

Center for Buildings, Infrastructure and Public Space

Washington Heights and Inwood – Historic Preservation

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Process of Designation

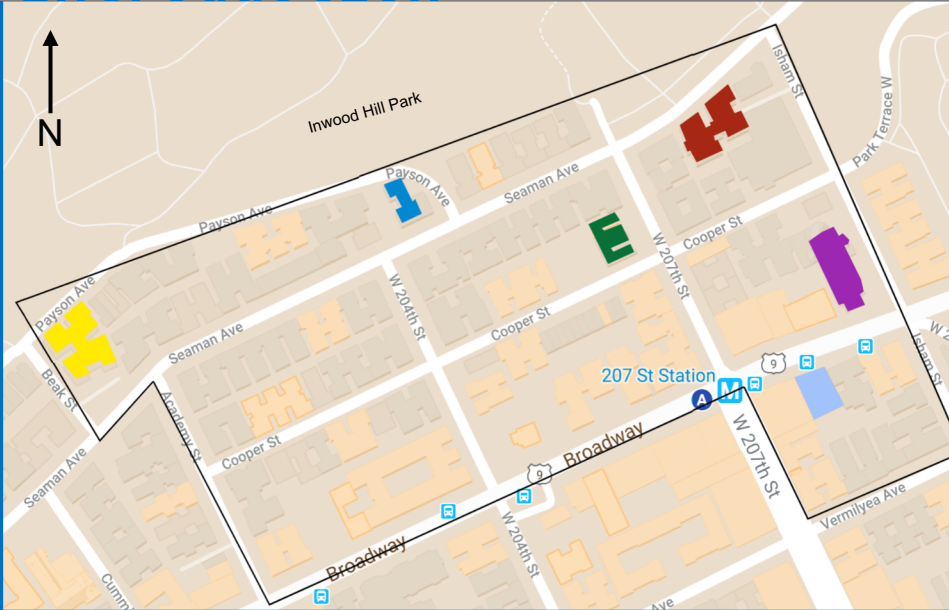
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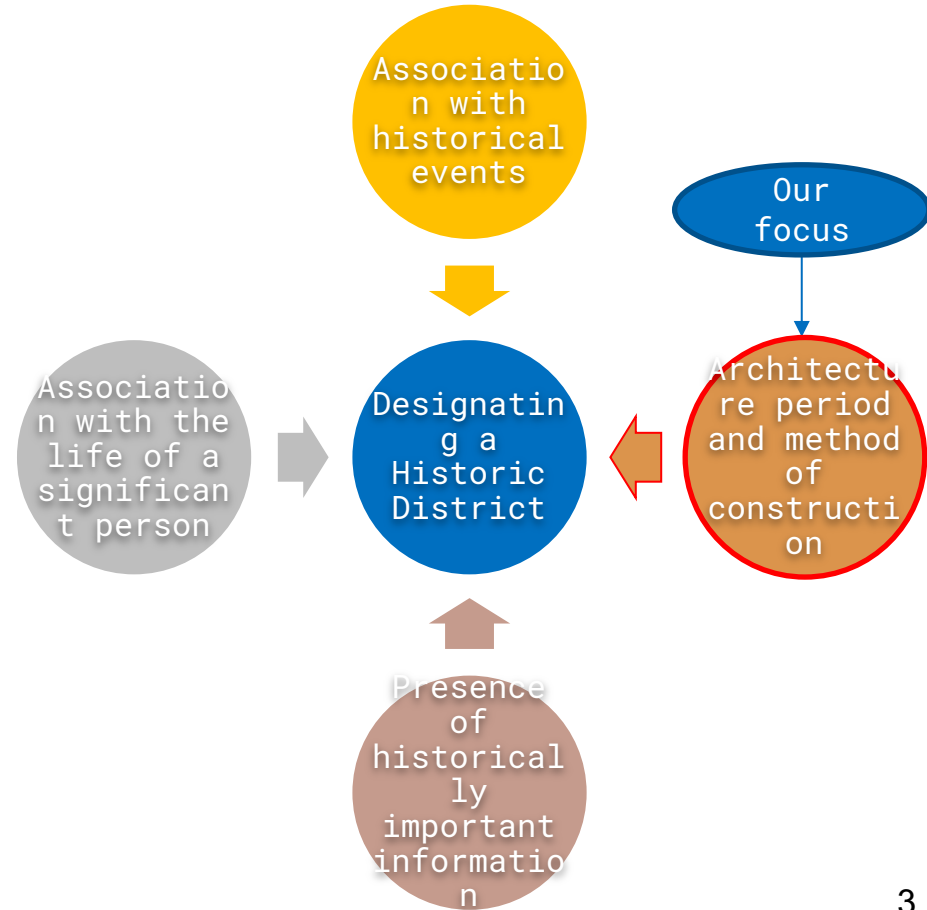
Influence of Designation

