

## SECTION 3

### 3.0

#### **Introduction**

Section 3 addresses the fourth and fifth goals of the Working Group. Goal 4 is "Preserve and Strengthen District Character and Quality of Life", and Goal 5 is "Locate Buildings/Areas of Special Architectural/Historic Interest". Both reflect concerns about changes to what residents like and value in their neighborhoods.

The report examines CD12's physical and cultural history in the search for strategies that may be useful in preserving them. "Neighborhood character refers to those qualities of both the physical environment (size, style of buildings, location and amount of open space, traffic, as well as human activities (work, shopping, businesses, etc.) that are common to an area or neighborhood. Properly speaking, then, the community is a group of people who inhabit a neighborhood and who see themselves as having certain shared characteristics. One can also conceive of a neighborhood lacking in community, or a community formed around common interests that have little geographic expression<sup>a</sup>.

These goals offer guidance both for maintaining much of the existing fabric and quality of the neighborhood/community – that which is both familiar and meaningful in the eyes of residents and visitors, as well as guidance to help manage changes so that the inevitable process of building and rebuilding, of changing membership in the community can occur without breaking the fabric while accommodating new members and activities to the community. It is a complicated process, and natural human resistance to change makes it vitally important that the City, CD12 and developers all understand the process and communicate with the neighborhood to build trust and understanding so that the process may move forward with as little friction as possible. To the degree that all sides are able to come to the table and be open, then issues of building style, scale, location and activities to be housed in them can be discussed, tested and eventually made part of a consensus. If, however, no attempt is made, or it is unsuccessful, then changes will occur, but in a manner that disrupts the community and impedes its own growth and advancement as economic pressures bear down on an area with limited defenses against the forces of the market and advancing gentrification.

For most neighborhoods, their special quality lies in the relationship of the place to the established residents who live, work and play here.. More than just the physical or even the commercial setting, it is the combination of lived experiences and the places in which those experiences were lived that provides the link that defines a community or neighborhood. In the case of CD 12, the history of the past 40 years includes surviving the physical and social



changes of 1970's and the crime and drugs/cocaine epidemic of the early 1980's. Today, there is a sense of new threats to the well-being of the community that seems to come from developers and real estate speculation.

Washington Heights and Inwood consist of several identifiable residential neighborhoods which fall into one of three major phases of existence:

- The first is group of stable and regionally competitive residential blocks with a strong well-maintained architectural fabric. The housing offered within them produces a steady demand from buyers and/or renters from the entire region. These neighborhoods maintain rent and acquisition prices that match or exceed inflation. City services tend to reassure residents that the government will contribute to maintaining this status. Many of the buildings have additional resources such as door attendant security, or professional block watch services. As a result, there is a feeling that it is worth defending the neighborhood, and changes are often met with organized resistance.
- The second of these three stages of urban life is marked by some of the signs of decay resulting from the lack of timely repairs. The housing market is still viable but there is a sense of reduced confidence. Rents are lower, and there may be one vacant building or an empty storefront or two in the area on otherwise sound city blocks.
- And third, there are those areas in which disinvestment seems to have taken hold. Buildings seem to deteriorate rapidly on the interior, families with resources flee, and those who remain may feel trapped. Residence tends to be increasingly transitory, and while the density may still be high, there is little sense of community on which people can build and seek support in raising families or earning their living. These areas are most likely to be those where changes will come, as the declining value of the properties makes them most likely candidates for rehabilitation or replacement. These are also the areas least able to defend against changes.

Given these three characteristics, the overlap of districts and social quarters combine to produce the fabric of cities such as New York. These overlapping characteristics give New Yorkers the willingness to agree to strangers as the norm and the creation of community as the objective.

In assessing the potential of neighborhoods to manage and direct the process of physical change, we recommend using a combination of Kevin Lynch's concept of "place legibility" and the New York's City Environmental Quality Review (CEQR) Technical Manual Chapter on Neighborhood Character. This will enable planners, community leaders and others to establish parameters of acceptable change that will allow the new to fit in with the existing, strengthening where possible those elements that support the local economy and family based culture.



Place legibility refers distinct features that can make a city vibrant, and attractive. Lynch suggests that, of necessity, people employ mental maps within cities in order to understand and navigate their environment. He identifies five types of physical elements or conditions that contribute to this "mapping" and help organize our readings of "place" within cities:

- "Paths" – the routes—streets, sidewalks, trails—and other channels in which people travel on foot or in vehicles.
- "Edges" – the perceived boundaries between "districts," which may be the result of wall of buildings, major thoroughfares, parks and shorelines; the streets themselves—like Broadway—may simultaneously collectors within and dividers between districts.
- "Nodes" – These are focal points or hubs of activity; these maybe major, complex intersections where multiple paths or routes converge with an intensity and mix of uses. Times Square is an example, as are several of CB12's own "bowtie" intersections, such as the one at 168<sup>th</sup> Street, St. Nicholas Avenue and Broadway.
- "Districts" – relatively large areas of several blocks distinguished by a common identity or physical form.
- "Landmarks" – readily identifiable "objects"—buildings or discrete spaces—that serve as reference and viewing points.

At a “legal” or regulatory level, the New York City Environmental Quality Review (CEQR) and other similar laws seek to define and protect Neighborhood Character. The CEQR Manual echoes many of Lynch’s criteria for how we understand the built environment with respect to streets, buildings, and human sociability. CEQR defines neighborhood character as “an amalgam of the various elements that give neighborhoods their distinct personality”. These elements combine to create the context and feeling of a neighborhood.

Environmental quality reviews start with the assumption that in order for the whole to be sound the individual parts must be secure. When the CEQR process is triggered, for instance by changes that trigger New York City’s Universal Land Use Review Process, project sponsors are then required to evaluate whether the proposed change will affect any of the following factors:

- **Land Use** – New uses or changes in use that conflict with or change existing uses;
- **Urban Design** – Building, block, and streetscape forms or elements that differ substantially from the existing, as well as changes to natural features;
- **Visual Resources** – Direct changes to unique and important public view corridors and vistas, or the public’s visual access to them;
- **Historic Resources** – Direct changes to or alterations in the public’s experience of buildings or other places of historic significance;
- **Socioeconomic Conditions** – The direct or indirect displacement or addition a population, employment, and businesses, as well as changes in the character of businesses;
- **Traffic** – Changes in the level of service based on the amount of traffic or the type of vehicle;
- **Noise** – Must remain within acceptable limits of regulations which apply to different types of districts (residential, commercial, manufacturing) throughout the city.

