the southern property line of 839 Gerard Avenue, northerly along a portion of the western property line of 839, easterly along the northern property line of 839 Gerard Avenue to the western curblineline of Gerard Avenue, southerly along said curblineline to a point formed by its intersection with a line extending westerly from the northern property line of 835 Walton Avenue, easterly across the roadbed of Gerard Avenue and along a portion of said property line, northerly along a portion of the western property line of 835 Walton Avenue, easterly along a portion of the northern property line of 835 Walton Avenue and across the roadbed of Walton Avenue to the eastern curblineline of Walton Avenue, northerly along said curblineline and across the roadbed of East 161st Street to the southern curblineline of East 161st Street, westerly across the roadbed of Walton Avenue and along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 893 Walton Avenue (aka 101-11 East 161st Street), northerly along a portion of the western property line of 893 Walton Avenue (aka 101-111 East 161st Street), westerly along a portion of the southern property line of 893 Walton Avenue (aka 101-111 East 161st Street) to the eastern curblineline of Gerard Avenue, northerly along said curblineline to a point formed by its intersection with a line extending westerly from the northern property line of 893 Walton Avenue (aka 101-111 East 161st Street), easterly along a portion of said property line, northerly along the western property lines of 901 through 955 Walton Avenue, westerly along a portion of the southern property line of 975 Walton Avenue to the easterly curblineline of Gerard Avenue, northerly along said curblineline to the southern curblineline of East 164th Street, easterly along said curblineline, across to roadbed of Walton Avenue, to a point formed by the intersection of said curblineline with a line extending southerly from the western property line of 1001 Grand Concourse, northerly across the roadbed of East 164th Street

and along said property line and the eastern property line of 1015 Grand Concourse, easterly along a portion of the northern property line of 1015 Grand Concourse, northerly along the western property lines of 1025 and 1027 Grand Concourse and a portion of the western property line of 1035 Grand Concourse (aka 158 East 165th Street), easterly along a portion of the northern property line of 1035 Grand Concourse (aka 158 East 165th Street), northerly along a portion of the western property line of 1035 Grand Concourse, across the roadbed of East 165th Street, to the southern curblineline of East 165th Street, westerly along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 1049 Grand Concourse (aka 159 East 165th Street), northerly along said property line, westerly along a portion of the southern property line of 1055 Grand Concourse, northerly along the western property line of 1055 Grand Concourse, westerly along a portion of the southern property line of 1075 Grand Concourse to the eastern curblineline of Walton Avenue, northerly along said curblineline, across the roadbed of East 166th Street, and along said curblineline to the southern curblineline of Mc Clellan Street, easterly along said curblineline, across the roadbed of the Grand Concourse, to the eastern curblineline of the Grand Concourse, northerly across the roadbed of Mc Clellan Street and along said curblineline, continuing across the roadbed of East 167th Street and along said curblineline to a point formed by its intersection with a line extending westerly from the northern property line of 1212 Grand Concourse (aka 1211 Sheridan Avenue, 181-199 East 167th Street), easterly along said property line to the western curblineline of Sheridan Avenue, southerly along said curblineline to the northern curblineline of East 167th Street, westerly along said curblineline to a point formed by its intersection with a line extending northerly from the easterly property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly across the roadbed of East 167th Street and along said property line, westerly along a portion of the southern property line of 1188 Grand Concourse (aka 180-188 East 167th Street), southerly along the eastern property line of 1166 Grand Concourse and a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), westerly along a portion of the southern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street), southerly along a portion of the eastern property line of 1150 Grand Concourse (aka 161 Mc Clellan Street) to the northern curblineline of Mc Clellan Street, westerly along said curblineline to a point formed by its intersection with a line extending northerly from the western curblineline of Carroll Place, southerly across the roadbed of Mc Clellan Street and along said curblineline, across the roadbed of East 166th Street and along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 1072 Grand Concourse (aka 160-180 East 166th Street), westerly along a portion of said property line, southerly along the eastern property line of 1050 Grand Concourse and a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place), easterly along a portion of the northern property line of 1048 Grand Concourse (aka 1059 Carroll Place) to the western curblineline of Carroll Place, southerly along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 1048 Grand Concourse (aka 1059 Carroll Place), westerly along a portion of said property line, southerly along a portion of the eastern property line of 1048 Grand Concourse (aka 1059 Carroll Place) and a portion of the eastern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place), easterly along a portion of the northern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place) to the eastern property line of 1040 Grand Concourse (aka 161-173 East 165th Street, 1041 Carroll Place), southerly along said property line and across the roadbed of East 165th Street to the southern curblineline of East 165th Street, easterly along said curblineline to the western curblineline of Carroll Place, southerly along said curblineline to the western curblineline of Sheridan Avenue, southerly along said curblineline to the northern curblineline of East 164th Street, westerly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 960 Grand Concourse (aka 160-180 East 164th Street), southerly across the roadbed of East 164th Street and along said property line and a portion of the eastern property line of 940 Grand Concourse (aka 161 East 163rd Street), easterly along the northern property line of 191 East 163rd Street, southerly along the eastern property line of 191 East

163rd Street and across the roadbed of East 163rd Street to the southern curblineline of East 163rd Street, easterly along said curblineline to the western curblineline of Sheridan Avenue, southerly along said curblineline to a point formed by its intersection with a line extending westerly across Sheridan Avenue from the northern property line of 910 Sheridan Avenue, easterly across the roadbed of Sheridan Avenue and along said property line, southerly along the eastern property line of 910 Sheridan Avenue, westerly along the southern property line of 910 Sheridan Avenue and across the roadbed of Sheridan Avenue to the western curblineline of Sheridan Avenue, northerly along said curblineline to the southern curblineline of East 162nd Street, westerly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 900 Grand Concourse, southerly along said property line and across the roadbed of East 161st Street to the southern curblineline of East 161st Street, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street), southerly along a portion of said property line, easterly along a portion of the northern property line of 888 Grand Concourse (aka 170-180 East 161st Street) to the western curblineline of Concourse Village West, southerly along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 888 Grand Concourse (aka 170-180 East 161st Street), westerly along a portion of said property line, southerly along a portion of the eastern property line of 888 Grand Concourse (aka 170-180 East 161st Street) and a portion of the eastern property line of 860 Grand Concourse (aka 161 East 159th Street), easterly along a portion of the northern property line of 185 East 159th Street to the western curblineline of Concourse Village West, southerly along said curblineline and across the roadbed of East 159th Street, along said curblineline and across the roadbed of East 158th Street, along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 800 Grand Concourse, westerly along a portion of said property line, southerly along the eastern property lines of 792 and 774 Grand Concourse, easterly along a portion of the northern property line of 760 Grand Concourse, southerly along the eastern property line of 760 Grand Concourse and across the roadbed of East 156th Street to the southern curblineline of East 156th Street, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 750 Grand Concourse, southerly along said property line, easterly along a portion of the northern property line of 740 Grand Concourse, southerly along a portion of the eastern property line of 740 Grand Concourse, easterly along a portion of the northern property line of 740 Grand Concourse to the western curblineline of Concourse Village West, southerly along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 730 Grand Concourse, westerly along a portion of said property line, southerly along a portion of the eastern property line of 730 Grand Concourse, westerly along a portion of the southern property line of 730 Grand Concourse and across the road be of the Grand Concourse to the western curblineline of the Grand Concourse, southerly along said curblineline to the point of the beginning.

Robert B. Tierney, Chair
Pablo E. Vengoechea, Vice Chair

Frederick Bland, Diana Chapin, Michael Devonshire, Joan Gerner, Michael Goldblum,
Elizabeth Ryan, Roberta Washington, Commissioners

BUILDING PROFILES

CARROLL PLACE (NO NUMBERS)

[no number] Carroll Place

Borough of the Bronx Tax Map Block 2462, Lot 10

See: 1072 Grand Concourse (aka 160-180 East 166th Street)

[no number] Carroll Place

Borough of the Bronx Tax Map Block 2462, Lot 42

See: 1130 Grand Concourse (aka 160 Mc Clellan Street)

CARROLL PLACE (ODD NUMBERS)

1011 Carroll Place (aka 170 East 165th Street)

Borough of the Bronx Tax Map Block 2461, Lot 111

Date: 1935-36 (NB 359-35)

Architect/Builder: Jacob M. Felson

Original Owner: Carroll Building Corp.

Type: Apartment building

Style: Art Deco

Stories: 6 and 7 and basement

Material(s): Brick; clay tile coping

Special Windows: Wrap-around corner window openings at light courts

Decorative Metal Work: Possibly historic fire escapes in light courts

Significant Architectural Features: Concave beige brick facade decorated with raised and/or contrasting brick (including light courts, each different); chamfered southeast corner balanced by one-bay wide north elevation; one-story ell on north; projecting entrance vestibule in south light court; bulkheads, chimney, and pipes on roof

Alterations: Awning and intercom at entrance; some brick replaced (including lintels); painted below roof on north; original window sash types not determined (c. 1940s tax photo not available); non-historic window grilles at basement and first story by entrance; fuel pipe and hatch at first story on east; two-step stoop and landing resurfaced with brick, stone, and concrete; non-historic metal mesh gate and transom at entrance to service alley; non-historic metal fence and gate at entrance to northern light court

Building Notes: The building loses one story at north end due to slope of Carroll Place; scaffolding around building August-September 2011, repair work in progress

Other Structures on Site: Shack with corrugated metal roof at rear of service alley

East Facade: Designed (historic, painted, patched)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Stone

South Facade: Not designed (historic) (partially visible)

Facade Notes: Rough stone base, upper facade brick; facade painted; possibly historic fire escape; windows replaced; window grille altered for air conditioner at basement; door replaced; conduit; wires



North Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; one-bay wide; one-story ell; painted above fifth story; some brick replaced at first story; windows replaced; entrance altered; non-historic metal door

West Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; clay tile coping; facade painted or parged; corner windows on southwest; louvered vents; windows replaced; possibly historic fire escape; satellite dishes on roof; wires

1041 Carroll Place

Borough of the Bronx Tax Map Block 2462, Lot 1

See: 1040 Grand Concourse (aka 161-173 East 165th Street)

1099 Carroll Place

Borough of the Bronx Tax Map Block 2462, Lot 33

See: 1100 Grand Concourse (aka 161 East 166th Street)

1109 Carroll Place

Borough of the Bronx Tax Map Block 2462, Lot 39

See: 1118 Grand Concourse (aka 1118-1120 Grand Concourse)

CONCOURSE VILLAGE WEST (NO NUMBERS)

[no number] Concourse Village West

Borough of the Bronx Tax Map Block 2458, Lot 16

See: 730 Grand Concourse

[no number] Concourse Village West

Borough of the Bronx Tax Map Block 2458, Lot 25

See: 740 Grand Concourse

[no number] Concourse Village West

Borough of the Bronx Tax Map Block 2458, Lot 90

See: 800 Grand Concourse (aka [no number] East 158th Street)

[no number] Concourse Village West

Borough of the Bronx Tax Map Block 2459, Lot 34

See: 888 Grand Concourse (aka 170-180 East 161st Street)

CONCOURSE VILLAGE WEST (ODD NUMBERS)

829-845 Concourse Village West

Borough of the Bronx Tax Map Block 2459, Lot 1

See: 840 Grand Concourse (aka [no number] East 158th Street; [no number] East 159th Street)

EAST 153 STREET (NO NUMBERS)

Franz Sigel Park – [no number] East 153rd Street

Borough of the Bronx Tax Map Block 2353, Lot 67

See: [no number] Gerard Avenue (aka [no number] Walton Avenue)

For more on Franz Sigel Park also see: 613 Grand Concourse (aka 613-619 Grand Concourse and 779 Grand Concourse; 660-690 Walton Avenue; 132-158 East 158th Street)

[no number] East 153rd Street

Borough of the Bronx Tax Map Block 2482, Lot 60

See: 691 Gerard Avenue

[no number] East 153rd Street

Borough of the Bronx Tax Map Block 2473, Lot 67

See: 675 Walton Avenue

EAST 153 STREET (ODD NUMBERS)

109 East 153rd Street (aka 700 River Avenue)

Borough of the Bronx Tax Map Block 2482, Lot 1

Date: 1930-31 (NB 577-1930)

Architect/Builder: Nathan Rotholz

Original Owner: Bandes Stillman Construction Co. Inc.

Type: Apartment building

Style: Tudor Revival

Stories: 6 and basement

Material(s): Red brick; clinker brick; wood; fieldstone; terra cotta



Special Windows: Oval-shaped sixth-story window opening towards southern end of facade

Significant Architectural Features: Red and clinker brick above a fieldstone base; some faux half-timbering; round-arched window surrounds at several second-story window openings; terra-cotta sills at first story; castellated tower-like elements and peaked gables at roof; eyebrow dormers; fieldstone surrounds at main entries at main (south) and west facades

Alterations: Transom replaced at main entry; original six-over-six double-hung sashes replaced (see c. 1940s tax photograph); filled-in basement window openings (all but one); original slate roof replaced or covered; commercial signage; conduit; electrical boxes; satellite dishes; security cameras; security lights

Building Notes: This building is similar to and was built in conjunction with the adjacent buildings at 691 and 705 Gerard Avenues; Abraham Stillman, president of the Bandes Stillman Construction Co., developers of the three buildings, was also responsible for the development of 690 Gerard Avenue and 711 Walton Avenue, also within the historic district

Site Features: Main entry at west facade recessed from street wall within light court; planted trees at River Avenue

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

West Facade: Designed (historic)

Facade Notes: Similar to main (south) elevation; windows replaced; filled-in basement window openings within light court; door replaced at main entry; storefronts altered and replaced; large areas of repointing; non-historic metal mesh security grilles at basement window openings; brick wall at entrance to light court altered; non-historic metal gate at entrance to light court; non-historic metal gate at basement service entrance; awnings at storefronts; commercial signage; conduit; electrical boxes; security lights; concrete curb with metal nosing along River Avenue

North Facade: Not designed (historic) (partially visible)

Facade Notes: Eastern half of elevation features no window openings and is painted; western half of elevation features beige brick and is largely repointed; windows replaced; door replaced; cellular

phone antennas at roofline; conduit; electrical boxes; signage

East Facade: Partially designed (historic)

Facade Notes: Similar to main (south) facade; irregularly-shaped light court surrounds a grass yard; possibly historic metal security grilles at first-story window openings; windows replaced; non-historic metal mesh security grilles at basement window openings; conduit

131 East 153rd Street

Borough of the Bronx Tax Map Block 2473, Lot 1

See: 690 Gerard Avenue

EAST 156 STREET (ODD NUMBERS)

165 East 156th Street

Borough of the Bronx Tax Map Block 2458, Lot 72

See: 760 Grand Concourse

EAST 156 STREET (EVEN NUMBERS)

160 East 156th Street

Borough of the Bronx Tax Map Block 2458, Lot 26

See: 750 Grand Concourse (aka 750-754 Grand Concourse)

EAST 157 STREET (ODD NUMBERS)

107-119 East 157th Street

Borough of the Bronx Tax Map Block 2483, Lot 23

See: 815 Gerard Avenue

127-137 East 157th Street

Borough of the Bronx Tax Map Block 2474, Lot 1

See: 810 Gerard Avenue (aka 811 Walton Avenue)

165 East 156th Street

Borough of the Bronx Tax Map Block 2458, Lot 72

See: 760 Grand Concourse

EAST 157 STREET (EVEN NUMBERS)

108-118 East 157th Street

Borough of the Bronx Tax Map Block 2482, Lot 30

See: 751 Gerard Avenue

120-128 East 157th Street

Borough of the Bronx Tax Map Block 2473, Lot 33

See: 751 Walton Avenue (aka 750-754 Gerard Avenue)

EAST 158 STREET (NO NUMBERS)

[no number] East 158th Street

Borough of the Bronx Tax Map Block 2458, Lot 90

See: 800 Grand Concourse (aka [no number] Concourse Village West)

[no number] East 158th Street

Borough of the Bronx Tax Map Block 2483, Lot 59

See: 831 Gerard Avenue (aka 831-839 Gerard Avenue)

[no number] East 158th Street

Borough of the Bronx Tax Map Block 2459, Lot 1

See: 840 Grand Concourse (aka [no number] East 159th Street; 829-845 Concourse Village West)

[no number] East 158th Street

Borough of the Bronx Tax Map Block 2468, Lot 1

See: 851 Grand Concourse (aka [no number] East 161st Street; 850 Walton Avenue)

[no number] East 158th Street

Borough of the Bronx Tax Map Block 2474, Lot 15

See: 825 Walton Avenue

[no number] East 158th Street

Borough of the Bronx Tax Map Block 2474, Lot 28

See: 835 Walton Avenue (aka [no number] Gerard Avenue)

EAST 158 STREET (EVEN NUMBERS)

90 East 158th Street

Borough of the Bronx Tax Map Block 2483, Lot 15

See: 825 Gerard Avenue

100 East 158th Street

Borough of the Bronx Tax Map Block 2474, Lot 10

See: 828 Gerard Avenue

Franz Sigel Park - 132-158 East 158th Street

Borough of the Bronx Tax Map Block 2467, Lot 1

See: 613 Grand Concourse (aka 613-619 Grand Concourse and 779 Grand Concourse; 660-690 Walton Avenue)

For more on Franz Sigel Park see also: [no number] Gerard Avenue (aka [no number] Walton Avenue; [no number] East 153rd Street)

EAST 159 STREET (NO NUMBERS)

[no number] East 159th Street

Borough of the Bronx Tax Map Block 2459, Lot 1

See: 840 Grand Concourse (aka [no number] East 158th Street; 829-845 Concourse Village West)

EAST 159 STREET (ODD NUMBERS)

161 East 159th Street

Borough of the Bronx Tax Map Block 2459, Lot 30

See: 860 Grand Concourse

185 East 159th Street

Borough of the Bronx Tax Map Block 2459, Lot 55

Date: 1937-38 (NB 611-1937)

Architect/Builder: Samson V. Becker

Original Owner: Bandes Development (Sheridan 159th Street Corp.)

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige brick; cast stone



Special Windows: Wrap-around corner window openings

Decorative Metal Work: Rails at parapet; fire escapes with decorative rail elements

Significant Architectural Features: Decorative brick details including rusticated base, stylized brick piers, and banding at corner spandrel panels, including at parapet; cast-stone main entry portico with Art-Deco style details

Alterations: Painted fire escapes; original multi-paned double-hung sashes and multi-paned steel casement windows replaced (see c. 1940s tax photograph); non-historic metal fencing and gate at entrance to western service alley; non-historic metal rails at planting beds; conduit; electrical boxes; security lights

Site Features: Low, brick-wall enclosed planting beds along main (south) facade; two-step cast-stone stoop at main entry; planted trees along East 159th Street and Concourse Village West; television antennas at roofline

South Facade: Designed (historic, repointed)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); replaced (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

East Facade: Designed (historic)

Facade Notes: Similar to main (south) elevation; windows replaced; non-historic metal security gate at basement service entrance; conduit

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; windows replaced; non-historic metal security grilles at first story; conduit

North Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; repointed; painted masonry base; windows replaced

EAST 161 STREET (NO NUMBERS)

Joyce Kilmer Park – [no number] East 161st Street

Borough of the Bronx Tax Map Block 2469, Lot 1

See: [no number] Grand Concourse (aka [no number] East 164th Street; [no number] Walton Avenue)

[no number] East 161st Street

Borough of the Bronx Tax Map Block 2468, Lot 1

See: 851 Grand Concourse (aka [no number] East 158th Street; 850 Walton Avenue)

[no number] East 161st Street

Borough of the Bronx Tax Map Block 2460, Lot 1

See: 900 Grand Concourse (aka [no number] East 162nd Street)

EAST 161 STREET (ODD NUMBERS)

101 East 161st Street (aka 101-111 East 161st Street; 876-878 Gerard Avenue; 893-895 Walton Avenue)

Borough of the Bronx Tax Map Block 2476, Lot 57

Date: 1928 (NB 266-1928)

Architect/Builder: Lang & Rosenberg

Original Owner: Samuel Belkin (S.B.L. Building Corp.)

Type: Commercial

Style: Altered Gothic Revival

Stories: 1 and basement

Material(s): Brick; terra cotta



Significant Architectural Features: Convex one-story elevation at East 161st Street and Walton Avenue, continuous from East 158th Street to Walton Avenue; Gothic Revival-style terra-cotta parapet at main (east/south) and west facades, featuring stylized tracery, zigzag banding, rope details, knob finials, and horse heads; possibly historic configurations of storefronts on main (east/south) and west facades

Alterations: Awnings and commercial signage; steel casement windows with multi-paned rectangular transoms at west facade at time of c. 1940s tax photograph (existing windows not visible at time of designation due to scaffolding)

Site Features: Irregularly shaped lot with frontage on East 161st Street, Gerard and Walton Avenues; basement exposed at Walton Avenue due to slope of East 161st Street; two subway entrances at sidewalk in front of east/south facade; metal planting bed at curb along Gerard Avenue features Yankees insignia (tree removed); large commercial billboard on roof at main (east/south) facade

East/South Facade: Designed (historic)

Storefront(s): Replaced

Sidewalk Material(s): Concrete and red brick

Curb Material(s): Granite (Walton Avenue) and concrete (East 161st Street)

West Facade: Designed (historic)

Facade Notes: Similar to main (east/south) facade; basement exposed; replaced storefronts at basement

EAST 161 STREET (EVEN NUMBERS)

170-180 East 161st Street

Borough of the Bronx Tax Map Block 2459, Lot 34

See: 888 Grand Concourse (aka [no number] Concourse Village West)

EAST 162 STREET (NO NUMBERS)

[no number] East 162nd Street

Borough of the Bronx Tax Map Block 2460, Lot 1

See: 900 Grand Concourse (aka [no number] East 161st Street)

[no number] East 162nd Street

Borough of the Bronx Tax Map Block 2461, Lot 35

See: 909 Sheridan Avenue (aka 903-909 Sheridan Avenue)

EAST 162 STREET (ODD NUMBERS)

161 East 162nd Street

Borough of the Bronx Tax Map Block 2461, Lot 1

See: 910 Grand Concourse (aka 910-914 Grand Concourse)

185 East 162nd Street

Borough of the Bronx Tax Map Block 2461, Lot 40

Date: 1938-39 (NB 614-1937)

Architect/Builder: Israel L. Crausman

Original Owner: Dillerwood Realty Co., Inc.

Type: Apartment building

Style: Moderne

Stories: 6 and basement

Material(s): Beige brick; cast stone

Special Windows: Rounded corners with wrap-around window openings

Decorative Metal Work: Rails at parapet; possibly historic rails on retaining wall at entrance to light court; fire escapes with decorative rail elements

Significant Architectural Features: Minimal brickwork including projecting brick spandrel panels at outer bays; cast-stone main entry portico with Moderne-style details; continuous slate ledge beneath first-story window openings; possibly historic rectangular glass transom at main entry

Alterations: Replacement brick at parapets; replaced masonry coping at parapet; several replaced brick lintels; some repointing at basement; painted fire escapes; metal flashing at first-story window sills; filled-in basement window opening immediately east of light court (lintel painted red); original six-over-six double-hung sashes and multi-paned steel casement windows replaced (see c. 1940s tax photograph); partially filled-in planting bed immediately east of light court; non-historic security gate at service entrance towards east end of elevation and at entrance to western service alley; conduit; security cameras; security lights; signage

Building Notes: The developer and architect of this building is the same as for 909 Sheridan Avenue and 910 Grand Concourse, which are similar in appearance and also located on the north side of East 162nd Street; the same developer and architect are also responsible for 910 Sheridan Avenue, which is located on the opposite block, and was constructed approximately seven years later; these buildings are similar in appearance to 180 East 163rd Street and 930 Grand Concourse, located on the south side of East 163rd Street, but attributed to different architect and developer; they are also similar in appearance to 180 East 163rd Street, also attributed to another architect and developer

Site Features: Main entry recessed from street wall within above-grade light court; three-step concrete stoop at entrance to raised light court; two-step concrete stoop at main entry; brick retaining walls with stone coping and rounded corners at entrance to light court; concrete-curb enclosed planting beds along main (south) facade; planted trees within Belgian-block paved planters along 162nd Street

South Facade: Designed (historic, repointed)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Similar to main (south) facade but with fewer decorative elements; windows replaced



West Facade: Partially designed (historic) (partially visible)

Facade Notes: Similar to main (south) facade but with fewer decorative elements; windows replaced

EAST 163 STREET (ODD NUMBERS)

161 East 163rd Street

Borough of the Bronx Tax Map Block 2461, Lot 45

See: 940 Grand Concourse

185 East 163rd Street (aka 183-191 East 163rd Street)

Borough of the Bronx Tax Map Block 2461, Lot 83

Date: 1927 (NB 1204-1927)

Architect/Builder: Israel L. Crausman

Original Owner: DIPCO Building Co.

Type: Apartment building

Style: Romanesque Revival

Stories: 6

Material(s): Beige brick

Decorative Metal Work: Possibly historic metal doors at main entry

Significant Architectural Features: Decorative brick spandrels; corbelled buttresses at the inner fifth-story corners; brick corbels and blind arches at parapet; projecting sills at window openings; segmental-arched main entry with header-brick surround and scrolled keystone, topped by decorative brick panel

Alterations: Storefronts with roll-down security gates possibly a later alteration; parapet possibly simplified; original window sash types not determined (unclear in c. 1940s tax photograph); non-historic metal gate at the basement entryway

Site Features: Entry court enclosed by low granite walls with cusped arches and posts; concrete and Belgian-block paving at entry court



South Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Storefront(s): Altered

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

West Facade: Not designed (historic)

East Facade: Not designed (historic, altered)

Facade Notes: Covered with cement stucco

North Facade: Not designed (historic) (partially visible)

Facade Notes: Windows replaced

EAST 163 STREET (EVEN NUMBERS)

160 East 163rd Street

Borough of the Bronx Tax Map Block 2461, Lot 7

See: 930 Grand Concourse

180 East 163rd Street

Borough of the Bronx Tax Map Block 2461, Lot 16

Date: 1940-41 (NB 1226-1940)

Architect/Builder: H. Herbert Lilien

Original Owner: Ashley Apartments, Inc.

Type: Apartment building

Style: Moderne

Stories: 6 and basement

Material(s): Beige brick; dark brick; cast stone



Special Windows: Chamfered corners with wrap-around window openings at entrance to light court

Decorative Metal Work: Possibly historic screen door and door surround at service entrance towards east end of elevation; possibly historic rails on cast-stone walls at entrance to light court; fire escapes with decorative rail elements

Significant Architectural Features: Minimal brickwork including slightly projecting bands at parapet, dark brick bands at outer-bay window openings, and stylized piers; cast-stone main entry portico with convex corners and geometric details; marble sills at first-story window openings; possibly historic wooden real estate sign affixed to east wall of light court

Alterations: Several replaced brick lintels; painted fire escapes; non-decorative wood panel at first story towards western end of facade; awning at main entry; light fixture above main entry; original window sash types not determined (unclear in c. 1940s tax photograph); chain-link fencing and gate at entrance to western service alley (shared with 930 Grand Concourse); security camera; signage

Building Notes: This building is similar in appearance to 930 Grand Concourse, also located on the south side of East 163rd Street and attributed to the same architect and developer; both buildings are similar in appearance to 917 Sheridan Avenue, also located on the south side of East 163rd Street but attributed to a different architect and developer; they are also similar in appearance to 910 Grand Concourse, 185 East 162nd Street, 909 Sheridan Avenue and 910 Sheridan Avenue, attributed to yet another architect and developer

Site Features: Main entry recessed from street wall within light court; two-step cast stone stoop at entrance to above-grade light court; decorative cast-stone retaining walls with rounded corners at entrance to light court; slate-paved walkway within light court; Belgian block-enclosed planting beds along main (north) facade to west of light court and along sides of light court; planted trees along East 163rd Street

North Facade: Designed (historic, repointed)

Door(s): Possibly historic primary door; replaced door to east of light court

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (upper stories); not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

West Facade: Not designed (historic)

Facade Notes: Red brick with concrete base; repointed; windows replaced; non-historic chain-link fence at entrance to light well

EAST 164 STREET (NO NUMBERS)

Joyce Kilmer Park – [no number] East 164th Street

Borough of the Bronx Tax Map Block 2469, Lot 1

See: [no number] Grand Concourse (aka [no number] East 161st Street; [no number] Walton Avenue)

[no number] East 164th Street)

Borough of the Bronx Tax Map Block 2461, Lot 130

See: 1011 Sheridan Avenue (aka 1001-1011 Sheridan Avenue)

[no number] East 164th Street

Borough of the Bronx Tax Map Block 2476, Lot 22

See: 975 Walton Avenue (aka [no number] Gerard Avenue)

EAST 164 STREET (ODD NUMBERS)

123 East 164th Street

Borough of the Bronx Tax Map Block 2471, Lot 50

See: 1001 Grand Concourse

161 East 164th Street

Borough of the Bronx Tax Map Block 2461, Lot 90

See: 1000 Grand Concourse

EAST 164 STREET (EVEN NUMBERS)

180 East 164th Street

Borough of the Bronx Tax Map Block 2461, Lot 58

See: 960 Grand Concourse

EAST 165 STREET (ODD NUMBERS)

159 East 165th Street

Borough of the Bronx Tax Map Block 2472, Lot 28

See: 1049 Grand Concourse

161-173 East 165th Street

Borough of the Bronx Tax Map Block 2462, Lot 1

See: 1040 Grand Concourse (aka 1041 Carroll Place)

EAST 165 STREET (EVEN NUMBERS)

158 East 165th Street

Borough of the Bronx Tax Map Block 2471, Lot 24

See: 1035 Grand Concourse (aka 1029-1035 Grand Concourse)

170 East 165th Street

Borough of the Bronx Tax Map Block 2461, Lot 111

See: 1011 Carroll Place

EAST 166 STREET (NO NUMBERS)

[no number] East 166th Street

Borough of the Bronx Tax Map Block 2472, Lot 34

See: 1125 Grand Concourse (aka [no number] Walton Avenue; [no number] Mc Clellan Street)

EAST 166 STREET (ODD NUMBERS)

161 East 166th Street

Borough of the Bronx Tax Map Block 2462, Lot 33

See: 1100 Grand Concourse (aka 1099 Carroll Place)

EAST 166 STREET (EVEN NUMBERS)

160-180 East 166th Street

Borough of the Bronx Tax Map Block 2462, Lot 10

See: 1072 Grand Concourse (aka [no number] Carroll Place)

EAST 167 STREET (ODD NUMBERS)

181-199 East 167th Street

Borough of the Bronx Tax Map Block 2457, Lot 1

See: 1212 Grand Concourse (aka 1210-1212 Grand Concourse; 1211 Sheridan Avenue)

EAST 167 STREET (EVEN NUMBERS)

180-188 East 167th Street

Borough of the Bronx Tax Map Block 2456, Lot 163

See: 1188 Grand Concourse

GERARD AVENUE (NO NUMBERS)

Franz Sigel Park - [no number] Gerard Avenue (aka [no number] Walton Avenue; [no number] East 153rd Street)

Borough of the Bronx Tax Map Block 2353, Lot 67

Notes: One of two tax map blocks comprising Franz Sigel Park (this is the smaller of the two lots; the other is tax map block 2467, Lot 1)

Site Features: Gentle rise with some rock outcroppings, trees, and lawns; asphalt walkways with tube railings; concrete sidewalks and granite curbs on all side, except the south side (overlooking the railroad tracks), which has a tall chain-link fence



For more on Franz Sigel Park see: 613 Grand Concourse (aka 613-619 Grand Concourse and 779 Grand Concourse; 660-690 Walton Avenue; 132-158 East 158th Street)

[no number] Gerard Avenue

Borough of the Bronx Tax Map Block 2474, Lot 28

See: 835 Walton Avenue (aka [no number] East 158th Street)

[no number] Gerard Avenue

Borough of the Bronx Tax Map Block 2476, Lot 22

See: 975 Walton Avenue (aka [no number] East 164th Street)

GERARD AVENUE (ODD NUMBERS)

691 Gerard Avenue (aka [no number] East 153rd Street)

Borough of the Bronx Tax Map Block 2482, Lot 60

Date: 1930 (NB 458-1930)

Architect/Builder: Nathan Rotholz

Original Owner: Bandes Stillman Construction Co. Inc.