Mapping & Introduction



- 91 Payson Avenue
- 4967 Broadway
- 4950 Broadway
- 116 Seaman Avenue
- 165 Seaman Avenue
- 640 W 207th Street

Buildings Visited in Inwood with Historic Significance



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91 Payson Avenue, Inwood

Name of the Building	91 Payson Avenue
Year Built	1935
Building Type	Multi-Family Elevator Building
Floor(s)	6
Units	72

- This building serves the purpose of offering a suburban atmosphere with the convenience of city life due to proximity to Inwood Hill Park and Hudson River.
- Currently, this building is one of the finest examples of Art Deco Design in northern Manhattan.



Architectural Detail

- The curved pink walls, ornately inlaid floors, polished steel doors and aquatic details are reminiscent of ocean liners.
- Whimsical fish that decorate a light fixture, designed to look like a ship's portal, complete the motif.
- This building does not have landmark status, still the newly restored lobby serves as an inspiration for Deco enthusiasts.

91 Payson Avenue (Lobby)



Church of the Good Shepherd

Name of the Building	Church of the Good Shepherd
Year Built	1935
Building Type	Stone Sanctuary
Floor(s)	1

Background

- Located at 4967 [Broadway](#) at the corner of Isham Street in the inwood district.
- Roman Catholic parish church in New York City.
- It was built in 1935-36 and was Designed by Paul Monaghan in the Roman Catholic Archdiocese of New York.
- The style of this church is Romanesque and the it mainly made of granite with limestone trip.

Ownership

- The parish was established in 1911 on land purchased by the [Paulist Fathers](#) from the [Isham Estate](#). It is currently staffed by the [Capuchin Friars](#).
- At the time of its founding, Inwood was considered to be "the unofficial capital of the Irish diaspora", and the parish was largely made up of Irish-Americans.
- In the side yard, there is a cross as a symbol of the church. It also has a small garden to cherish the memory of American Soldiers.
- On the picture at the left, the opening hours are shown for people who want to visit the church.



Church of the Good Shepherd

Visited Buildings



Harlem Savings Bank - 4950 Broadway

Name of the Building	Harlem Savings Bank
Year Built	1948
Building Type	Stone Sanctuary
Floor(s)	Cellar + 1 floor

Architectural Detail

- Monumental door
- Stylized clock above the entrance
- Simple wall reliefs on the façade
- Carved lettering of origin name

Interesting Facts

- In 1983, Harlem Savings Bank changed its name as Apple Bank. For many years, original Harlem Savings Bank lettering was covered by an Apple Bank sign..
- In 2015, the original lettering was uncovered and a new, larger Apple Bank

Visited Buildings



116 Seaman Avenue, Inwood

Name of the Building	116 Seaman Avenue
Year Built	1937
Building Type	Multi-Family Elevator Building
Floor(s)	6
Units	32

History

- Built in 1937, this is a mid-rise elevator building with 6 storeys.
- There are 32 apartments in this building, and it is owned by 116 Seaman LLC, established in May 2007.

Architectural Details

- Creative and colorful brickwork
- Curved edges of the standard fire escape
- Floral design at the bottom of the windows



165 Seaman Avenue, Inwood

Name of the Building	165 Seaman Avenue
Year Built	1937
Building Type	Multi-Family Elevator Building
Floor(s)	6
Units	32
Elevators	2

History

- Responsible for the building design, Architect Charles Kreymborg, designed at least eight buildings within blocks of 165 Seaman Avenue.