It is critically important to note in this context that the evaluation covers not just the particular site under study, but the relationship to the wider community/neighborhood. This is where the potential for conflict between individual property rights and community needs comes sharply into focus, and where the need for consensus building becomes urgent as long as the community is considered worthy of protection and enhancement.

Combining place legibility with measures of environmental quality establishes a framework and some common terms for assessing the conditions and types of neighborhoods or districts throughout CD12. CEQR is significant for seeing where change is likely to occur and which locations should be targeted for controls before change is on the table. The CEQR manual states that, “the more uniform and consistent the existing neighborhood context is, the more sensitive it is to change. A neighborhood that has a more varied context can typically tolerate greater changes without experiencing significant impacts.” Since many of the neighborhoods of CD12 meet this criterion, it is important that both CD12’s plans and the City’s codes and regulations offer the guidance and tools needed, as well as the broad institutional support required.

Form alone is not critical to development, what is critical that residents enjoy continued habitation of their neighborhoods while allowing for changes compatible with a shared vision of where there may be “room for improvement.”

### **3.1.1 Overview**

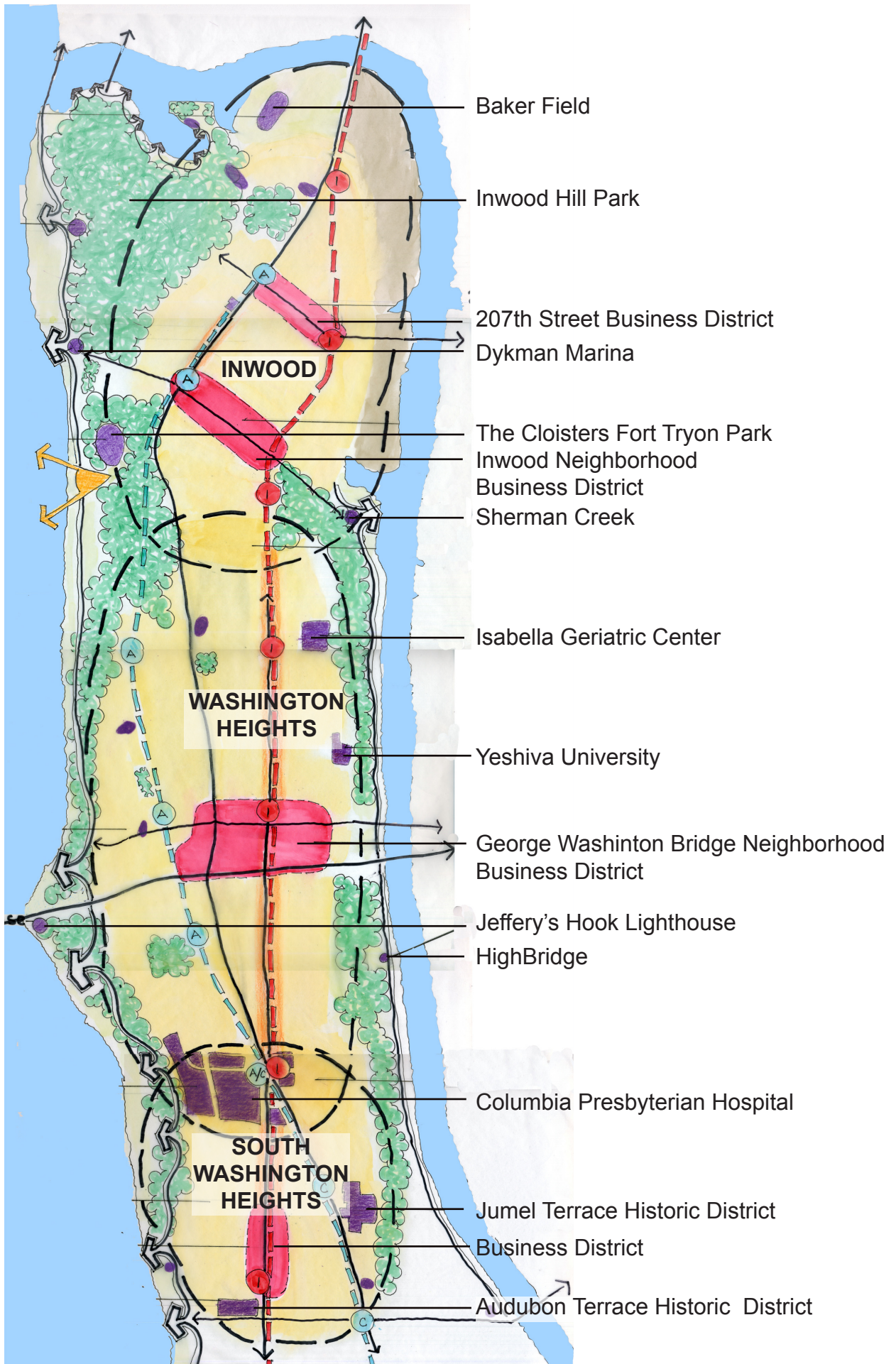
#### ***Goal 4: Preserve and Strengthen District Character and Quality of Life***

- Highlight community assets and resources
- Safeguard against over-development

The fourth goal of the study reflects a widely held desire to “preserve and strengthen” the unique and discernible “character” that makes up CD12, its major neighborhoods of Washington Heights and Inwood, and the sub-districts or neighborhoods that attract residents.. In order to advise on measures for preserving and strengthening these assets, we begin by examining some of the defining features that contribute to the unique character of neighborhoods in Northern Manhattan. This section highlights five aspects of the Northern Manhattan’s unique identity, addressed in the following sections.