Type: Apartment building

Style: Tudor Revival with Alterations

Stories: 6 and basement

Material(s): Red brick; clinker brick; fieldstone; terra cotta; wood

Special Windows: Oval-shaped sixth-story window opening at main (east) facade

Significant Architectural Features: Red and clinker brick with areas of fieldstone and stucco above a fieldstone base; brick diaperwork at south facade; castellated, tower-like projections at outer bays; pitched roof between tower-like elements; one round-arched terra-cotta window surround at first-story and several round-arched stuccoed window surrounds at second-story window openings; stylized buttress at intersection of main (east) and south facades; brick turret supported on terra-cotta corbel with terra-cotta cap and gargoyles at intersection of main (east) and south facades; eyebrow dormers at south facade; terra-cotta sills at first story; one-story main entry portico featuring pitched roof and Tudor Revival-style wood detailing at main (east) facade

Alterations: Several replaced brick lintels, particularly at first story; original faux-half timbering stuccoed and painted red at main (east) and south facades; large areas of repointing at upper stories; painted wood details at main entry portico; original slate roof at main (east) and south facades and at main entry portico covered or replaced; original six-over-six double-hung sashes replaced (see c. 1940s Nh for 705 Gerard Avenue); non-historic metal fencing at entrance to light court; non-historic plywood fencing and door at entrance to northern service alley (shared with 705 Gerard Avenue); conduit; electrical boxes; security cameras; security lights; signage

Building Notes: This building is similar to and was built in conjunction with the adjacent buildings at 705 Gerard Avenue and 109 East 153rd Street; Abraham Stillman, president of the Bandes Stillman Construction Co., developer of the three buildings, was also responsible for the development of 690 Gerard Avenue and 711 Walton Avenue, both within the historic district

Site Features: Main entry recessed from street wall within light court; planting bed along main (east) facade, north of light well; no separation between northern service alley and southern service alley of 705 Gerard Avenue; planted trees along Gerard Avenue

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Granite

South Facade: Designed (historic)

Facade Notes: Similar to main (west) elevation; some original slate still extant at roof towards southern end of facade; mix of possibly historic and non-historic metal security grilles at basement window openings; windows replaced; doors replaced; painted fire escapes; non-historic chain-link fence at entrance to western service alley; conduit; electrical boxes; satellite dishes; security cameras; concrete curb along East 153rd Street



West Facade: Designed (historic) (partially visible)

Facade Notes: Similar to main (east) facade; irregularly-shaped light court surrounds a grass yard with a concrete driveway; some repointing at upper stories; windows replaced; one filled-in pointed-arched door opening; security cameras; security lights

705 Gerard Avenue

Borough of the Bronx Tax Map Block 2482, Lot 53

Date: 1930-31 (NB 459-1930)

Architect/Builder: Nathan Rotholz

Original Owner: Bandes Stillman Construction Co. Inc.

Type: Apartment building

Style: Tudor Revival with Alterations

Stories: 6 and basement

Material(s): Red brick; clinker brick; fieldstone; terra cotta; wood



Significant Architectural Features: Red and clinker brick with areas of fieldstone and stucco above fieldstone base; crenellated parapet within light court; castellated, tower-like projections at inner bays around light court; peaked gables at outer bays; pitched roof; round-arched stuccoed window surrounds at second-story window openings at entrance to light court; terra-cotta sills at first story; one-story main entry portico featuring pitched roof and Tudor Revival-style wood detailing at main (east) facade; slate roof to north of light well and at main entry portico

Alterations: Several replaced brick lintels; filled-in basement window opening to south of light court; original faux-half timbering stuccoed and painted red; large areas of repointing, particularly at upper stories; painted wood elements at main entry portico; painted fire escapes; original slate roof to south of light court covered or replaced; original six-over-six double-hung sashes replaced (see c. 1940s tax photograph); non-historic metal handrails at stoop; non-historic plywood fencing and door at entrance to southern service alley (shared with 691 Gerard Avenue); non-historic fencing and gate at entrance to northern service alley; security cameras

Building Notes: This building is similar to and was built in conjunction with the adjacent buildings at 691 Gerard Avenue and 109 East 153rd Street; Abraham Stillman, president of the Bandes Stillman Construction Co., developers of the three buildings, was also responsible for the development of 690 Gerard Avenue and 711 Walton Avenue, both within the historic district

Site Features: Main entry recessed from street wall within light court; brick stoop with rounded corners at main entry portico; no separation between southern service alley and northern service alley of 691 Gerard Avenue; planted trees within Belgian-block paved planting beds at Gerard Avenue

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Eastern portion of facade similar to main (east) facade; western portion of facade is not designed; beige brick at western portion of facade; several segmental-arched window openings at western portion of facade; windows replaced; painted first story at western portion; non-historic chain-link fencing and gates within service area; non-historic chain-link fence and barbed wire along service alley; conduit; security camera; security lights

731 Gerard Avenue

Borough of the Bronx Tax Map Block 2482, Lot 40

Building Name: The Libby

Date: 1928 (NB 449-1928)

Architect/Builder: Charles Kreymborg & Son

Original Owner: Lojo Realty Co. Inc.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Multi-shaded textured brick; masonry



Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; decorative brickwork at shaft including stylized piers and spandrel panels featuring stack bond with alternating projecting headers; round-arched masonry pediments at outer-bay window openings at capital; masonry main entry portico featuring molded entablature, engaged pilasters and scroll brackets

Alterations: Painted first story; painted main entry portico; several replaced brick lintels; some replaced brick at parapet at southern wing; repointing at upper stories, particularly within northern light court; painted fire escapes; original multi-paned double-hung sashes replaced (see c. 1940s tax photograph); replaced transom and sidelights at main entry; call box at main entry; non-historic metal fencing and gates at entrances to light courts; non-historic metal gate at entrance to southern service alley; conduit; security cameras; security lights; signage

Building Notes: This building is nearly identical to the neighboring building at 751 Gerard Avenue, attributed to the same architect and developer

Site Features: Chamfered corner where main (east) and south facades meet; concrete-paved triangular service area to south of chamfered corner; planted trees within Belgian-block paved planting beds along Gerard Avenue

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; segmental-arched window openings; repointed; painted basement and first story; painted fire escape; non-historic roll-down gates at basement door openings; conduit; security cameras; security lights

West Facade: Designed (historic) (partially visible)

Facade Notes: Red brick; segmental-arched window openings; repointed; painted lower stories; windows replaced

751 Gerard Avenue (aka 108-118 East 157th Street)
Borough of the Bronx Tax Map Block 2482, Lot 30

Building Name: The Kathryn
Date: 1928 (NB 218-1928)
Architect/Builder: Charles Kreymborg & Son
Original Owner: Lojo Realty Co. Inc.
Type: Apartment building
Style: Renaissance Revival
Stories: 6 and basement
Material(s): Multi-shaded textured brick; masonry



Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; decorative brickwork at shaft including stylized piers and spandrel panels featuring stack bond with alternating projecting headers; round-arched masonry pediments at outer-bay window openings at capital; masonry main entry portico featuring molded entablature, engaged pilasters and scroll brackets

Alterations: Painted first story; painted mural at first-story at northern end of facade; painted entablature at main entry; painted fire escapes; several replaced brick lintels; large areas of repointing, particularly at upper stories; original six-over-six double-hung sashes replaced (see c. 1940s tax photograph); filled-in first-story window openings at north wall of southern light court; non-historic metal mesh security grilles at some first-story window openings within southern light court; non-historic roll-down gates at storefronts; awning at main entry; awnings and commercial signage at storefronts; conduit; electrical box; security camera; security lights

Building Notes: This building is nearly identical to the neighboring building at 731 Gerard Avenue, attributed to the same architect and developer; the presence of stores is original to the building, although the configurations and materials have been altered and replaced

Site Features: Main entry recessed from street wall within light court; planted trees along Gerard Avenue

East Facade: Designed (historic)

Door(s): Replaced primary door; secondary door replaced to south of light court

Windows: Replaced

Security Grilles: Mixed (upper stories)

Storefront(s): Altered

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

North Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; several replaced brick lintels; windows replaced; replaced door at basement entry; painted fire escapes; non-historic metal mesh security grilles at basement window openings; non-historic metal fencing and gate at western service alley; replaced storefronts; awnings and commercial signage at storefronts; conduit; security cameras; security lights

West Facade: Not designed (historic)

Facade Notes: Red brick; segmental-arched window openings; painted; windows replaced; doors replaced; painted fire escapes; non-historic roll-down gates at some door openings; commercial signage towards northern end of facade; conduit; satellite dishes; security cameras; security lights

815 Gerard Avenue (aka 107-119 East 157th Street)
Borough of the Bronx Tax Map Block 2483, Lot 23

Building Name: Gerard Plaza
Date: 1928 (NB 556-1928)
Architect/Builder: Charles Kreymborg & Son
Original Owner: Gerard Avenue & E 157 St. Corp.
Type: Apartment building
Style: Renaissance Revival
Stories: 6 and basement
Material(s): Beige brick; masonry



Special Windows: Window openings flanking main entry feature triple, ogee-arched, single-paned wire-glass sashes and segmental arched transoms

Decorative Metal Work: Round-arched window openings at capital

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; decorative brickwork at shaft including brick panels featuring stack bond with alternating projecting headers and blind-arch corbelling; brick and masonry detail, blind-arch corbelling and a small molded cornice at capital; main entry portico featuring engaged Doric pilasters supporting a molded entablature with frieze featuring roundel details and the building name

Alterations: Painted entablature at main entry; several replaced brick lintels; filled-in first-story window openings to south of light court (filled-in at time of c. 1940s tax photograph); one filled-in first-story window opening within light court; painted fire escapes; concrete curb at entrance to light court; concrete paving within light court; non-original decorative metal fencing at light court

Building Notes: Many plans were filed for construction on this site in 1928; the storefronts, though replaced, may be original to the building and are present in the c. 1940s tax photograph

Site Features: Main entry recessed from street wall within light court; in-ground vents within light court; planted tree along Gerard Avenue towards northern end of facade

East Facade: Designed (historic, repointed)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Possibly historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; repointed; non-historic metal coping at roofline; painted fire escapes; replaced storefronts; awnings and commercial signage at storefronts; cellular phone antennas at roofline

West Facade: Not designed (historic)

Facade Notes: Red brick; segmental-arched window openings; repointed; painted and stuccoed at basement; window replaced; doors replaced; painted fire escapes; replaced duct within light court; satellite dishes

825 Gerard Avenue (aka 90 East 158th Street)

Borough of the Bronx Tax Map Block 2483, Lot 15

Date: 1928 (NB 301-1928)

Architect/Builder: Leo Stillman

Original Owner: Stanley Building Corp.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Textured beige brick; masonry; polychrome terra cotta



Decorative Metal Work: Screen door at main entry; screen

at fanlight above main entry; screens at window openings flanking main entry at first story

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; polychrome terra-cotta details including shields (some with lion motifs), garlands, engaged Solomonic columns, and colorful accents at shaft; round-arched terra-cotta pediments, diamond-patterned brickwork, and blind-arch corbelling at capital; elaborately decorated polychrome terra-cotta main entry portico featuring foliate, urn and coquillage detailing and rope molding at round-arched opening; terrazzo flooring within main entry vestibule, partially visible from exterior

Alterations: Original sashes appear to be three-over- three double-sashes, replaced (see c. 1940s tax photograph); filled-in planting beds at light court; painted fire escapes; brick and concrete-block walls at entrance to light court apparently altered; conduit; electrical boxes; security lights; signage

Site Features: Main entry recessed from street wall within light court; possibly historic patterned-concrete paving within light court

East Facade: Designed (historic)

Door(s): Original primary door

Windows: Replaced (upper stories); replaced (basement)

Sidewalk Material(s): Concrete and patterned concrete

Curb Material(s): Bluestone

North Facade: Designed (historic)

Facade Notes: Possibly historic patterned-concrete paving within light well; windows replaced; filled-in basement window openings; one filled-in door opening at western end of facade; painted fire escape; non-historic metal security gate to west of light well; non-historic metal mesh security grille at one basement window opening; non-historic metal fencing at entrance to light well; non-historic metal gate at entrance to western service alley; conduit

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; several segmental-arched window openings; painted and stuccoed portions of basement; painted fire escapes; satellite dishes

**831 Gerard Avenue (aka 831-839 Gerard Avenue;
[no number] East 158th Street)**

Borough of the Bronx Tax Map Block 2483, Lot 59

Date: 1937 (NB 40-1937)

Architect/Builder: H. Herbert Lilien

Original Owner: 831 Gerard Avenue Realty Corp.

Type: Apartment building

Style: Art Deco with Alterations

Stories: 8 and basement

Material(s): Beige brick; orange brick



Special Windows: Wrap-around corner window openings

Decorative Metal Work: Rail above main entry portico; possibly historic rails at parapet

Significant Architectural Features: Decorative brickwork including orange-brick header details, striated brick spandrel panels and stylized piers; marble base trim; red-marble and metal trim main entry portico with Art Deco-style details raised on two-step stoop

Alterations: Non-historic metal cladding at parapet; non-historic metal cladding at spandrel panels at wrap-around corner window openings (originally featured decorative brick bands; see c. 1940 tax photograph); original multi-paned steel casement windows replaced (see c. 1940s tax photograph); main entry portico cleaned, incised decoration at frieze and pilaster caps above main entryway damaged; non-historic concrete entrance ramp with metal handrail at southern half of main entry; conduit; electrical boxes; security camera; security lights

Site Features: Planted trees along East 158th Street

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced (upper stories); mixed (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; windows replaced, except where noted; two possibly historic basement windows towards eastern end of facade; door replaced; non-historic metal-covered parapet; non-historic metal-covered spandrel panels at wrap-around corner window openings (originally featured decorative brick bands; see c. 1940 tax photos); several non-historic metal mesh security grilles at basement window openings; non-historic metal security gate at entrance to western service alley; cellular phone antennas at roofline; conduit; electrical boxes; security lights

West Facade: Not designed (historic) (partially visible)

Facade Notes: Beige brick; wrap-around corner window openings; painted; windows replaced; service driveway painted; non-historic chain-link fencing at roofline; cellular phone antennas at roofline; conduit; electrical boxes

North Facade: Not designed (historic) (partially visible)

Facade Notes: Beige brick; non-historic metal-covered parapet

GERARD AVENUE (EVEN NUMBERS)

690 Gerard Avenue (aka 131 East 153rd Street)

Borough of the Bronx Tax Map Block 2473, Lot 1

Date: 1935 (NB 474-1935)

Architect/Builder: Robert E. Golden

Original Owner: Gerard-153d Street Corp.

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige brick; orange brick; cast stone; concrete



Special Windows: Wrap-around window openings at corners, including rounded-corner at intersection of main (west) and south facades

Decorative Metal Work: Rails at parapet

Significant Architectural Features: Decorative brickwork including a rusticated base, horizontal and vertical bands, header details, striated spandrel panels, and stylized piers with stepped caps; cast-stone main entry portico with decorative molding at base, stepped pediment and narrow window openings flanking main entry

Alterations: Brick piers spanned by metal rail at intersection of main (west) and south facades apparently removed at parapet (present in c. 1940s tax photograph); painted basement; painted walls at entrance to light court; painted fire escapes; painted concrete curbs at planting beds at main (west) facade and within light court; original multi-paned double-hung sashes and multi-paned steel casement sashes at corner window openings replaced (see c. 1940s tax photograph); non-historic fencing at entrance to light court; non-historic metal gate at entrance to northern service alley; electrical boxes; satellite dishes; security camera above main entry; security lights; signage

Building Notes: This building is similar in appearance to 711 Walton Avenue, which was developed by the Walpark Building Co. Abraham Stillman, president of the Walpark Building Co., was also president of corporation that developed this building; the three nearby buildings at 691 and 705 Gerard Avenue, and 109 East 153rd Street are attributed to the Bandes Stillman Construction Co., also presided over by Stillman

Site Features: Main entry recessed from street wall within light court; possibly historic brick-paved walkway within light court; concrete-curb enclosed planting beds along main (west) facade, continuous with south facade; concrete-curb enclosed planting beds along sides of light court

East Facade: Designed (historic, painted)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete (at corner); granite (along Gerard Avenue)

South Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; painted basement and part of first story; painted sidewalls at below-grade door opening towards western end of facade; painted concrete curb at planting bed along south facade; windows replaced; doors replaced; non-historic mesh security grilles at basement window openings; non-historic metal fencing and gate at entrance to eastern service alley; signage; concrete curb along East 153rd Street

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Western portion of facade similar to main (west) facade; wrap-around corner window openings at western corner, continuous from main (west) facade; red brick at eastern portion of facade; wrap-around corner window openings at light well; no window openings at eastern portion of facade; windows replaced; conduit; security lights

700 Gerard Avenue

Borough of the Bronx Tax Map Block 2473, Lot 8

Description: Parking lot

Site Features: Asphalt paving; painted parking lines; non-historic chain-link fence and gate at lot line; signage on fence; concrete sidewalk; granite curb

Notes: At the time of designation, this lot contained no structures and was being utilized as a parking lot

710 Gerard Avenue

Borough of the Bronx Tax Map Block 2473, Lot 12

Date: 1936 (NB 168-1936)

Architect/Builder: Miller & Goldhammer

Original Owner: Joban Realty Corp.

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige brick; orange brick; cast stone

Special Windows: Wrap-around corner window openings; oculus above entrance to service area towards northern end of main (west) facade

Significant Architectural Features: Decorative brickwork including crenellated parapet, decorative panels and corbelling at parapet, small and large brick bands, header details and striated spandrel panels; brick and cast-stone main entry portico featuring stylized piers, vertical orange-brick bands, and a large cast-stone panel featuring the building address

Alterations: Painted base at main entry portico; painted fire escapes; original multi-pane steel casement windows replaced (see c. 1940s tax photograph); non-historic light fixtures at main entry portico; non-historic metal mesh security gate at entrance to service area towards northern end of facade; non-historic metal security gate at entrance to northern service alley; non-historic metal gate at entrance to southern service area; satellite dishes; security lights; signage

Site Features: Concrete-paved above-grade service area at south facade close to Gerard Avenue



West Facade: Designed (historic, repointed)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Curb Material(s): Granite

South Facade: Partially designed (historic)

Facade Notes: Western portion of facade similar to main (west) facade; wrap-around corner window openings at west corner, continuous from main (west) facade; no window openings at eastern portion of facade; some repointing at western portion of facade; eastern portion of facade painted; windows

replaced; several non-historic metal mesh security grilles at first-story window openings; non-historic chain-link fencing at service area; conduit; security lights

North Facade: Not designed (historic) (partially visible)

Facade Notes: Details from main (west) facade continue slightly onto this facade, including wrap-around corner window openings; red brick at remaining areas of facade; some painted areas of base; windows replaced

716-26 Gerard Avenue

Borough of the Bronx Tax Map Block 2473, Lot 48

See: 721 Walton Avenue

740 Gerard Avenue

Borough of the Bronx Tax Map Block 2473, Lot 43

See: 735 Walton Avenue

750 Gerard Avenue (750-754 Gerard Avenue)

Borough of the Bronx Tax Map Block 2473, Lot 33

See: 751 Walton Avenue (aka 120-128 East 157th Street)

810 Gerard Avenue (aka 811 Walton Avenue; 127-137 East 157th Street)

Borough of the Bronx Tax Map Block 2474, Lot 1

Building Name: Yankee Arms

Date: 1926-27 (NB 2593-1926)

Architect/Builder: Franklin, Bates & Heindsmann

Original Owner: Henora Corp.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Textured beige brick; masonry; terra cotta



Special Windows: Round-arched window openings at capital

Decorative Metal Work: Possibly historic security grilles and gate at entrance to courtyard at main (east) and west facades

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; decorative brickwork at shaft including spandrel panels featuring stack bond with alternating projecting headers; terra-cotta surrounds with triangular pediments and garlanded terra-cotta spandrel panels at capital; molded modillioned cornice above capital; rusticated masonry main entry portico with balustraded parapet

Alterations: Several replaced brick lintels; bricked-in transom and secondary door within courtyard; original six-over-six double-hung sashes replaced (see c. 1940s tax photograph); painted fire escapes; non-historic metal security gate at entrance to northern service alley; commercial signage at storefront; conduit, security cameras; security lights

Building Notes: A 1930 advertisement in the New York Times refers to this building as the Yankee Arms, a name applied to capitalize on the structure's proximity to the stadium; the storefronts, though replaced, may be original to the building and are present in the c. 1940s tax photograph

Site Features: H-shaped plan with ample courtyards at main (west) and east facades and smaller light wells at north and south facades; multi-level, above-grade concrete-paved courtyard partially visible from street at main (west) facade; concrete-paved courtyard with planting beds partially visible from

street at east facade; brick-and-masonry arcades and two large masonry archways at entrances to courtyards; planted trees along Gerard and Walton Avenues and East 157th Street

West Facade: Designed (historic)

Door(s): Replaced primary door; secondary doors replaced other door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Mixed (basement)

Storefront(s): Altered

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

East Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; several replaced brick lintels; windows replaced; doors replaced; non-original concrete ramps within courtyard; some non-historic metal mesh security grilles at first-story window openings, including within courtyard; non-historic metal rails at planting beds within courtyard; non-historic security gate at entrance to northern service alley; conduit; security lights; signage

South Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; possibly historic metal security grilles at basement window openings at eastern light well; windows replaced; storefronts replaced; replaced brick above storefronts; several replaced brick lintels; several non-historic metal mesh security grilles at first-story window openings; non-historic metal fencing and gates at entrances to light wells; painted fire escapes; awnings and commercial signage at storefronts; electrical boxes; security lights; other signage; concrete curbs along East 157th Street

North Facade: Designed (historic) (partially visible)

Facade Notes: Beige brick; repointed; stuccoed and painted masonry base; painted fire escapes; at least one non-historic metal mesh security grille at basement window opening; conduit; security lights

828 Gerard Avenue (aka 100 East 158th Street)

Borough of the Bronx Tax Map Block 2474, Lot 10

Building Name: Schwab Court

Date: 1924 (NB 301-1924)

Architect/Builder: Charles Schaefer Jr.

Original Owner: Big Three Building Corp.

Type: Apartment building

Style: Colonial Revival

Stories: 6 and basement

Material(s): Textured red brick; beige brick; masonry



Significant Architectural Features: Tripartite vertical configuration; rusticated brick base with masonry banding; masonry window surrounds, masonry bands, and stepped parapet with simple masonry friezes and roundel details at capital; masonry main entry portico featuring molded entablature

Alterations: Main entry entablature painted; painted sidewalls at secondary entry to south of light court; painted fire escapes; replaced transom and sidelights at main entry; original six-over-six double-hung sashes replaced (see c. 1940s tax photograph); several filled-in basement window openings; non-historic metal coping at parapet; non-historic decorative metal fencing at entrance to light court; non-historic metal gate at entrance to eastern service alley; awning at secondary entry to south of light court; signage

Building Notes: This building is similar to and was built in conjunction with the adjacent building at 825 Walton Avenue

Site Features: Main entry recessed from street wall within above-grade light court; three-step concrete stoop at entrance to light court; possibly historic concrete and ceramic tile paving at light court; planted trees along Gerard Avenue and East 158th Street; eastern service alley not physically separated from western service alley of 825 Walton Avenue

West Facade: Designed (historic, repointed)

Door(s): Replaced primary door; secondary door replaced at entry to south of light court

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (upper stories); possibly historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

North Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; windows replaced; filled-in basement window openings, one with a louvered vent and non-historic metal mesh security grille; non-historic metal fencing and gate at entrance to eastern service alley (shared with 825 Walton Avenue); conduit

East Facade: Not designed (historic)

Facade Notes: Red brick; segmental-arched window openings; painted; windows replaced; doors replaced; security lights; conduit

South Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; segmental-arched window openings; painted; stuccoed; windows replaced

876-878 Gerard Avenue

Borough of the Bronx Tax Map Block 2476, Lot 57

See: 101 East 161st Street (aka 101-111 East 161st Street; aka 893-895 Walton Avenue)

GRAND CONCOURSE (NO NUMBERS)

**Joyce Kilmer Park – [no number] Grand Concourse
(aka [no number] East 161st Street; [no number] East
164th Street; [no number] Walton Avenue)**

Borough of the Bronx Tax Map Block 2469, Lot 1

Description: Park

Site Features: Approximately seven-acre park; slightly sloping site with rock outcroppings, concrete steps, formal asphalt walks, tube railings, benches, playgrounds, wading pool, water fountains, cast-iron lamp posts, and statuary; there are two monuments located within the park – the Louis Heintz statue surrounded by hexagonal asphalt pavers, bluestone slabs, and tube railings, and the Heinrich Heine Fountain (aka Lorelei Fountain) surrounded by hexagonal asphalt pavers, bluestone slabs, possibly historic cast-iron fence, and polished granite benches; the park perimeter is lined with a non-historic metal fence, and concrete sidewalks (with Belgian block areas on the Grand Concourse and East 161st Street, with grass trips on Walton Avenue); bluestone street curbs on East 164th Street and Walton Avenue; concrete-and-metal street curbs on the Grand Concourse and East 161st Street

Alterations: The Heinrich Heine Fountain (aka Lorelei Fountain) was seriously vandalized in the 1970s, including graffiti, damage to the mermaids at either side of the base (loss of the heads and arms; tails and



fins were broken or chipped), and the fountain had stopped working; in 1999, the fountain was restored, in time for the centenary of its original installation

History: The park was acquired by the Parks Department in 1924, and planned concurrent with the boulevard's rise as a major residential boulevard; the park, which was dedicated in 1926 for Joyce Kilmer (1886-1918), a poet, journalist, and soldier who was killed during World War I, incorporates a triangular parcel of land, known as Concourse Plaza, that originally served as the carriage entrance to the Grand Concourse at East 161st Street; at this time, the park's two existing monuments, which predate the park, were moved to their present locations; one of the monuments, a statue of Louis J. Heintz by Pierre Fietu, was dedicated in 1909, the year the Grand Concourse opened, in honor of the Bronx's first commissioner of street improvements; the other monument, the Henrich Heine Fountain (aka the Lorelei Fountain), celebrates the German poet Henrich Heine (1797-1856), author of an ode to Die Lorelei, a siren from German mythology who is the subject of the sculpture; the fountain was initially designed by German-born sculptor Ernst Herter for the sculptor's home city of Dusseldorf, but its installation there was blocked by political groups opposed to Heine's Jewish ancestry and political views; it was brought to the Bronx in 1899 by a group of Americans of German ancestry; it was originally located at the entrance to the Grand Concourse, but was moved when the park was established

GRAND CONCOURSE (ODD NUMBERS)

Franz Sigel Park – 613 Grand Concourse (aka 613-619 Grand Concourse and 779 Grand Concourse; 132-158 East 158th Street; 660-690 Walton Avenue)

Borough of the Bronx Tax Map Block 2467, Lot 1

Description: Park



Notes: One of two tax map blocks comprising Franz Sigel Park (this is the larger of the two; the other is tax map block 2535, Lot 67) *Site features:* Approximate 16-acre park; steeply sloping to the west with massive rock outcroppings and historic rough-faced stone block walls (some concrete walls on East 158th Street) of varying heights at its perimeter; terraced landscaped with trees and lawns; winding pathways paved with hexagonal asphalt blocks and plain asphalt paving, lined with metal tube railings and benches; cast-iron lamps posts; concrete and wood pavilion; baseball diamonds, bleachers, chain-link fences, concrete restroom (with standing seam copper roof) and tennis courts at the south end; concrete sidewalks and concrete curbs with metal nosing on East 158th Street and Walton Avenue; bluestone curb and concrete sidewalk on the Grand Concourse; below-grade railroad tracks on the south side

Alterations: The southwest portion of the park (across Walton Avenue) was added in 1943; in 1964, softball fields, basketball courts, and other active recreation facilities were installed; the comfort station was built in 1993; the median of Lou Gehrig Plaza (located within the East 161st Street median) was redesigned with seating planters and ginkgo trees

History: Most of the land that comprises the park was purchased by the city from Gerard and Mary Walton in 1885, whose estate, Cedar Grove, was the inspiration for the original name of the park – Cedar Park; the land played an integral role in the early history of the area as well, beginning with the west slope of the park which was once part of a Native American pathway, and continuing with Revolutionary War, during which George Washington, Count de Rochambeau, and their respective

military staff used a high rocky ridge within the park to monitor the movements of British troops camped along the Harlem River; in 1902, the park was named for German native Franz Sigel (1824-1902), an educator, soldier, journalist, public official, and Bronx resident, who as a major general in the Union Army formed a regiment that helped keep Missouri and its Federal Arsenal for the Union

For more on Franz Sigel Park see also: [no number] Gerard Avenue (aka [no number] Walton Avenue; [no number] East 153rd Street)

851 Grand Concourse (aka 850 Walton Avenue; [no number] East 158th Street; [no number] East 161st Street)
Borough of the Bronx Tax Map Block 2468, Lot 1

Building Name: Bronx County Courthouse (aka Bronx County Building) (A Designated New York City Landmark)
Date: 1931-33 (NB 199-1931)
Architect/Builder: Joseph H. Freedlander and Max L. Hausle
Original Owner: City of New York
Type: Institutional
Style: Neo-Classical
Stories: 9
Material(s): Limestone



Special Windows: Bronze multi-pane sash

Decorative Metal Work: Bronze and nickel spandrels

Significant Architectural Features: Rusticated granite podium; balustraded terraces; monumental hexastyle porticos with fluted columns; rusticated lower facade; elaborate bronze and glass doors; vertical bands of windows with copper spandrels; prominent cornice decorated with eagles and foliated ornament; sculptures by prominent artists, Charles Keck, Adolf A. Weinman, Edward Field Sanford, George Holburn Snowden, and Joseph Kiselewski

Alterations: Wheelchair ramp on the north side of the east facade

Building Notes: Designated as an individual New York City Landmark on July 13, 1976

Site Features: Podiums paved with granite; built-in limestone seating on the north side of the podium

East Facade: Designed (historic)

Stoop: Original

Door(s): Original primary door

Windows: Original

Cornice: Original

Sidewalk Material(s): Concrete (with Belgian block on East 161st Street)

Curb Material(s): Granite (Grand Concourse, Walton Avenue and East 158th Street); concrete with metal nosing (East 161st Street)

South Facade: Designed (historic)

Facade Notes: Similar to main (east) facade

North Facade: Designed (historic)

Facade Notes: Similar to main (east) facade

West Facade: Designed (historic)

Facade Notes: Similar to main (east) facade

1001 Grand Concourse (aka 123 East 164th Street)

Borough of the Bronx Tax Map Block 2471, Lot 50

Date: 1940-41 (NB 1276-1940)

Architect/Builder: Horace Ginsbern

Original Owner: Kleban and Leader

Type: Apartment building

Style: Moderne

Stories: 6

Material(s): Red brick; limestone entrance enframingent

Special Windows: Wrap-around corner window openings

Decorative Metal Work: Original aluminum address numbers on the East 164th Street facade

Significant Architectural Features: While most of the later buildings in the district are faced with beige color brick, this building, and 1035 Grand Concourse (both designed by Horace Ginsbern), are notable for having red brick facades; upper story fenestration arranged in horizontal bands with geometrical brickwork in the piers; stone coping at the parapet

Alterations: Painted at base; original multi-paned steel casement sashes replaced (see c. 1940s tax photograph); non-historic secondary entryway on the Grand Concourse facade with a fixed awning; cellular phone antennas

Site Features: Historic brick walls and non-historic metal fence at the north stairway to the rear of the building

South Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Sidewalk Material(s): Concrete and Belgian block (Grand Concourse); concrete (East 164th Street)

Curb Material(s): Concrete with metal nosing (with a segment of bluestone on East 164th Street)

East Facade: Designed (historic)

North Facade: Not designed (historic)

West Facade: Not designed (historic)



1015 Grand Concourse

Borough of the Bronx Tax Map Block 2471, Lot 36

Date: 1941 (NB 1311-1940)

Architect/Builder: H. Herbert Lilien

Original Owner: Barlaw Estates

Type: Apartment building

Style: Moderne

Stories: 6

Material(s): Beige brick; cast-stone

Special Windows: Wrap-around corner window openings

Significant Architectural Features: Horizontal brick bands; recessed bays; molded stone parapet; cast-stone, geometrically-decorated surround at main entry portico

Alterations: Marquee at the main entry; original multi-paned steel casement windows replaced (see c. 1940s tax photograph); signage



Site Features: Main entry recessed from street wall within light court; planting bed along main (east) facade; non-historic brick-and-concrete retaining wall; non-historic concrete paving at entry\ light court

East Facade: Designed (historic)

Door(s): Possibly historic primary door; non-historic metal gate at basement entry

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories)

Sidewalk Material(s): Concrete and Belgian block

Curb Material(s): Concrete with metal nosing

North Facade: Not designed (historic)

South Facade: Not designed (historic)

West Facade: Not designed (historic)

1025 Grand Concourse

Borough of the Bronx Tax Map Block 2471, Lot 34

Date: 1922 (NB 2126-1922)

Architect/Builder: Thomas Dunn

Original Owner: Vincent E. Quinn

Type: Semi-attached house

Style: Mediterranean Revival

Stories: 2

Material(s): Stucco; stone trim [according to NB terra-cotta block]

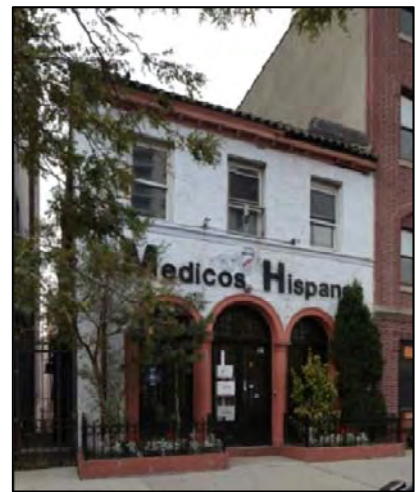
Decorative Metal Work: Historic wrought-iron fence and gate to the stairs on the south side of the building leading to the rear

Special Windows: Round-arched first-story window/door openings; multi-paned wood casements sashes and transoms

Significant Architectural Features: Tuscan columns at first-story window/door openings; molded architraves; cartouche above the center arch; molded band above the first story, incorporating the second-story sills; bracketed wood cornice

Alterations: Applied lettering ("Medicos Hispanos"); windows replaced at upper stories (original sashes not visible in c. 1940s tax photograph)

Site features: Concrete-curb enclosed planting beds at main (east) facade; non-historic metal rails at planting beds



East Facade: Designed (historic, painted)

Door(s): Original primary door

Windows: Mixed

Roof: Pitched - Spanish tiles, possible coated with asphalt (original)

Cornice: Original

Sidewalk Material(s): Concrete and Belgian block

Curb Material(s): Concrete with metal nosing

South Facade: Not designed (historic)

West Facade: Designed (historic)

1027 Grand Concourse

Borough of the Bronx Tax Map Block 2471, Lot 32

Date: 1922 (NB 185-1922)

Architect/Builder: Emil Paulsen

Original Owner: William Eckenfelder

Type: Apartment building

Style: Colonial Revival

Stories: 4

Material(s): Red brick; limestone

Special Windows: Segmental-arched window openings at second story at main (east) facade

Significant Architectural Features: Brick laid in a Flemish bond; molded band above the first story; projecting window sills at the upper stories; header brick window surrounds at the second story; diamond-shaped panels above the second story; header brick lintels at the third and fourth stories; paneled pilasters and lintel at the main entry

Alterations: Main entry altered; parapet (cornice removed); original multi-paned segmental-arched steel casement windows at second story and multi-paned double-hung sashes replaced (see c. 1940s tax photograph)

East Facade: Designed (repointed)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Removed

Sidewalk Material(s): Concrete and Belgian block

Curb Material(s): Concrete with metal nosing

North Facade: Not designed (historic) (partially visible)

South Facade: Not designed (historic) (partially visible)

West Facade: Not designed (historic)



1035 Grand Concourse (aka 1029-1035 Grand Concourse; 158 East 165th Street)

Borough of the Bronx Tax Map Block 2471, Lot 24

Date: 1939

Architect/Builder: Horace Ginsbern

Original Owner: Franton Estates Inc. (Milton Leader, Pres.)

