

REAL ESTATE

BIENES RAICES

Another step for landmarking Audubon Park district

by Daniel P. Bader

A pyramid-shaped section of 19 apartment buildings and one duplex in Washington Heights is being considered for designation as a landmark district by the city.

Dubbed "Audubon Park," the proposed district includes all the buildings within the boundaries of W. 156th Street to the south, both sides of Riverside Drive, which runs diagonally on the west, and Edward M. Morgan Place on the east.

The proposal, which began with a local effort in 2003, would add Audubon Park to the already designated Audubon Terrace, home to Boricua College, the Hispanic Society of America, American Genealogical Society and the American Academy of Arts and Letters.

"We're very anxious to come up here," said City Landmarks Preservation Commission Chair Robert Tierney.

Tierney appeared before the Community Board 12 Land Use Committee on Jan. 14 with a team from the Landmarks Commission for a public hearing on the proposal.

"We happen to believe [landmark status] is a great honor," Tierney said.

The commission is seeking input from area owners and residents, hoping to inform everyone affected about the benefits and responsibilities of living in a historic district.

The first formal step will be to set a date for a public hearing downtown, something that is not currently planned. Next each building will be researched and reported on. If the commission approves the proposal after considering the reports, it goes to the City Council for the actual landmark status.

"At this time we do not have a timeline," said Commission Executive Director Kate Daley. "This takes several months and possibly several years depending on the size of the district."

With a district, said Tierney, every building included is



The Landmarks Preservation Commission has chosen 19 apartment buildings and one duplex building as a proposed Historic District dubbed Audubon Park in lower Washington Heights. Pictured above is the Sutherland building.

considered a landmark, and will be subject to the rules and benefits of the designation.

The buildings included in "Audubon Park" were chosen because they tell a story of when the subway extended to Northern Manhattan in the early 20th century, when Washington Heights turned from a rural enclave to a densely populated area with dwellings between five and 12 stories in height.

"Perhaps even more striking

is the way in which the hilly topography of the area creates curving streets and dramatic vistas that defines this area as a distinctive enclave of apartment buildings," said Commission Director of Research Mary Beth Betts.

The buildings, she said, are made of light-colored materials, including beige brick, limestone and terra cotta. The cornices, she said, are made of pressed metal, often incorporate Spanish tile,

and are built in a "variation" of Beaux-Arts and Renaissance Revival-style.

"It's a very tight sense of space," Betts said.

Land Use Committee Member Vivian Ducat is anxious to see the designation go through – the sooner the better.

She lives in the Riviera, one of the buildings in the district.

"The neighborhood has such beautiful bones and it deserves respect," she said.

Ducat previously lived in the W. 70s previously and saw that neighborhood change into what she said resembled a "suburban

these responsibilities, the staff is very dedicated. Their goal is to help you get a permit."

Several residents, including the members of the Land Use Committee, wondered why more buildings weren't added to the proposed district.

Wayne Benjamin, land-use committee chair, specifically felt the brownstones on W. 158th Street and Riverside Drive West should be included to more completely illustrate the stages of growth in the area.

"I see it as a story of the development of Upper Manhattan," he said.



The buildings are intricately adorned. This lion is from the Goya building.

mall."

"I don't want to see that happen to my neighborhood now."

With a landmark designation comes the rules. Preservation inherently means that the building must generally be maintained as is.

The commission said it is only concerned with work done to the front and back of buildings, not the inside. Almost all work permits are issued quickly at the staff level, and there's a one-page application for the permit.

"We need enough material to know what the proposed change is," said Director of Preservation Sarah Carroll. "While there are

Commission members reiterated the unique nature of the currently proposed district, adding that changes could be looked at, but would drag out the process.

"There are a lot of people in line and we're pushing this to the front of the line," Daley said.

"I'm very excited that the commission is taking positive steps towards creating an Audubon Park Historic District," Audubonparknyc.com founder Matthew Spady said in an email. Spady and another resident, Jon Esman, put together the original proposal for the district.

see **AUDUBON p22**

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Otro paso hacia Distrito Histórico del Parque Audubon



Edificios en el área propuesta florecieron entre el 1907 y el 1932 con la llegada de la línea del tren IRT, ahora llamada tren 1.

por Daniel P. Bader

Una sección en forma de pirámide de 19 edificios de apartamentos y un duplex en Washington Heights podrían ser designados como sitios de valor histórico por la ciudad.

Apodado "Parque Audubon", el distrito propuesto incluye todos los edificios dentro de los límites del oeste de la Calle 156 al sur, ambos lados del Riverside Drive, el cual corre diagonal en el oeste, y el Edward M. Morgan Place en el este.

La propuesta, la cual comenzó con un esfuerzo local en el 2003, añadiría al Parque Audubon a la ya designada Audubon Terrace, hogar de la Sociedad Hispana de America, la Sociedad Genealógica Americana y la Academia Americana de Artes y Letras.