### **3.1.2 Breakdown by Neighborhood**

Community District 12 (CD12), consists of some 300 city blocks. within which are a number of distinct or semi-distinct neighborhoods. As in all dense urban areas, place names often suggest historical references, topography, cultural identity, or the marketing pitch of real estate firms. Place or neighborhood names help residents connect to a sense of history, ownership and pride. As a result, even over a period as short as 20 years, place names may vary in terms of geography and meaning.





Washington Heights is named for the Continental Army Fort Washington, appropriated and renamed from the British Fort George. It occupied the site now commemorated in Bennett Park as the highest ground in Manhattan. In the 1700's, Northern Manhattan came to be used for farmland and this same area was generally called Harlem Heights. By the 1870s, it became known as Washington Heights and drew wealthy New Yorkers to build rural estates here for the views afforded over the Hudson River. Today, place names such as Fort George Hill, Swindlers Cove, Sherman Creek, Hamilton Heights, Jumel Terrace, and Highbridge all elicit a sense of place and history, even if their sources may be lost to many.

Discussions of names and neighborhoods also elicit impassioned reactions. In workshops for the study, residents rejected the name "Hudson Heights" as a fabrication of real-estate brokers seeking to distinguish the area west of Broadway from the negative reputation Washington Heights had earned from a scourge of drugs and violent crime in the 1980's and 1990's. In another workshop for this study, the term "Upstate Manhattan" was offered, encompassing the entire district—perhaps more branding than a specific address.

The map at right identifies the major neighborhood districts, boundaries, and nodes, using terms provided by cb members and other participants. It shows major areas of Inwood, Washington Heights and "lower" or South Washington Heights as vaguely bounded areas.

Neighborhoods are heavily residential with major commercial and institutional cores in addition to a high concentration of local retail services throughout many residential corridors; well-served by two subway lines. Edges of neighborhoods blur together where they touch, but the perimeter is well defined by the linear parks and the changes in elevation that provide views out from this promontory ridges. It is in part the flatness and the drop in elevation that define the central core of Inwood from the high ground that surrounds it.

### **3.1.3 Neighborhood Population by Zip Code**

While neighborhood boundaries are often open to individual interpretation, zip codes are fixed, and are known by residents. One advantage of using them is that much of the published data is organized by zip code, and provides the finest grain breakdown available on such issues as economic and health concerns.

This section describes the community based on data broken down by zip code. Three zip codes, 10032, 10033, and 10040 encompass most of Washington Heights providing a convenient basis for analysis. Similarly, zip code 10034 largely covers Inwood. In contrast, the US Census tends to aggregate data by municipal or government unit (city, county, state), or else by census tract or block group, while the New York City Department of City Planning

presents data by community district. Zip codes, at least in CD12, provide an aggregation of data that approximates these neighborhood boundaries.

According to the 2000 Census, Inwood has 41,753 people in 15,288 households, averaging 2.7 persons per household. Persons identified as Hispanic/Latino make up some 74% of the population with 51% being foreign-born. It has a relatively low density of 49,321 people per square mile.

Using the two zip codes, 10040 and 10033, to represent it, Washington Heights has a total population is just over 105,000 persons in 35,591 households, averaging 2.9 persons. Again, 75% of the population identify themselves as Hispanic and Latino. with 56% being foreign-born. The area has a density of 75,000 people per square mile.

South Washington Heights is represented by zip code 10032. The total population of this area is just over 63,500 in 20,636 households averaging 3 persons per household. Seventy two percent identify themselves as Hispanic/Latino with 51% being foreign-born. This area has a density of 95,390 people per square mile, the highest of the three.

#### **3.1.4 Natural and Human History**

Manhattan's geological foundation is unique and nowhere is it more in evidence than in Northern Manhattan. The neighborhoods of Washington Heights and Inwood sit upon the second oldest formation of New York City's bedrock, Manhattan schist, formed about 450 million years ago when the shifting of the earth's tectonic plates created the ridges of the Lower Hudson Valley by "folding" the hard rock of the earth.



This sketch exhibits the relative position of Forts Washington in New York and Lee in New Jersey. The tall mast near the river is Jeffery's Hook where the George Washington Bridge presently stands. In the distance are the Palisades, and the site of Fort Lee.

As a result of the earth's movement, Manhattan Island is criss-crossed by both ductile and brittle faults. It is considered generally impervious to seismic activity due to the strength of the bedrock it sits on, nonetheless, earthquake design considerations were included in the 1990's to the NYC Building Code to address public safety concerns. In the event of an earthquake, existing buildings made of un-reinforced masonry and buildings on landfill would be at greatest risk.

The name 'Manhattan Formation' describes the metamorphic rock formed by heat and pressure deep in the Earth's crust. Inwood Hill Park, Bennett Park, Isham Park, and Highbridge Park exhibit large outcroppings of marble, schist, and gneiss. The marble ridges of Kingsbridge surround central Inwood. Quarried from the second half of the 17<sup>th</sup> Century until 1840 this area provided building material for Manhattan. Look upon the New York Public Library on 42<sup>nd</sup> Street and you will see blocks of Inwood marble.