Type: Apartment building

Style: Moderne

Stories: 6

Material(s): Red brick; cast stone; masonry

Special Windows: Wrap-around corner window openings

Significant Architectural Features: While most of the later buildings in the district are faced with beige color brick, this building, and 1001 Grand Concourse (both designed by Horace Ginsbern), are notable for having red brick facades; upper story fenestration arranged between horizontal bands with geometrical brickwork in the piers; vertical brick texturing and stone coping at parapet; main entry in



curved cove decorated with geometrical forms

Alterations: Original window sash types not determined; marquee at main entry; cellular phone antennas on roof; original aluminum address lettering removed

Site Features: Concrete curb-enclosed planting beds at main (east) facade; non-historic metal fence at planting beds

East Facade: Designed (historic, repointed)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete and Belgian block (Grand Concourse); concrete (East 165th Street)

Curb Material(s): Concrete with metal nosing (Grand Concourse); bluestone (East 165th Street)

North Facade: Designed (historic)

Facade Notes: Non-historic entryway covered with metal roll down gate and non-historic fixed

South Facade: Not designed (historic)

West Facade: Not designed (historic)

1049 Grand Concourse (aka 159 East 165th Street)

Borough of the Bronx Tax Map Block 2472, Lot 28

Date: 1917 (NB 79-1917)

Architect/Builder: Gronenberg & Leuchtag

Original Owner: Conwalt Construction Co. (aka Conwalt Corp.)

Type: Apartment building

Style: Colonial Revival

Stories: 5

Material(s): Pale yellow brick



Decorative Metal Work: Wrought-iron balconettes at some sixth-story bays

Significant Architectural Features: Patterned brickwork at base; segmental main entryway with molded architrave; lunettes above some first-story and sixth-story bays with patterned brick and header brick architraves with scrolled keystones; bracketed sills at some of the sixth-story bays; segment of possible original parapet (in a projecting plane on brackets surrounded by stepped stonework)

Alterations: Base painted; upper facade and cornice/parapet apparently altered; original window sash types not determined (unclear in c. 1940s tax photograph); signage

Site Features: Site slopes to the west; concrete steps to secondary and maintenance entryways; non-historic brick and concrete block wall with non-historic door (leading from East 165th Street)

East Facade: Designed (historic, painted, patched, repointed)

Door(s): Replaced primary and secondary doors

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

South Facade: Designed (historic)

West Facade: Not designed (historic)

1055 Grand Concourse

Borough of the Bronx Tax Map Block 2472, Lot 23

Date: 1918 (NB 8-1918)

Architect/Builder: Gronenberg & Leuchtag

Original Owner: Conwalt Construction Co. (aka Conwalt Corp.)

Type: Apartment building

Style: Colonial Revival

Stories: 5

Material(s): Red brick; cast-stone



Significant Architectural Features: Brick laid in a Flemish bond; rusticated base; crown molding above the first story incorporating the second-story sills; projecting window sills and header brick lintels; corner bays at the sixth story topped by lunettes featuring patterned brickwork, molded architraves, and keystones; corbelled brick parapets, stepped at the corner bays, topped by cast-stone coping blocks; segmental-arched main entry (located in a projecting pavilion within light court) with molded architrave and cornice decorated with triglyphs

Alterations: First story modified for non-historic entryways and storefront; painted; original six-over-six double-hung sashes replaced (see c. 1940s tax photograph); non-historic metal gate to the basement entryway

Site Features: Main entry recessed from street wall within light court; light court paved with concrete

East Facade: Designed (historic, painted, repointed)

Door(s): Replaced primary door; replaced other door

Windows: Replaced

Sidewalk Material(s): Concrete and Belgian block

Curb Material(s): Concrete with metal nosing

North Facade: Not designed (historic)

1075 Grand Concourse (aka 1074 Walton Avenue)

Borough of the Bronx Tax Map Block 2472, Lot 11

Building Name: The David Farragut

Date: 1928 (NB 271-1928)

Architect/Builder: Gronenberg & Leuchtag

Original Owner: Louis E. Kleban & Sons, Inc.

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Beige brick; terra-cotta



Decorative Metal Work: Wrought-iron balconettes at some sixth-story bays

Significant Architectural Features: Rusticated base; cast concrete plaque with building name, architectural firm, and builder; molded crown above the first story, incorporating the second-story sills; patterned brickwork at the upper stories; projecting window sills; crown molding with brackets above the fifth story; elaborate terra-cotta lunettes with bracketed labels at the sixth-story windows; denticulated cornice with raised sections featuring blind arcades on brackets; main entry portico featuring attached elaborate surround with blind arches, solomonic columns and gargoyles

Alterations: Non-historic storefront inserted into one of the bays of the main entry; original six-over-six and eight-over-eight double-hung sashes replaced (see c. 1940s tax photograph); awning

Site Features: Site slopes to the west; concrete-paved light wells with brick retaining walls and non-

historic metal fences and gates on the East 166th Street side; concrete stairway on the south side of the site (leading to the back yard) with concrete posts and altered historic metal gates

East Facade: Designed (historic)

Door(s): Original primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Historic (upper stories); not historic (basement)

Cornice: Original

Sidewalk Material(s): Concrete and Belgian block

Curb Material(s): Concrete with metal nosing

North Facade: Designed (historic)

Facade Notes: Sub-basement windows filled-in with brick

South Facade: Not designed (historic)

Facade Notes: Wrought-iron fire escapes

West Facade: Designed (historic)

Facade Notes: Historic wrought-iron security grilles at sub-basement window openings

1125 Grand Concourse (aka [no number] Walton Avenue; [no number] Mc Clellan Street; [no number] East 166th Street)

Borough of the Bronx Tax Map Block 2472, Lot 34

Building Name: The Andrew Freedman Home
(A Designated New York City Landmark)

Date: 1922-24 (NB 1970-1922)

Architect/Builder: Joseph H. Freedlander and Harry Allan Jacobs

Original Owner: Andrew Freedman Home

Type: Institutional

Style: Renaissance Revival

Stories: 3

Material(s): Limestone



Special Windows: Round-arched first-story window openings

Decorative Metal Work: Iron double doors with iron transoms; iron lamps; iron canopies; iron window grilles (ironwork by Freeo Studio, Inc.)

Significant Architectural Features: Symmetrical building with features including horizontal massing, rusticated base with round-arched openings, a piano-nobile with alternating segmental-arched and triangular pediments, and a projecting cornice

Alterations: Later wings by architect David Levy (1928-31)

Building Notes: Designated as an individual New York City Landmark on June 2, 1992

Site Features: Sloping site; front terrace with stone steps and balustrades; landscaped lawn; entire site surrounded by a concrete retaining wall (of varying heights which correspond to the westward slope of the site) topped by possibly historic iron fences; concrete walkways; Grand Concourse

frontage: subway entrance and grass strip between the sidewalk and the curb; McClellan Street

frontage: chain-link fence and gate to the rear driveway, which is paved with asphalt; Walton Avenue

frontage: Grass strips between the sidewalk and curb and sidewalk and retaining walls; chain-link

fence; East 166th Street frontage: Same as the Walton Street side
Other Structures on Site: Non-historic rear storage shed

East Facade: Designed (historic)

Door(s): Original primary door

Windows: Original

Security Grilles: Original (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Possibly historic

North Facade: Designed (historic)

Facade Notes: Non-historic metal security grilles at basement window openings; non-historic metal doors at basement

South Facade: Designed (historic)

Facade Notes: Non-historic metal security grilles at basement window openings; non-historic metal doors at basement

West Facade: Designed (historic)

Facade Notes: Non-historic metal security grilles at basement window openings; non-historic metal doors at basement

GRAND CONCOURSE (EVEN NUMBERS)

730 Grand Concourse (aka [no number] Concourse Village West)

Borough of the Bronx Tax Map Block 2458, Lot 16

Date: 1939 (NB 37-1939)

Architect/Builder: Jacob M. Felson

Original Owner: Concourse Building Corp.

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige brick; dark brick; cast stone



Special Windows: Wrap-around corner window openings

Decorative Metal Work: Fire escape with decorative rail elements; possibly historic fencing at lot line at east facade

Significant Architectural Features: Decorative brickwork including vertical bands above main entry portico, dark brick bands between window openings, and rounded-corner bricks at outer-bay window openings; cast-stone main entry portico with Art Deco-style details

Alterations: Original decorative brickwork at parapet removed (parapet originally stepped at outer bays; see c. 1940s tax photograph and also 740 Grand Concourse for similar original brickwork); replaced brick at light court; original multi-paned steel casement windows replaced (see c. 1940s tax photograph); filled-in planting beds along sides of light court; painted concrete walkway and planting beds at light court; painted fire escapes; non-historic metal rails at planting beds; non-historic metal security cage at entrance to service area; awning at main entry; conduit; electrical boxes; satellite dishes; security lights; signage

Building Notes: This building is similar to and was built in conjunction with the adjacent buildings at

740 and 750 Grand Concourse, but is most similar to 740 Grand Concourse

Site Features: Main entry recessed from street wall within light court; two-step cast-stone stoop at entry to above-grade light court; decorative cast-stone enclosed planting beds along sides of light court; planted trees within Belgian-block paved planting beds along Grand Concourse

West Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

South Facade: Not designed (historic)

Facade Notes: Red brick; beige brick bands at parapet; painted upper stories towards western end of facade; windows replaced; signage

East Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; beige brick bands at parapet; painted at basement; windows replaced; fencing; conduit

740 Grand Concourse (aka [no number] Concourse Village West)

Borough of the Bronx Tax Map Block 2458, Lot 25

Date: 1939 (NB 36-1939)

Architect/Builder: Jacob M. Felson

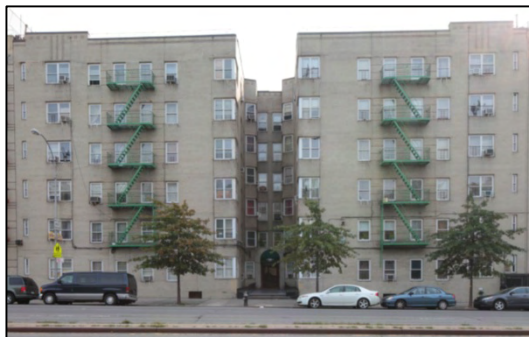
Original Owner: Concourse Building Corp.

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige brick; dark brick details; cast stone



Special Windows: Wrap-around corner window openings

Decorative Metal Work: Fire escape with decorative rail elements; possibly historic rail at parapet (not visible in c. 1940s tax photograph)

Significant Architectural Features: Decorative brickwork including vertical bands above main entry portico and at sixth story at outer bays, dark brick bands between window openings, corbelling at roofline, and rounded-corner bricks at outer-bay window openings; cast-stone main entry portico with Art Deco-style details

Alterations: Replaced brick at first story; original multi-paned steel casement windows replaced (see c. 1940s tax photograph); filled-in planting beds along sides of light court; painted concrete walkway and planting beds within light court; non-historic metal mesh security screen at main entry; non-historic metal mesh security cage at service entry; non-historic metal rails at planting beds; awning at main entry; conduit; electrical boxes; security lights

Building Notes: This building is similar to and was built in conjunction with the adjacent buildings at 730 and 750 Grand Concourse, but is most similar to 730 Grand Concourse

Site Features: Main entry recessed from street wall within light court; two-step cast-stone stoop at entry to above-grade light court; decorative cast-stone enclosed planting beds along sides of light court; planted trees within Belgian-block paved planting beds along Grand Concourse

West Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

East Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; beige brick bands at parapet; painted basement; windows replaced; conduit

North Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; windows replaced; some painting at upper stories

750 Grand Concourse (aka 750-754 Grand Concourse; 160 East 156th Street)

Borough of the Bronx Tax Map Block 2458, Lot 26

Date: 1936-37 (NB 590-1936)

Architect/Builder: Jacob M. Felson

Original Owner: Concourse Building Corp.

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige brick; dark brick details; cast stone



Special Windows: Wrap-around corner window openings

Decorative Metal Work: Fire escape with decorative rail elements; possibly historic rail at parapet (not visible in c. 1940s tax photograph)

Significant Architectural Features: Decorative brickwork including slightly projecting beige brick borders, dark brick banding and dark brick header details; marble main entry portico with rounded corners raised on one marble step

Alterations: Original brickwork at parapet removed, including stylized pinnacles, except within light courts (see c. 1940s tax photograph and also 740 Grand Concourse for similar original brickwork); additional areas of replaced brick throughout; painted fire escapes; painted concrete curbs at planting beds; original multi-paned steel casement windows replaced (see c. 1940s tax photograph); non-historic metal gates at light wells; awning at main entry; satellite dishes; signage

Building Notes: This building has similar architectural features and was built in conjunction with the adjacent buildings at 730 and 750 Grand Concourse, but is larger and grander

Site Features: Decorative brick walls with rounded corners and cast-stone coping at entrances to light wells; concrete-curb enclosed planting beds along main (west) facade; planted trees within Belgian- block paved planting beds along Grand Concourse and East 156th Street

West Facade: Designed (historic)

Door(s): Historic primary door

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

North Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; original brickwork at parapet removed (see 740 Grand Concourse for similar original brickwork); additional areas of replaced brick throughout; windows replaced; non-historic metal security grilles at some basement window openings; non-historic metal fencing and gate at entrance to eastern service alley

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Similar to main (west) elevation, but with fewer decorative elements; windows replaced; conduit

760 Grand Concourse (aka 165 East 156th Street)
Borough of the Bronx Tax Map Block 2458, Lot 72

Date: 1928 (NB 15-1928)

Architect/Builder: Charles Kreymborg & Son

Original Owner: Bogild Builders, Inc.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Textured beige brick; polychrome terra cotta



Special Windows: Round-arched window openings at capital

Decorative Metal Work: Possibly historic gate and gateway at entrance to eastern service alley

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; spandrel panels featuring stack bond with alternating projecting headers at shaft; terra-cotta window surrounds featuring Solomonic columns on brackets supporting a molded entablature and topped by pinnacles at second-story outer bays at capital; terra-cotta surrounds at outer bays at capital; terra-cotta ogee pediments, finials and molded cornice with frieze featuring stylized triglyphs and rosettes at capital; polychrome terra-cotta shields throughout; cast-stone main entry portico featuring Solomonic columns with Corinthian capitals supporting a molded entablature

Alterations: Original multi-paned double-hung sashes, including arched upper sashes at capital, replaced (see c. 1940s tax photograph); two filled-in first-story window openings at southern end of facade; painted sills at first story; painted base trim and some brick courses at base; painted fire escapes; repointed brick walls and posts at entrance to northern service area; stone cap removed from central post at entrance to northern service area; non-historic metal mesh affixed to fencing and gate at entrance to northern service area; non-historic tall metal fencing at planting beds within light court; commercial signage at and above storefront

Building Notes: According to a 1942 Bromley Atlas, this building was at one time referred to as the Alexandria; storefronts in a similar configuration present at the time of the c. 1940s tax photograph

Site Features: Main entry recessed from street wall within light court; concrete-curb enclosed planting beds along sides of light court; planted trees along Grand Concourse

West Facade: Designed (historic, repointed)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; possibly historic metal rail at entrance to light well; repointed, including brick wall and post at entrance to light well; windows replaced; storefronts replaced; awnings and commercial signage at storefronts; additional commercial signage above storefronts towards western end of facade; non-historic metal gate at entrance to light well; duct and piping within light well; painted gate and gateway at entrance to eastern service alley; conduit; electrical boxes; security cameras

North Facade: Not designed (historic) (partially visible)

Facade Notes: Textured beige brick from main (west) facade continues for several feet at western portion of facade; non-textured beige brick at eastern portion of facade; repointed at upper stories; windows replaced; grass planting bed along multi-level service alley; conduit; security lights

East Facade: Not designed (historic) (partially visible)

Facade Notes: Similar to north facade; windows replaced, except where noted; possibly historic windows at basement; large duct; cellular telephone antennas at roofline

774 Grand Concourse (aka 774-780 Grand Concourse)

Borough of the Bronx Tax Map Block 2458, Lot 80

Building Name: The Franz Sigel; aka The Alexandria

Date: 1926 (NB 528-1926)

Architect/Builder: Jacob M. Felson

Original Owner: Franz Sigel Park Apartments, Inc.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Beige brick; limestone



Decorative Metal Work: Possibly historic rails at entrance to courtyard; possibly historic gate at entrance to northern service alley; fire escapes with decorative rail elements

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; simple limestone window surrounds (with shield details at outer bays), brick corbelling, and Mission-style pediments with blind-arch details at capital; limestone main entry portico featuring molded entablature inscribed with the building name

Alterations: Several replaced brick lintels; other small areas of replaced brick throughout; repointed at sixth story; painted sills at first story; painted limestone base trim; original multi-paned double-hung sashes replaced (see c. 1940s tax photograph); non-historic metal fencing and gate on painted concrete curb at entrance to light court; non-historic metal fencing along sides of light court; non-historic metal fencing and gate at entrance to light court (masonry balustrade present in c. 1940s tax photograph); non-historic metal gate at entrance to southern service alley; conduit; satellite dishes; security lights

Building Notes: Similar in appearance to and built in conjunction with 790 Grand Concourse (the two buildings share an NB number); real estate brochures from the time of construction tout the buildings as "a bit of Park Avenue transplanted to the Bronx," built to provide "city convenience with country charm"

Site Features: Main entry recessed from street wall within light court; concrete curb enclosed planting bed at center of light court, as well as along sides of and entrance to light court; concrete stoop at secondary entry at south wall of light court; courtyard to north of building shared with 790 Grand Concourse; courtyard features concrete- and masonry-paved walkways, planting beds and masonry fountains; planted trees along Grand Concourse

West Facade: Designed (historic)

Door(s): Possibly historic primary door; possibly historic glass double-doors with decorative metal screen visible within vestibule; replacement door at south wall of light court other door

Windows: Replaced (upper stories); not visible (only extant within light well) (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick; painted concrete base; windows replaced; non-historic metal-covered parapet; non-historic chain-link fencing along service alley; conduit

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick; painted masonry at base; one filled-in basement window opening (possibly historic); windows replaced; secondary door replaced at basement; non-historic metal-covered parapet; several non-historic metal security grilles at basement window openings

East Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; several segmental-arched window openings; painted upper stories; windows replaced

790 Grand Concourse

Borough of the Bronx Tax Map Block 2458, Lot 85

Building Name: The Virginia

Date: 1926 (NB 528-1926)

Architect/Builder: Jacob M. Felson

Original Owner: Franz Sigel Park Apartments, Inc.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Beige brick; limestone



Decorative Metal Work: Possibly historic rails at entrance to courtyard; possibly historic gate at entrance to southern service alley; fire escapes with decorative rail elements

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; simple limestone window surrounds (with shield details at outer bays), brick corbelling, and Mission-style pediments with blind-arch details at capital; limestone main entry portico featuring molded entablature inscribed with the building name

Alterations: Several replaced brick lintels; other small areas of replaced brick throughout; repointed at sixth story; painted sills at first story; painted limestone base trim; original multi-paned double-hung sashes replaced (see c. 1940s tax photograph); basement window openings filled-in with louvered vents within light court; alterations to masonry balustrade at entrance to light court; non-historic metal fencing along sides of light court; non-historic gate at entrance to northern service alley; security lights; signage

Building Notes: Similar in appearance to and built in conjunction with 780 Grand Concourse (the two buildings share an NB number); real estate brochures from the time of construction tout the buildings as "a bit of Park Avenue transplanted to the Bronx," built to provide "city convenience with country charm"

Site Features: Main entry recessed from street wall within light court; concrete curb enclosed planting bed at center of light court, as well as along sides of and entrance to light court; courtyard to south of building shared with 780 Grand Concourse; courtyard features concrete and masonry-paved walkways, planting beds and masonry fountains; planted trees along Grand Concourse

West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick; windows replaced; non-historic metal-covered parapet

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick; windows replaced; non-historic metal-covered parapet; painted concrete base

East Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; several segmental-arched window openings; painted upper stories; windows replaced

800 Grand Concourse (aka [no number] East 158th Street; [no number] Concourse Village West)

Borough of the Bronx Tax Map Block 2458, Lot 90

Date: 1953-55 (NB 1067-1953)

Architect/Builder: Hyman I. Feldman

Original Owner: 800 Grand Concourse Corp.

Type: Apartment building

Style: Modern

Stories: 6 and basement and two sub-basement levels

Material(s): Red brick; masonry; metal



Special Windows: Large single-pane sashes at eastern wall of courtyard at either side of main entry

Decorative Metal Work: Possibly historic rails at planting beds along main (west) facade; possibly historic rail at entrance to eastern light well at north facade; fire escapes with decorative elements; address numbers on top of pavilion

Significant Architectural Features: Minimal architectural details including slender masonry band at first story, continuous masonry bands at window openings, and slightly projecting brick bands between window openings; long metal marquee at eastern wall of courtyard; rounded-corner brick walls at northern and southern walls of courtyard

Alterations: Several replaced brick lintels; painted marquee at eastern wall of courtyard; painted pavilion; original window sash types not determined (earlier building shown in c. 1940s tax photograph); non-historic fencing and gate at entrance to southern service alley; conduit; security lights; signage

Building Notes: Prior to construction of 800 Grand Concourse, a two-and-a-half-story masonry building containing the Fleischmann's Yeast company laboratories was located on this site

Site Features: H-shaped plan with large courtyards at main (west) and east facades; long metal pavilion featuring slender octagonal columns and circular soffit lights at entrance to courtyard at main (west) facade; main entry recessed from street wall within courtyard; low brick-wall enclosed planting beds at main (west) facade; possibly historic planting beds, light fixtures and concrete walkways within courtyard; concrete stoops at secondary entries along main (west) facade to north of courtyard; planted trees within Belgian-block paved planting beds along Grand Concourse; planted trees along East 158th Street

West Facade: Designed (historic)

Door(s): Possibly historic primary door; four secondary entries along street wall containing non-historic red doors

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

North Facade: Designed (historic)

Facade Notes: Similar to main (west) elevation; several replaced brick lintels; windows replaced; non-historic red door at central light well; sub-basement window openings filled-in with non-historic louvered vents; non-historic metal mesh security grilles and non-historic metal-bar security grilles at sub-basement window openings; non-historic metal mesh security grille at one visible sub-sub-basement window opening; conduit at light wells; security lights

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick; concrete at basement levels; windows replaced; possibly historic security grilles at several basement window openings; non-historic chain-link fence along eastern service alley

East Facade: Partially designed (historic)

Facade Notes: Red brick; rusticated concrete at basement levels; courtyard raised three-stories above grade, accessible via metal staircase; rounded-corner brick walls at northern and southern walls of courtyard; several replaced brick lintels; other small areas of replaced brick around window openings; replaced brick at northern end of facade at all stories; some patching and painting at basement levels; windows replaced; non-historic metal mesh security grilles at sub-basement window openings; non-historic chain-link fencing at entrance to courtyard; commercial signage at parking garage entrance to south of courtyard; conduit; security lights; signage

840 Grand Concourse (aka [no number] East 158th Street; [no number] East 159th Street; 829-845 Concourse Village West)

Borough of the Bronx Tax Map Block 2459, Lot 1

Building Name: Thomas Garden Apartments

Date: 1926-27 (NB 674-1926)

Architect/Builder: Andrew J. Thomas

Original Owner: Empire Mortgage Co.

Type: Apartment building

Style: Simplified version of Renaissance Revival

Stories: 5 and 6 stories and basement

Material(s): Red brick; terra cotta; masonry



Decorative Metal Work: Balconettes above entries at first-story window openings on street facing north, south and east facades; possibly historic light fixtures and handrails at door opening north of courtyard at main (west) facade; possibly historic security grille at first-story window opening to immediate left of main entry at east facade

Significant Architectural Features: All street-facing and courtyard-facing facades designed; header-course brick band above fourth story; terra-cotta details at roofline of street-facing facades, more elaborate and including finials at eastern wings; terra-cotta window surrounds with engaged columnettes, balustrades and finials at courtyard-facing facades; round-arched openings with deep brick relieving arches, stepped hood molding and bas-relief peacock details at street-facing north and

south facades; round-arched entryway with stepped hood molding and bas-relief detail of a woman with children at street-facing east facade; round-arched openings with zigzag molding at each building section within courtyard; double-height masonry entry surround at eastern wall of courtyard featuring oversized cartouche with bas-relief sailboat

Alterations: Main (west) elevation: original six-over-six and eight-over-eight double-hung sashes replaced (see c. 1940s tax photograph); one filled-in basement window opening to north and to south of courtyard; non-original metal fencing, gate and gateway at entrance to courtyard; awning at door opening to north of courtyard; conduit; electrical boxes; satellite dishes; signage; Courtyard: painted surrounds at round-arched openings; double-height entry surround at eastern wall painted; eastern wall painted at first story; several filled-in first-story window openings; several non-historic metal security grilles at first-story window openings; non-historic metal fencing subdividing courtyard garden areas; conduit; electrical boxes; lampposts; satellite dishes; security lights

Site Features: Building occupies entire block; U-shaped plan consists of small courts opening to what was originally a single garden courtyard containing planting areas and concrete walkways; several original Japanese-inspired masonry lanterns within courtyard; concrete stoop at door opening to south of courtyard; low, brick-wall enclosed planting beds along main (west) facade, continuous for several feet along north and south facades; planting beds at remaining portions of north facade; planted trees along Grand Concourse, East 157th and 158th Streets, and Concourse Village West

Notable History: This very large apartment building was named Thomas Garden after its architect, Andrew J. Thomas; financed by John D. Rockefeller Jr., the structure was planned as a non-profit cooperative; the building differed from other non-profit cooperatives constructed around the same time in that it was financed by a private capitalist, as opposed to a workers' union or building residents; initially, there was a visual connection to Franz Sigel Park across the street; this link, however, is no longer extant due to construction of the Bronx County Courthouse (a designated New York City Landmark) in 1931

West Facade: Designed (historic, repointed)

Door(s): Replacement doors at main (west) facade and within courtyard

Windows: Replaced

Security Grilles: Not historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; repointed; painted main entry surround; painted masonry base trim; windows replaced; door replaced at main entry; non-historic metal security gate at main entry; several filled-in basement window openings at central wing; filled-in basement window openings within western light well; filled-in doorway and several filled-in basement and first-story window openings within eastern light well; louvered vents at some basement window openings within eastern light well; several non-historic metal security grilles at first-story window openings at street wall and within western light well; several non-historic metal security grilles at second-story window openings within western light well; non-historic metal fencing within eastern and western light wells; non-historic metal fencing at entrance to eastern light well; large replaced duct at north wall of eastern light well; conduit; electrical and mechanical boxes; satellite dishes; security lights

North Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; repointed; painted main entry surround; windows replaced; several filled-in basement window openings at central bay; door replaced at main entry; doors replaced within eastern light well, except where noted; possibly historic double-doors at western light well; filled-in secondary doorway at central bay; non-historic metal fencing, rails and

gates within eastern and western light wells; storefront replaced; awning and commercial signage at storefront (awning continuous with east facade); replaced duct at east wall of eastern light well; conduit; security cameras; security lights

East Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; repointed; painted main entry surround; painted masonry trim at northern light well; painted metal security grille at east facade; windows replaced; filled-in first-story window openings, one with louvered vent to immediate left of main entry; main entry filled-in; secondary entry filled-in to north of main entry; doors replaced at remaining entries; storefronts replaced; non-historic roll-down gates at northern light well; awnings and commercial signage at storefronts (northern awning continuous with north facade); conduit; electrical boxes; security lights

860 Grand Concourse (aka 161 East 159th Street)

Borough of the Bronx Tax Map Block 2459, Lot 30

Building Name: The Eight-Sixty

Date: 1940-41 (NB 787-1940)

Architect/Builder: Charles Kreymborg

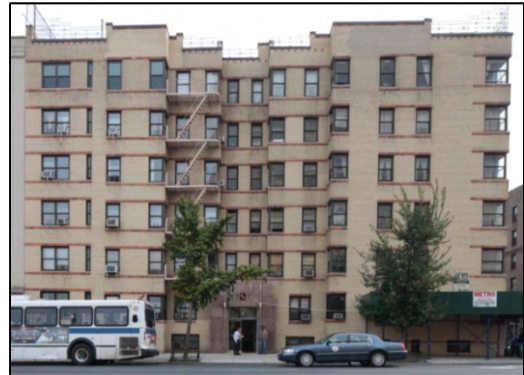
Original Owner: Bio Associates, Inc.

Type: Apartment building

Style: Art Deco

Stories: 6 and basement and sub-basement

Material(s): Beige brick; orange brick; terra cotta; marble



Special Windows: Wrap-around corner window openings

Decorative Metal Work: Railing at stepped parapet; possibly historic rails at entrances to and within light courts at south facade; fire escapes with decorative rail elements

Significant Architectural Features: Orange terra-cotta banding at window openings and at parapet; orange terra-cotta bands at basement of eastern wing of south facade; pink-marble with metal trim main entry portico with Art Deco-style detailing

Alterations: Areas of replaced brick at basement, first story, and parapet; painted fire escapes; one vertical metal band removed at main entry portico; original multi-paned steel casement windows replaced (see c. 1940s tax photograph); non-original light fixtures at main entry portico; signage

Site Features: Planted trees along Grand Concourse and East 159th Street

West Facade: Designed (historic)

Door(s): Possibly historic primary door; possibly historic transom at main entry other door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Designed (historic)

Facade Notes: Similar to main (west) elevation; possibly historic metal-and-glass door, sidelights and transom within western light court; concrete walk with granite elements and concrete-curb enclosed planting beds within western light court; concrete walk, four-step concrete stoop and concrete-curb enclosed planting beds within above-grade eastern light court; concrete-curb enclosed planting bed along central wing; windows replaced; several replaced brick lintels; small areas of replaced brick at basement; non-historic metal rail at planting bed along central wing; non-historic metal fencing and gate at entrance to eastern service alley; security light at western light court entry; signage

East Facade: Designed (historic) (partially visible)

Facade Notes: Red brick; wrap-around corner window openings; possibly historic secondary door at sub-basement; probably non-historic metal security grilles at sub-basement

**888 Grand Concourse (aka 170-180 East 161st Street;
[no number] Concourse Village West)**

Borough of the Bronx Tax Map Block 2459, Lot 34

Date: 1937 (NB 148-1937)

Architect/Builder: Emery Roth & Sons

Original Owner: P & A.D. Rubin, Inc.