Architectural Detail

- Renowned artists Elsie Driggs and Lee Gatch contributed towards this iconic mural and completed it in 1937.
- This Depression Era mural serves as a centerpiece for the lobby and celebrates the presence of the Native American population in the area.
- The architecture style used conforms to the notions of the buildings seen pre-war.
- Curved hand railings and fire exits adorn and add to the whole art deco setting.
- This image shows distinctive brickwork and corner windows, both prominent elements of Art Deco architecture.



Name of the Building	50 Park Terrace East
Year Built	1941
Building Type	Multi-Family Elevator Building
Floor(s)	6
Units	72

History

- In 1940, The Embassy was supposed to be designed by Charles Kreymborg
- The Kreymborg and Son architectural firm had built dozens of houses in Inwood and Washington Heights.
- But eventually, due to the death of Charles' father he had to withdraw from the agreement and Theodore E. Heindsmann was appointed as the new architect.

50 Park Terrace East: The Embassy



50 Park Terrace East: The Embassy

Location and Architecture

- The red brick building overlooks a quiet tree-lined street.
- Every apartment has an unobstructed view, and all are laid out in suites of 1 ½ to 4 rooms. Particularly noteworthy are the terrace apartments. The roof garden is for the exclusive use of tenants.
- The Embassy is located on the highest point in Manhattan one half block from beautiful Inwood Park and playgrounds.
- It is one of the finest pieces of Art Deco in Inwood.
- Its pre-war architectural design is something worth looking at.
- The picture below shows the Embassy's distinct brickwork, its color and the Art Deco style pillars on the exterior of the building and entrance.

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165 Seaman Avenue,
Inwood



499 Fort Washington
Avenue, Washington
Heights



Chrysler Building

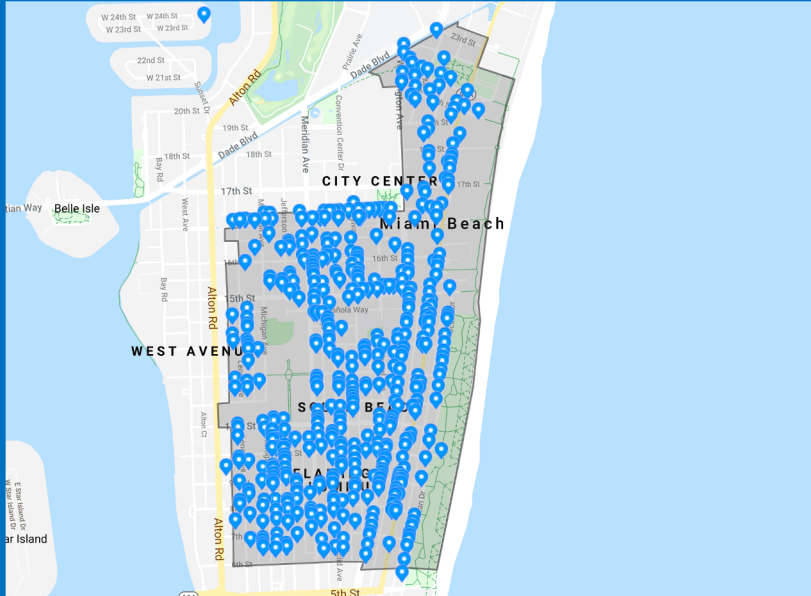


Chanin Building

What is Art Deco Architecture?

1. Smooth wall surface
2. Sharp edged, linear appearance
3. Stylized decorative elements using geometrical forms, zigzags, chevrons
4. Low relief decorative panels
5. Stepped or set back front facade
6. Strips of windows with decorative spandrels
7. Reeding and fluting around doors and windows

Miami Art Deco District



Miami Beach Architectural District (National)

- Designation date: May 14, 1979
- By Miami Design Preservation League
- Nation's first urban 20th-century historic district
- 960 buildings (477 Art Deco Style)
- Mostly built in 1930s
- Slick, streamlined looks and fresh pastel palette
- Different from the traditional sense of Art Deco

Case Study - Art Deco



Colony Theatre - 1040 Lincoln Road

Designed by R. A. Benjamin and constructed in 1934.