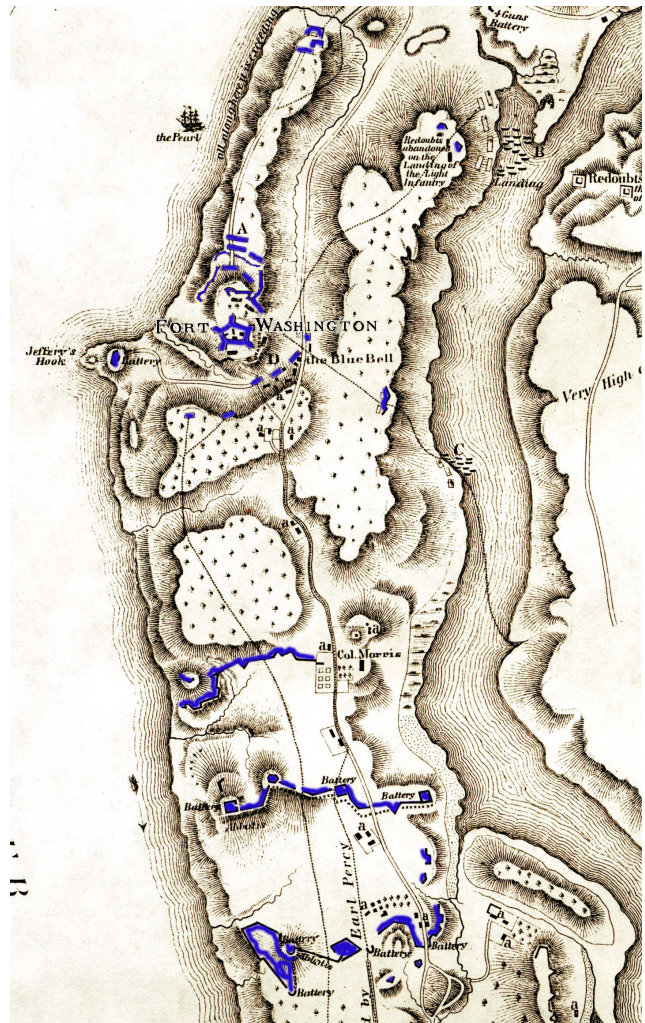
### Inhabitation

At the time of earliest European settlement, Manhattan Island was indented with bays, creeks, coves and marshes. The Hudson River ran where Greenwich Street is today. Harlem was a meadow<sup>5</sup>, and the Lenape Indians inhabited

Northern Manhattan. Although evidence is scarce, some believe Peter Minuit's purchase of Manhattan took place in the area now known as Inwood Hill Park, on the shore of the Spuyten Duyvil Creek<sup>6</sup>.

During the American Revolution, the Continental Army placed Fort Tryon and Cock-Hill Fort on Inwood Hill, in addition to occupying and Fort George, renamed Fort Washington, on the site of Bennett Park at 192<sup>nd</sup> Street and Audubon Avenue. For both the British and American armies, the western ridges of Northern Manhattan provided strategic vantage points for controlling access to the Hudson River. Washington's campaign here, named the Battle of Harlem Heights, was unsuccessful and the British recaptured the area in 1776.

During the 18<sup>th</sup> and 19<sup>th</sup> centuries, Northern Manhattan was home to farms and, gradually, a location of choice for wealthy New Yorkers to create large estates. Dyckman farmhouse is indicative of a more humble farmstead, while the Morris-Jumel mansion and Hamilton Grange are examples of the grander villas that wealthy landowners built here. The 1811 Commissioners' grid for Manhattan stopped at 155<sup>th</sup> Street, and was only extended later.



This map of Washington Heights shows the locations of Fort Washington and other sites of significance from the revolutionary war.





Topographic map circa 1891 based on a survey of the area conducted from 1888-1891. Contour intervals are 20 feet apart.

In 1876 Frederick Law Olmsted (co-designer of Central Park) proposed that Inwood be developed as a residential area with “crescent-shaped intermediate space being either a quiet slope of turf, a parterre of flowers, a playground, a picturesque rocky declivity treated perhaps as a fernery or alpine garden”<sup>8</sup>. At that time, most of Washington Heights was rural. His plan was not followed, but the preservation of steep forested hills and escarpments as parks and the terraced streets leading to them provide a remnant of his vision.

### **Migration and Immigration**

At the end of the 19th century, European immigrants from Germany, Ireland, Italy, Russia and elsewhere began to move uptown to find relief from crowded downtown tenements. One of the areas where many of them settled was in the newly developing northern district of Manhattan.

The great migration of African-Americans from the South and the Caribbean to Harlem in the first decades of the 20<sup>th</sup> Century did not reach Northern Manhattan. Instead, many of the thousands of new Jewish immigrants who arrived in the 1930s-40s fleeing from Europe in the years before World War II settled first in Washington Heights. Yet, following the pattern of discrimination of the time, many of the new coops of that era west of Broadway had covenants that excluded them. These European Jewish immigrants settled first in the tenement buildings east of Broadway and only later were able to move into the newer buildings to the west.

Throughout the 20<sup>th</sup> century, waves of Hispanic groups—first Puerto Ricans, later Cubans, Dominicans, and others – found homes and created new communities in NORTHERN MANHATTAN. The current majority in Northern Manhattan, immigrants from the Dominican Republic, were relatively late comers, most having arrived after the political disturbances of the 1960's and the US intervention in 1965. Their numbers continued to grow significantly, reaching a peak in the 1980s.



Mural at the Dykman/Broadway A Station in Inwood



High Bridge is the oldest Harlem River span still in existence.

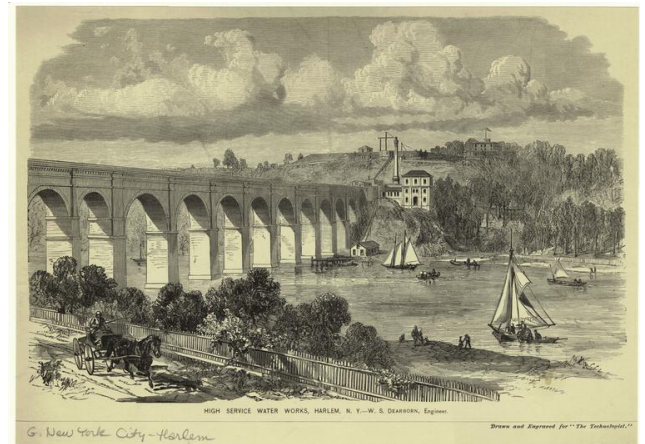




Inwood seen from the Bronx.