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige brick; cast stone; granite; metal; mosaic tile



Special Windows: Wrap-around, rounded-corner window openings at rounded bays at intersection of main (west) and north facades

Decorative Metal Work: Circular canopy at first story at intersection of the main (west) and north facades; fire escapes with decorative rail elements at light court at north facade; possibly historic rail above one-story store at north facade

Significant Architectural Features: Three rounded bays at intersection of main (west) and north facades; cast-stone window-surrounds, continuous from second to sixth stories, culminating in a stylized cast-stone capital with Art Deco-style detailing at central rounded bay, flanked by stylized octagonal shields at sixth story; large cast-stone band above fifth story at rounded bays; concave main-entry vestibule featuring beige and gold mosaic tile and terrazzo flooring, framed by black granite facing; brick corbelling at parapet; tall black granite facing at water table

Alterations: Original multi-paned steel casement windows replaced (see c. 1940s tax photograph); storefronts not originally present (see c. 1940s tax photograph); awnings and commercial signage at storefronts; cellular phone antennas at roofline; electrical boxes; other signage

Notable History: This fine example of a Art Deco-style apartment house is the only one in the historic district designed by Emery Roth, one of New York City's most renowned apartment house architects

West Facade: Designed (historic, repointed)

Windows: Replaced

Storefront(s): Altered

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

North Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; repointed; replaced brick lintels; painted basement; one-story store constructed within light court c. 1958 (BN 181-1958), and subsequently expanded and altered; other non-historic storefronts also not original to building, added some time after 1941; windows replaced; doors replaced; filled-in basement window openings; non-historic metal gate at entrance to eastern service alley; awnings and commercial signage at storefronts; security lights; electrical boxes; other signage

East Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; windows replaced; some areas of repointing; security lights

900 Grand Concourse (aka [no number] East 161st Street; [no number] East 162nd Street)

Borough of the Bronx Tax Map Block 2460, Lot 1

Building Name: Concourse Plaza Hotel

Date: 1922-23 (NB 841-1922)

Architect/Builder: Maynicke & Franke

Original Owner: The Bronx Boosters, Inc. (J.M. Haffen, President)

Type: Originally hotel (now senior housing)

Style: Colonial Revival

Stories: 11 and mezzanine and basement

Material(s): Red brick; masonry; terra cotta



Special Windows: Round-arched window openings at mezzanine level at central section of base

Decorative Metal Work: Possibly historic balconette above main entry; possibly historic light fixtures at main entry

Significant Architectural Features: Tripartite vertical configuration; one-story with mezzanine masonry base featuring pedimented window surrounds at the first story, round-arched window openings with small masonry keystones at the mezzanine level, and garland, rosette and cartouche decorative elements; small molded masonry cornice above base; balustraded masonry parapet above central section of base; double-height terra-cotta window surrounds and molded terra-cotta bands (continuous with window surrounds) at capital; shaped parapet with masonry or terra-cotta coping, bas-relief garland and cartouche details, sculptural urn finials, and masonry balustrades at main (west) and south facades

Alterations: Painted base; replaced sidelights and transom at main entry; original ballroom at center of facade gutted, roof removed, and converted into open-air courtyard (c. 1980, exterior wall remains but window sashes removed); structural beams added to courtyard at mezzanine level; non-historic brick courtyard walls at first and second stories; upper story of historic two-story restaurant at southern end of facade demolished (see c. 1940s tax photograph for historic configuration); original multi-paned arched fixed sashes and multi-paned double-hung sashes replaced (see c. 1940s tax photograph); large non-historic window sashes at remaining first story of restaurant; main entry remodeled in 1958 (BN 641-1958), including new entrance doors and new marble veneer and possibly further altered later (see c. 1940s tax photograph for original main entry appearance); six rectangular window openings created above mezzanine level to north of courtyard, cut into existing garland details (see c. 1940s tax photographs); two non-original first-story door openings, cut into masonry base trim, subsequently filled in and replaced with window openings; three filled-in mezzanine-level window openings to north of courtyard; filled-in basement window openings, several with louvered vents; original lampposts removed from balustrade above central section of base; awning at main entry; several through-wall air conditioner units; security lights

Site Features: Loading dock along east facade; continuous strip of Belgian-block paving at curblin along Grand Concourse, containing planted trees; planted trees within Belgian-block paved planting beds along East 162nd Street

Notable History: The Concourse Plaza Hotel was completed in 1923, the same year Yankee Stadium opened just a few blocks to the west; the opening of the hotel was a major event at which New York State Governor Alfred E. Smith spoke; designed to rival the best hotels of Manhattan, the hotel attracted many distinguished guests including renowned Yankee players Babe Ruth, Roger Maris and Mickey Mantle; the banquet rooms of the hotel were highly sought after for events ranging from wedding receptions and bar mitzvahs to political functions; beginning in 1924, it became customary for the Democratic candidate for the presidency to campaign at a ladies' luncheon on the last

Saturday before the general election; presidential candidates Franklin D. Roosevelt, Harry Truman, and John F. Kennedy are all said to have campaigned at the hotel; in stark contrast to its heyday, the building was converted into a welfare hotel during the general economic decline of the area in the 1960s; in 1975, the City of New York purchased the building with intentions to convert it to a home for the elderly, a project that was delayed due to deteriorating economic conditions in the late 1970s; the building has been occupied as a federally subsidized senior citizens residence since 1982

West Facade: Designed (historic, repointed)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Possibly historic (upper stories); possibly historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

North Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; stepped parapet with masonry coping and urn finials at outer edges; possibly historic decorative metal security grille at the only basement window opening; repointed; painted base; several replaced brick lintels; windows replaced; four filled-in second-story window openings; secondary door replaced; original entry with double-height portico removed and converted into window openings at the first and mezzanine levels towards western end of facade; other first-story door openings filled in and replaced with window openings; non-historic metal fencing and security gate at entrance to eastern service alley; several through-wall air conditioner units; signage

South Facade: Designed (historic)

Facade Notes: Similar to main (west) facade but with fewer decorative elements; round-arched window openings at second story; simple masonry window surrounds at second-story window openings topped by small molded cornices on scroll brackets; masonry balustrades at second-story window openings; repointed; painted base; non-historic storefronts not original to building; missing balusters at eastern second-story window opening; several through-wall air conditioner units

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick at projecting northern and southern portions of facade; beige brick at recessed central portion of facade; some masonry and terra-cotta details from north and south facades continue slightly onto this facade; round-arched second-story window openings at projecting southern portion of facade; non-historic metal railing above second story at projecting non-historic metal railing above second story at projecting southern portion of facade; several through-wall air conditioner units; conduit; electrical boxes

910 Grand Concourse (aka 910-914 Grand Concourse; 161 East 162nd Street)

Borough of the Bronx Tax Map Block 2461, Lot 1

Building Name: Dillerwood Apartments

Date: 1938 (NB 600-1937)

Architect/Builder: Israel L. Crausman

Original Owner: Dillerwood Realty Co., Inc.

Type: Apartment building

Style: Moderne

Stories: 8 and penthouse

Material(s): Beige brick; cast stone; marble



Special Windows: Rounded corners with wrap-around window openings

Decorative Metal Work: Railing at parapet

Significant Architectural Features: Marble sills at window openings; convex cast-stone main entry portico featuring stylized piers and raised on one cast-stone step; Moderne-style details at penthouse, partially visible from street

Alterations: Some areas of replaced brick; several removed marble sills; alterations to penthouse (see c. 1940s tax photograph for historic appearance); original multi-paned double-hung sashes and multi-paned steel casement windows replaced (see c. 1940s tax photograph); non-historic metal rail towards northern office; awning; signage

Building Notes: The developer and architect for this building is the same as for 185 East 162nd Street and 909 Sheridan Avenue, which are similar in appearance, constructed within two years of one another, and also located on the north side of East 162nd Street; the same developer and architect are also responsible for the adjacent 910 Sheridan Avenue, constructed approximately seven years later; these buildings are similar in appearance to 180 East 163rd Street and 930 Grand Concourse, located on the south side of East 163rd Street, but attributed to another architect and developer, as well as to 180 East 163rd Street, attributed to yet another architect and developer

Site Features: Main entry recessed from street wall within light court; planting bed along main (west) facade, continuous with south facade; mature tree within planting bed at intersection of main (west) and south facades; one concrete step at main entry portico; two concrete-curb enclosed in-ground vents within planting beds at south facade; in-ground vents at sidewalk along East 162nd Street; planted trees along Grand Concourse

West Facade: Designed (historic)

Door(s): Replaced primary door; possibly historic metal door at office to south of light well; all other office doors replaced other door

Windows: Replaced

Security Grilles: Mixed (upper stories)

Sidewalk Material(s): Concrete and Belgian block

Curb Material(s): Concrete

South Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; possibly historic metal security grilles at first-story window openings; large area of replaced brick towards east end of facade above eighth story; small areas of replaced brick throughout; windows replaced; one replaced door towards eastern end of elevation; non-original concrete stoop and sidewalls at door opening towards eastern end of elevation; pipe towards eastern end of facade; signage; bluestone curbs at East 162nd Street

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Similar to main (west) facade but with fewer decorative elements; possibly historic metal security grilles at basement and first-story window openings; below-grade service area towards southern end of facade enclosed by possibly historic brick retaining wall with concrete coping and possibly historic metal railing; replaced door within service area; windows replaced; several replaced brick lintels; non-historic metal mesh security grilles at basement window openings, where visible; conduit; security lights; signage

930 Grand Concourse (aka 160 East 163rd Street)

Borough of the Bronx Tax Map Block 2461, Lot 7

Building Name: The Ashley

Date: 1944-48 (NB 101-1944)

Architect/Builder: H. Herbert Lilien

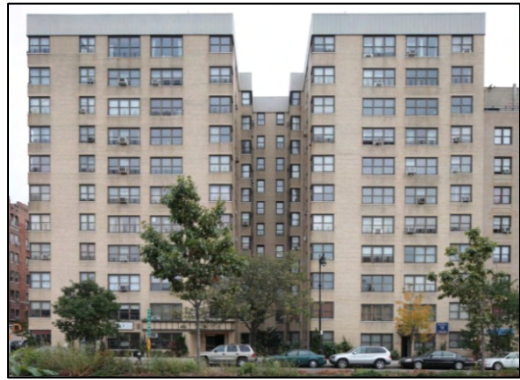
Original Owner: Ashley Apartments, Inc.

Type: Apartment building

Style: Moderne

Stories: 10 and 11 stories and basement

Material(s): Beige brick; cast stone; concrete



Special Windows: Wrap-around corner window openings; original sashes consisting of single-panes of glass at wrap-around corner first-story window opening at north wall within light court at main (west) facade; possibly historic six-over-six, single row, double-hung sashes at basement window openings within light court at north facade; possibly historic sashes to north of light well at basement at east facade

Decorative Metal Work: Possibly historic rails at planting beds at main (west) facade and within light courts at main (west) and north facades; possibly historic railing at entrance to light court at main (west) and north facades; address number at canopy

Significant Architectural Features: Cast-stone canopy at main entry featuring geometric frieze and inset circular lights at soffit; concrete facing at main entry, continues to main (west) facade; marble sills at main (west) facade and at first story of north facade

Alterations: Non-historic metal cladding at parapet; several removed marble sills; painted main-entry surround; painted concrete curb and metal rail at entrance to light court; painted door surround at office to south of light court; historic one-over-one double-hung sashes, present at time of c. 1940s tax photograph, replaced; awnings at offices to south of light court; signage

Building Notes: This building is similar in appearance to 180 East 163rd Street, also located on the south side of East 163rd Street and attributed to the same architect and developer, as well as to 917 Sheridan Avenue, also on the south side of East 163rd Street but attributed to a different architect and developer; the buildings are also similar in appearance to 910 Grand Concourse, 185 East 162nd Street, 909 Sheridan Avenue and 910 Sheridan Avenue, constructed around the same time, and attributed to yet a different architect and developer; construction of the building, initially proposed in 1941, was delayed by several years due to World War II restrictions on building

Site Features: Western half of building is 11 stories; eastern half of building is 10 stories; main entry recessed from street wall beneath canopy at main (west) facade; orange ceramic tile flooring beneath canopy; concrete stoops at offices to north and south of light court; planting beds along main (west) facade; S-shaped concrete curbing at light court; in-ground vents at sidewalk along Grand Concourse; planted trees along Grand Concourse and East 163rd Street

West Facade: Designed (historic)

Door(s): Replaced primary door; doors replaced at offices other door

Windows: Replaced (upper stories); possibly historic (basement)

Security Grilles: Not historic (upper stories); possibly historic (basement)

Sidewalk Material(s): Concrete and Belgian block

Curb Material(s): Concrete with metal nosing

North Facade: Designed (historic)

Facade Notes: Similar to main (west) facade; non-historic metal-covered parapet; windows replaced, except where noted; several replaced brick lintels; non-historic metal security grilles at first-story window openings; chain-link fencing and gate at entrance to eastern service alley; conduit; electrical box; bluestone curbs along East 163rd Street

East Facade: Not designed (historic)

Facade Notes: Red brick; wrap-around corner window openings with marble sills at northern corner, continuous from north facade; painted; repointed; non-historic metal-covered parapet; windows replaced, except where noted; one filled-in basement window opening immediately north of light well; several replaced brick lintels; several non-historic metal security grilles at basement and first-story window openings; conduit; security cameras; security lights

940 Grand Concourse (aka 161 East 163rd Street)

Borough of the Bronx Tax Map Block 2461, Lot 45

Building Name: Concourse Gardens South

Date: 1927 (NB 20-1927)

Architect/Builder: Springsteen & Goldhammer

Original Owner: Concourse Enterprises, Inc.

Type: Apartment building

Style: Mediterranean Revival

Stories: 6

Material(s): Red brick; terra-cotta trim; Spanish tiles



Special Windows: Round-arched window openings at first and sixth stories

Decorative Metal Work: Wrought-iron balconettes at sixth-story corner bays

Significant Architectural Features: Solomonic columns; bracketed sill-like projections at first-story corner bays; projecting brick window surrounds with keystones; projecting window sills; molded band above first story incorporated into second-story sills; patterned brick spandrels and window surrounds at second through fifth stories; bracketed sills and elaborate lintels at sixth-story corner bays; gargoyles at parapets; corner towers with Spanish tile roofs; Spanish tile parapets; round-arched main entries with decorated terra-cotta surrounds

Alterations: Painted base; parapet and towers appear simplified; original window configuration not visible in c. 1940s tax photograph; aluminum awnings over the entryways; non-historic storefronts and awnings facing East 163rd Street; non-historic metal fence and gate at entry to courtyard; non-historic metal fence and gate to rear passageway

Building Notes: The courtyard form is typical of Springsteen & Goldhammer's work, for example, the United Workers Cooperative Apartments and Amalgamated Houses; though built in conjunction with Concourse Gardens North (960 Grand Concourse), the two buildings do not have a similar appearance

Site Features: Large garden courtyard opening onto streets and Joyce Kilmer Park; multiple entries to the building arranged around courtyard; park concrete steps and ramp with tube railings and wrought-iron railings; planting beds with granite curbs; brick paving

West Facade: Designed (historic, painted, repointed)

Door(s): Replaced primary door; all other doors are non-historic

Windows: Replaced

Storefront(s): Altered

Sidewalk Material(s): Concrete and Belgian block (Grand Concourse); concrete (East 163rd Street)

Curb Material(s): Concrete with metal nosing (Grand Concourse); bluestone (East 163rd Street)

South Facade: Designed (historic)

Facade Notes: Non-historic door to light well; non-historic storefronts

960 Grand Concourse (aka 180 East 164th Street)
Borough of the Bronx Tax Map Block 2461, Lot 58

Building Name: Concourse Gardens North
Date: 1927 (NB 21-1927)
Architect/Builder: Springsteen & Goldhammer
Original Owner: Concourse Enterprises, Inc.
Type: Apartment building
Style: Mediterranean Revival
Stories: 6
Material(s): Beige brick; terra-cotta trim; Spanish tile



Special Windows: Round-arched window openings at corner bays of the first and second stories and at all bays at sixth story

Decorative Metal Work: Wrought-iron balconettes at second-story corner bays

Significant Architectural Features: Solomonic columns; bracketed sill-like projections at corner bays of first story and at intermittent bays on the East 164th Street facade; blind arcade and molded crown (incorporating second-story sills) above first story; projecting window sills at second through fifth stories; bracketed window sills and brick labels at sixth story; corner towers with Spanish tile roofs, oculi, concave parapets, and circular cupolas with battlemented parapets; blind arches, steps, and panels at the parapets; Spanish tile roofs; projecting entry porticos with round-arched openings, decorated lintels, and surmounting urns

Alterations: Painted base; original six-over-six double-hung sashes, with arched upper sashes at capital, replaced (see c. 1940s tax photograph); non-historic storefronts and box awnings on East 164th Street; sealed secondary entryways and sash on East 164th Street; fixed awnings at the main entryways; non-historic wrought-iron fences at planting beds within courtyard; non-historic metal fence and gate at entrance to courtyard

Building Notes: The courtyard form is typical of Springsteen & Goldhammer's work, for example, the United Workers Cooperative Apartments and Amalgamated Houses; though built in conjunction with Concourse Gardens South (940 Grand Concourse), the two buildings do not have a similar appearance

Site Features: Large garden courtyard opening onto streets and Joyce Kilmer Park; multiple entries to the building arranged around courtyard; concrete pathways, steps, and ramps lined with tube railings in courtyard; planting beds at courtyard; masonry monument in central planting bed

West Facade: Designed (historic, painted, repointed)

Door(s): Original primary door; round-arched secondary entry with Solomonic columns and foliated architrave and historic gothic-arch door

Windows: Replaced

Storefront(s): Altered

Sidewalk Material(s): Concrete and Belgian block (Grand Concourse); concrete (East 164th Street)

Curb Material(s): Concrete with metal nosing (Grand Concourse); concrete with metal nosing, and bluestone (East 164th Street)

North Facade: Designed (historic)

Facade Notes: Non-historic storefronts

East Facade: Not designed (historic)

1000 Grand Concourse (aka 161 East 164th Street)
Borough of the Bronx Tax Map Block 2461, Lot 90

Date: 1935 (NB 3-1935)
Architect/Builder: Sugarman & Berger
Original Owner: Concourse Development Inc.
Type: Apartment building
Style: Art Deco with Alterations
Stories: 10 and penthouse
Material(s): Beige brick; cast-stone

Special Windows: Wrap-around corner window openings at all facades

Significant Architectural Features: Beige brick decorated with raised and contrasting brick banding; double set-back in light court of main (west) facade; cast-stone entrance surround with possibly historic inset light; bulkhead at roof with similar banding and narrow apertures

Alterations: First story partially painted; tenth story in light court enclosed; entrance partially covered with tile; original multi-paned double-hung sashes and multi-paned steel casement sashes at corner window openings replaced (see c. 1940s tax photograph); door replaced; transom replaced with corrugated metal; window in north office replaced with vents; stoop and door replaced in north office; stoop and window altered, door relocated at south office; non-historic railings on all three stoops; parapet altered and metal railing added at roof; camera and doorbell at north office; awnings; satellite dishes on facade and roof; metal hatches and stand pipe; signage; wires

Site Features: Rolling metal gate, metal staircase, concrete wall and chain-link fence with razor wire at concrete-paved service alley; planted trees within continuous strip of Belgian-block paving along Grand Concourse

Notable History: The first apartment building on the Grand Concourse over six stories tall

West Facade: Designed (historic, other, altered)

Stoop: Possibly historic

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Altered

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

South Facade: Designed (historic)

Facade Notes: One-story connector across light court; possibly historic metal railing and cast-stone cap above connector; possibly historic window at first story on east; projecting corner windows in light court; brick bulkhead and chimney on roof; first story partially painted; metal hatchways; window enlarged and converted into vent at first story on west; non-historic metal grilles at first story, one altered for air conditioner, another for pipe vent; wire screens; service door replaced, adjacent window filled-in with masonry; door replaced, stoop resurfaced, non-historic railings, and roll-down gate at office; vents on roof of connector, one with non-historic security grille; metal doors with single lights on facing walls at second story; parapet altered, metal railing added at roof; metal staircase and awning at tenth story on west; metal pipes on roof; awnings; cable or junction boxes; conduit at eastern corner; satellite dishes; signage; stand pipe connection; television antennas; wires; stone curb

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick with single bay of windows and historic parapet with decorative brickwork on west; red brick facade on east and in center (including light courts); facade partially



painted and/or parged; windows replaced; deck with planters, metal railing, and awning one story below roof in center; non-historic grille at top floor in center; non-historic metal railing; possibly historic parapet on east; concrete patching at first story on northwest corner; satellite dishes; television antennas; wires

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Red brick; beige brick with decorative brickwork at return; northeast corner eight stories; facade painted; some brick replaced at lintels; two windows at first story filled-in; conduit; fuel pipe; satellite dishes; security lights; wires

1020 Grand Concourse (aka 1014-1032 Grand Concourse)

Borough of the Bronx Tax Map Block 2461, Lot 94

Building Name: The Executive Towers

Date: 1959-63 (NB 1803-1959)

Architect/Builder: Philip Birnbaum

Original Owner: Carol Management Corporation

Type: Apartment building

Style: Modern

Stories: 20

Material(s): White brick; mosaic tile; marble

Significant Architectural Features: Slightly concave elevation with narrow light wells (enclosed at first story); curved balconies with metal-and-glass railings; bulkheads and chimney on roof; two-story extension on south; projecting entrance pavilion with sawtooth roof supported on green and white marble columns; cantilevered arched marquee, with down lights; underside of marquee, roof, and tympana at entrance covered in mosaic tile

Alterations: Some mosaics missing from entrance roof; non-historic grilles at basement and, except on the southwest, at the first story; doors replaced at basement and main entrance; non-historic metal fences on concrete curbs of planting beds; non-historic railing at narrow planting bed on north of main (west) facade; security cameras; conduit; satellite dishes; security lights; stand pipe connection to south of entrance; wires

Site Features: Semicircular driveway; walkway; planting beds; possibly historic male and female statues; stone capped brick retaining walls, concrete ramp and low rise staircase with railing at north basement entrance; concrete walkway at south basement entrance; standing signs; metal post with armature (sign missing); ramp and low staircase to drycleaners; narrow planting bed and driveway on north; planted trees within continuous Belgian-block paving along Grand Concourse

Notable History: This high-rise, luxury apartment house was the last apartment house built within the historic district and is also the tallest; it was intended to help stabilize the neighborhood during a period of profound transformation during the late 1950s/early 1960s (*see "Subsequent History" section within this report*); in real estate brochures dating to the time of construction, the building was noted as "the first luxury skyscraper in the Bronx," and was outfitted with central air conditioning

West Facade: Designed (historic)

Door(s): Replaced primary door; basement doors replaced

Windows: Possibly historic (upper stories); possibly historic (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Paving Material: Concrete



South Facade: Designed (historic) (partially visible)

Facade Notes: White brick, no balconies; light well; possibly some repointing at roof; beige brick garage (visible from service alley on 164th Street)

North Facade: Designed (historic)

Facade Notes: White brick; balconies; window grilles altered for air conditioners at basement and cleaners; two-story, white brick garage, chamfered on the northwest corner; upper and lower level entrances, upper level with roll-down gate and light; possibly historic windows on west side of garage with metal grille at first story; possibly historic windows (one with grille), louvered vents and door on north side of garage; alarm; conduit; security lights; signage; stand pipe and sprinkler connections at garage; concrete curb except at corner

East Facade: Partially designed (historic) (partially visible)

Facade Notes: White brick at north and south units; beige brick at light court; rectangular balconies on east and light court facades; some brick replaced in light court; pipes to roof; windows on east side of roof-top bulkhead; beige brick garage

**1040 Grand Concourse (aka 1041 Carroll Place;
161-173 East 165th Street)**

Borough of the Bronx Tax Map Block 2462, Lot 1

Building Name: Bronx Museum of the Arts (originally
Young Israel of the Concourse Synagogue)

Date: 1961 (NB 708-1959)

Architect/Builder: Simon B. Zelnik (original); Castro-
Blanco, Piscioneri & Feder (1988 Expansion)

Original Owner: Young Israel of the Concourse

Type: Originally religious (now museum)

Style: None

Stories: 2 and basement

Material(s): Metal; glass; stone



Building Notes: Originally built as synagogue and community hall for Young Israel of the Concourse which opened in 1961; in 1982, the then-vacant building was purchased by the City of New York for the Bronx Museum, which was initially housed in the lobby of the Bronx County Courthouse building in 1971; in 1988 the renovation of the building (ALT 296-1984) by the firm of Castro-Blanco, Piscioneri & Associates was completed giving the building an updated appearance and glass atrium

Alterations: Facade resurfaced with metal and stone; glass atrium; ribbon windows; metal and metal-and-glass doors; metal pipe marquee; poles and banners; lights; glass atrium; stone stoop; metal railings

Site Features: Planting beds; non-historic metal fence and gate on west, pipe railing on south; concrete stairs at basement on west; chain-link gate at areaway on southeast; fieldstone walls at basement entrance and slate pavers on west; stone planters; manhole on south; concrete retaining wall at southeast areaway; concrete wall with chain-link fence and non-historic metal fence on east; chain-link fence on north

West Facade: Designed (altered)

Stoop: Resurfaced

Door(s): Altered primary door; other doors replaced, likely altered

Windows: Altered (upper stories); altered (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing
Areaway Wall/Fence Materials: Non-historic metal fence
Areaway Paving Material: Slate

South Facade: Not historic

Facade Notes: Double metal door; possibly historic decorative metal security grilles at basement; metal lights; windows replaced at basement

North Facade: Not historic (partially visible)

Facade Notes: Resurfaced with metal

East Facade: Not designed (historic, altered) (partially visible)

Facade Notes: Historic masonry structure resurfaced with metal at the return; air conditioner and/or mechanical units and stair bulkhead on roof; conduit; security lights

1046 Grand Concourse

Borough of the Bronx Tax Map Block 2462, Lot 6

Building Name: Bronx Museum of the Arts

Date: 2002-06 (NB 2000755174-2002)

Architect/Builder: Arquitectonica, Bernardo Fort Brescia and Laurinda Spear, partners in charge

Original Owner: Bronx Museum of the Arts

Type: Institutional

Style: Contemporary

Stories: 3

Material(s): Aluminum; glass; masonry block

Significant Architectural Features: Fan-fold facade of aluminum and glass; secondary facades of dark masonry block with geometric design in contrasting color; marquee

Building Notes: Vacant portion of lot (formerly tax map lot 8) on north; the north and south facades are considered temporary; the museum has plans for expansion on both sides

Site Features: Chain-link fence and gate around lots on north and east; mural on fence at rear may be across lots not included in the district



West Facade: Designed (new building)

Door(s): Original primary door; other doors original

Windows: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

South Facade: Not historic (partially visible)

Facade Notes: Dark masonry block with geometric pattern in contrasting color

North Facade: Not historic

Facade Notes: Similar to south facade

East Facade: not historic (partially visible)

Facade Notes: Facade similar to north and south; ribbon windows set in band of aluminum; rooftop bulkhead; security lights

1050 Grand Concourse

Borough of the Bronx Tax Map Block 2462, Lot 9

Description: Unimproved lot

Notes: Building on site demolished c. 1977

1072 Grand Concourse (aka 160-180 East 166th Street; [no number] Carroll Place)

Borough of the Bronx Tax Map Block 2462, Lot 10

Building Name: Concourse Rehabilitation and Nursing Center

Date: 1972-74 (NB 336-72)

Architect/Builder: Nelson B. Taday

Original Owner: Grancon Corp.

Type: Institutional

Style: None

Stories: 10

Material(s): Brick

Alterations: Door replaced; awning and marquee replaced; chain-link fence on roof

Site Features: Brick wall/planter; ramp at rear with chain-link fence; concrete areaway on south used for parking; brick-walled ramp with chain-link fence on north and east; fuel pipes on north side



West Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

South Facade: Designed (historic)

Facade Notes: Mechanical tower and chimney; one-story ell to south of tower with chain-link fence topped by razor wire, vent, light, conduits, box and signage; metal doors at basement; metal mesh grilles at basement; bulkhead; satellite dishes; vent and chain-link fence on roof; some brick replaced on bulkhead; security camera; security lights

North Facade: Designed (historic)

Facade Notes: Louvered vents with mesh guards at basement; alarms; sprinkler and stand pipe; spigot; remote utility meters; signage; laundry vent at second story; door; chain-link fence at roof; conduit; security lights; stone curb

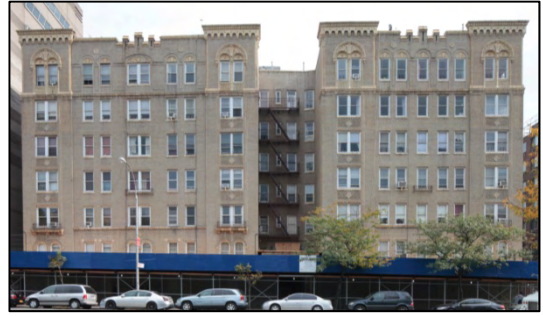
East Facade: Designed (historic)

Facade Notes: L-shaped extension, one-story on south; compressor and pipe railing on ell; double- and single-leaf metal doors; sprinkler and standpipe connections; conduit; security cameras; security lights; handrail; chain-link fence, pipe, metal awning, and shed on roof; pipe hand rails at first story

**1100 Grand Concourse (aka 161 East 166th Street;
1099 Carroll Place)**

Borough of the Bronx Tax Map Block 2462, Lot 33

Building Name: The John Ericsson
Date: 1927-28 (NB 1222-1927)
Architect/Builder: Gronenberg & Leuchtag
Original Owner: Louis E. Kleban & Sons, Inc.
Type: Apartment building
Style: Renaissance Revival
Stories: 6 and basement
Material(s): Beige brick; terra cotta



Special Windows: Paired round-arched window openings at first story; round- and segmental-arched window openings at sixth story

Decorative Metal Work: Metal balconies at second and third stories; metal-and-glass transom at main entry

Significant Architectural Features: Rusticated brick base; one-story wall on northwest with corbels and arches and cast-stone cap; panel honoring John Ericsson on south corner; minimally decorated light court with clay tile coping; terra-cotta and brick decoration; terra-cotta sills, balcony consoles and sill courses; terra-cotta tympana at some sixth-story window openings; terra-cotta capped parapet with corbel tables and crenellation; round-arched main entry

Alterations: Entrance surround painted; basement painted; wall on northwest blocked off and topped by fence; original six-over-six double-hung sashes replaced (see c. 1940s tax photograph); non-historic stoop railings; non-historic metal fence and gate across service alley on northeast; retaining walls by entrance replaced; non-historic metal gate and fence at eastern light court; cables; cable or junction boxes; conduit; satellite dish on roof; security camera; security lights; wires

Building Notes: Based on the c. 1940 tax photograph, the basement windows have historically been blind

Site Features: Main entry recessed from street wall within light court; concrete-paved light court on east with non-historic metal gate and fence

West Facade: Designed (historic, painted)

Stoop: Resurfaced

Door(s): Replaced primary door

Windows: Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Replaced

South Facade: Designed (historic)

Facade Notes: Historic one-story connector across light court, flower boxes on parapet; non-historic metal door, transom filled-in; two windows, one with mesh and fan, one blocked with wood and non-historic metal grille; vent cover; fuel pipe; partially-visible light court not designed except at returns; terra-cotta sills; brick chimney; roof top bulkhead; possibly historic windows at service stairs in light court; windows (except as noted) replaced, one window in return of the light court filled-in with wood; basement windows (except as noted) are blind; fire escapes in light court; wires, lights, conduits, and cable or junction boxes

North Facade: Not designed (historic) (partially visible)

Facade Notes: Brick, not designed except at returns; clay tile coping; windows replaced; cables; conduit; wires

East Facade: Designed (historic)

Facade Notes: Light court not designed except at returns; basement painted; some brick replaced at first story of light court; non-historic metal door and sidelight; part of historic balcony railing missing at second story; cable or junction boxes, conduits; signage; wires

1118 Grand Concourse (aka 1118-1120 Grand Concourse; 1109 Carroll Place)

Borough of the Bronx Tax Map Block 2462, Lot 39

Building Name: Bronx Housing Courthouse (aka the Bronx County Housing Court)

Date: 1990-99 (NB 200070680-1990)

Architect/Builder: Rafael Viñoly

Original Owner: New York City, Department of General Services

Type: Courthouse

Style: Contemporary

Stories: 11 and penthouse

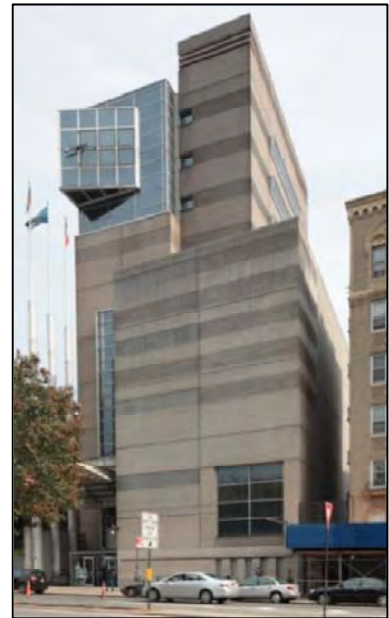
Material(s): Sandstone; Roman brick; glass block; concrete

Significant Architectural Features: Alternating bands of textured brick and glass block, above stone base; name and address of building carved into the facade; cantilevered steel and glass marquee; projecting metal-and-glass entrance vestibule; cylindrical metal sign atop entrance vestibule; tower with multi-story projecting and canted window bays; clock incorporated in angled widow bay

Alterations: Security cameras; bird deterrent netting above entrance; windows in first story filled-in

Building Notes: Ownership of the property was transferred to the Dormitory Authority of the State of New York in 1993

Site Features: Flagpoles; guard box; stone wall on north property line



West Facade: Designed

Door(s): Original primary door

Windows: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

South Facade: Not historic (partially visible)

Facade Notes: Brick and stone; decorative brick banding at return and at upper stories; canted ribbon windows

North Facade: Not historic (partially visible)

Facade Notes: Tower of darker Roman brick; louvered vent; glass curtain wall above beige brick facade with ribbon window and other fenestration

East Facade: Not historic

Facade Notes: Entrance with incorporated security office; metal lintel and doors; cantilevered marquee with metal strut; window panel altered for air conditioner; end panels of ribbon windows concrete; tower darker Roman brick; projecting window bay, louvered vents at mechanical floors; security camera; siamese hydrants

**1130 Grand Concourse (aka 160 Mc Clellan Street;
[no number] Carroll Place)**

Borough of the Bronx Tax Map Block 2462, Lot 42

Building Name: The Bronx Society for the Prevention of Cruelty to Children/later Bronx Young Men's and Young Women's Hebrew Association (Y.M. & Y.W.H.A.)/now Girls Club

Date: 1925-26 (NB 677-1925)

Architect/Builder: Raldiris & LaVelle; Leo Stillman (addition)

Original Owner: Bronx County Society for the Prevention of Cruelty to Children

Type: Institutional

Style: Classical Revival

Stories: 3 and basement

Material(s): Red brick; limestone



Special Windows: Round-arched window openings at second story, some with historic fanlights; some historic multi-paned transoms at first and third stories

Decorative Metal Work: Possibly historic metal railings at upper staircases and landing, above portico, and on retaining walls

Significant Architectural Features: Brick laid in a Flemish bond; double dog-leg staircase; Corinthian portico supported by paneled bases and columns in antis, "Children's Shelter" still visible in the entablature; round-arched entry with blind tympanum at second story; round-arched entry at third story; classically-decorated pediment with anthemion; limestone sills and stringcourses, window enframements and keystones; field stone retaining walls adjacent to staircase with possibly historic railings

Alterations: Brick and stone addition on south (1951-54) with chain-link fence on roof; staircase altered including resurfaced steps, painted walls, and non-historic railings; basement painted; portico painted to second story; former entrance on north filled-in with concrete block; original multi-paned sashes removed, except where noted (see c. 1940s tax photograph); non-historic grilles at first story; transoms altered for air conditioner units; door at first story replaced, non-historic metal transom with building number; through-wall air conditioner unit; security camera, security lights and conduit by entrance; roll-down gate at second-story entry; non-historic grille in transom at second-story entry altered for air conditioner unit; transom window altered for air conditioner unit; two filled-in second-story window openings; French doors at third floor replaced; signage

Building Notes: Leo Stillman designed the two-story and basement addition for the Bronx Y.M. & Y.W.H.A. in 1951 (ALT 555-1951); originally intended to surround the existing building on three sides, the plans were altered in 1953, and only the southern half of the addition was built

Site Features: Painted fieldstone retaining walls on west, north, and east with concrete or cast-stone caps or fieldstone; elevated yard; subway entrance at corner; air conditioner compressor and vents in metal mesh enclosure by addition; standpipes and fire suppression system on north; asphalt-paved parking lot with chain-link fence and metal and mesh gate at northeast corner; additional fences; separate parking lot from service areas; metal staircase partially enclosed by chain-link fence and concrete staircase with pipe railing on east

Notable History: Originally built for the Bronx County Society for the Prevention of Cruelty to Children, the building was purchased by the Bronx Y.M. & Y.W.H.A. in 1951; it was sold to the Girls Club of New York in 1980; since 1993, the building has been one of many locations for the social service organization Bronx Works (originally the Citizens Advice Bureau) which offers programs for children, youth, and families; the Citizens Advice Bureau and the Girls Club merged in 1995

West Facade: Designed (historic, painted, repointed)

Stoop: Altered

Door(s): Altered primary door; first story door replaced

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (upper stories); not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

South Facade: Designed (historic) (partially visible)

North Facade: Designed (historic)

Facade Notes: Staircases with fieldstone retaining wall, upper section demolished; possibly historic railing; chain-link fence across upper stair landing; entrance converted to window, opening painted; basement painted; windows replaced except some transoms on first and third stories; two historic transoms altered for air conditioner units; non-historic grilles at basement and first story; one story ell with stone or cast-stone caps, repointed and partially painted, light, pipe and conduit; addition not designed, painted at first story; windows with mesh grilles, metal door and large louvered vent at first story, chain-link enclosed playground and vent (or shed) on roof of addition; cables; conduit; pipes; security cameras; security lights; signage; wires

East Facade: Designed (historic) (partially visible)

Facade Notes: Arcaded windows continue for two-bays; chimney and full height non-historic vent; bulkhead on roof; window in one-story ell; possibly historic window above ell; asphalt roof on ell; possibly historic window above ell; historic transom at third story, similar at first story altered for air conditioner; non-historic grilles at basement and first story, some altered for air conditioners; concrete block entrance vestibule with metal door; vent and some patching at first story by addition; one window converted to door and one window partially filled-in at third story; non-historic railing and staircase to roof of addition; addition partially painted; chain-link fence on roof; blocked window with grille at basement; grilles at first story; door and vent at second story; windows at second story replaced; narrow ell on south with blocked basement window, door on north side, opening with louvered vent at first story, and two double awning windows

1150 Grand Concourse (aka 161 Mc Clellan Street)

Borough of the Bronx Tax Map Block 2456, Lot 140

Date: 1936-37 (NB 334-1936)

Architect/Builder: Horace Ginsbern & Marvin Fine

Original Owner: Grand Towers, Inc. (Samuel Cohn, Pres.)