Art Deco Elements

- Ziggurat roofline
- Marquee
- Bas-relief
- Tile on base
- Clay barrel tile roof
- Neon signage
- Horizontal accent striping
- Angled corner



Tiffany Hotel - 801 Collins Avenue

Designed by L. Murray Dixon and constructed in 1939.

Art Deco Elements:

- Asymmetrical facades
- Tripartite design on west elevation
- Multi-colored terrazzo floor designs
- Large porthole windows
- Glass block ornamentation
- Vertical "Tiffany" neon signage rising above the roofline
- Balustrade along the south elevation
- Ceiling moldings in the lobby
- Continuous ornamental eyebrows rounded at corners

Case Study - Art Deco



Barnett Apartment - 1115 Euclid Avenue

Designed by Leonard H. Glasser and constructed in 1950

Art Deco Elements:

- Eyebrows
- Symmetrical facade
- Ornamental tile in central bay
- Low relief pilasters central bay
- Ribbed glass flank entryway
- Stepped accented pediment projects up in the central bay



1027 Euclid Avenue

Designed by B. Kingston Hall and constructed in 1930s.

Art Deco Elements:

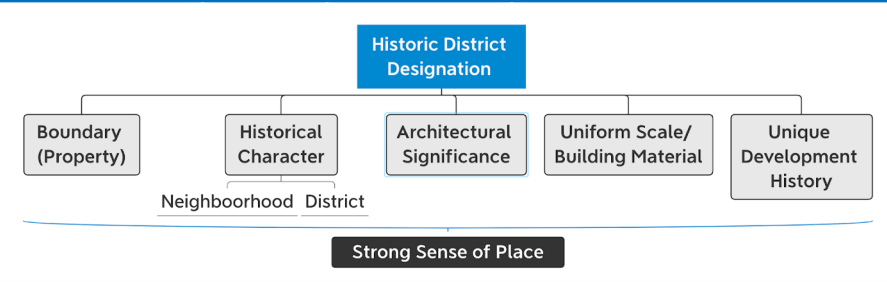
- Symmetrical tripartite facade
- Fluted pilasters which are decorative with triangular ornamentation on the top
- Decorative rounded iron rail over entry
- Ornamental zigzag pattern below the parapet wall
- Elevated entryway flanked with a rough

stucco finish

- Ornamental window sills

Back to New York

How can Art Deco Buildings in Inwood/Washington Heights be successfully



Facts:

1. Not as imposing as other Art Deco buildings in New York
2. Mostly residential buildings (Hard to push for designation)
3. The neighborhoods are not special designed compared to South Beach
4. Lack the number of art deco buildings compared to South Beach. But still one of the largest Art Deco architecture

Recommendations

1.Highlight the Unique Art Deco Elements

Corner steel-casement windows, rounded-masonry corners, curved metal fire escapes, geometric parapets

1.Focus More on the Development History

Why a large concentration of Art Deco Buildings:

Last century, people sought a more comfortable living environment and came to these neighborhoods.

1.The Uniform Material

They all have decorative brickwork, with lobbies that incorporate marble or other stone, hand-painted murals, custom lighting and terrazzo floors.

1 Increase Community Outreach

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Process of Designation



National Register of Historic
Places



State Historic Preservation Office
(SHP0)

What is the National Register?

- The National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.
- The National Historic Preservation Act of 1966 established the National Register program.
- Why do we need a State Register if we already have the National

What is the State Register?

- A Register of Historic Places is the official lists of buildings, structures, districts, objects, and sites significant in the history, architecture, archeology, engineering, and culture of the State.
- The New York State Historic Preservation Act of 1980 established the State Register program.
- Because some places might be relatively more significant to the State.

Source: "National Register - NYS Parks, Recreation & Historic Preservation". Parks.Ny.Gov, 2020, <https://parks.ny.gov/shp/national-register/>.

Criteria for Evaluation

All the buildings in the Historic District must fulfil one of the following criteria:

- A. A **religious property** deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for **architectural value**, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A **birthplace of a historical figure** of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. A cemetery that derives its primary significance from **graves of persons of transcendent importance**, from age, from distinctive design features, or from association with historic events; or
- E. A **reconstructed building** when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, or location, or **symbolic value** has invested it with its own **historical significance**; or

Source: "National and State Registers Criteria for Evaluation", Parks, N.Y. Gov. 2020, <https://parks.ny.gov/shpo/initial-register/documents/NRStateRegisterCriteriaforEvaluation.pdf>.