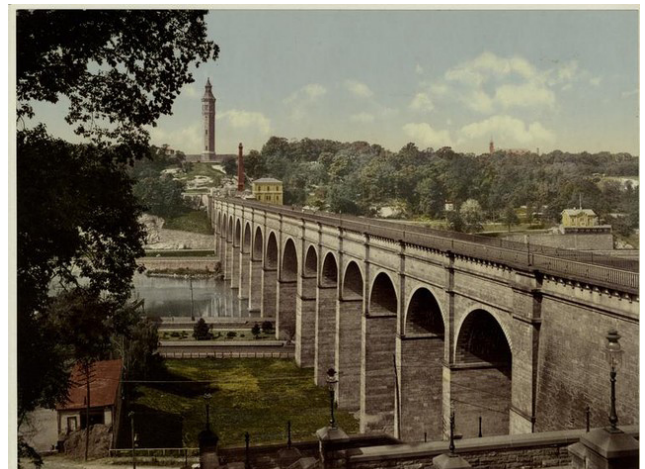
Inwood Heights, 1913.



An engraving of the High Water Works (High Bridge) drawn for "The Technologist" shows the popular recreational use of the Harlem River c. 1860.



Jeffery's was named for Captain Richard Jeffery, who commanded various small vessels and privateers from 1744 to 1747.



This graphic from 1900 shows the High Bridge Water Tower in the background.

## **Transportation**

The subways reached Washington Heights and Inwood in 1904 and 1906 and were substantially completed by the mid-1930's. The path of the first line, the IRT, meant that the blocks along the eastern ridge, along St. Nicholas and into Inwood were the first in the area to be developed, reaching the Inwood Plains and Sherman Creek Inlet. The lines of the IND came later, leading to newer developments, often in the Art Deco style that was popular in the 1930's and 40's. These two distinct eras of building related to transportation provide one "leg" of a strategy for historical continuity and neighborhood preservation.

## **Struggle and Resistance**

Like many of New York City's neighborhoods, Washington Heights and Inwood declined during the middle decades of the 20th century. Federal tax policies favored the financing of suburban development, which, when combined with government-sanctioned redlining by banks, drained neighborhoods of capital and population at a time when the buildings' aging physical plants were in need of repairs and replacement. These issues, combined with the city's fiscal crisis and racial conflict led to widespread abandonment in many parts of the city, although, fortunately, Northern Manhattan was generally spared.

In an effort to resist the downward trends, in the 1970's the NPP saved a number of buildings and apartments by financing moderate repairs to their physical plant that kept buildings in sound operating condition for another 30 years.

Nor was Northern Manhattan spared the effects of the crack cocaine epidemic in the 1980's and 90's. Washington Heights made national news as the center of a drug trade and networks of gangs linked to the Dominican Republic. But the community fought back, cooperating with authorities to drive out the most serious crime networks.

Northern Manhattan was also the homebase for struggle for equality in educational opportunity for New York City schoolchildren. The Campaign For Fiscal Equity, led by now councilman Robert Jackson brought a suit which was eventually upheld by the state Supreme Court. Despite this victory, the state and city continue to dispute the terms required to implement the settlement, leaving the issue still unresolved.



# SUBWAY ROUTES WITH 5 MINUTE WALKING DISTANCE



190th Street A Line Subway Station

## SUBWAY STATIONS

### Subway Stops

#### Line

- 1
- A
- A,C
- C

#### SUBWAY LINE

- 1
- - - A
- A-C

#### 1 LINE STOPS

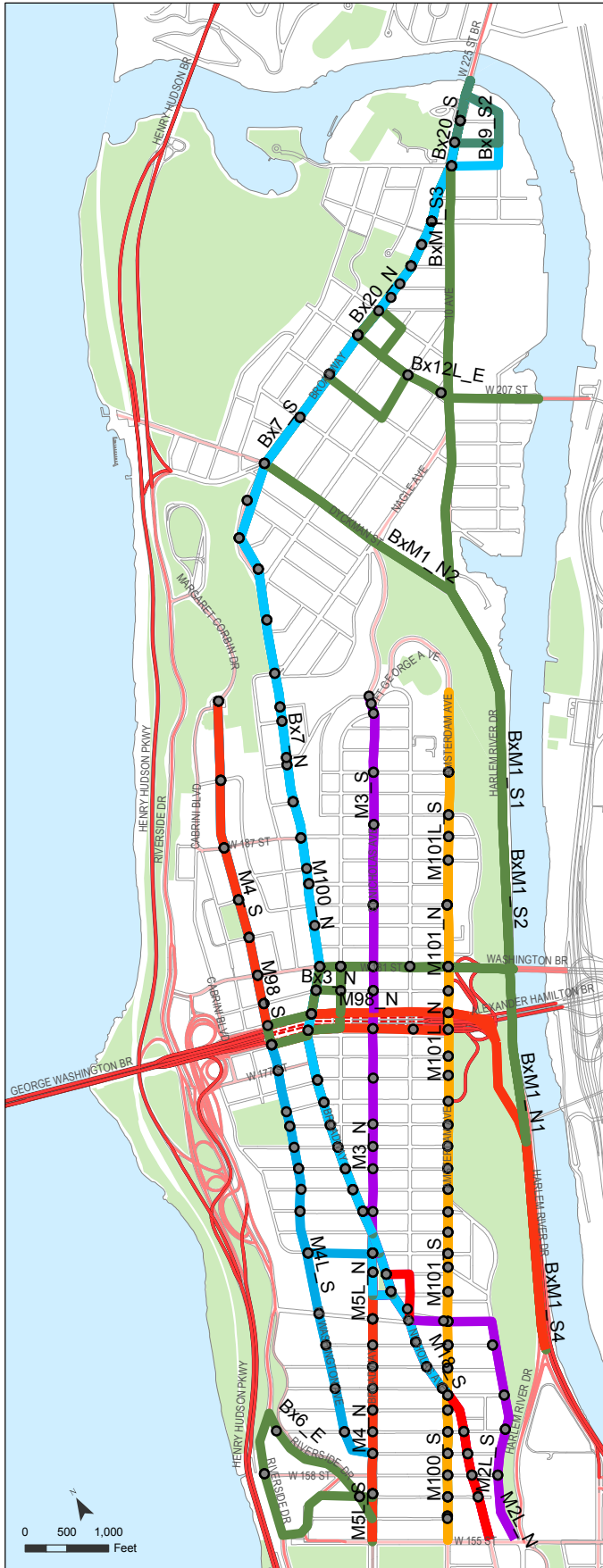
- 157 St.
- 168 St. Washington Heights
- 181 St.
- 191 St.
- 207 St.
- 215 St.
- Dyckman St.