Type: Apartment building

Style: Art Deco with Alterations

Stories: 6 and basement

Material(s): Beige brick; dark brick; cast stone; mosaic tile



Decorative Metal Work: Metal marquee; fire-escapes; metal handrails at beauty salon; fences at all light courts; gate at north light court; railings in service alley; possibly historic grilles at basement windows in light courts and south side of main (west) facade

Significant Architectural Features: Facade stepped to follow street; curved bays on south; center bays continue on same plane, windows recessed at a slight angle to the facade and accented by courses of dark brick; north bays recessed from plane of facade with corner windows, northernmost bay narrow with one-story ell; light courts with projecting corner windows and small windows offset

by dashed vertical bands of dark brick along rear wall, raised brick banding on first story; coffered tinted cast-stone entrance surround with green glass reflectors; metal marquee; mural of tropical fish and water plants in tinted concrete or cast stone and mosaic tiles; recessed basement entrance; possibly historic sash at basement window opening at northern light court

Alterations: Non-historic brown aluminum cladding at parapet; non-historic railing at roof; several reflectors missing from entrance surround; some brick replaced throughout building; original multi-paned double-hung sashes and multi-paned steel casement windows replaced (see c. 1940s tax photograph); non-historic gate, roll-down gate and signage at beauty salon; basement door replaced; roll-down gate at basement; two window openings filled-in with wood at southern light court; mixed security grilles at southern light court; one possibly historic security grille altered for air-conditioner unit at southern light court; basement entrance in northern light court altered and blocked, with possibly historic railings; cable or junction boxes; conduit; hanging sign; satellite dishes; security cameras; security lights; wires

Building Notes: The building footprint incorporates six light courts, three of which open onto the street; Fine is noted as having designed the skyscraper-inspired, Art Moderne facade; the building is often referred to colloquially as "the Fish Building" in reference to its striking entryway mural

Site Features: Mix of low concrete and brick faced walls with both historic and non-historic fences on both frontages; wall to south of entrance possibly historic rounded form; planting beds at property line paved over; light courts with planting beds and concrete walkways; non-historic fence and gate with possibly historic brick gate posts across service alley on south side; concrete-paved service with historic railings in the service alley; stone retaining walls on east and north; chain-link fence with razor wire on east; fuel pipe

West Facade: Designed (historic, repointed)

Door(s): Possibly historic primary door; basement door replaced

Windows: Replaced

Security Grilles: Mixed (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Historic and non-historic metal fencing on low concrete or brick walls

South Facade: Designed (historic)

Facade Notes: Slightly recessed horizontal bands of windows with bands of dark brick; vertical band of windows rising from rounded cast-stone sill at first story, also with dark brick banding; corner windows including projecting bay in light court; bands of raised and dark brick in light court; windows replaced; two windows at basement replaced with decorative concrete block, one with chicken wire screen; mixed grilles, one altered for air conditioner, and rudimentary screen (chicken wire and rough boards); cable or junction boxes; conduit; security lights; concrete curb

East Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick on return; painted and repointed red brick with single band of light brick below roof; clay tile coping; corner windows at light courts; possibly historic fire escapes; basement painted; entrance with light; windows replaced; satellite dishes

1166 Grand Concourse (aka 1160-1174 Grand Concourse)

Borough of the Bronx Tax Map Block 2456,
Lot 150

Date: 1938 (NB 71-1938)

Architect/Builder: Jacob M. Felson

Original Owner: Grand Boulevard Holding Co.

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige brick; cast-stone



Special Windows: Wrap-around corner window openings

Decorative Metal Work: Fire escapes; railings at basement entrance

Significant Architectural Features: Facade stepped back to follow angle of street; decorative brick work; projecting cast-stone entrance pavilion with historic transom and possibly historic doors

Alterations: Original multi-paned steel casement windows replaced (see c. 1940s tax photograph); basement windows filled-in with wood; parapet resurfaced with aluminum; vent pipe on roof; step at foot of light court resurfaced with brick and cast stone; some brick repointed or replaced; basement door replaced; metal fence and razor wire at roof between Nos. 1166 and 1150; spigot; small signs; lights; cameras; conduit

Site Features: Concrete curb with non-historic fence; planting bed along property line paved over; planting beds in entrance court with rounded cast-stone retaining walls by step and non-historic concrete curb at walkway; non-historic metal fencing; concrete steps at basement

West Facade: Designed (historic, resurfaced)

Door(s): Possibly historic primary door; basement door replaced

Windows: Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Cast stone, concrete, metal

Areaway Paving Material: Concrete

1188 Grand Concourse (aka 180-188 East 167th Street)

Borough of the Bronx Tax Map Block 2456, Lot 163

Date: 1936-38 (NB 261-1936)

Architect/Builder: Jacob M. Felson

Original Owner: North American Holding Corp.

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige, orange, and red brick; marble; cast stone



Special Windows: Metal casement sash with transom at second-story corner window opening at second bay from East 167th Street; metal casement sash at basement window opening at southern light court

Decorative Metal Work: Transom bar with historic house numbers; marquee; decorative fire escapes; railings at professional office on north and south basement entrance; possibly historic fence across light well between 1188 and 1166 Grand Concourse

Significant Architectural Features: Stepped beige brick facade with contrasting brick decoration
Alterations: Parapet altered; brick replaced at parapet and spandrels; signage; fixed awning at main entrance; entrance surround partially white-washed; windows replaced except as noted; two windows filled-in with red and tan brick in north light court; three windows filled-in in south light court; chain-link fence with razor wire at roof between buildings; non-historic fence at entrances to light courts; non-historic chain-link fence and gate with razor wire at entrance to northern service alley; conduit; fuel and water pipes in north light court; security lights
Site Features: Planting beds with non-historic fences; planting beds and concrete walkways in both light courts; non-functional steps in southern light court; subway entrance at Grand Concourse and East 167th Street; pay telephone on East 167th Street; possibly historic brick posts with domed cast-stone caps at entrance to northern service alley; slightly ramped, concrete-paved service alley

West Facade: Designed (historic, replaced brick)

Stoop: Possibly historic

Door(s): Replaced primary door; basement door replaced, non-historic gate to professional office; non-historic gate at service entrance

Windows: Mixed (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Concrete curbs with non-historic metal rails

Areaway Paving Material: Concrete

North Facade: Designed (historic, altered)

Facade Notes: Facade flush with property line except for partially designed light court; decorative fire escape; rounded cast-stone sills at second-story window openings on west; non-historic storefronts with awnings and roll-down gates; brick patched, replaced at parapet, corner bays, and basement; parapet altered; signage (including electric); mesh grilles at basement

East Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick, except at return; clay tile coping; corner windows at light courts; windows replaced; fire escapes with balconies; part of basement parged; part of parapet replaced; non-historic lights; satellite dish on roof; wires

**1212 Grand Concourse (aka 1210-1212 Grand Concourse;
 1211 Sheridan Avenue; 181-199 East 167th Street)**

Borough of the Bronx Tax Map Block 2457, Lot 1

Date: 1936-37 (NB 331-1936)

Architect/Builder: Horace Ginsbern

Original Owner: Concourse-167 St. Corp. (Kleben and Leader)

Type: Apartment building

Style: Art Deco

Stories: 6 and basement

Material(s): Beige brick; cast stone



Special Windows: Inset bay windows; wrap-around corner window openings;

Decorative Metal Work: Decorative fire escapes; railing and fire ladder above store on East 167th Street; possibly historic fence and gate in southwest light court; possibly historic metal-and-glass door at main entry

Significant Architectural Features: Slightly projecting entrance bay terminates in roof-top bulkhead; decorative brick work; cast-stone main entry surround with decorative lintel and medallion

Alterations: Painted basement and first story; some replaced brick; original multi-paned steel casement windows replaced (see c. 1940s tax photograph); basement window openings on main (west) elevation filled-in with wood and perforated plate; non-original grille at basement; several storefronts (altered) with awnings and signage along East 167th Street; fixed awning, postal release box, intercom and light at main entry; pipe, satellite dish and television antennas on roof; wires; cables; junction boxes; conduit; satellite dishes; security cameras; signage

Building Notes: Scaffolding around building August-September 2011

Site Features: Subway entrance at corner of Grand Concourse and East 167th Street; concrete areaway and steps with brick wall and possibly historic fence and gate, and non-historic pipe railing on 167th Street; non-historic metal mesh gates at service alley on northwest; non-historic brick and concrete wall with chain-link and mesh fence and gate at service alley on northeast; pay telephone at southeast corner

West Facade: Designed (historic, painted)

Door(s): Possibly historic primary door

Windows: Replaced (upper stories); altered (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing

Areaway Wall/Fence Materials: Non-historic metal mesh fence and gate

South Facade: Designed (historic)

Facade Notes: Terra-cotta details at roof, one damaged; facade painted to level of first story sills; non-historic metal grilles at basement some altered for air conditioners, other altered with mesh; windows replaced; cast-stone string course above stores; non-historic storefronts with signage, awnings and roll-down gates; some brickwork replaced throughout; security camera, wires, television and satellite dishes; two partially designed light courts: fire escapes, decorative brickwork; western light court with wooden vestibule and signage; basement door replaced, possibly historic casement window above door; full-height metal vent; five windows at basement, three filled-in (one with air conditioner grille), two with possibly historic grilles; lights, cables, wires, signs, junction boxes, and conduits; east light court store with historic railing and fire ladder

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Decorative brickwork extends one bay at both east and west returns; clay tile coping; wrap-around corner window openings in light courts; basement painted; two historic fire escapes; some brick replaced; louvered vents near roof; possibly historic grilles at basement and first story; three grilles altered for air conditioner units; some sections parged and/or painted; non-historic railings and gates at basement on west; ventilators and air conditioner for stores on east; non-historic lights; basement vents, window openings or door filled-in with red brick and two window openings partially or fully filled-in on east; possibly historic grille at basement on east; cables; conduit; junction boxes; security cameras; wires

East Facade: Designed (historic)

Facade Notes: Storefront and stringcourse continues at return; basement painted; metal covers at basement windows; non-historic metal door; decorative brick work; decorative fire escape; repointing some brick replaced; cable or junction boxes; remote utility meters; wires

MC CLELLAN STREET (NO NUMBERS)

[no number] Mc Clellan Street

Borough of the Bronx Tax Map Block 2472, Lot 34

See: 1125 Grand Concourse (aka [no number] Walton Avenue; [no number] 166th Street)

MC CLELLAN STREET (ODD NUMBERS)

161 Mc Clellan Street

Borough of the Bronx Tax Map Block 2456, Lot 140

See: 1150 Grand Concourse

MC CLELLAN STREET (EVEN NUMBERS)

160 Mc Clellan Street

Borough of the Bronx Tax Map Block 2462, Lot 42

See: 1130 Grand Concourse (aka [no number] Carroll Place)

RIVER AVENUE (EVEN NUMBERS)

700 River Avenue

Borough of the Bronx Tax Map Block 2482, Lot 1

See: 109 East 153rd Street

SHERIDAN AVENUE (ODD NUMBERS)

909 Sheridan Avenue (aka 903-909 Sheridan Avenue; [no number] East 162nd Street)

Borough of the Bronx Tax Map Block 2461, Lot 35

Date: 1937-38 (NB 542-1937)

Architect/Builder: Israel L. Crausman

Original Owner: Dillerwood Realty Co., Inc.

Type: Apartment building

Style: Moderne

Stories: 6 and basement

Material(s): Beige brick; cast stone



Special Windows: Rounded corners with wrap-around window openings at inner bays towards light court; wrap-around corner window openings at remaining corners

Decorative Metal Work: Rails at parapet; rail above main entry portico; possibly historic rails at planting beds and at brick retaining wall at entrance to light court at main (east) facade; possibly historic rail at planting bed within light well at south facade; fire escapes with decorative rail elements; address number at main entry portico

Significant Architectural Features: Minimal brickwork including slightly projecting brick headers at parapet, banding between window openings and cast-stone capped stylized piers; cast-stone main entry portico with slightly stepped parapet; possibly historic glass transom at main entry portico

Alterations: Several replaced lintels; several areas of replaced brick; painted concrete curbs at planting beds within light court; painted fire escapes at main (east) and south facades; original multi-paned double-hung sashes and multi-paned steel casement sashes at corner window openings replaced (see c. 1940s tax photograph); non-historic fencing and gate at entrance to northern service alley; non-historic roll-down gates at some storefronts; awnings and commercial signage; security lights; security cameras; other signage

Building Notes: This building is similar in appearance to 185 East 162nd Street and 910 Grand Concourse, constructed within two years of each another and also located on the north side of East 162nd Street, as well as to the adjacent 910 Sheridan Avenue, constructed approximately seven years later; these buildings are also similar in appearance to 180 East 163rd Street and 930 Grand Concourse, located on the south side of East 163rd Street, but attributed to another architect and developer, as well as to 180 East 163rd Street, attributed to yet another architect and developer; the presence of storefronts at this building dates to at least the c. 1940s tax photograph

Site Features: Main entry recessed from street wall within slightly above-grade light court; store entry recessed from street wall at chamfered corner at intersection of main (east) and south facades; possibly historic storefront configurations at main (east) facade; concrete-curb enclosed planting beds along main (east) facade to the north of light court, along south facade, and along sides of light court; brick retaining walls with rounded corners and cast-stone coping at entrance to light court; one planted tree within Belgian-block paving planting bed along East 162nd Street

East Facade: Designed (historic)

Door(s): Replaced primary door; replaced at office

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Mixed (basement)

Storefront(s): Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

South Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; possibly historic double-doors at door opening within light well (painted); all metal elements painted; large areas of replaced brick; several replaced brick lintels; windows replaced; one filled-in basement window opening to west of light well; duct at north wall of light well; commercial signage at storefront; non-historic roll-down gates at storefront and at basement window opening to east of doorway within light well; non-historic metal fencing and gate at entrance to light well; non-historic metal fencing at entrance to western service alley; other signage; bluestone curb along East 162nd Street

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick; wrap-around corner windows at eastern corner, continuous from main (east) facade; one possibly historic metal security grille at basement window opening; replaced brick at parapet; several replaced brick lintels; painted fire escape; windows replaced; filled-in or replaced basement window openings; conduit; security camera; security lights; signage

West Facade: Partially designed (historic) (partially visible)

Facade Notes: Similar to main (east) facade but with fewer decorative elements; wrap-around corner window openings at southern corner, continuous from south facade; painted at northern portion of facade; windows replaced, where visible

917 Sheridan Avenue (aka 917-925 Sheridan Avenue)
Borough of the Bronx Tax Map Block 2461, Lot 22

Date: 1939-40 (NB 636-1939)
Architect/Builder: Charles Kreymborg
Original Owner: Bio Associates, Inc.
Type: Apartment building
Style: Moderne
Stories: 6 and basement
Material(s): Beige brick; orange brick; cast stone



Special Windows: Rounded corners with wrap-around corner window openings at light court; wrap-around corner window openings at remaining corners; small octagonal oculus above entryway at main entry portico; possibly historic sashes at narrow window openings at main entry portico

Decorative Metal Work: Possibly historic rails on retaining walls at entrance to light court; possibly historic hand-rails at secondary entries within light court; fire escapes with decorative rail elements

Significant Architectural Features: Minimal brickwork including slightly stepped parapet with masonry coping, slightly projecting brick header details at parapet, and small orange brick bands at spandrel panels; cast-stone main entry portico featuring stepped parapet, narrow rectangular window openings with cast-stone lattices, stylized piers and pinnacles; possibly historic transom at main entry

Alterations: Painted; large areas of repointing and patching; original multi-paned double-hung sashes and multi-paned steel casement windows at corners replaced (see c. 1940s tax photograph); octagonal oculus at main entry filled-in with non-historic light fixture; awning at storefront (continuous with north facade); painted metal rails at planting beds along main (west) facade and within light court; painted fire escapes; non-historic fencing and gate at entrance to southern service alley; security camera; security lights; signage

Building Notes: This building is similar in appearance to 930 Grand Concourse and 180 East 163rd Street, also located on the south side of East 163rd Street but attributed to a different architect and developer; the buildings are also similar in appearance to 910 Grand Concourse, 185 East 162nd Street, 909 Sheridan Avenue and 910 Sheridan Avenue, constructed around the same time and attributed to yet another architect and developer; the presence of a storefront at this building dates to at least the c. 1940s tax photograph; the configuration of the storefronts is possibly historic

Site Features: Main entry recessed from street wall within light court; concrete-curb enclosed planting beds along main (east) elevation and along sides of light court; low, decorative cast-stone walls with rounded corners at entrance to light court; two-step brick and masonry stoops at secondary entries within light court; planted trees along Sheridan Avenue and East 163rd Street

Door(s): Replaced primary door; possibly historic door within vestibule, partially visible from exterior; replaced secondary doors within light well

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Storefront(s): Replaced

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

North Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; possibly historic transom and sidelights at entry within light court; possibly historic metal security bars at one window opening to west of light court; possibly historic signage to east of light court; painted; repointed parapet within light court; several replaced brick lintels; large patched area at basement towards east end of elevation (may have

initially contained an additional storefront or window openings); low brick walls at entrance to light court repointed; storefront replaced (possibly historic configuration); painted fire escapes; windows replaced; filled-in basement window opening to west of light court; doors replaced; concrete ramp within light court; non-historic metal mesh security grilles at basement window openings; non-historic gate and rails on brick walls at entrance to light court; awning at storefront (continuous with main (east) facade); conduit; security camera; security lights; bluestone curbs along East 163rd Street

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick; wrap-around corner windows at eastern corner and associated brick details continuous from main (east) facade; wrap-around corner window openings at western corner; windows replaced; some areas of repointing, particularly at upper stories; several replaced brick lintels

1011 Sheridan Avenue (aka 1001-1011 Sheridan Avenue; [no number] East 164th Street)

Borough of the Bronx Tax Map Block 2461, Lot 130

Date: 1929 (NB 2318-1928)

Architect/Builder: Schaefer & Rutkins

Original Owner: Tiffany Arms Realty Corp.

Type: Apartment building

Style: Renaissance Revival

Stories: 7

Material(s): Brick; terra cotta



Special Windows: Round-arched openings at sixth story and first story adjoining entrance

Decorative Metal Work: Fire escapes

Significant Architectural Features: Northeast corner chamfered; rusticated brick base on concrete or cast-stone watercourse, terra-cotta lintels, sills, enframements, stringcourses, spandrels, medallions, and cornices; decorative brick work; round-arched windows at sixth story; round-arched windows on first story adjacent to entrance; projecting terra-cotta entrance pavilion in courtyard; entrances on north and south interior courts with terra-cotta enframements; one bay of possibly historic windows on north and south sides of courtyard; one possibly historic window at first story on north side facade; possibly historic fire escapes

Alterations: Entrance pavilion painted, door replaced, lights, signage, postal release box, and intercom; original six-over-six double-hung sashes, with arched upper sashes at seventh story, replaced (see c. 1940s tax photograph); some at first story on inner courtyard filled-in with wood; some replacement brick at lintels on north side of primary facade; arched windows by entrance with metal mesh grilles; non-historic grilles on first story; store added at southeast corner; wall by store painted; three windows blocked on first story on south side; street doors and courtyard doors replaced; wires, cable or junction boxes, satellite dishes on roof; non-historic gate at northeast corner; remote utility meters; mailboxes at street doors

Site Features: Continuous structure around deep T-shaped courtyard; non-historic concrete main walkway and patterned paving in north and south courts; non-historic fence at entrance and courtyard; ice machine and two pay telephones at store; non-historic decorative metal gate with cast-stone or concrete posts at service alley on south side; concrete service alley and stairs, possibly historic metal railing on stair; retaining wall and chain-link fence with razor wire between properties chain-link fence with razor wire across light court on north side; stone retaining wall with possibly historic metal fence at end of alley between 1011 Sheridan Avenue and 1011 Carroll Place

East Facade: Designed (historic)

Door(s): Replaced primary door; two doors at street level and interior courts replaced

Windows: Replaced

Security Grilles: Not historic (upper stories)

Storefront(s): Replaced

Cornice: Historic

Sidewalk Material(s): Concrete

Curb Material(s): Concrete with metal nosing at corner

South Facade: Designed (historic)

Facade Notes: Part of wall painted by store; three windows of first story filled-in; store at southeast corner; fire escape; satellite dishes, pipe and pole on roof; wires, junction boxes, fuel pipe and remote utility meter; graffiti

North Facade: Partially designed (historic) (partially visible)

Facade Notes: East unit partially designed, rear unit beige brick with clay tile coping; base field stone and concrete; segmental arched windows with brick lintels; fire escapes in light court; light court painted, window at first story blocked, door replaced; windows replaced; conduits and wires; dish and television antenna on roof

West Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick and clay tile coping except at return; segmental arched window-openings with brick lintels; fire escapes; basement parged; window blocked at basement, other windows replaced; conduits, lights, wires; television antennas on roof

1211 Sheridan Avenue

Borough of the Bronx Tax Map Block 2457, Lot 1

See: 1212 Grand Concourse (aka 1210-1212 Grand Concourse; 181-199 East 167th Street)

SHERIDAN AVENUE (EVEN NUMBERS)

910 Sheridan Avenue

Borough of the Bronx Tax Map Block 2454, Lot 11

Date: 1945-48 (NB 191-1945)

Architect/Builder: Israel L. Crausman

Original Owner: Dillerwood Realty Co., Inc.

Type: Apartment building

Style: Moderne

Stories: 6 and basement and sub-basement

Material(s): Beige brick; cast stone



Special Windows: Rounded corners featuring wrap-around corner window openings

Decorative Metal Work: Rails at parapet; fire escapes with decorative rail elements; possibly historic rails at planting beds

Significant Architectural Features: Minimal architectural details including roundels and crenellated brick at parapet; cast-stone main entry portico featuring cast-stone facing, stylized piers, roundels and bas-relief street address

Alterations: Replaced brick at central wing at parapet; possibly historic door painted at south wall of southern light court; painted fire escapes; painted rails at planting beds; original window sash types not determined (probably featured multi-paned double-hung sashes and multi-paned steel casement windows like its contemporaries); non-historic metal screen door at entrance to service area towards southern end of facade; non-historic metal fencing and gate at entrance to northern light court; awning at office within southern light court; conduit towards southern end of facade; light fixtures at

entry within northern light court; security camera; signage

Building Notes: This building is similar in appearance to 909 Sheridan Avenue, 185 East 162nd Street and 910 Grand Concourse, located on an adjacent block, constructed approximately seven years earlier and attributed to the same architect and developer; the buildings are also similar in appearance to 180 East 163rd Street and 930 Grand Concourse, attributed to another architect and developer, as well as to 180 East 163rd Street, attributed to yet another architect and developer

Site Features: E-shaped plan; slightly below-grade main entry portico, accessed via concrete stoop and raised on a single concrete step; concrete-curb enclosed planting beds along main (west) facade; planted trees within Belgian-block paved planting beds along Sheridan Avenue

West Facade: Designed (historic)

Door(s): Replaced primary door; other doors: possibly historic wood doors with two circular lights at offices within northern and southern light courts; other doors replaced

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete

WALTON AVENUE (NO NUMBERS)

Franz Sigel Park – [no number] Walton Avenue

Borough of the Bronx Tax Map Block 2353, Lot 67

See: [no number] Gerard Avenue (aka [no number] East 153rd Street)

For more on Franz Sigel Park also see: 613 Grand Concourse (aka 613-619 Grand Concourse and 779 Grand Concourse; 660-690 Walton Avenue; 132-158 East 158th Street)

Joyce Kilmer Park – [no number] Walton Avenue

Borough of the Bronx Tax Map Block 2469, Lot 1

See: [no number] Grand Concourse (aka [no number] East 161st Street; [no number] East 164th Street)

[no number] Walton Avenue

Borough of the Bronx Tax Map Block 2472, Lot 34

See: 1125 Grand Concourse (aka [no number] East 166th Street; [no number] Mc Clellan Street)

[no number] Walton Avenue

Borough of the Bronx Tax Map Block 2476, Lot 45

Description: Unimproved lot

Notes: This tax map block and lot refer to a sliver lot located between tax map block 2476, lots 46 and 44; the dimensions of the lot are 0.07 feet, parallel to Walton Avenue, by 100 feet deep; there are no structures on the lot, which is owned at the time of designation by the New York City Department of Citywide Administrative Services; the lot apparently contain all or part of the service alley, which runs along the south facade of 955 Walton Avenue

[no number] Walton Avenue

Borough of the Bronx Tax Map Block 2476, Lot 46

Description: Unimproved lot

Building Notes: This tax map block and lot refer to a sliver lot located between tax map block 2476, lots 47 and 45; the dimensions of the lot are 2.8 feet, parallel to Walton Avenue, by 150 feet deep; there are no structures on the lot, which is owned at the time of designation by the New York City Department of Citywide Administrative Services; the lot appears to contain all or part of the service alley, which runs along the north facade of 923 Walton Avenue

WALTON AVENUE (ODD NUMBERS)

675 Walton Avenue (aka [no number] East 153rd Street)

Borough of the Bronx Tax Map Block 2473, Lot 67

Date: 1936 (NB 15-1936)

Architect/Builder: Miller & Goldhammer

Original Owner: Walger Building Co., Inc.

Type: Apartment building

Style: Moderne

Stories: 6 and basement

Material(s): Multi-shaded beige brick; cast stone

Special Windows: Oculi at each story towards southern end of main (east) facade; at least two possibly historic six-over-six, double-hung wood sashes at basement level at west facade

Significant Architectural Features: Rounded flat-iron shaped corner at intersection of main(east) and south facades; decorative brickwork

including stylized piers, brick banding, and spandrel panels; stylized cast-stone spandrel panels above sixth-story window openings at outer bays; cast-stone main entry portico featuring rounded corners and rectangular light fixtures that conform to the curve

Alterations: Largely painted base; painted brick walls and posts at entrances to light wells; painted fire escapes; original window configuration not visible in c. 1940s tax photograph; filled-in basement window openings at northern light well; louvered vents in basement window openings at southern light well; non-historic metal rails on brick walls at entrances to light wells; non-historic metal rails at planting beds along east and south facades; awning at main entry

Site Features: Main entry raised on one cast-stone step; concrete-curb enclosed planting beds along main (east) facade, continuous with south facade; concrete-curb enclosed planting beds within light wells; planted trees along Walton Avenue and East 153rd Street

Notable History: This structure was built directly on top of the Jerome Avenue subway line; architectural concerns noted in letters filed with the Department of Buildings (DOB) include soundproofing apartments in order to sufficiently diminish noise from the active subway line, as well as assurances that construction would not interfere with existing subway structures; a letter from a new tenant filed with the DOB shortly after construction notes concerns about the feasibility of hanging “mirrors and pictures in the various rooms” for fear that “vibrations will cause them to fall;” the DOB assured the tenant that the apartment house was “in a structurally safe condition”

East Facade: Designed (historic)

Door(s): Possibly historic primary door

Windows: Replaced



Sidewalk Material(s): Concrete

Curb Material(s): Granite

South Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; painted fire escapes; windows replaced; door replaced; filled-in easternmost basement window opening; non-historic metal mesh grilles at basement window openings; non-historic metal fencing and gate at entrance to western service alley; security camera

West Facade: Not designed (historic) (partially visible)

Facade Notes: Multi-shaded beige brick; painted fire escape; windows replaced, where visible and except where noted; possibly historic metal security grilles at the two possibly historic sashes; replaced door; non-historic chain-link fence on low concrete wall along service alley; security lights

711 Walton Avenue (aka 695-711 Walton Avenue)

Borough of the Bronx Tax Map Block 2473, Lot 55

Date: 1936-37 (NB 241-1936)

Architect/Builder: Robert E. Golden

Original Owner: Walpark Bldg Co. Inc.