"Nosotros estamos bien ansiosos de venir acá", dijo Robert Tierney, presidente de la Comisión de Preservación de Lugares Famosos de la ciudad.

Tierney apareció frente al Comité de Terrenos de la Junta Comunal 12 el 14 de enero con un equipo de personas de la comisión para una vista pública de la propuesta.

"Nosotros pensamos que el status de sitio histórico es un gran honor", dijo Tierney.

"Esta es la primera etapa en el proceso", dijo la Directora Ejecutiva de la Comisión Kate Daley. La comisión está buscando información de dueños y residentes en el área, esperando informar a todo el mundo afectados cuales son los beneficios y responsabilidades si finalmente el área pasada a ser un distrito histórico.

El primer paso formal sería el poner una fecha para una vista pública en el Bajo Manhattan para la propuesta, algo que no es actualmente planeado. Una vez se programa la vista pública, cada edificio es investigado y se hace un reporte de cada uno. Entonces se le presentan los reportes a la comisión y si son aprobados, pasa para el Concejo de la Ciudad para el status actual de lugar histórico.

"En este momento nosotros no tenemos una fecha límite", dijo Daley.

"Esto toma varios meses y posiblemente varios años dependiendo del tamaño del distrito".

Con un distrito, dijo Tierney, cada edificio incluido es considerado lugar histórico y sería sujeto a las reglas y beneficios de la



Una ventana de la edificio Grinnel

designación.

Los edificios apodados "Parque Audubon" fueron escogidos como parte del distrito debido, dijo el Director de la Comisión de Investigación, a que los edificios cuentan una historia de cuando el tren subterráneo vino al Norte de Manhattan y Washington Heights pasó de una enclave rural a un área densamente poblada con edificios entre 5 a 12 pisos de altura.

"Quizás más asombroso es la manera en la cual la montañosa topografía del área crea calles curvas y dramáticas vistas que definen esta área como una distintiva enclave de edificios de apartamentos", dijo Betts.

Los edificios, dijo ella, están hechos de materiales suavemente coloreados, incluyendo ladrillos color crema, piedra caliza y terracota. Las cornisas, dijo ella, están hechas de metal prensado y a menudo incorporan el azulejo español, y están construidas en una "variación" de Beaux-Arte y un estilo renacentista.

"Es un sentido de espacio bastante cerrado", dijo Betts.

vea **LOS EDIFICIOS** p22

LEGAL NOTICES

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NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: MH MEDIA, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 11/06/08. Office location: New York County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC, 110 St. Mark's Place, #9, New York, NY 10009. Purpose: For any lawful purpose.

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Notice of Qualification of MobileBehavior LLC. Authority filed with Secy. of State of NY (SSNY) on 12/16/08. Office location: New York County. LLC formed in Delaware (DE) on 12/12/08. Principal office of LLC: 437 Madison Ave., NY, NY 10022. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co., 80 State St., Albany, NY 12207. DE address of LLC: 2711 Centerville Rd., Ste. 400, Wilmington, DE 19808. Arts. of Org. filed with DE Secy. of State, John G. Townsend Bldg., 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.

2/12/09

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2/12/08

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Notice of Formation of Bike Pictures, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 12/11/08. Duration: 12/31/2028. Office location: NY Co. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: The LLC, Attn: Tom Hansen, 450 N. Roxbury Dr., 8th Fl., Beverly Hills, CA 90210-4222. Purpose: any lawful activities.

2/12/09

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1/22/09

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Notice of Qualification of Island Source II, LLC. Authority filed with NY Dept. of State on 12/16/08. Office location: NY County. Princ. bus. addr.: 601 Carlson Pkwy., Ste. 200, Minnetonka, MN 55305. LLC formed in DE on 11/5/08. NY Sec. of State designated as agent of LLC upon whom process against it may be served and shall mail process to: c/o CT Corporation System, 111 8th Ave., NY, NY 10011, regd. agt. upon whom process may be served. DE addr. of LLC: Corporation Trust Co., 1209 Orange St., Wilmington, DE 19801. Arts. of Org. filed with DE Sec. of State, 401 Federal St., Dover, DE 19901. Purpose: any lawful activity.