#### A, C LINE STOPS

- 163 St. Amsterdam Ave., C
- 168 St. Washington Heights, A, C
- 175 St.
- 181 St.
- 190 St.
- 207 St. Inwood
- Dyckman St.

  5 Min Walking Distance

COMMUNITY DISTRICT 12-M  
**BUS ROUTES**



- BUS MAP**
- █ Bx11
  - █ Bx12
  - █ Bx13
  - █ Bx20
  - █ Bx3
  - █ Bx35
  - █ Bx36
  - █ Bx6
  - █ Bx7
  - █ Bx9
  - █ BxM1
  - █ M5
  - █ M18
  - █ M98
  - █ M4
  - █ M100
  - █ M2
  - █ M3
  - █ M101
  - Bus Stops

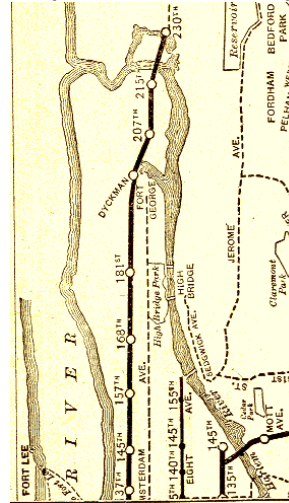
Source: NYCmap, Community Cartography, New York City Transit