Type: Apartment building

Style: Art Deco

Stories: 6

Material(s): Beige brick; orange brick; cast stone

Special Windows: Several original multi-paned casement sashes at all stories within light courts; wrap-around corner window openings

Decorative Metal Work: Possibly historic screens with geometric detailing at door and sidelights at main entry; metal-and-glass double-doors and transom with geometric detailing and stylized address number within southern light court; rounded rails on brick walls at entrance to light courts; possibly historic rails at parapet; fire escapes with decorative rail elements

Significant Architectural Features: Decorative brickwork including rusticated brick at base, horizontal and vertical bands of orange brick, orange brick header details, and stylized piers; molded cast-stone bands above first story; cast-stone main entry portico featuring stylized engaged columns

Alterations: Non-original glass block transom at main entry; original multi-paned steel casement windows replaced, except where noted (see c. 1940s tax photograph); several filled-in basement window openings at light courts; painted fire escapes; painted historic handrails at entrances to light courts; painted historic metal door elements within southern light court; painted sidewalls at entrance to service area towards southern end of facade; painted concrete curbs at planting beds along main (east) facade; non-historic metal fencing and gates at entrances to light courts; non-historic fencing and gate at entrance to northern service alley; non-historic metal gate at entrance to service area towards southern end of facade; awning at main entry; conduit; security cameras; security lights; signage

Building Notes: This building is similar in appearance to 690 Gerard Avenue, which was developed by the Gerard-153d Street Corporation, of which Abraham Stillman was the president; Stillman was also the president of the Walpark Building Co., which developed this building; the three nearby buildings at 691 and 705 Gerard Avenue, and 109 East 153rd Street are attributed to the Bandes Stillman Construction Co., also presided over by Stillman

Site Features: Main entry portico raised on a single low granite step; concrete-curb enclosed planting beds along main (east) facade; large rectangular concrete-curb enclosed planting bed at center of northern light court; concrete paving at southern light court; concrete stoop with brick sidewalls at entry within southern light court; planted trees along Walton Avenue



East Facade: Designed (historic)

Door(s): Possibly historic primary door; historic metal-and-glass double doors at southern light court

Windows: Mixed (upper stories); mixed (basement)

Security Grilles: Not historic (basement)

Sidewalk Material(s): Concrete

Curb Material(s): Granite

North Facade: Not designed (historic) (partially visible)

Facade Notes: Beige brick; stuccoed and/or painted; windows replaced

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; bulkhead partially visible above roofline; repointed; large areas of painting; some replaced brick lintels; windows replaced; conduit; satellite dishes

721 Walton Avenue (aka 716-726 Gerard Avenue)

Borough of the Bronx Tax Map Block 2473, Lot 48

Date: 1927 (NB 2735-1927)

Architect/Builder: Schaefer & Rutkins

Original Owner: Tiffany Av. Realty

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Multi-shaded textured brick; terra cotta



Special Windows: Round-arched window openings at capital

Decorative Metal Work: Possibly historic rails on low brick walls within light court; possibly historic metal security grilles at rectangular window openings within tall brick walls at entrance to courtyard; possibly historic decorative metal gate with callbox and fanned-security grille at round-arched gateway at entrance to courtyard

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; foliated terra-cotta stringcourse above base; vertical brick bands and terra-cotta cartouches at shaft; simple terra-cotta keystones at single window openings and terra-cotta surrounds with round pediments at paired window openings at capital; castellated parapet including tower-like outer bays capped by terra-cotta cornices with undulating friezes; brick panels framed by brick soldier-course borders with terra-cotta corner detail and central terra-cotta diamond detail at northern and southern walls of light courts; terra-cotta main entry portico featuring paired Doric pilasters supporting an entablature with molded cornice and garland frieze, capped by an ogee pediment and three urn finials

Alterations: Large areas of repointing at upper stories; small areas of repointing throughout; painted at basement and part of first story; painted main entry portico; some painted terra-cotta details; terra-cotta window surrounds removed from first story above main entry portico; low historic walls removed at entrance to light court (see c. 1940s tax photograph); transom and sidelights replaced at main entry portico; filled-in basement window openings; non-historic concrete paving at slightly above-grade light court; non-historic metal gate at entrance to southern service alley; conduit; electrical boxes; signage

Building Notes: This building was built in conjunction with and is nearly identical in appearance to 735 Walton Avenue

Site Features: H-shaped plan with main entries at east and west facades; main entries recessed from street wall within light courts; courtyard to north of building (shared with 735 Walton Avenue); tall brick walls with rectangular window openings and round-arched gateway at entrance to courtyard; concrete walkways and low brick-wall enclosed planting beds with masonry caps within courtyard; planted trees within Belgian-block paved planting beds along Walton and Gerard Avenues

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

West Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; marble stoop at entrance to above-grade light court; concrete walkway flanked by concrete-curb enclosed planting beds within light court; concrete stoop at above-grade main entry (in advanced state of disrepair); original main entry bricked in; missing rails at main entry stoop; painted main entry portico; painted basement; some terra-cotta window surrounds removed at second story above main entry; windows replaced; non-historic metal mesh security grilles at basement and several first-story window openings; non-historic roll-down gate at secondary entry to north of light court; replaced secondary door to south of light court; non-historic metal fencing and gate at entrance to light court; non-historic metal gate at entrance to southern service alley; conduit; satellite dishes; security lights; signage

North Facade: Designed (historic)

Facade Notes: Multi-shaded textured brick; terra-cotta details continue slightly from east and west facades; brick panels framed by brick soldier-course borders with terra-cotta corner details and central terra-cotta diamond details at eastern and western ends of facade; some repointing at upper stories; several replaced brick lintels; windows replaced; filled-in basement window openings, where visible; non-historic mesh security grilles at first-story window openings, where visible; conduit; electrical boxes; security cameras; security lights

South Facade: Not designed (historic) (partially visible)

Facade Notes: Multi-shaded textured brick; some terra-cotta details continue slightly from east and west facades; painted base; conduit; electrical boxes

735 Walton Avenue (aka 740 Gerard Avenue)

Borough of the Bronx Tax Map Block 2473, Lot 43

Date: 1927 (NB 2736-1927)

Architect/Builder: Schaefer & Rutkins

Original Owner: Tiffany Av. Realty

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Multi-shaded textured brick; terra cotta

Special Windows: Round-arched window openings at capital

Decorative Metal Work: Possibly historic rails on low brick walls within light court; possibly historic metal security grilles at rectangular window openings within tall brick walls at entrance to courtyard; possibly historic decorative metal gate with callbox and fanned- security grille at round-arched gateway at entrance to courtyard

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; foliated terra-cotta stringcourse above base; vertical brick bands and terra-cotta cartouches at shaft; simple terra-cotta keystones at single window openings and continuous terra-cotta surrounds with round pediments at paired window openings at capital; castellated parapet including tower-like outer bays capped by terra-cotta cornices with undulating friezes; brick panels framed by brick soldier-course borders with terra-cotta corner detail and central terra-cotta diamond detail at northern and southern



walls of light courts; terra-cotta main entry portico featuring paired Doric pilasters supporting an entablature with molded cornice and garland frieze, capped by an ogee pediment and three urn finials

Alterations: Some areas of repointing at upper stories; painted at basement and some of first story; painted main entry portico; some painted terra-cotta details; one terra-cotta window sill replaced at first story to south of light court; some terra-cotta window surround elements removed at first story above main entry portico; original six-over-six double-hung sashes, with arched upper sashes at capital, replaced (see c. 1940s tax photograph); transom and sidelights replaced at main entry; filled-in basement window openings; non-historic concrete paving at slightly above grade light court; non-historic metal gate at entrance to northern service alley; conduit; electrical box; security camera; signage

Building Notes: This building was built in conjunction with and is nearly identical in appearance to 721 Walton Avenue

Site Features: H-shaped plan with main entries at east and west facades; main entries recessed from street wall within light courts; courtyard to south of building (shared with 721 Walton Avenue); tall brick walls with rectangular window openings and round-arched gateway at entrance to courtyard; concrete walkways and low brick-wall enclosed planting beds with masonry caps within courtyard; planted trees within Belgian-block paved planting beds along Walton and Gerard Avenues

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

West Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; multiple stoops within above-grade light court; concrete walkway flanked by concrete-curb enclosed planting beds within light court; concrete stoop with concrete posts and non-historic metal rails at above-grade main entry (in advanced state of disrepair); original main entry bricked in; painted main-entry portico; painted basement; some areas of repointing at upper stories; some painted terra-cotta details; terra-cotta window surrounds removed at second story above main entry; windows replaced; some filled-in window openings within light court; door replaced at secondary entry to north of light well; storefronts altered and replaced; non-historic metal security grilles at basement window openings; non-historic metal rails within light court; non-historic metal fencing and gate at entrance to light court; non-historic metal gate at entrance to northern service alley; awning and commercial signage at storefront; conduit; electrical box; security camera; other signage

North Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; segmental-arched window openings; painted; windows replaced

South Facade: Designed (historic) (partially visible)

Facade Notes: Multi-shaded textured brick; terra-cotta details continue slightly from east and west facades; brick panels framed by brick soldier-course borders with terra-cotta corner details and central terra-cotta diamond details at eastern and western ends of facade; some repointing at upper stories; windows replaced; filled-in basement window openings, where visible; non-historic metal mesh security grilles at first-story window openings, where visible; conduit; electrical boxes; security cameras; security lights

**751 Walton Avenue (aka 750-754 Gerard Avenue;
120-128 East 157th Street)**

Borough of the Bronx Tax Map Block 2473, Lot 33

Date: 1926-27 (NB 3161-1927)

Architect/Builder: Glick & Duma

Original Owner: Walton Developers Inc.

Type: Apartment building

Style: Renaissance Revival

Stories: 6

Material(s): Beige brick; masonry



Special Windows: Round-arched window openings at capital

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; simple masonry window surrounds with masonry cornices at some second-story window openings; simplified masonry details at single window openings and round brick pediments with center roundel details at slightly recessed paired window openings at capital; slightly projecting blind-arch corbelling at parapet; simple masonry cornices at base, shaft and capital; masonry main entry portico featuring round-arched entryway flanked by smaller round-arched openings and molded entablature supported on engaged pilasters

Alterations: Painted first story; painted main entry portico; original six-over-six double-hung sashes, with arched upper sashes at capital, replaced (see c. 1940s tax photograph); non-historic metal fencing at planting beds within light court; non-historic metal fencing and gate at entrance to southern service alley; conduit; security camera; security lights; signage

Building Notes: The presence of stores is original to the building; although the configuration of the stores may be historic, the materials have been altered and replaced

Site Features: Main entry recessed from street wall within light court at main (east) facade; concrete-curb enclosed planting beds within light court at main (east) facade; planted trees along Walton Avenue and East 157th Street

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

West Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; painted basement; windows replaced; doors replaced at secondary entries to south of light court; one filled-in basement and two filled-in first-story window openings between storefronts; filled-in first-story door opening within light court; storefronts replaced; non-historic metal mesh security grilles at basement window openings within light court; non-historic roll-down gate at basement door opening within light court; non-historic metal fencing and gate at entrance to light court; non-historic metal fencing and gate at entrance to southern service alley; awning and non-historic metal screen door at secondary entry to south of light court; awnings and commercial signage at storefronts; two wood panels affixed to facade at first story; conduit; security lights

North Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; painted basement and first story; windows replaced; storefronts replaced; several non-historic metal mesh security grilles at first-story window openings; non-historic metal fencing and gates at entrances to light courts; awnings and commercial signage at storefronts; conduit; security lights; concrete curbs along Walton Avenue

South Facade: Not designed (historic) (partially visible)

Facade Notes: Brick; segmental-arched window openings; painted; repointed masonry base; non-historic mesh security grilles at basement window openings; security camera

811 Walton Avenue

Borough of the Bronx Tax Map Block 2474, Lot 1

See: 810 Gerard Avenue (aka 127-137 East 157th Street)

825 Walton Avenue (aka [no number] East 158th Street)

Borough of the Bronx Tax Map Block 2474, Lot 15

Building Name: Sigel Arms

Date: 1924 (NB 302-1924)

Architect/Builder: Charles Schaefer Jr.

Original Owner: Big Three Building Corp.

Type: Apartment building

Style: Colonial Revival

Stories: 6

Material(s): Textured red brick; beige brick; masonry



Decorative Metal Work: Possibly historic metal awning at main entry; possibly historic fencing, gate and gateway at entrance to light court

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base featuring

Alterations: Painted main entry portico; painted fire escape; replaced transom and sidelights at main entry; original window sash types not determined (unclear in c. 1940s tax photograph); non-historic metal gate at entrance to western service alley; non-historic concrete ramp at entry to office within light court; security lights; signage

Building Notes: This building is similar to and was built in conjunction with the adjacent building at 828 Gerard Avenue

East Facade: Designed (historic, repointed)

Door(s): Replaced primary door

Windows: Replaced

Security Grilles: Not historic (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

North Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; windows replaced; several non-historic metal security grilles at first-story window openings; non-historic metal fencing and gate at entrance to western service alley (shared with 828 Gerard Avenue); conduit; signage

West Facade: Not designed (historic)

Facade Notes: Red brick; segmental-arched window openings; painted; painted fire escapes; windows replaced; doors replaced; conduit; security lights

South Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; segmental-arched window openings; painted and stuccoed; windows replaced

**835 Walton Avenue (aka [no number] Gerard Avenue;
[no number] East 158th Street)**

Borough of the Bronx Tax Map Block 2474, Lot 28

Date: 1925-26 (NB 1724-1925)

Architect/Builder: Charles Kreymborg & Son

Original Owner: Absar Realty Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Textured beige brick; masonry; concrete



Special Windows: Round-arched window openings at capital

Decorative Metal Work: Balconettes on brackets at second and fifth stories at main (east), west and south facades

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; simplified masonry details at single window openings and round brick pediments with center masonry details slightly recessed paired window openings at capital; masonry main entry portico featuring engaged pilasters supporting a molded entablature with foliated frieze and a large shield

Alterations: Replaced transom at main entry; original multi-paned double-hung sashes replaced (see c. 1940s tax photograph); non-historic glass-block sidelights at main entry; historic light fixtures removed from main entry portico; security lights; signage; television antenna(s) on roof

Site Features: Main entry recessed from street wall within light court; planted trees along Gerard Avenue

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced (upper stories); replaced (basement)

Security Grilles: Mixed (upper stories)

Sidewalk Material(s): Concrete

Curb Material(s): Concrete and bluestone

South Facade: Designed (historic)

Facade Notes: Similar to east (main) facade; windows replaced; doors replaced; several possibly historic metal security grilles at first-story window openings; several non-historic metal mesh and metal bar security grilles at basement window openings; conduit; signage

West Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; windows replaced; non-historic metal gate at entrance to northern service alley; conduit; electrical boxes; signage

North Facade: Not designed (historic) (partially visible)

Facade Notes: Segmental-arched window openings; windows replaced; stuccoed masonry at lower stories; non-historic metal mesh and metal bar security grilles at first-story window openings

893-895 Walton Avenue

Borough of the Bronx Tax Map Block 2476, Lot 57

See: 101 East 161st Street (aka 101-111 East 161st Street; 876-878 Gerard Avenue)

901 Walton Avenue

Borough of the Bronx Tax Map Block 2476, Lot 91

Building Name: Dorlton Manor

Date: 1926-27 (NB 2742-1926)

Architect/Builder: Charles Kreymborg & Son

Original Owner: Absar Realty Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Textured beige brick; limestone; terra cotta



Special Windows: Paired round-arched window openings at capital

Decorative Metal Work: Elaborate security grilles at window openings at main entry portico

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; spandrel panels featuring stack bond with alternating projecting headers at shaft; terra-cotta cartouche details at corners and at west wall of light court at shaft and capital; diamond-patterned brickwork at capital; round terra-cotta pediments with roundel details on terra-cotta corbels at capital; molded terra-cotta cornice with blind-arch frieze above capital; rusticated limestone main entry portico featuring molded cornice and bas-relief griffins and rectangular window openings with molded window surrounds on small brackets

Alterations: Painted basement and first story along street wall; painted walls at entrance to light court; painted brick posts at entrances to northern and southern service alleys; painted fire escapes; several replaced brick lintels at first story within light court; original six-over-six double-hung sashes, with arched upper sashes, replaced (see c. 1940s tax photograph); filled-in basement window openings at light court; masonry knob finial removed from post at entrance to northern service alley; historic light fixtures removed from main entry portico; non-historic metal fencing and gate at entrance to light court; awnings at main entry and at entrance to southern service alley; non-historic metal gates at entrances to northern and southern service alleys; suspended marquee at storefront; cellular phone antennas; conduit; security camera; security lights; commercial and other signage

Building Notes: This building was built in conjunction with and is nearly identical in appearance to 911 and 923 Walton Avenue

Site Features: Main entry recessed from street wall within above-grade light court; four-step granite stoop at entrance to light court; mature planted tree surrounded by non-historic metal fencing within light court

East Facade: Designed (historic)

Door(s): Replaced primary door

Windows: Replaced

Storefront(s): Replaced

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Textured beige brick; two round-arched window openings at sixth story towards eastern end of facade; windows replaced; some painting at basement; awning at business entry; cellular phone antennas at roof; conduit; signage

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Textured beige brick; two round-arched window openings at sixth story towards eastern end of facade; at least one replaced brick lintel; windows replaced; non-historic chain-link fence along northern service alley; conduit; security lights

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; one-story rooftop structure at center of building visible from Gerard Avenue; repointed; upper portion of chimney stuccoed and/or painted; several replaced brick lintels; windows replaced; cellular phone antennas above roofline

911 Walton Avenue

Borough of the Bronx Tax Map Block 2476, Lot 50

Building Name: Normandie Manor

Date: 1925-26 (NB 1725-1925)

Architect/Builder: Charles Kreymborg & Son

Original Owner: ABSAR Realty Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Textured beige brick; limestone; terra cotta



Special Windows: Round-arched window openings at capital

Decorative Metal Work: Elaborate security grilles at window openings at main entry portico; light fixtures at main entry portico; possibly historic gateway with address number at entrance to light court; possibly historic gate at entrance to northern service alley

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; spandrel panels featuring stack bond with alternating projecting headers at shaft; terra-cotta cartouche details at corners and at west wall of light court at shaft and capital; diamond-patterned brickwork at capital; continuous terra-cotta pediments with roundel details on terra-cotta corbels at paired window openings at capital; molded terra-cotta cornice with blind-arch frieze above capital; rusticated limestone main entry portico featuring molded cornice and bas-relief griffins and rectangular window openings with molded window surrounds on small brackets

Alterations: Painted first story to north of light court; painted posts at entrance to northern service alley; painted fire escapes; several replaced brick lintels; original brick walls at entrance to light court removed (see c. 1940s tax photograph); masonry knob finial removed from post at entrance to northern service alley; original six-over-six double-hung sashes, with arched upper sashes at capital, replaced (see c. 1940s tax photograph); filled-in basement window openings to north of light court; damaged light fixture at main entry portico to left of main entry; non-historic concrete access ramp with non-historic metal railing along facade to south of light court; non-historic metal fencing on concrete curbs at entrance to light court; non-historic metal gate at entrance to southern service alley; awning and commercial signage at office entry to south of light court; conduit; security lights

Building Notes: This building was built in conjunction with and is nearly identical in appearance to 901 and 923 Walton Avenue

Site Features: Main entry recessed from street wall within light court; large concrete-curb enclosed oblong planting bed within light court; concrete-curb enclosed planting beds along sides of light court

East Facade: Designed (historic, repointed)

Door(s): Replaced primary door; office door at main (east) facade replaced

Windows: Replaced

Security Grilles: Mixed (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Textured beige brick; largely repointed; two round-arched window openings at sixth story towards eastern end of facade; windows replaced; several possibly historic metal security grilles at first-story window openings; non-historic chain-link fence along service alley; electrical box; security light

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Textured beige brick; two round-arched window openings at sixth story towards eastern end of facade; painted base; some repointing; several replaced brick lintels; windows replaced; filled-in basement window openings, where visible; conduit; electrical boxes

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; repointed; several replaced brick lintels; windows replaced

923 Walton Avenue

Borough of the Bronx Tax Map Block 2476, Lot 47

Building Name: Laurelton Manor

Date: 1925 (NB 1725-1925)

Architect/Builder: Charles Kreymborg

Original Owner: Absar Realty Co.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and basement

Material(s): Textured beige brick; limestone; terra cotta



Special Windows: Round-arched window openings at capital

Decorative Metal Work: Elaborate security grilles at window openings at main entry portico; screen doors at main entry; screen at main entry transom; possibly historic gateway with address number at entrance to light court; possibly historic gate at entrance to southern service alley

Significant Architectural Features: Tripartite vertical configuration; rusticated brick base; spandrel panels featuring stack bond with alternating projecting headers at shaft; terra-cotta cartouche details at corners and at west wall of light court at shaft and capital; diamond-patterned brickwork at capital; continuous terra-cotta pediments with roundel details on terra-cotta corbels at paired window openings at capital; molded terra-cotta cornice with blind-arch frieze above capital; rusticated limestone main entry portico featuring molded cornice and bas-relief griffins and rectangular window openings with molded window surrounds on small brackets

Alterations: Painted first story; painted fire escapes; original six-over-six double-hung sashes, with arched upper sashes at capital, replaced (see c. 1940s tax photograph); original brick walls at entrance to light court removed (see c. 1940s tax photograph); historic light fixtures removed from main entry portico; brick post and masonry knob finial removed from entrance to northern service alley; windows replaced; filled-in basement window openings; non-historic stucco coping at granite curb at entrance to light court; non-historic metal fencing on granite curb at entrance to light court; non-historic metal gate at entrance to northern service alley; conduit; security lights; signage

Building Notes: This building was built in conjunction with and is nearly identical in appearance to 901 and 911 Walton Avenue

Site Features: Main entry recessed from street wall within light court; large concrete-curb enclosed

oblong planting bed within light court; concrete-curb enclosed planting beds along sides of light court; northern service alley not physically separated from southern service alley of 955 Walton Avenue

East Facade: Designed (historic, repointed)

Door(s): Possibly historic

Windows: Replaced

Security Grilles: Not historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Textured beige brick; two round-arched window openings at sixth story towards eastern end of facade; painted base; some repointing; several replaced brick lintels; windows replaced; filled-in basement window openings, where visible; conduit; security lights

North Facade: Partially designed (historic) (partially visible)

Facade Notes: Textured beige brick; two round-arched window openings at sixth story towards eastern end of facade; repointed; windows replaced; filled-in basement window openings, where visible; electrical boxes; security lights

West Facade: Not designed (historic) (partially visible)

Facade Notes: Red brick; repointed; several replaced brick lintels

955 Walton Avenue

Borough of the Bronx Tax Map Block 2476, Lot 44

Building Name: Walcourse Arms

Date: 1926-27 (NB 3079-1926)

Architect/Builder: Ellis, Aaronson & Heidrich

Original Owner: 955 Walton Ave. Corp.

Type: Apartment building

Style: Colonial Revival

Stories: Not determined

Material(s): Textured beige brick; masonry



Decorative Metal Work: Balconettes on brackets at outer bays at second and sixth stories; transom at main entry; fire escapes with decorative rail elements within light court; possibly historic fencing and gate at entrance to light court

Significant Architectural Features: Tripartite vertical configuration; molded masonry stringcourse above base and shaft; masonry spandrel panels with ellipse details below second-story window openings; simple molded masonry lintels and fan pediments at sixth-story outer-bay window openings; narrow masonry panels above remaining sixth-story window openings; brick corbelling and small molded cornice at roofline; masonry main entry portico featuring Corinthian columns supporting a molded entablature with frieze inscribed with the building name

Alterations: Painted first story; painted posts at entrance to light court; painted fencing and gate at entrance to light court; several replaced brick lintels; original window configuration not visible in c. 1940s tax photograph; non-historic metal gate at entrance to service area towards northern end of facade; non-historic metal gate at entrance to southern service alley; conduit; security lights; signage

Site Features: Main entry recessed from street wall within light court; large concrete-curb enclosed oblong planting bed within courtyard; concrete-curb enclosed planting beds along sides of courtyard, each containing a mature tree; southern service alley not physically separated from northern service alley of 923 Walton Avenue; planted trees within Belgian-block paved planting beds at Walton Avenue

East Facade: Designed (historic)

Door(s): Altered primary door; primary door removed; replaced inner door at vestibule, visible from exterior

Windows: Replaced

Security Grilles: Mixed (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Concrete and bluestone

South Facade: Not designed (historic) (partially visible)

Facade Notes: Textured beige brick; painted first story; painted fire escape; several replaced brick lintels; windows replaced; non-historic chain-link fence along southern service alley; conduit, electrical boxes; exposed light bulbs

North Facade: Not designed (historic) (partially visible)

Facade Notes: Textured beige brick; painted base; several replaced brick lintels; windows replaced; filled-in basement window openings, where visible; conduit

West Facade: Not designed (historic) (partially visible)

Facade Notes: Textured beige brick; large octagonal chimney towards center of facade; repointed upper stories; several replaced brick lintels; satellite dishes

975 Walton Avenue (aka [no number] Gerard Avenue; [no number] East 164th Street)

Borough of the Bronx Tax Map Block 2476, Lot 22

Date: 1929-30 (NB 672-1929)

Architect/Builder: Gronenberg & Leuchtag

Original Owner: Claremont Parkway Corp.

Type: Apartment building

Style: Renaissance Revival

Stories: 6 and three basement levels

Material(s): Beige brick; terra cotta



Special Windows: Round-arched window openings at capital

Decorative Metal Work: Balconettes at sixth-story outer bays at main (east) and north facades; balconettes at entrance pavilions within light wells at west facade; possibly historic screen door and sidelights with geometric detailing at main entry

Significant Architectural Features: Tripartite vertical configuration; terra-cotta window surrounds with floral corner details at several first-story window openings; terra-cotta cartouches above some second-story window openings; several different terra-cotta window surrounds at some window openings at capital; round pediments with cartouche details at center bays of west wall of courtyard; molded terra-cotta string course above base and between outer bays above shaft; blind-arch corbelling and molded coping at parapet; stepped parapet at center of facade featuring round-arched openings and flanked by terra-cotta pinnacles; terra-cotta pinnacles at west wall of courtyard; towers at outer bays rise one story above parapet and feature paired round-arched openings and elaborate terra-cotta surrounds; one-story entrance pavilion spans entrance to courtyard and features terra-cotta details including round pediments with bas-relief detailing, engaged Corinthian columns, foliate brackets, vertical panels featuring foliate and urn details flanking the main entry, molded cornice, and a raised parapet with broken pediment and sculptural finials; fish-scale tiled walls within vestibule, partially visible from street

Alterations: Painted first story, including entrance pavilion; pyramidal roofs removed from outer-bay towers (see c. 1940s tax photograph); one broken terra-cotta sill at first-story window opening at southern portion of facade; one removed terra-cotta finial at parapet at southern portion of facade; painted security grilles at first-story window openings; painted fire escapes; original multi-paned double-hung sashes replaced (see c. 1940s tax photograph); non-historic metal gate at entrance to southern service alley; awning at entryway (different awning present in c. 1940s tax photograph); commercial awning at northern end of facade continuous with northern facade; conduit; electrical boxes; satellite dishes; security lights; signage

Site Features: Large U-shaped plan around a central courtyard with light wells at north, south and west facades; main entry raised on one granite step; steep slope of East 164th Street exposes basement, sub-basement, and sub-sub-basement levels at north and west facades; two concrete stairways within southern service area due to steep slope of East 164th Street; planted trees in Belgian-block paved planters along Walton and Gerard Avenues and East 163rd Street

East Facade: Designed (historic)

Door(s): Historic primary door; replaced door towards northern end of elevation

Windows: Replaced

Security Grilles: Historic (upper stories)

Cornice: Original

Sidewalk Material(s): Concrete

Curb Material(s): Bluestone

North Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; rusticated brick at sub-sub-basement; possibly historic metal security grilles at some basement window openings within eastern light well and first-story window openings within western light well; painted basement and sub-basements; repointed at upper stories within light wells; several replaced brick lintels; painted fire escapes; windows replaced; doors replaced within light wells; filled-in basement and several first-story window openings within western light well; filled-in basement, sub-basement, and sub-sub-basement window openings to west of western light well; filled-in round-arched sub-basement door opening to west of western light well; filled-in storefront opening near western end of facade; non-historic roll-down gate at window opening towards eastern end of facade; non-historic roll-down gate at storefront opening near western end of facade; non-historic metal fencing, gate and awning at entrance to eastern light well; non-historic decorative metal fencing and gate at entrance to western light well; commercial awning at eastern end of facade (continuous with main (east) facade); conduit electrical boxes; security cameras; security lights; signage; bluestone curb along East 164th Street

West Facade: Designed (historic)

Facade Notes: Similar to main (east) facade; rusticated brick at sub-sub-basement; two-story entrance pavilions within light wells featuring shaped parapets with terra-cotta coping and round-arched openings flanked by narrow round-arched sidelights with terra-cotta surrounds at first story and round-arched openings with terra-cotta hood molding at second story; pyramidal roofs removed from towers; painted sub-sub-basement; several replaced brick lintels; painted fire escapes; windows replaced; first-story transoms, doors and sidelights replaced at entry pavilions; filled-in window openings at basement and first story; filled-in second-story openings at entry pavilions; non-historic louvered vent and metal security gate at southernmost entry; non-historic metal gate at entrance to southern service alley; awning and commercial signage at storefront; non-historic roll-down gates at storefront; conduit; electrical boxes; satellite dishes; security lights; other signage

South Facade: Partially designed (historic) (partially visible)

Facade Notes: Beige brick; some terra-cotta details from main (east) and west facades continue slightly onto this facade; possibly historic metal security grilles at lower window openings; towers at

outer bays continue from main (east) and west facades; painted sub-sub-basement; painted fire escapes; pyramidal roofs removed from outer-bay towers; windows replaced; filled-in window openings at lower levels, where visible; conduit; security lights

WALTON AVENUE (EVEN NUMBERS)

Franz Sigel Park – 660-690 Walton Avenue

Borough of the Bronx Tax Map Block 2467, Lot 1

See: 613 Grand Concourse (aka 613-619 Grand Concourse and 779 Grand Concourse; 132-158 East 158th Street)

For more on Franz Sigel Park see also: [no number] Gerard Avenue (aka [no number] Walton Avenue; [no number] East 153rd Street)

850 Walton Avenue

Borough of the Bronx Tax Map Block 2468, Lot 1

See: 851 Grand Concourse (aka [no number] East 158th Street; [no number] East 161st Street)

1074 Walton Avenue

Borough of the Bronx Tax Map Block 2472, Lot 11

See: 1075 Grand Concourse

ARCHITECTS' APPENDIX

Arquitectonica

Bernardo Fort-Brescia (1950-?)

Laurinda Spear (1951-?)

The Bronx Museum of the Arts, 1046 Grand Concourse (2002-06)

Bernardo Fort-Brescia and Laurinda Spear are founding principals of Arquitectonica. Established in Miami in 1977 as an experimental studio, the firm is now has an international practice with offices in the United States, Europe, Asia, the Middle East, and Latin America.

Bernardo Fort-Brescia studied architecture and urban planning at Princeton and received his Master of Architecture degree from Harvard University. He has received numerous awards for his designs and was honored as a Fellow of the American Institute of Architects (AIA) in 1992. In addition to his practice he has taught at the University of Miami and at Harvard.

Laurinda Spear studied fine arts at Brown University and received a Master of Architecture degree from Columbia University and a Master in Landscape Architecture degree from Florida International University. She has been responsible for many of the firm's signature projects and established the firm's interior design (ArquitectonicaInteriors) and landscape design (ArquitectonicaGEO) practices. Like Mr. Fort-Brescia she is the recipient of the AIA Silver Medal and is a Fellow of the AIA. She is also the recipient of the Rome Prize in Architecture.

In the Grand Concourse Historic District, Arquitectonica is responsible for the extension of the Bronx Museum of the Arts at 1046 Grand Concourse and has created a master plan for the site.

References:

"Our Firm / History," <http://arquitectonica.com/about-us/our-firm-history> (accessed September 14, 2011);
"Our People," <http://arquitectonica.com/about-us/our-people> (accessed September 14, 2011).

Samson Victor Becker (1896-1981)

185 East 159th Street (1937-38)

Samson V. Becker was born in Newark and was educated in the city's public schools. He graduated from Cooper Union in 1915 and worked for several prominent architectural firms, including James E. Ware & Sons, Harde & Short, Howard & Winston, Schwartz & Gross, and Rasmussen & Wayland, either as a draftsman or designer and specification writer before opening a practice in 1924. During the early years of the practice he was briefly in partnership with Sampson Levy. Becker designed numerous buildings throughout New York City and was particularly known for his apartment house designs. During World War II he served as Division Engineer for the Reconstruction Finance Corporation. In the 1950s he joined the New York City Housing Authority as a consultant and design deputy. Becker was a member of the New York Society of Architects. In the Grand Concourse Historic District Becker designed the apartment house at 185 East 159th Street.

References:

AIA Archives, "Questionnaire for Architects Roster and/or Register of Architects Qualified for Federal Public Works," May 10, 1946; "Samson V. Becker, 84, Architect and City Housing Authority Aide," *New York Times (NYT)*, April 16, 1981, B12; "S.V. Becker (firm)," <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd4000388.aspx> (accessed August 2011).

Philip Birnbaum (1907-1996)

1020 Grand Concourse (1959-63)

Philip Birnbaum was born in New York City where he attended Stuyvesant High School and studied architecture at Columbia University, graduating in 1934. He established his own architectural practice by 1937 and soon became a prolific producer of suburban six-story elevator apartment houses—many located in Queens. By the late 1940s Birnbaum had apparently diversified his practice, designing a wider range of building types and adopting an increasingly Modern architectural vocabulary. He also began to receive larger commissions including multi-building apartment complexes and skyscraping residential towers, many on Manhattan's Upper East Side and in Queens where he lived for many years. Birnbaum continued his prolific practice into the 1980s, by some accounts designing more than 300 buildings in New York City including 1 Lincoln Plaza at Broadway and West 63rd Street, The Hotel Parker Meridien on West 57th Street, Trump Plaza on East 61st Street, and the Kennedy House in Forest Hills, Queens. He was most noted for his efficient interior layouts, and by the 1960s for his trademark use of cantilevered balconies, landscaping, and small driveways or porte cocheres. In the Grand Concourse Historic District, the Executive Tower at 1020 Grand Concourse is a fine example of Birnbaum's design ethic. Other examples of his work are represented in the Upper East Side and Borough Hall Skyscraper Historic Districts.