Advantages of Designation

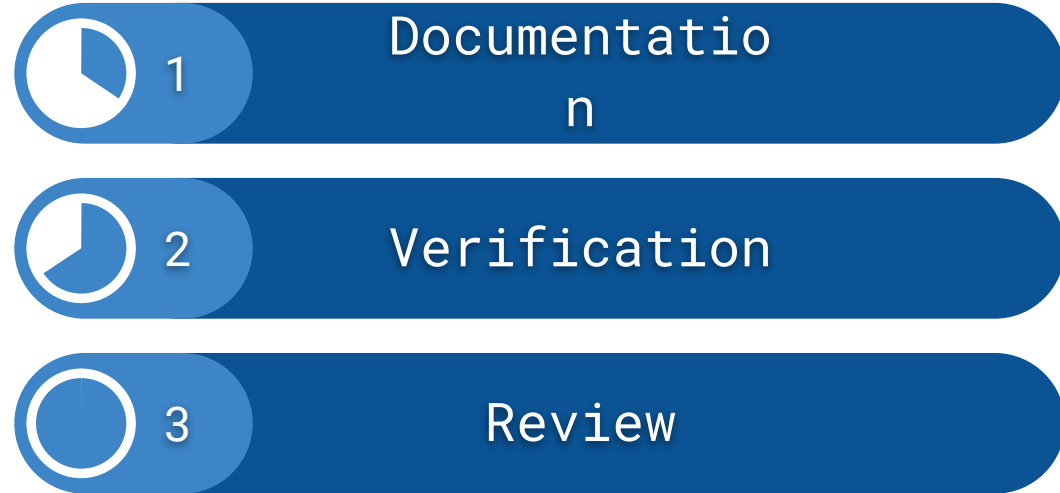
Most importantly, honorific recognition for the neighborhood being listed in the National Register for Historic Places.

Consideration in planning for Federal projects: Advisory Council gets an opportunity to comment on all projects affecting historic properties.

Eligibility for certain tax provisions: Owners of properties listed in National Register may be eligible for a 20% investment tax credit.

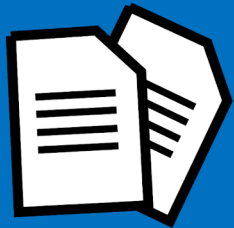
Qualification for Federal grants for historic preservation, when funds are available.

A Three-Step Process



National and State Registers of Historic Places

Step 1: Documentation



1. State and National Registers Nomination

(<https://parks.ny.gov/shpo/national-register/documents/NRAApplicationForm.pdf>)

- Name and location
- Type of nomination (building, structure, district, etc.)
- Applicant's detail and contact information
- Nomination priorities (goals)

2. Historic Resource Inventory Form (for every property)

(<https://parks.ny.gov/shpo/national-register/documents/NRAApplicationInventoryForm.pdf>)

- Identification
- Description (material, walls, foundation, condition)
- Photos and maps

3. Statement of Owner Support (for every property)

Source: "National Register - NYS Parks, Recreation & Historic Preservation". Parks.Ny.Gov, 2020,
<https://parks.ny.gov/shpo/national-register/>

(<https://parks.ny.gov/shpo/national-register/>)

National and State Registers of Historic Places

Step 2: Verification




- Proposals which appear to meet the criteria for listing are assigned to staff for further development
 - Site inspections
 - Verify the documents and maps
 - Assist the sponsor in fulfilling the documentation requirements
- At this stage, the required research, maps, photographs, and other attachments is primarily the responsibility of the sponsor working closely with a National Register staff member

National and State Registers of Historic Places

Step 3: Review



1. Upon receipt of a satisfactory draft nomination, this office will schedule a (primary) review by the *New York State Board for Historic Preservation* (quarterly meetings)
 - Notify the property owners, local governments and the public.
 - Reviews must be scheduled  three months in advance (to satisfy public notification requirements)

2. If recommended, the nomination form is finalized and forwarded to the *State Historic Preservation Officer* for (secondary) review and signature

 State process takes a minimum of 90 days, excluding the time to gather all the documents.