# COMMUNITY DISTRICT 12-M TRUCK ROUTES

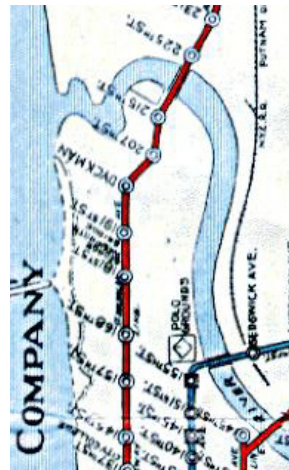


Source: NYCmap, Community Cartography, New York City Transit

## Mass Transportation Development



1906



1939



2003

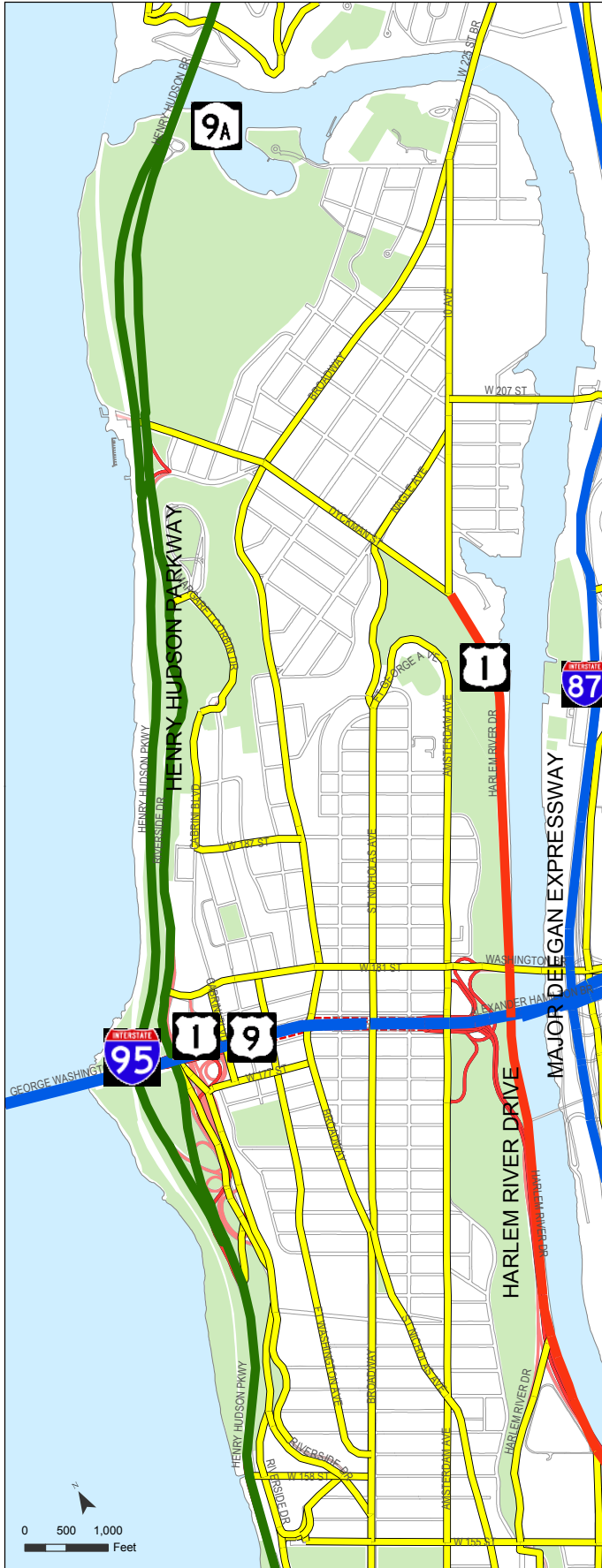
### TRUCK ROUTE

█ All trucks

█ Trucks with local origin and destination



# ROADWAY NETWORK: MAJOR ROADS AND HIGHWAYS



Source: NYMap, Community Cartography



Alexander Hamilton Bridge



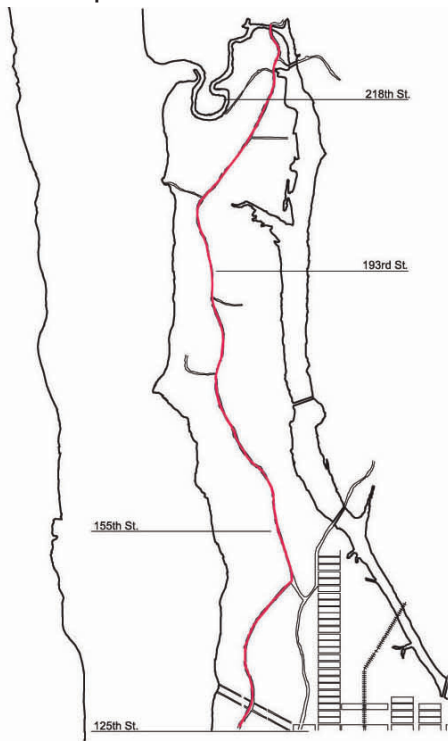
George Washington Bridge

## MAJOR ROADS AND HIGHWAYS

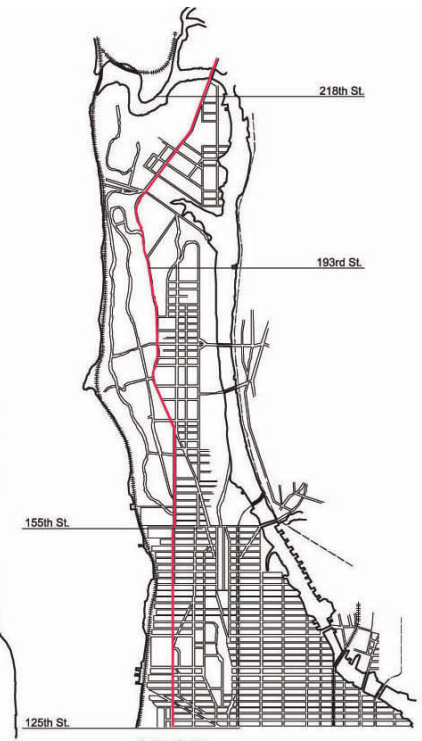
- I 87 Interstate
- I 95 Interstate
- Controlled Access Highway
- State HWY 9A
- Main Through Routes
- A21 Secondary Through Routes
- A30 Secondary Through Routes
- A31 Secondary Through Routes



## Transportation Network Development

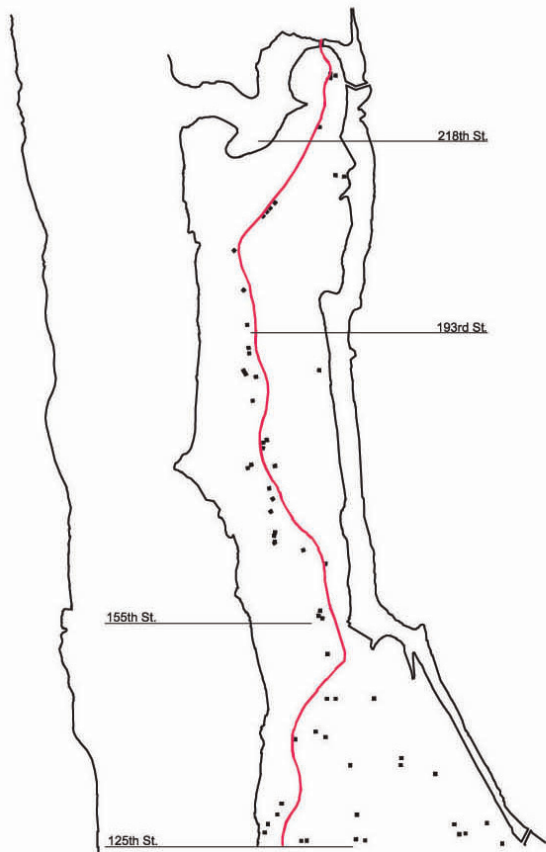


**1807**

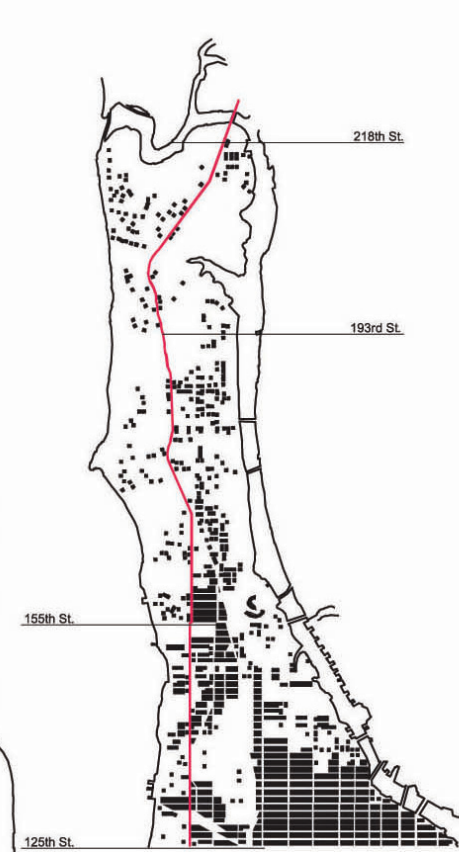


**1900**

## Built Environment



**1807**



**1900**

### 3.1.5 Topography

One of the key characteristics of Northern Manhattan is its topography. As noted above, it consists of a series of ridges and bluffs overlooking the Hudson, providing both a solid foundation for construction and a resource that has been partially preserved in the parks, open space and remaining forested areas. Successfully integrating these resources into the urban fabric remains one of the great design challenges facing the City, and an important goal that to some extent transcends its local importance.

Manhattan's highest natural elevation is 267.75 above sea level in Bennett Park. This is juxtaposed by two of the city's deepest subways at 180 feet below street level.

High above the Hudson and Harlem Rivers CD12's parks produce extraordinary views from many vantage points. While limited accessibility makes the "toes in the water" experience at these locations difficult if not dangerous, there is also little incentive to approach the shore given the lack of additional amenity to be found there.



Pictured are two stepped streets that help make the character of CD12. These are at the 187<sup>th</sup> Street Steps off Ft Washington and the Seaman Steps at 214<sup>th</sup> Street. (For a complete listing see the Section 3.2 Preservation of Historic Resources (Section 3.2.10)). A detailed safety and physical inspection of the stepped streets in CD12 might reveal potential for compliance with the American Disabilities Act and NYC's Local Law 57. An important byproduct would be to evaluate the potential use and development of these streets by local groups for local fundraising activities as part of an annual "visit the steps of Washington Heights and Inwood" festival.