References:

David W. Dunlap, "Philip Birnbaum, 89, Builder Celebrated for His Efficiency," *NYT*, November 28, 1996, D18; Dee Wedemeyer, "The World of Birnbaum: One Version of Luxury," *NYT*, June 18, 1978, R1.

Castro-Blanco, Piscioneri & Feder

David R. Castro-Blanco (1931-?)

Robert Joseph Piscioneri (1932-?)

Leslie Feder (dates undetermined)

Bronx Museum of the Arts, 1040 Grand Concourse (1988 alteration)

The firm of Castro-Blanco Piscioneri & Feder was established around 1966 and specialized in public assisted-housing projects. During the 1970s and 1980s it was responsible for the design of several major projects including the Pedro Albizu Campos Plaza for the New York City Housing Authority in the East Village, Villa Hermosa housing rehabilitation in East Harlem and the adaptive reuse of three schools for residences. The firm associated with Gruzen & Partners on the Fifth Avenue Lakeview Apartments and Schomberg Plaza Apartments in East Harlem and with Pruyn-Bergen & Associates on Ruppert House a co-operative apartment house in Yorkville. During this time they also oversaw the restoration of the Messiah Home for Children, an individually designated New York City Landmark, in the Bronx. More recently the firm, now Castro-Blanco, Piscioneri and Associates, associated with Kohn Pederson Fox on the new Baruch College academic building.

David Castro-Blanco was born in Barranquilla, Columbia and received his architecture degree from Columbia in 1957. He joined the firm of Robert J. Piscioneri & Associates as a partner in 1966 and within a year the firm became Casto-Blanco, Piscioneri & Feder. Between 1977 and 1988 he served the city as a member of Housing and Neighborhood Preservation advisory panel, the Rent Guidelines Board, and the Design Process Task Force. He received the Matthew Del Gaudio Award for service to the profession of architecture from the American Institute of Architects, New York State in 1996.

Robert J. Piscionari was born in New York City and received his undergraduate and architectural degrees from Columbia University in 1954 and 1957 respectively. He worked for Belfatto & Pavarini from 1960-64 before establishing his own practice.

Leslie Feder, another native New Yorker, received his architectural degree from Columbia University. He left the firm in the 1990s to establish his own practice.

In the Grand Concourse Historic District, the firm was responsible for the redesign of the former Young Israel of the Concourse into the new home of the Bronx Museum of the Arts.

References:

American Architects Directory, 3rd ed. (New York: R. R. Bowker, 1970), 143, 269, 722; “Castro-Blanco, Piscioneri & Feder,” <http://www.emporis.com/application/?nav=company&lng=3&id=103088> (accessed September 20, 2011); Lee Dembart, “12 Advisory Panels Are Set Up by Koch to Help Pick Aides,” *NYT*, November 18, 1977, 21; Display Ad, *NYT*, June 16, 1974, 334; Joseph P. Fried, “15 Tenements to Be Rehabilitated for the Poor,” *NYT*, August 31, 1976, 30; Trish Hall, “Schools Being Sold for Housing,” *NYT*, August 24, 1980, R1; Landmarks Preservation Commission (LPC), *Messiah Home for Children Designation Report (LP-1892)* (New York: City of New York, 1997), prepared by Virginia Kurshan, 4; “Matthew W. DelGaudio Award,” http://www.aianys.org/awards/honor_recipients.shtml (accessed September 20, 2011); Joyce Purnick, “Koch Panel to Offer Project Design Guidelines,” *NYT*, January 29, 1988, B3; “Rent Panel Members and Their Votes,” *NYT*, June 26, 1981, B3; “Ruppert Units May Open in '74,” *NYT*, December 4, 1973, 49.

Israel L. Crausman (1899-1989)

185 East 162nd Street (1938-39)
185 East 163rd Street (1927)
910 Grand Concourse (1938)
909 Sheridan Avenue (1937-1938)
910 Sheridan Avenue (1945-48)

Israel L. Crausman was born in Bessarabia and immigrated to the United States with his family at the age of 13. He studied at Cooper Union and received degrees in both architecture and engineering. He established his own firm in 1922 and had a prolific career designing apartment buildings, schools, armories, and other structures in the city and neighboring Westchester and Rockland counties. In addition to the five apartment buildings he designed in the Grand Concourse Historic District. Mr. Crausman's work is also represented in the Greenwich Village Historic District and Greenwich Village Historic District Extension II.

References:

“Israel Crausman, 90, Architect in New York,” *NYT*, October 24, 1989, B16; LPC, Architects files.

Thomas Dunn (1888-1943)

1025 Grand Concourse (1922)

Thomas Dunn was born in New York City and received his education at the College of the City of New York (City College) and Columbia University. From 1906-1920 he was employed as a draftsman by various firms, including Post & McCord (1907-08), and was licensed as an architect by the state of New York in 1916. He worked briefly with Albert Bodker (1920-21) before leaving to establish the firm of Dunn & Gilson. Beginning in 1930, he practiced independently designing buildings in Manhattan and the Bronx. Within the Grand Concourse Historic District he designed the semi-attached house at 1025 Grand Concourse.

References:

“Application for Membership in the American Institute of Architects,” December 12, 1941 <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1011941.aspx> (accessed September 29, 2011); “Building Plans Filed,” *NYT*, October 30, 1942, 33; Office for Metropolitan History, “Manhattan NB Database, 1900-1986,” <http://www.MetroHistory.com> (accessed September 8, 2011); United States Census Records, 1920 and 1930.

Ellis, Aaronson & Heidrich

Edmund Lewis Ellis (1873-1929)

Harry Aaronson (1897-1968)

Stephen L. Heidrich (1891-1972)

955 Walton Avenue (1926-27)

Little is known about the education and training of the three principles of this firm. Edmund Lewis Ellis was born in Nebraska and had established an architectural practice in New York City by 1902. He continued to practice independently until 1926. Stephen L. Heidrich was born in Union, New Jersey and appears to have been trained as an engineer as well as an architect. Harry Aaronson was born in Russia and immigrated to the United States with his family in 1905. Before joining with Ellis and Heidrich, he had worked as a draughtsman for Gronenberg & Leuchtag. The three men formed their partnership in 1926 and following the death of Ellis in 1929, Heidrich and Aaronson continued in partnership until 1937. Heidrich practiced independently until at least 1948 during which time he designed the 1940 apartment house at 10 Downing Street in the Greenwich Village Historic District Extension II. By 1951 he was working as an engineer for Lockwood Green in New York City. Aaronson continued to practice at least until 1950. Within the Grand Concourse Historic District the firm was responsible for the design of the 1926-27 Colonial Revival style Walcourse Arms at 955 Walton Avenue.

References:

Ancestry.com, *Connecticut City Directories* [database on-line], Provo, UT: Generations Network, 2005; Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on-line] Provo, UT: Ancestry.com Operations, 2005; “Business Records,” *NYT*, May 17, 1931, 40; “Building Plans Filed,” *NYT*, May 13, 1948, 44; Connecticut Department of Health, *Connecticut Death Index, 1949-2001* [database on-line], Provo, UT: Ancestry.com Operations, 2003; “Deaths,” *NYT*, December 21, 1929, 17; “Obituary,” *NYT*, May 15, 1968, 47; “Real Estate Notes,” *NYT*, August 4, 1950, 31; United States Census Records, 1910, 1920, 1930; James Ward, *Architects in Practice New York City 1900-1940* (Union, New Jersey: J & D Associates, 1989), 2, 22, 34.

Hyman I. Feldman (1896-1981)

800 Grand Concourse (1953-55)

Hyman Isaac Feldman was born in Lemberg (now Lviv, Ukraine) and brought to New York in 1900. He studied at Cornell, Yale, and Columbia, and began an architectural practice in New York in 1921. Over the course of his long career he designed well over 4,000 residential and commercial buildings, including many hotels and apartment houses; he also wrote articles on economics, real estate, and architecture. In 1932, the Brooklyn Chamber of Commerce presented him with its first award for best apartment house design for the Cranlyn Apartments (1931) at 80 Cranberry Street in the Brooklyn Heights Historic District.

Many of Feldman’s most interesting designs were Art Deco style apartment buildings, examples of which can be found in the Bronx, the Riverside-West End Historic District, and the Upper West Side/Central Park West Historic District. His career reached its apex in Manhattan after World War

II where he designed numerous apartment houses some of which are represented in the Upper East Side Historic District. Feldman was also the designer of housing projects for the New York City Housing Authority. In the Grand Concourse Historic District he was responsible for the design of the apartment building at 800 Grand Concourse.

References:

“H. I. Feldman, Head of Architecture Concern, Dies,” *NYT*, January 27, 1981, B19; “Hyman Isaac Feldman,” *Who’s Who in American Jewry* (1938-39); LPC, “Architects’ Appendix,” *Riverside-West End Historic District Designation Report (LP-1626)*, (New York: City of New York, 1989), prepared by the Research Department; LPC, “Architects’ Appendix,” *Upper East Side Historic District Designation Report (LP-1051)* (New York: City of New York, 1981), prepared by the Research Department; LPC, “Architects’ Appendix,” *Upper West Side/Central Park West Historic District Designation Report (LP-1647)* (New York: City of New York, 1990), prepared by the Research Department.

Jacob M. Felson (1886-1962)

1011 Carroll Place (1935-36)
730 Grand Concourse (1939)
740 Grand Concourse (1939)
750 Grand Concourse (1936-37)
774 Grand Concourse (1926)
790 Grand Concourse (1926)
1166 Grand Concourse (1938)
1188 Grand Concourse (1936-38)

Born in Russia, Jacob M. Felson immigrated to the United States with his parents in 1888. He studied at Cooper Union and began to practice architecture in 1910. Felson designed many movie theaters and apartment buildings in New York, and his designs are represented in the Upper West Side/Central Park West, Upper East Side, and Riverside-West End Historic Districts.

In 1938 he became president of Fleetwood Enterprises, Inc., which specialized in the erection of apartment buildings. He also designed private homes in Westchester County and in New Jersey. Felson is represented in the Grand Concourse Historic District by six Art Deco style and two Renaissance Revival style apartment buildings.

References:

“Jacob M. Felson, Architect, Designed Movie Houses, 76” *NYT*, October 19, 1962, 31; LPC, “Architects’ Appendix,” *Riverside-West End Historic District Designation Report*; “Architects’ Appendix,” *Upper East Side Historic District Designation Report*; “Architects’ Appendix,” *Upper West Side/Central Park West Historic District Designation Report*.

Marvin Fine (see Horace Ginsbern)

Franklin, Bates & Heindsmann

Edward W. Franklin (1893-?)

Allan Bradley Bates (1898-1961)

Theodore Edward Heindsmann (1890-?)

810 Gerard Avenue (1926-27)

Little is known about Edward Franklin, Allan B. Bates, and Theodore E. Heindsmann. Franklin and Bates met in the office of Charles Kreymsborg and formed a partnership in 1925 that Heindsmann

joined the following year. The firm designed buildings in Manhattan and the Bronx from roughly 1926 to 1929, during which they designed the Renaissance Revival style apartment house in the Grand Concourse Historic District. Following the dissolution of the partnership Bates and Heindsmann opened independent practices. Bates practiced until 1960, during which time he designed a house in the Fieldston Historic District and was responsible for the alteration of the house at 311 Sixth Avenue in the Greenwich Village Historic District Extension II. Heindsmann appears to have practiced at least until 1941. Franklin also appears to have practiced independently before joining with Thomas O. Raad around 1939.

References:

[“Allan Bradley Bates”], Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on-line] Provo, UT: Ancestry.com Operations, 2005; “Building Plans Filed,” *NYT*, February 27, 1960, 30; [“Edward W. Franklin,” “Theodore Edward Heindsmann”] Ancestry.com, *U. S. World War II Draft Registration Cards, 1942* [database on-line] Provo, UT: Ancestry.com Operations, 2010; LPC, “Architects’ and Builders’ Appendix,” *Greenwich Village Historic District Extension II Designation Report (LP-2366)* (New York: City of New York, 2010) prepared by Olivia Klose, Virginia Kurshan, and Marianne Percival; LPC, “Architects’ Appendix,” *Fieldston Historic District Designation Report (LP-2138)* (New York: City of New York, 2006), prepared by Virginia Kurshan, Donald G. Presa, Michael D. Caratzas, and Cynthia Danza; *NYT* various; “Obituary” [Allan B. Bates], *NYT*, Feb 5, 1961, 81; Office for Metropolitan History, *Manhattan NB Database 1900-1986* (June 2, 2010 and September 20, 2011) <http://www.MetroHistory.com>; Pencil Points, v. 6, 1925, p.21 (issue not determined); “Plan Private Houses for Bronx Sites,” *NYT*, June 6, 1925, 24; United States Census Records, 1910, 1920, 1930.

Joseph H. Freedlander (1870-1943) and Harry Allan Jacobs (1872-1932)

Allen Freedman Home, 1125 Grand Concourse (1922-24)

Joseph Freedlander was born in New York City and studied at M. I. T. before entering the Ecole des Beaux-Arts. In 1895 he received his diploma from the Ecole, one of the first three Americans to complete the curriculum. Upon returning to New York he established his own atelier to reproduce the French system of training and was later the president of the Society of Beaux-Arts Architects and a founder and president of the American Société des Architectes Diplômés par le Gouvernement Français (American Group). Among Freedlander’s extant buildings in New York City are those for the New Harlem Hospital (1905, with later additions, demolished in part), the George Engel House at 17 East 74th Street, included in the Upper East Side Historic District, the French Institute of the United States, at 22 East 60th Street (1924) and the Museum of the City of New York (1928-30), a designated New York City Landmark.

Harry Allan Jacobs was born in New York and studied at the Columbia School of Mines before attending the Ecole des Beaux-Arts. Jacobs designed both commercial and residential structures and was especially known for his town houses, sixteen of which (both new buildings and facade alterations) are included in the Upper East Side Historic District. He was a member of the Society of Beaux Arts Architects, the Architectural League of New York and a fellow of the American Academy in Rome.

The Andrew Freedman Home, an individually designated New York City Landmark included within the boundaries of the Grand Concourse Historic District, is their only known collaboration.

References:

LPC, *Andrew Freedman Home Designation Report (LP-1796)* (New York: City of New York, 1992), prepared by Andrew S. Dolkart, 5-6.

Joseph H. Freedlander (1870-1943) and Max Hausle (1879-?)

Bronx County Building, 851 Grand Concourse (1931-33)

Max Hausle was born in Switzerland in 1879 and studied architecture there before coming to the United States in 1897. He settled in the Bronx where he became associated with the locally prominent architect, Michael J. Garvin. Upon Garvin's death in 1918, Hausle continued the practice, receiving several important public commissions in the Bronx including the Municipal Courthouse and the Magistrates' Courthouse. He collaborated with Joseph H. Freedlander (see Joseph H. Freedlander and Harry Allan Jacobs) on the Bronx County Courthouse, now the Bronx County Building, one of two individually designated New York City Landmarks within the Grand Concourse Historic District.

References:

LPC, *Bronx County Courthouse, 851 Grand Concourse Designation Report (LP-0928)* (New York: City of New York, 1976), 2.

Horace Ginsbern (c.1897*-1969)

1001 Grand Concourse (1940-41)

1035 Grand Concourse (1939)

1150 Grand Concourse (1936-37)

1212 Grand Concourse (1936-37)

Among the leading and most prolific architect of apartment house design in the Bronx were Horace Ginsberg and Marvin Fine. Ginsberg born near Minsk, Russia, of Jewish descent, immigrated to the United States as a boy. He graduated from Stuyvesant High School, attended the Cooper Union and Columbia University, and worked for the architectural firm of Jacob Gescheidt & Co. before establishing his own architectural firm by 1921. Ginsberg (he changed his name to Ginsbern c. 1933) was especially active in the design and layout of hundreds of apartment in the Bronx from 1924 to 1940. The task of designing the facades of these buildings, however, was assigned to Marvin Fine (1904-1981) after he joined Ginsberg in 1928. Born in Harlem and raised in Upper Manhattan, Fine was a graduate of the University of Pennsylvania (class of 1929), where he was influenced by the work of architect Paul Cret. Early in his career, Fine had worked as a draftsman for Cass Gilbert (1925-26) and George and Edward Blum (1927). After the Park Plaza Apartments (1929-31), Fine's first major job with the Ginsberg firm, they produced designs for numerous modernist apartments on the Grand Concourse and elsewhere throughout the city. Fine is known to have been directly influenced by the contemporary work of architects Raymond Hood and William Van Alen, who were responsible respectively for the American Radiator and Daily News Buildings, and the Chrysler Building (all designated New York City Landmarks). Of the four apartment houses included in the Grand Concourse Historic District, only 1150 Grand Concourse is attributed to both Ginsbern and Fine.

Ginsbern participated in the design of the Harlem River Houses (1936-37, in association with Archibald Manning Brown and other architects), Harlem River Dive and 151st-153rd Street, the first federally-funded, -built, and -owned housing project in New York City, constructed to house African-American residents of Harlem and a designated New York City Landmark. Ginsbern, his son Frederick Morton Ginsbern (1919-1986), and Fine were the architects of the entire Chock Full O' Nuts restaurant chain. In addition to the apartment house at 1150 Grand Concourse, Ginsbern and Fine were responsible for the 1931 Noonan Plaza Apartments, an individual New York City Landmark. Horace Ginsbern & Assocs. was established in 1944 with Ginsbern, Fine, Frederick Morton Ginsbern and Jules Kabat (1913-1991). Both the young Ginsbern and Kabat graduated from New York University. The firm continued until 1986.

* There are conflicting birth dates for Ginsberg, some sources give the year as 1900.

References:

American Architects Directory (1962), 212, 249; Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on-line] Provo, UT: Ancestry.com Operations, 2005; Nancy G. Coryell, *Educating Superior Students* (New York: Assn. of First Assts. In the High Schools of the City of N. Y., 1935), 12; "Horace Ginsbern, 69, Dies; Founded Architects Firm," *NYT*, September 22, 1969, 33; LPC, architects files; LPC, *Noonan Plaza Apartments Designation Report (LP-2400)* (New York: City of New York, 2010), prepared by Jay Shockley, 3-4; LPC, *Park Plaza Apartments Designation Report (LP-1077)* (New York: City of New York, 1981), prepared by Anthony W. Robins; "Marvin Fine, 77, Chief Architect of the ABC Building in Manhattan," *NYT*, June 24, 1981, B4; "Real Estate Notes," *NYT*, May 9, 1945, 35; Constance Rosenblum, *Boulevard of Dreams: Heady Times, Heartbreak, and Hope Along the Grand Concourse in the Bronx* (New York: New York University Press, 2009), 66-77; United States Census Records, 1920, 1930.

Horace Ginsbern and Marvin Fine (see Horace Ginsbern)

Glick & Duma

Michael Glick (dates undetermined)

Paul H. Duma (dates undetermined)

751 Walton Avenue (1926-27)

Michael Glick began practicing architecture around 1922. He formed a partnership with Paul H. Duma (listed in directories as A. P. H. Duma) in 1926 which lasted until around 1929. Glick practiced independently from 1930 to the mid-1940s listing himself as both architect and engineer. By 1949 he had formed a new practice with Joseph A. Gelbman, an architect, which continued until at least 1961. Within the Grand Concourse Historic District, Glick & Duma were responsible for the design of the apartment building at 751 Walton Avenue.

References:

New York City and Bronx Telephone and Address Directories, 1925-1951; *NYT*, various articles

Robert E. Golden (1892-1965)

690 Gerard Avenue (1935)

711 Walton Avenue (1936-37)

Little is known about the education and career of Robert E. Golden. He was born in New York and listed his occupation in 1920 as a draftsman. From 1923 to 1925 he was in partnership with Nathan Rotholz. He later established his own practice designing residential and commercial structures in the Bronx. Around 1927 he designed a garden mews of six shallow U-shaped buildings with a terraced garden in the Pelham Parkway area of the Bronx that historian Richard Plunz calls "one of the finest examples of the type in New York." In 1942 he was employed in the firm of Alfred Hopkins Associates in Manhattan. In the Grand Concourse Historic District he designed the Art Deco apartment buildings at 711 Walton Avenue and 690 Gerard Avenue.

References:

Ancestry.com, *Social Security Death Index* [database on-line]. Provo, UT: Ancestry.com Operations, 2011; Ancestry.com, *U. S. World War II Draft Registration Cards, 1942* [database on-line]. Provo, UT: Ancestry.com Operations, 2010; "Building Plans Filed," *NYT*, October 26, 1934, 40; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (September 23, 2011), <http://www.MetroHistory.com>; Richard Plunz, *A History of Housing in New York City* (New York: Columbia University Press, 1990), 148; United States Census Records, 1920, 1930.

Gronenberg & Leuchtag
Herman Gronenberg (1889-1931)
Albert J. H. Leuchtag (?-1959)

975 Walton Avenue (1929-30)
1049 Grand Concourse (1917)
1055 Grand Concourse (1918)
1075 Grand Concourse (1928)
1100 Grand Concourse (1927-28)

Herman Gronenberg and Albert J. H. Leuchtag formed a successful architectural partnership and were active in the first decades of the 20th century. The firm specialized in the design of apartment buildings and examples of their work can be seen in the Upper East Side and Extension, Expanded Carnegie Hill, NoHo, and Greenwich Village Historic Districts. Gronenberg died in 1931 and five years later the *New York Times* announced that A. J. H. Leuchtag had resumed the practice of architecture. In the Grand Concourse Historic District the firm designed five apartment buildings.

References:

Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on-line] Provo: Ancestry.com Operations, 2005; LPC, "Architects' Appendix," *Upper West Side/Central Park West Historic District*; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District (LP-1834)*, (New York: City of New York, 1993), prepared by the Research Department; LPC, "Architects' Appendix," *Upper East Side Historic District Extension Designation Report (LP- 2373)* (New York: City of New York, 2010), prepared by Christopher D. Brazee and Jennifer L. Most; Obituaries, *NYT*, June 18, 1931, 27 and April 28, 1959, 35; "Real Estate Notes," *NYT*, May 26, 1936, 42.

Charles O. Kreymborg (c. 1876-1941)

731 Gerard Avenue (1928)
751 Gerard Avenue (1928)
815 Gerard Avenue (1928)
760 Grand Concourse (1928)
860 Grand Concourse (1940-41)
917 Sheridan Avenue (1939-40)
923 Walton Avenue (1925)
835 Walton Avenue (1925-26)
901 Walton Avenue (1926-27)
911 Walton Avenue (1925-26)

Charles Kreymborg was born in New York City and raised in the Bronx. He received his architectural training outside academic circles, learning to draw from his association with the E. G. Saltman Drawing Materials Company and apprenticing in the office of the architect Charles Stegmeyer. He began his practice by 1900 designing residential and commercial buildings primarily in upper Manhattan and the Bronx. He briefly partnered with Joseph Leitner (1906-07) and a Mr. Daube (1908) before returning to independent practice. He established the Kreymborg Architectural Company in 1911, retaining that name until 1919. From 1924-1929 he took his son Charles H. Kreymborg (1903-1994) into partnership changing the firm's name to Charles Kreymborg & Son. The Kreymborg firm became one of the chief designers within the Bronx and its work is well represented in the Grand Concourse Historic District. The elder Kreymborg designed the apartment houses at 860 Grand Concourse, 917 Sheridan Avenue and 923 Walton Avenue and, with his son, the apartment houses at 731, 751, and 815 Gerard Avenue, 760 Grand Concourse and 835, 901, and 911 Walton Avenue.

References:

“The Building Department,” *NYT*, October 2, 1900, 14; “Charles H. Kreymborg,” Ancestry.com, *Social Security Death Index* [database on-line]. Provo, UT: Ancestry.com Operations, 2011; “Charles O. Kreymborg,” *NYT*, April 1, 1941, 23; LPC, Architects files; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (September 20, 2011), <http://www.MetroHistory.com>; United States Census Records, 1910, 1920; Ward, 18, 45, 47.

Charles Kreymborg & Son (see Charles Kreymborg)

Lang & Rosenberg

101 East 161st Street (1928)

Little is known about the firm of Lang & Rosenberg which existed between 1926 and 1929, including the identities of the principals. The firm was primarily active in upper Manhattan and the Bronx but also designed the Granada Towers in Long Beach, New York, a Spanish-Colonial style building that is on the National Register of Historic Places. Within the Grand Concourse Historic District the firm is responsible for the 1928 Gothic Revival style commercial building at 101 East 161st Street.

References:

“More Bronx Plans Filed by Builders,” *NYT*, May 15, 1926, 39; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (September 8, 2011), <http://www.MetroHistory.com>; United States Department of the Interior, National Register of Historic Places, “Granada Towers, 310 Riverside Boulevard, Long Beach, Long Island” (90-NR01715); Ward, 45.

David Levy (1891-1979)

Andrew Freedman Home, 1125 Grand Concourse (1928-32 wings)

David Levy was born in Philadelphia and received his architecture degree from the University of Pennsylvania in 1913. He was established as an architect in New York by 1928, the year in which he received the commission to design the wings for the Andrew Freedman Home, an individually designated landmark within the Grand Concourse Historic District. His most prominent work was the Jewish Theological Seminary (1928) in association with Gehron, Ross & Alley. He later brought his son into the practice and renamed the firm David and Earl J. Levy, Architects.

References:

American Architects Directory (New York: R. R. Bowker, 1956, ©1955), 330; Ancestry.com, *U.S. World War II Draft Registration Cards, 1942* [database on-line], Provo, UT: Ancestry.com Operations, 2010; Ancestry.com, *Social Security Death Index* [database on-line], Provo, UT: Ancestry.com Operations, 2011; Office for Metropolitan History, “Manhattan NB Database 1900-1986,” (September 8, 2011), <http://www.MetroHistory.com>; Ward, 47.

H. Herbert Lilien (1898-1982)

180 East 163rd Street (1940-41)

831 Gerard Avenue (1937)

930 Grand Concourse (1944-48)

1015 Grand Concourse (1940-41)

Born in New Jersey, H. Herbert Lilien graduated from the School of Fine Arts and Engineering at Fawcett. He began a New York City architectural practice by 1923. Through the depression years

and early 1940s he was responsible for the design of numerous Art Deco/Art Moderne apartment buildings, four of which are included in the Grand Concourse Historic District. Lilien's designs are also included in the Upper West Side/Central Park West and West End Collegiate Historic Districts. Lilien remained active as an architect through the 1950s and retired to Florida.

References:

Ancestry.com, *Florida Death Index, 1877-1998* [database on-line] Provo, UT: Ancestry.com Operations, 2004; LPC, "Architects' Appendix," *Upper West Side/Central Park West Historic District Designation Report*; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (September 8, 2011), <http://www.MetroHistory.com>.

Maynicke & Franke

Robert Maynicke (1848-1913)

Julius Franke (1868-1936)

900 Grand Concourse (1922-23)

Robert Maynicke was born in Germany and studied mechanics and mathematics at Cooper Union. By 1872-73, Maynicke was employed by George B. Post. While in Post's office, Maynicke studied the structural properties of iron and steel. This study allowed him to participate in the firm's work on elevator buildings, commercial structures of the 1870s and 1880s whose increase height required an elevator for easy access. The Mills Building (1881-83), known as the first "modern" office building, the Produce Exchange (1881-85), the Cotton Exchange (1883-85), and the Union Trust Building (1889-90) are some of the "elevator buildings" with which Maynicke was involved in Post's office. Maynicke remained with Post until 1895.

Julius Franke was born in New York and graduated from the College of the City of New York, now City College, in 1889. As a student he entered the office of George B. Post sometime during the construction of the New York Times Building (1889-90), which he supervised. Franke then went to Paris to study at the Ecole des Beaux-Arts. By 1894-95, he was back in the United States and was established as an architect at 287 Fourth Avenue. By 1900 Franke was in Maynicke's office, where he served as head draftsman. Beginning in 1901, both Franke and Maynicke can be found in Trow's directory at 725 Broadway. By 1905, the firm of Maynicke & Franke, occupying offices at 298 Fifth avenue, is listed in addition to the individual architects' listings.

Over 100 large commercial structures were completed in New York by Maynicke's firm. The buildings were known for their advanced structural systems as well as for the exploration of the artistic and structural properties of reinforced concrete. Maynicke was the single most prolific architect within the Ladies Mile Historic District, with most of his work commissioned by Henry Corn, a builder and real estate operator who was described as a pioneer in loft building construction. In the Upper West Side/Central Park West Historic District Maynicke & Franke designed the neo-Renaissance style Hotel Alamac and independently Maynicke designed the Hotel Ormonde. Maynicke & Franke designed two warehouses and a store-and-loft building in the Tribeca North, West and East Historic Districts.

Maynicke was a Fellow of the American Institute of Architects, and a member of the Municipal Art Society and the Architectural League. As a member of the Joint Committee of the AIA Franke helped draft the New York City Building Code. After Maynicke's death in 1913, Franke continued to practice independently but retained the firm name of "Maynicke & Franke." Franke retired in 1926 and turned to landscape painting; the firm name of Maynicke & Franke was used through 1936. Within the Grand Concourse Historic District, the firm was responsible for the design of the Concourse Plaza Hotel in 1922-23.

References:

Diana Balmori, "George B. Post: The Process of Design and the New American Architectural Office (1868-1913)," *Journal of the Society of Architectural Historians* 46 (December 1987), 342-355; *City College Alumni Register*; Francis, 31, 53; "Julius Franke," *National Cyclopedia of American Biography*, (New York, 1967), v. 27, 85; "Freed of \$1,852,000 Debts," *NYT*, January 18, 1916, 7; *Key to the Architects of Greater New York* (New York, 1900), 45; *Key to the Architects of Greater New York* (New York, 1901); LPC, "Architects' Appendix," *Tribeca West Historic District Designation Report (LP-1713)* (New York: City of New York, 1991), prepared by the Research Department; Robert Maynicke obituary, *Real Estate Record & Guide* (October 4, 1913), 623; "Henry Corn Dead, 81; A Retired Builder," *NYT*, June 17, 1934, 29; "George Browne Post," *Macmillan Encyclopedia of Architects*, ed. Adolf K. Placzek (New York: Macmillan, 1982), v. 3, 460-63; Ward, 51; "Who's Who in Architecture," *American Art Annual* (Washington, D. C. , 1924-25), v. 21, 399; Henry F. Withey and Elsie R. Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessy & Ingalls, 1970), 218, 402.

Miller & Goldhammer

George Gottlieb Miller (1893-1981)

Albert Goldhammer (1890-1956)

710 Gerard Avenue (1936)

675 Walton Avenue (1936)

George Gottlieb Miller was born in New York City and educated at Columbia University. Early in his career he served as chief draftsman for the firm of Gronenberg & Leuchtag. He began practicing independently in 1921, and established a practice with Albert Goldhammer around 1935 which was dissolved in 1937. Albert Goldhammer graduated from Cooper Union. From 1919 to 1934 he had been a partner in the successful firm of Springsteen & Goldhammer (q.v). Miller and Goldhammer, jointly and individually, designed many apartment houses in the in Upper Manhattan and the Bronx. Other examples of Miller's residential work are located in the Upper West Side/Central Park West and Audubon Park Historic Districts, and examples of his less frequent commercial commissions can be found in the Greenwich Village Historic District. During the 1950s, Miller served as chief designer for developer Samuel Lefrak, and was awarded prizes by the Queens Chamber of Commerce for his apartment buildings within the borough. In 1953, Rueben Miller joined his father's practice and the partnership of George G. Miller & Reuben Miller was formed in 1960s. Miller was a member of the New York Society of Architects and of the New York chapter of the American Institute of Architects. Albert Goldhammer practiced into the 1950s, taking his son Sidney into the firm around 1950. In the Grand Concourse Historic District the firm is responsible for two apartment buildings on Walton and Gerard Avenues.

References:

American Architects Directory (1962), 483; LPC, "Architects' Appendix," *Audubon Park Historic District Designation Report (LP-2335)* (New York: City of New York, 2009), prepared by Jennifer L. Most; LPC, *Greenwich Village Historic District (LP-0489)* (New York: City of New York, 1969), report by the Research Department; LPC, "Architects' Appendix," *Upper West Side/Central Park West*; "Obituary," *NYT*, February 11, 1981, D23; "Real Estate Notes," *NYT*, November 9, 1937, 42; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (September 26, 2011), <http://www.MetroHistory.com>.

Emil Paulsen (1880-1939)

1027 Grand Concourse (1927)

Little is known about Emil Paulsen. He was born in Sweden and immigrated to the United States. His early training was likely as a carpenter. At the time of his death in 1939 he was a respected architect and building contractor specializing in residential construction in Yonkers where he had moved in 1912. Within the Grand Concourse Historic District he was responsible for the design of the Renaissance Revival style apartment building at 1027 Grand Concourse.

References:

Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT: Ancestry.com Operations, 2005; "Emil Paulsen," *NYT*, January 9, 1939, 19; United States Census Records, 1920.