3. Complete nominations are submitted by the state to the *National Park Service* to review for the National Register of Historic Places

The National Park Service makes a listing decision within
45 days

Source: "National Register of Historic Places, Recreation & Historic Preservation Parks, NY Gov., 2024"
<https://parks.ny.gov/shpo/national-register/>.

Challenges

Satisfy the criteria for evaluation

Window replacement and other significant changes in the conditions

Convincing the owners

Majority of the owners must support the proposal

Collection of documents and maps

Tedious and time consuming to collect data for each building

Satisfactory structural conditions

Buildings considered for proposal must satisfy structural requirements

Time constraint

Process takes at least three months and collection of data will take additional time

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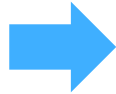
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116 Seaman Avenue, Inwood

Challenges and Considerations

- Are windows considered as architectural or defining feature of historical building?
- Can retrofit windows achieve greater energy efficiency?
- Will replacement windows last as long as originals?
- Are there more cost-effective approaches available other than replacement windows?

Window Replacement Cost

Frame Type	Average Cost
Wood	\$275 – \$850
Composite	\$325 – \$975
Fiberglass	\$200 – \$750
Clad	\$300 – \$900
Vinyl	\$100 – \$650
Aluminum	\$175 – \$400

Factors affecting the price:

- Modify existing window frame if necessary
- Difficulty accessing the existing window
- Different companies have different operating costs
- Lead Certified and compliant if lead is present, expect an upwards of 25% increase per window on the labor rate side



121 Seaman Avenue, Inwood

Why retrofit?

- Retrofits have better returns on investments than replacement windows
- Some windows are important building features in Inwood
- Window retrofitting/replacement can achieve greater energy efficiency (reducing solar heat gain, reduced condensation, noise reduction)
- These historical characters can impact experiences of visitors

Different
materials



Different
reasons

Wood

- Replacement will be a close copy of the original
- Wood offers great flexibility in detail and design
- Wood adapts readily to custom replication
- Partial replacements are more easily done in wood
- Wood units can be maintained and repaired indefinitely



Metal Windows

Aluminum

- Aluminum replacement windows are available in a wide range of price and product quality
- Custom aluminum windows have been used in many historic restoration projects
- Very durable material and doesn't easily rust

Steel

- Lots of metal windows have incredible strength and security and also provides high thermal performance



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Community Character

- Defines a community character
- Historical, cultural, or aesthetic value
- Foster civic pride
- Create a distinct sense of place

Property Value

- Historic district designations may lead to higher property values
- Boost property value of immediate neighborhood

Added layer of efforts for developers

- May create an additional level of effort for property developers and owners
- Lack of new development in designated area may lead to increased construction in immediate neighborhood

Regulations for alterations/renovations

- Owners or tenants must apply for a permit before doing certain kinds of work affecting the exterior and/or interior of landmark properties
- Cost of work could be higher as well
- Neighborhood desirability and property value offsets this drawback

Approval for exterior:

- Any restoration, alteration, reconstruction, demolition, or new construction
- Any new project that affects the exterior of a building

Approval for interior:

- Work that requires approval from DOB
- Work that affects the exterior of a building
- Work that affects designated interior spaces

Economic Development

- Contrary to popular belief, it could encourage economic revitalization
- For example- Ladies' Mile, SoHo, Greenwich Village
- Less accessible to low income group

Conclusion



What we know

- We looked at the characteristics of different buildings in the area and similar buildings elsewhere
- The process of designation, its challenges and benefits
- Window retrofitting and its benefits

Window Retrofit

- Window retrofitting is not completely related to designation on the National Register
- If it is energy efficient and historically accurate, it could help in the designation



Costs and Funding

- The cooperative or condo association of the building will fund window retrofitting
- In a rental building, the owner will pay
- Cost of window retrofit will be per building

Compelling Reasons

- Although there are not as many Art Deco buildings in Inwood as in South Beach, it will promote economic development and neighborhood identity
- Certain benefits other than that of influences of designation are neighborhood attractiveness and growth

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