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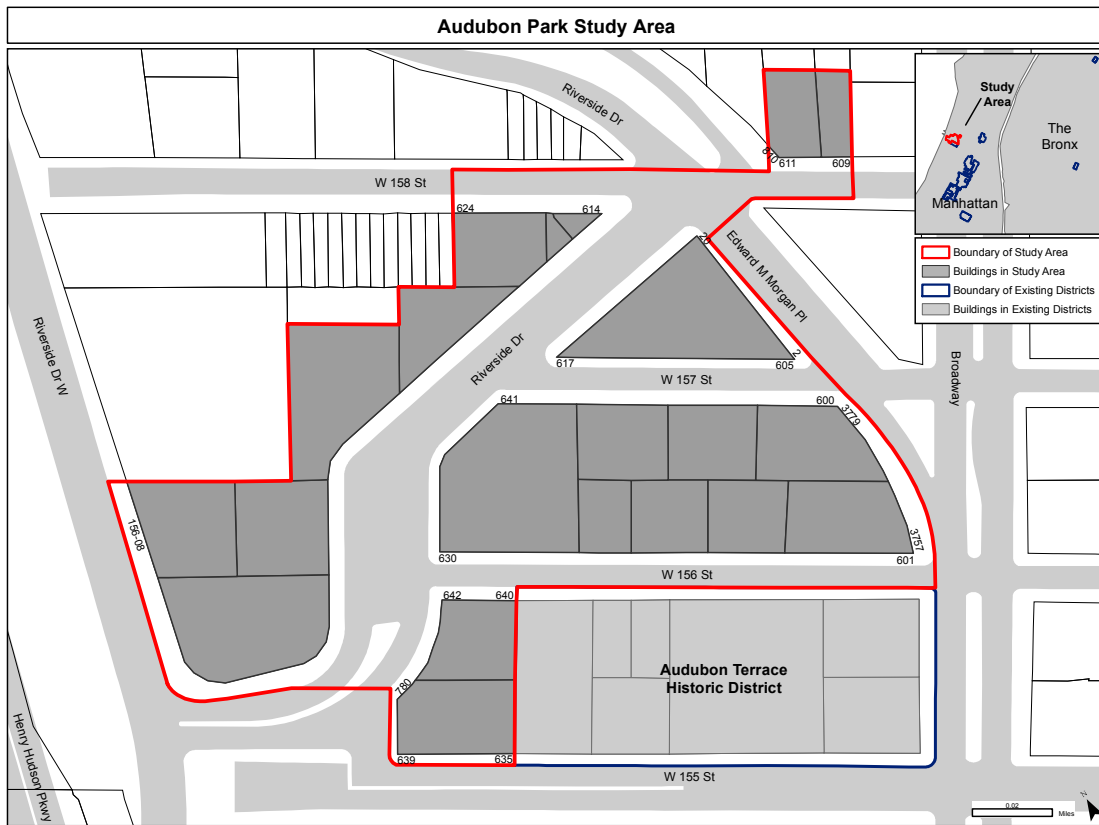
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1/22/09

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The map above show the Landmark Preservation Commission's proposed historic district.

AUDUBON from p20

"This is a beautiful neighborhood that never fails to enchant visitors who wander through as well as residents who have lived here for decades. The peculiar winding of Riverside Drive from 155th to 158th, the little park at the foot of 156th, and most of all, the tall, elegant apartment buildings that line the

drive and side streets create a gem of a neighborhood."

The lines of the proposed district, which according to a commission spokesperson are still tentative, are outside, and in fact, bigger than the original proposal.

"The commission is considering the addition of other buildings within the Audubon Park footprint, as well as a few

outside it. I don't believe those additions diminish the proposal or radically change it; and if by adding buildings and expanding the footprint a bit, we assure that the neighborhood achieves Historic District status and honors both Audubon and the neighborhood that was once known as Audubon Park, then, mission accomplished," Spady said.



A feature of the Grinnel building.

LOS EDIFICIOS de p21

Con una designación, vienen las reglas.

"Cualquier trabajo propuesto es revisado por la Comisión de Sitios Históricos", dijo la directora de preservación Sarah Carroll.

"Cuando un distrito es diseñado es diseñado como esta...usted no sabrá de nosotros hasta que usted desee cambiar algo".

La comisión solo está preocupada con las fachadas y las partes de atrás de los edificios, no lo de adentro. Casi todos los permisos de trabajo son emitidos rápidamente a nivel de empleado, y la aplicación para el permiso es de una página. Con ese permiso, dijo Carroll, se necesitan dibujos y fotos.

"Necesitamos suficiente material para saber cual es el cambio propuesto", dijo ella.

"Aunque hay estas

responsabilidades, los empleados son bien dedicados. Su meta es el ayudarlo a conseguir el permiso".

Varios residentes, incluyendo los miembros del Comité de Terrenos se preguntaban porque no fueron añadidos más edificios al distrito propuesto.

Wayne Benjamin, presidente del comité, específicamente sintió que los apartamentos en el oeste de la Calle 158 y Riverside Drive West debieron de ser incluidos para ilustrar más completamente las etapas de crecimiento en el área.

"Yo lo veo como una historia del desarrollo del Alto Manhattan".

Miembros de la comisión reiteraron la naturaleza única del distrito actualmente propuesto, añadiendo que los cambios deben de ser mirados, pero alargarían el proceso.

"Hay mucha gente en fila y nosotros estamos empujando esto al principio de la línea", dijo Daley.



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