Raldiris & LaVelle

Edward Raldiris (1877(?)-1964)

Paul B. LaVelle (1879-1942)

1130 Grand Concourse (aka 160 McClellan Street; [no number] Carroll Place) (1925-26)

Edward Raldiris was born in New York City and was trained as a civil engineer at New York University. He received his architectural training in the offices of Ernst E. W. Schneider and Henry Herter where he served as chief draftsman from 1893-1900. He served as Chief Inspector of the Tenement House Department in New York City from 1904-1906, and as chief Inspector of the Bureau of Buildings in the Bronx from 1909-1912. Paul LaVelle was born in Switzerland and educated at the University of Zurich, the University of Stuttgart, and in Paris at the Ecole des Beaux Arts. He moved the United States in 1900 and first worked in the office of McKim, Mead & White. He had his own office in New York beginning in 1910 and later moved his home and office to White Plains. He specialized in hospital and apartment designs as well as individual homes. He designed a large addition to St. Agnes' Hospital in White Plains, a sanitarium in Roslyn, Long Island, and designed a Medieval Revival style house which is included within the Fieldston Historic District. In 1928 he worked for the Brooklyn Bridge Plaza Association, planning the Brooklyn approach to the bridge. La Velle served as president of the Westchester County Chapter of the AIA. The partnership between the two men was short lived (1923-26) but they designed two of the signature buildings on the Grand Concourse, the Lewis Morris Apartments at 1749 Grand Concourse and the former home of the Bronx County Society for the Prevention of Cruelty to Children at 1130 Grand Concourse, the latter of which is included within the Grand Concourse Historic District.

References:

Ancestry.com, *Reports of Deaths of American Citizens Abroad, 1835-1974* [database on-line] Provo, UT: Ancestry.com Operations, 2010; "Edward Raldiris, Application for Membership, American Institute of Architects March 4, 1924" <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1036379.aspx>; LPC, "Architects' Appendix," *Fieldston Historic District Designation Report*; "Paul B. La Velle, Application for Membership, American Institute of Architects, April 4, 1924" <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1025772.aspx>; "Paul B. La Velle, New York Architect," *NYT*, May 6, 1942, 19; United States Census Records 1900, 1910; Withey, 364.

Emery Roth and Sons

Emery Roth (1871-1948)

Richard Roth (1904-1987)

Julian Roth (1901-1992)

888 Grand Concourse (1937)

Emery Roth was born in Galzecs, Hungary, to a family of ample means. Upon being orphaned at age 13, he was sent to the United States. He first immigrated to Chicago and then to Bloomington, Illinois. He spent three years as an apprentice in an architectural firm, most of which time was spent copying plates of classical orders. In Bloomington, Roth also worked as a carpenter/builder for a short time. After an unsuccessful attempt to find work in Kansas City, Roth accepted a position with Burnham & Root as a draftsman for the World's Columbian Exposition in Chicago. Roth assisted Julius Harder with the preparation of drawings for the celebrated Palace of Fine Arts and drew plans for two small fair pavilions. He also assisted Richard Morris Hunt with modifications to his plans for the fair's Administration Building.

Following the close of the Exposition, Roth remained in Chicago and opened a very successful mail-order architectural rendering business. He soon decided to move to New York where he was hired into Hunt's office. While with Hunt, Roth drafted interior perspectives of the "Breakers," Cornelius Vanderbilt's Newport, Rhode Island mansion, and met Ogden Codman, Jr., an architect and interior designer. After Hunt's death, Roth accepted a position with Codman, where he became familiar with historical styles. In 1895, Roth opened his own offices and three years later, he bought the architectural practice of Theodore G. Stein and Eugene Yancey Cohen, which became Stein, Cohen & Roth.

Soon after the turn of the century, Roth returned to independent practice, specializing in luxury apartment houses. The Hotel Belleclaire (1901-03, 2171-2179 Broadway, a designated New York City Landmark) that exhibits elements of the French Beaux-Arts and Viennese Secession styles, is considered Roth's first major work in New York City. In the 1910s, he experimented with the Art Nouveau style, and in the 1920s, his designs became more classically-inspired and often incorporated elements of the Art Deco style. Roth's designs include the Ritz Tower (1925-27, 465 Park Avenue), San Remo Apartments (1928-29, 145 Central Park West), Beresford Apartments (1928-29, 211 Central Park West), and Eldorado Apartments (1931, 300 Central Park West, in association with Margon & Holder), all designated New York City Landmarks. Roth also designed numerous apartment buildings in the Upper West Side/Central Park West and Riverside Drive-West End Historic Districts. In 1932, Roth's son Richard, and later his son Julian, joined the firm, which became known as Emory Roth & Sons. In 1938-39 they designed the Normandy Apartments (140 Riverside Drive, a designated New York City Landmark), which is considered to be one of Roth's last great apartment house designs. Richard and Julian Roth continued the firm after their father's death and were joined by Richard's son Richard Roth, Jr. (b. 1933) in 1957. Emery Roth & Sons continued in family hands until 1996 during which time the firm designed many of New York's important buildings such as 55 Water Street, the Palace Hotel, the Look Building, and, with other firms, The Pan Am Building (with Walter Gropius), the General Motors Office Building (with Edward Durell Stone), and the World Trade Center (with Minoru Yamasaki). Within the Grand Concourse Historic District, Emery Roth & Sons designed the Art Deco style apartment building at 888 Grand Concourse.

References:

"Emery Roth & Sons," Avery Architectural & Fine Arts Library, Drawings & Archives Department Collections http://library.columbia.edu/indiv/avery/da/collections/emery_roth_sons.html (accessed September 26, 2011); Dennis Steadman Francis, *Architects in Practice in New York City: 1840-1900*

(New York: Committee for the Preservation of Architectural Records, 1979), 22, 66, 72; *Key to the Architects of Greater New York*, 1900, 56; *Key to the Architects of Greater New York*, 1901, 62; LPC, "Architects' Appendix," *Audubon Park Historic District Designation Report*; LPC, "Architects' Appendix," *Expanded Carnegie Hills Historic*; LPC, *Normandy Apartments Designation Report (LP-1568)* (New York: City of New York, 1985), prepared by the Research Department; LPC, *Ritz Tower Designation Report (LP-2118)* (New York: City of New York, 2002), prepared by Virginia Kurshan; LPC, "Architects' Appendix," *Riverside Drive-West End Historic District*; Steven Rutenbaum, *Mansions in the Clouds: The Skyscraper Palazzi of Emery Roth* (New York: Balsam Press, 1986).

Nathan Rotholz (1895-1934)

109 East 153rd Street (1930-31)
691 Gerard Avenue (1930)
705 Gerard Avenue (1930-31)

Little is known about the training of New York-born architect Nathan Rotholz. At the time the United States entered World War I, he was working as a draftsman in the firm of Sommerfeld & Steckler. He opened his own practice by 1920 and over the next 14 years designed residential, commercial and mixed use buildings in Manhattan, the Bronx, and Westchester. In the Grand Concourse Historic District he was responsible for the design of three Tudor Revival style apartment buildings.

References:

Ancestry.com, *World War I Draft Registration Cards, 1917-1918* [database on-line] Provo, UT: Ancestry. com Operations, 2005; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (September 20, 2011); *NYT*, various articles; "Obituary," *NYT*, November 23, 1934, 19; Ward, 66.

Charles Schaefer, Jr. (c. 1870s-?)

825 Walton Avenue (1924)
828 Gerard Avenue (1924)

Charles Schaefer, Jr. was born in New York probably around 1872 or 1875. He established the architectural firm of Schaefer & Prindle with William Prindle in 1894 designing houses in Yonkers and the Williamsbridge section of the Bronx. He practiced independently for seven years before joining the Department of Buildings in the Bronx as a plan examiner in 1904. He reestablished his architectural practice in 1907, briefly partnering with Frederick Jaeger (1909-11) and continued to design buildings in the Bronx and Manhattan at least through the 1920s although his office is listed in Bronx directories until 1937. In the Grand Concourse Historic District he designed the Colonial Revival style Sigel Arms and Schwab Court apartment buildings on Walton and Gerard Avenues.

References:

Bronx and Manhattan Directories, 1899/1900-1936/37; Francis, 67; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (September 27, 2011), <http://www.MetroHistory.com>; *Real Estate Record and Builders Guide* 53 (June 16, 1894): 973, 56 (August 31, 1895): 286, 59 (March 20, 1897): 481, 79 (June 8, 1907): 1106, 87 (May 6, 1911): 864; United States Census Records, 1910, 1920, 1930; Ward, 68.

Schaefer & Rutkins**Albert E. Schaefer (1894-1962)****Harry B. Rutkins (c. 1903-1962)**

721 Walton Avenue (1927)

735 Walton Avenue (1927)

1011 Sheridan Avenue (1929)

Albert E. Schaefer, a descendant of an old Bronx family, studied architecture and engineering at the Mechanic's Institute, receiving a diploma in 1915. After many years in the drafting department of the New York Railways Company, he established his own firm in 1925. Schaefer entered into partnership with Harry B. Rutkins, who graduated from City College in 1926, sometime in the late 1920s. Schaefer & Rutkins designed several large apartment houses in upper Manhattan and the Bronx until the apparent dissolution of the firm around 1929. Schaefer continued to practice until his death in 1962. In 1937, Rutkins and six others were found guilty of second-degree manslaughter for the collapse of an apartment house under construction at 112 East Mosholu Parkway in the Bronx. As architect, Rutkins was given a suspended sentence in the case. He went on to work for the firm of Eggers & Higgins in 1945, becoming an associated there in 1961. By the 1950s, Rutkins had become known as an authority on building codes and practices. His obituary states he specialized in issues of air rights and zoning while at Eggers & Higgins and that he was closely identified with slum clearance and urban redevelopment projects. During the 1950s, Rutkins served as chairman of the legislative committee of the New York chapter of the American Institute of Architects (AIA) and was a member-at-large of the City Planning and Zoning Committee. Shortly after his death in 1962, the New York Chapters of the AIA established the Harry B. Rutkins Memorial Award for outstanding committee work and service to the profession and the chapter. The award continues to be given today. The firm designed an apartment house on Riverside Drive that is included in the Audubon Park Historic District and three Renaissance Revival style apartment buildings in the Grand Concourse Historic District.

References:

"Associate is Appointed by Architectural Firm," *NYT*, May 20, 1961, 20; "Harry B. Rutkins, Architect, Dead," *NYT*, July 26, 1962, 27; LPC, "Architects' Appendix," *Audubon Park Historic District Designation Report*; Office of Metropolitan History, "Manhattan NB Database 1900-1986," (2009), <http://www.MetroHistory.com>; "Six Found Guilty in Building Crash," *NYT*, April 1, 1936, 1.

Springsteen & Goldhammer**George W. Springsteen (1879(?)-1954)****Albert Goldhammer (1890-1956)**

940 Grand Concourse (1927)

960 Grand Concourse (1927)

George W. Springsteen was born in Brooklyn and studied at both Cooper Union and Pratt Institute. He spent the early years of his career in the office of Rouse & Goldstone. He formed the partnerships of Nast & Springsteen and Sass & Springsteen before establishing his partnership with Albert Goldhammer, a graduate of Cooper Union, in 1919. The firm was active in the design of apartments for low-cost housing in the city, many of them in Manhattan and the Bronx. Their first important housing project was the Amalgamated Cooperative Apartments (1926-27) in the Bronx. They also designed the Amalgamated Dwellings on Grand Street in the Lower East Side in 1930. Other designs by the firm include a neo-Renaissance/neo-Romanesque style store-and-loft building in the Upper West Side/Central Park West Historic District, an Arts and Crafts style apartment house in the Hamilton Heights/Sugar Hill Northeast Historic District, neo-Medieval style apartment in the

Expanded Carnegie Hill Historic District, and an apartment building in the Crown Heights North Historic District. In the Grand Concourse Historic District they were responsible for the design of the two Mediterranean Revival style buildings at 940 and 960 Grand Concourse. Following the dissolution of the partnership Springsteen designed the Celtic Park Apartments (1939) in Queens and the Amalgamated Housing Corporation's development by Van Cortlandt Park (1949) in the Bronx. Goldhammer joined George G. Miller in the firm of Miller & Goldhammer from 1935 to 1937 (q.v.) after which he practiced independently for a number of years before bringing his son Sidney into the firm. In 1938 he designed a synagogue, school, and apartment building for the Society for the Advancement of Judaism.

References:

"G. W. Springsteen, Architect, 75, Dies," *NYT*, October 6, 1954, 25; LPC, "Architects' Appendix," *Crown Heights North Historic District Designation Report (LP-2204)* (New York: City of New York, 2007), prepared by Michael D. Caratzas, Cynthia Danza, and Donald G. Presa; "Architects' Appendix," *Expanded Carnegie Hill Historic District*.

Leo Stillman (1903-1989)

825 Gerard Avenue (1928-29)
1130 Grand Concourse (addition) (1951-53)

Leo Stillman was born in Russia and immigrated to the United States with his family in 1906. He received his education at City College and the Beaux Arts Institute of Design and began his career in 1923 as a draftsman for Nathan Rotholz. He established his own practice and except for a brief partnership with Albert Goldhammer from 1939 to 1941 practiced independently. A prolific designer of apartment buildings throughout New York City, he was known for his six-story garden apartment complexes such as Walden Terrace and the Deland Apartments in Queens (1948 and 1954) and Park Terrace Apartments in Manhattan (1940). In addition to the Renaissance Revival apartment building on Gerard Avenue, he designed the addition to the former Bronx County Society for the Prevention of Cruelty to Children for the Bronx Young Men's and Women's Hebrew Association in the Grand Concourse Historic District. Stillman was a member of the Bronx Chapter of the AIA and served as Secretary (1948-50) and President (1952-54) and chaired the Legislative Committee (1948-55).

References:

American Architects Directory, (1956), 538 and (1970), 883; "Leo Stillman, 85, Dies; An Art Deco Architect," *NYT*, October 27, 1989, D19; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (September 14, 2011), <http://www.MetroHistory.com>; United States Census Records, 1930.

Sugarman & Berger

M. Henry Sugarman (1888-1946)

Albert G. Berger (1879-1940)

1000 Grand Concourse (1935)

M. Henry Sugarman was born in New York and studied at Columbia University, the National Academy of Design, and in England and France. He first practiced with New York architect J. E. R. Carpenter for eight years, then worked in Alabama and South Carolina from 1915 to 1917. He then formed the firm of Sugarman & Bloodgood, which lasted until the early 1920. In 1923 he joined with Arthur P. Hess and Albert G. Berger in partnership. Sugarman was a member of the American Institute of Architects and the New York Society of Architects. He was awarded the Gold Medal of the AIA in 1925.

Albert G. Berger was born in Hungary and studied architecture and engineering at the University of Budapest. He traveled to the United States in 1904 and began his architectural career with the New York firm of Schwartz & Gross where he assumed the position of chief draftsman. He later practiced with the firm of Starrett & Van Vleck, also of New York. He joined in partnership with Sugarman in the early 1920s.

The work of Sugarman & Berger is represented in the Greenwich Village, Riverside-West End, Upper West Side/Central Park West and Expanded Carnegie Hill Historic Districts. In the Grand Concourse Historic District they designed the Art Deco style apartment building at 1000 Grand Concourse.

References:

Albert G. Berger obituary, *Pencil Points* 21 (December 1940), 24; LPC, *Greenwich Village Historic District Designation Report*, 47, 49; LPC, "Architects' Appendix," *Riverside-West End Historic District Designation Report*; LPC, "Architects' Appendix," *Upper West Side/ Central Park West Historic District Designation Report*; LPC, "Architects' Appendix," *Expanded Carnegie Hill Historic District Designation Report*; *Trow's New York City Classified Directory* (New York: Trow, 1925); Withey, 53, 582.

Nelson B. Taday (1936-?)

1072 Grand Concourse (1972-74)

Little is known about the Long Island-based architect Nelson B. Taday. He had established his practice in Garden City by 1972 the year in which he designed the Concourse Rehabilitation and Nursing Center at 1072 Grand Concourse within the Grand Concourse Historic District.

References:

Ancestry.com, *U. S. Public Records Index, Volume 1* [database on-line] Provo, UT: Ancestry. com Operations, 2010; Nassau County Telephone Directories, 1971/72-1975/76.

Andrew J. Thomas (1875-1965)

Thomas Garden Apartments, 840 Grand Concourse (1926-27)

Andrew Jackson Thomas established himself as a practitioner in the field of planned housing with his innovative work for the Queensboro Corporation. Now widely regarded as a seminal figure in the history of that field, Thomas is credited as the developer of the "garden apartment," in which he perfected the system of "block ventilation" and an apartment plan that served as a model for later state and federal housing programs.

Born in lower Manhattan, the son of a diamond broker, Thomas was orphaned at the age of 13 and began a series of jobs that took him from the gold fields of the Yukon to collecting rent in the tenements along Columbus Avenue. It was while working as a timekeeper for a building contractor that Thomas began to study construction plans that prompted his self-taught architectural career.

Some of Thomas' first apartment houses were done while he was on the Board of Design of the U. S. Shipping Board's Emergency Fleet Housing Corporation during World War I. Thomas also worked for the City and Suburban Homes Company. After the war, he found work with the Queensboro Corporation in Jackson Heights, for which he developed his version of the "garden apartment" which was to serve as the model for all his future projects.

About 1922, the Metropolitan Life Insurance Company (MetLife), which provided much of the mortgage money for the Queensboro Corporation, hired Thomas as the architect for its first housing projects, all of which were built in Queens. Thomas was working for Queensboro in Jackson Heights and MetLife in Sunnyside, Astoria, and Woodside at the same time that Frederick Ackerman, Henry

Wright and Clarence Stein were developing Sunnyside Gardens. He later designed the one apartment house within Clarence Stein and Henry Wright's Radburn community in New Jersey.

Thomas was hired by John D. Rockefeller, Jr., to design two major apartment complexes. The award-winning Dunbar Apartments (1926-28) in Central Harlem (the first major non-profit cooperative complex built specifically for African-Americans, and an individually designated New York City Landmark) and the Thomas Garden Apartments (1928) in the Grand Concourse Historic District. During his career, Thomas worked tirelessly to improve housing conditions for the working poor and built a number of model projects in New York, New Jersey and Brooklyn and his concepts were adopted for the "First Houses" on East 3rd Street and Avenue A in Manhattan, New York City's first publicly-funded housing project. Thomas later served as the New York State Architect, designing a number of hospitals including Coney Island Hospital in Brooklyn. In addition to the Dunbar and Thomas Apartments, Thomas' buildings are included in the Upper East Side Historic District and particularly in the Jackson Heights Historic District.

References:

"Andrew Thomas, A City Architect," *NYT*, July 27, 1965, 33; LPC, *Jackson Heights Historic District Designation Report (LP-1831)* (New York: City of New York, 1993), prepared by the Research Department, 24-25.

Rafael Viñoly (1944-?)

Bronx Housing Court, 1118 Grand Concourse (1990-99)

Born in Uruguay, Rafael Viñoly received his architectural education at the University of Buenos Aires. By the age of twenty he was a founding partner in Estudio de Arquitectura in Argentina. He moved to the United States in 1978, lecturing at Harvard University Graduate School of Design before moving to New York in 1979. Four years later he founded his firm, Rafael Viñoly Architects PC, which now operates in New York, London, and Los Angeles. Viñoly has designed many significant civic and institutional projects around the world among them New York's John Jay College of Criminal Justice and Jazz at Lincoln Center, the Tokyo International Forum, Philadelphia's Kimmel Center for the Performing Arts, the Boston Convention & Exhibition Center as well as university buildings and research facilities, court houses and residences. Viñoly is a Fellow of the American Institute of Architects, International Fellow of the Royal Institute of British Architects, and member of the Japan Institute of Architects and a 1995 recipient of the Medal of Honor from the New York City Chapter of the American Institute of Architects. Within the Grand Concourse Historic District Viñoly designed the strikingly modern Bronx Housing Court.

References:

"Rafael Viñoly Architects," <http://www.rvapc.com> (September 14, 2011).

Simon B. Zelnik (1894-1980)

1040 Grand Concourse (1959-61)

Simon Bernard Zelnik was born in Lemberg (now Lviv, Ukraine) and immigrated to the United States in 1920. He received his education from Cooper Union, the Beaux Arts Institute of Design, and New York University. He worked for William L. Rouse from 1928 to 1932 when he left to establish his own firm. He was an assistant professor of design at New York University from 1931 to 1948 and an instructor of mechanical drawing at Adelphi College from 1946 to 1947. He designed theatres, banks, shops, schools, and synagogues including the original Young Israel of the Grand Concourse at 1040 Grand Concourse which was later altered for the Bronx Museum of the Arts by Castro-Blance, Piscioneri, & Feder (q.v.).

References:

American Architects Directory (1962), 789 and (1970), 1027.

ILLUSTRATIONS

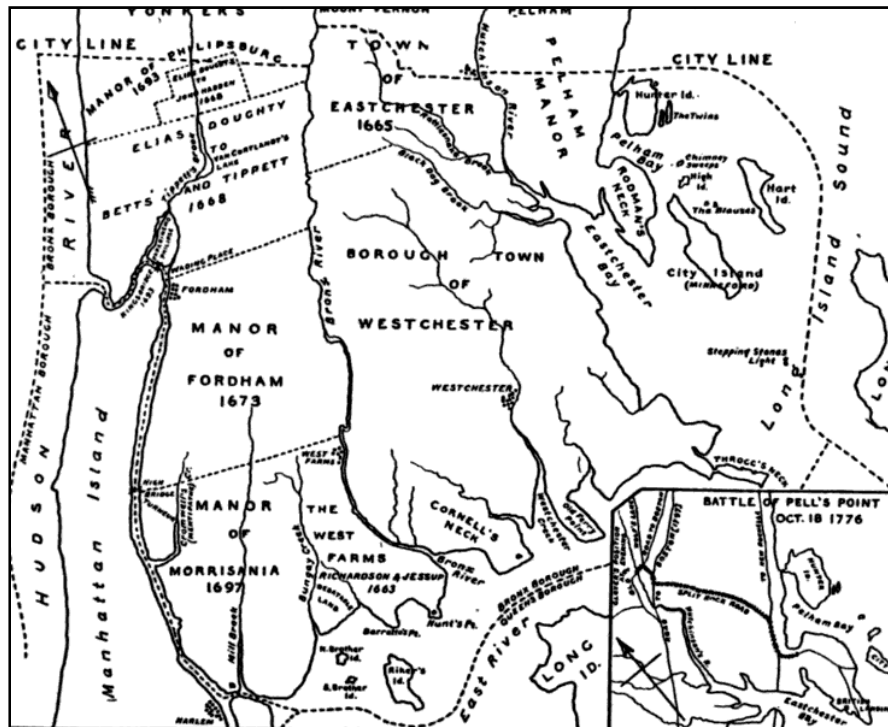


Figure 1 – “At the End of the English Period [Insert: Battle-field of Pell’s Point, Oct. 18, 1776]”
Source: *The Story of the Bronx* by Stephen Jenkins (facing page 82)



Figure 2 – Grand Concourse: View South from East 161st Street (1926)
Courtesy of: The New York Public Library



*Figure 3 – Grand Concourse: View North from East 162nd Street (1926)
Courtesy of: The New York Public Library*



*Figure 4 – Rendering of Concourse Plaza Hotel (900 Grand Concourse) as depicted on c. 1939 Letterhead
Source: New York City Department of Buildings, Block & Lot File for Tax Map Block 2460, Lot 1*

Assorted New York City Tax Photographs (c. 1940)



Figure 5 – 940 Grand Concourse
Source: New York City Tax Photograph (c. 1940)



Figure 6 – 705 Gerard Avenue
Source: New York City Tax Photograph (c. 1940)

Assorted New York City Tax Photographs (c. 1940)

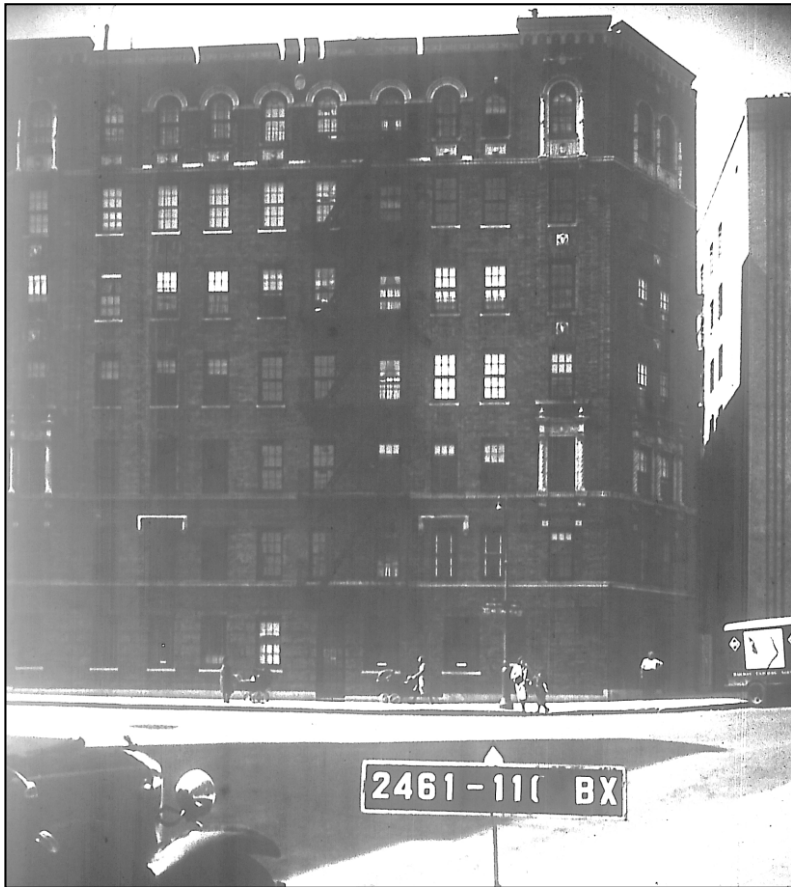


Figure 7 – 1011 Sheridan Avenue
Source: New York City Tax Photograph (c. 1940)



Figure 8 – 1150 Grand Concourse
Source: New York City Tax Photograph (c. 1940)

Assorted New York City Tax Photographs (c. 1940)

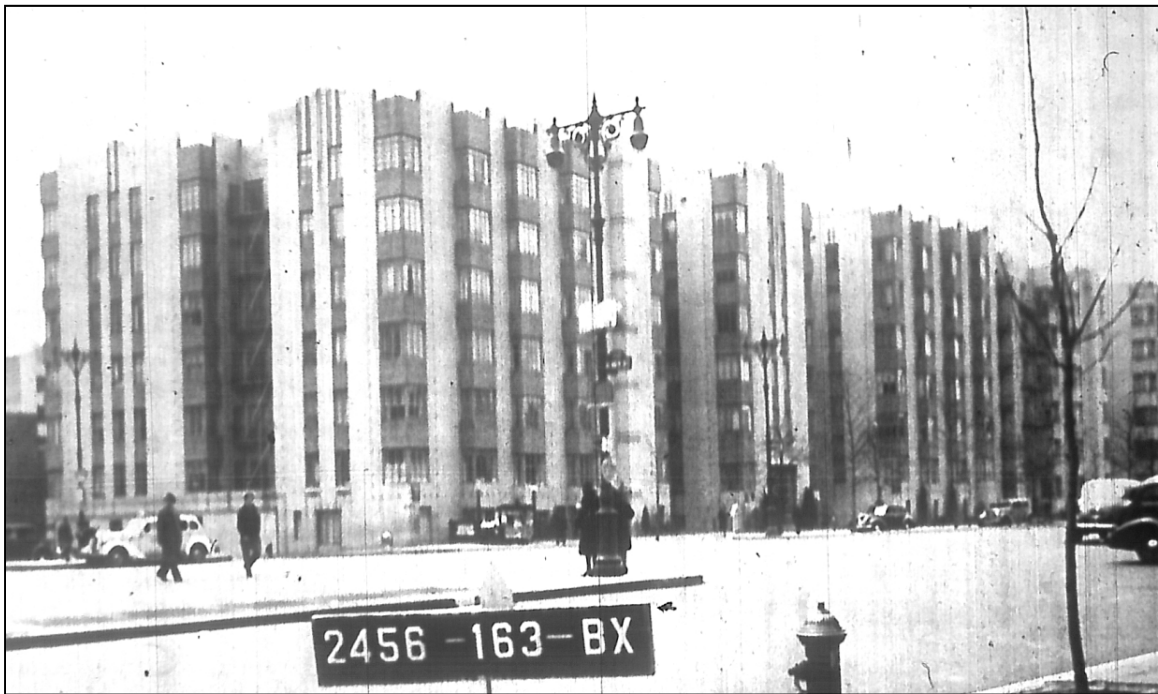


Figure 9 – 1188 Grand Concourse
Source: New York City Tax Photograph (c. 1940)



Figure 10 – 1212 Grand Concourse
Source: New York City Tax Photograph (c. 1940)

Architectural Features & Details



*Figure 11 – Cast-Stone Entrance Surround and Concrete/Cast-Stone and Mosaic-Tile Fish Mural, 1150 Grand Concourse
Photo: Christopher D. Brazee, 2009*



*Figure 12 – Mosaic Tile and Terrazzo Entry Vestibule, 888 Grand Concourse
Photo: Christopher D. Brazee, 2011*



*Figure 13 – Main Entry, 930 Grand Concourse
(painted brown & beige at time of designation)
Photo: Christopher D. Brazee, 2009*



*Figure 14 – Exterior Wall Terra-Cotta Detail, Thomas Garden Apartments, 840 Grand Concourse
Photo: Marianne S. Percival, 2009*



*Figure 15 – Exterior Wall Brick and Terra-Cotta Entry Surround, Thomas Garden Apartments, 840 Grand Concourse
Photo: Marianne S. Percival, 2009*



*Figure 16 – Entrance Pavilion and Awning, The Executive Towers, 1020 Grand Concourse
Photo: Marianne S. Percival, 2011*

Architectural Features & Details



*Figure 17 – Terra-Cotta Entry Vestibule,
(Painted), 975 Walton Avenue
Photo: Marianne S. Percival, 2009*



*Figure 18 – Entryway Entablature,
760 Grand Concourse
Photo: Marianne S. Percival, 2009*



*Figure 19 – Polychrome Terra-Cotta Entryway,
825 Gerard Avenue
Photo: Christopher D. Brazee, 2011*



*Figure 20 – Cast-Stone Entryway,
910 Grand Concourse
Photo: Christopher D. Brazee, 2009*



*Figure 21 – Cast-Stone Entryway,
917 Sheridan Avenue
Photo: Jennifer L. Most, 2011*



*Figure 22 – Cast-Stone Entryway,
100 East 163rd Street
Photo: Marianne S. Percival, 2009*

Architectural Features & Details



*Figure 23 – Parapet and Upper-Story Details,
960 Grand Concourse
Photo: Christopher D. Brazee, 2011*



*Figure 24 – Upper-Story Decorative Brickwork,
911 Walton Avenue
Photo: Marianne S. Percival, 2009*



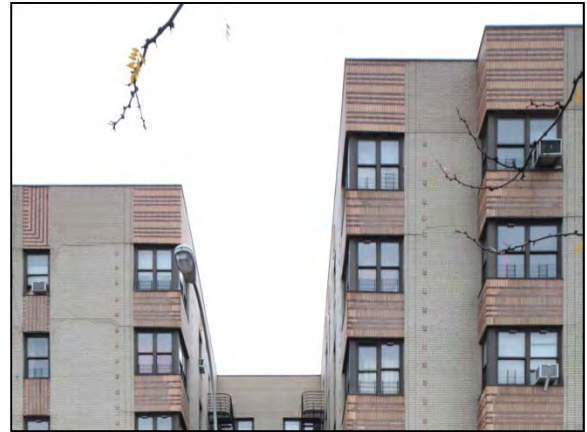
*Figure 25 – Parapet and Upper-Story Details,
721 Walton Avenue
Photo: Christopher D. Brazee, 2011*



*Figure 26 – Parapet and Upper-Story Details,
860 Grand Concourse
Photo: Marianne S. Percival, 2009*



*Figure 27 – Parapet and Upper-Story Details,
690 Gerard Avenue
Photo: Christopher D. Brazee, 2011*



*Figure 28 – Parapet and Upper-Story Details,
1188 Grand Concourse
Photo: Christopher D. Brazee, 2011*

Site Features & Streetscapes



*Figure 29 – 901 Walton Avenue (far left) through 955 Walton Avenue (far right)
Photo by: Christopher D. Brazee, 2011*



*Figure 30 – Thomas Garden Apartments (840 Grand Concourse), Courtyard
Photo by: Christopher D. Brazee, 2011*

Site Features & Streetscapes



Figure 31 – 930 Grand Concourse (left) through 900 Grand Concourse (right)
Photo by: Christopher D. Brazee, 2011



Figure 32 – 760 Grand Concourse (left) through 730 Grand Concourse (right)
Photo by: Christopher D. Brazee, 2011

Site Features & Streetscapes



Figure 33 – Joyce Kilmer Park (view northeast from East 161st Street; Lorelei Fountain at left)
Photo by: Marianne S. Percival 2009



Figure 34 – Seating Area within Franz Sigel Park
Photo by: Christopher D. Brazee, 2011