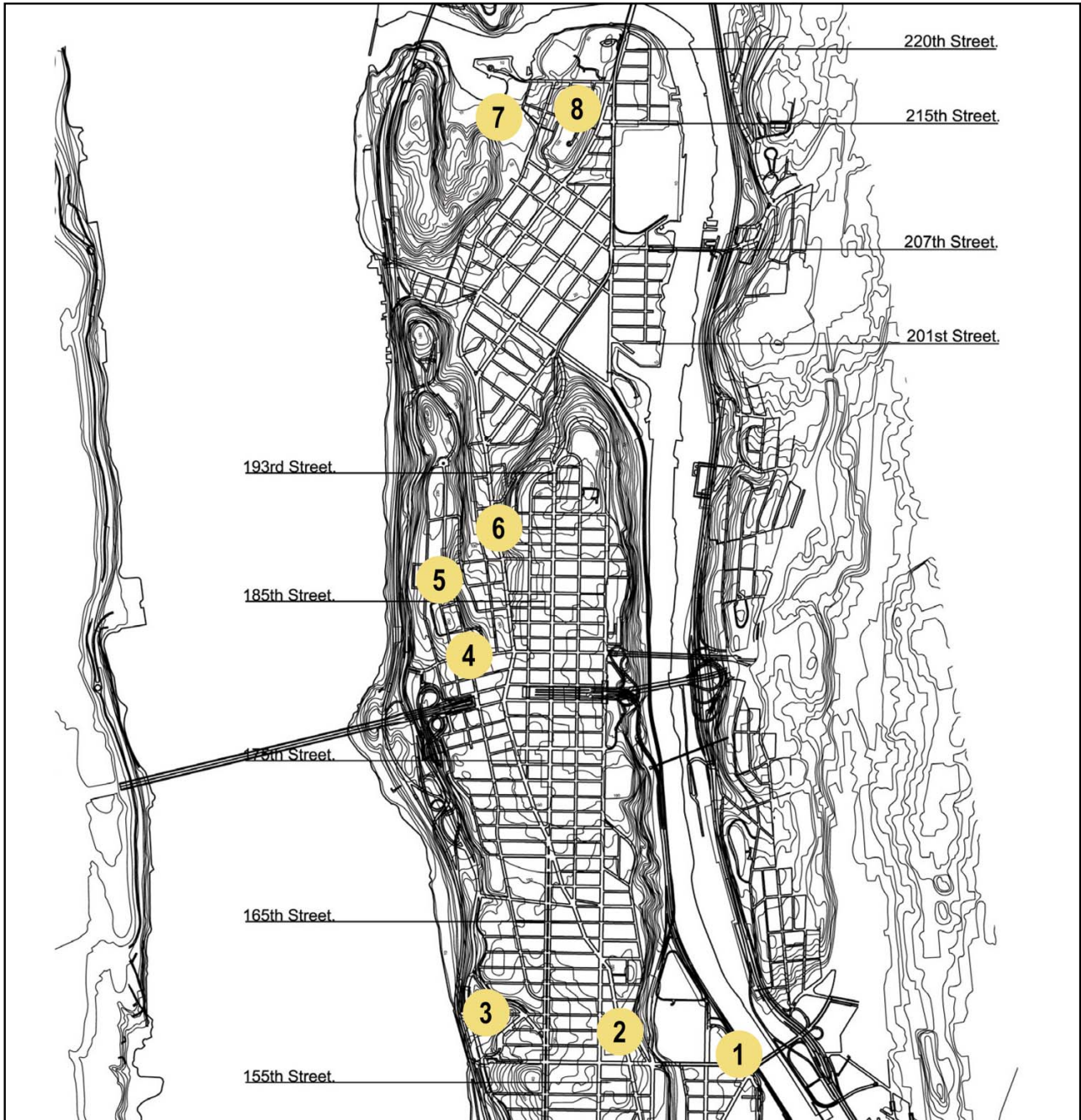




**Map 3.1.5** Topography: Bright areas are the “high ground” averaging 200-240 feet above sea level; Darker areas range from 0-100 feet above sea level.



COMMUNITY DISTRICT 12-M  
TOPOGRAPHY



Map illustrating Northern Manhattan's topography ( Contour lines equal 10 foot increments) with locations of stepped streets (see list below)

STEPPED STREETS

- |   |   |
|---|---|
| 1. W. 155 Street and Macombs Place        | 5. W. 187 Street and Fort Washington Avenue               |
| 2. W. 157 Street and Edgecombe Avenue     | 6. Broadway Terrace and Fairview Avenue                   |
| 3. W. 158 Street and Henry Hudson Parkway | 7. W. 214 Street and Seaman Avenue (at Park Terrace West) |
| 4. W. 181 Street and Pinehurst Avenue     | 8. W. 215 Street and Broadway (at Park Terrace)           |





Stepped Street at 187th Street



187th Street at Fort Washington



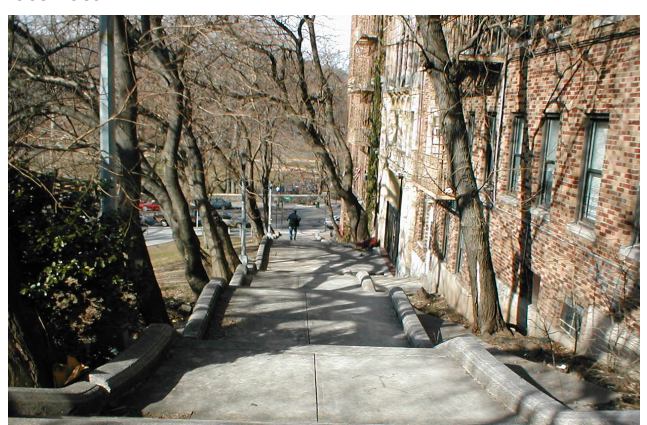
Stepped Street at 215th Street and Broadway to Park Terrace East



Stepped Street at 215th Street between Broadway and Park Terrace East



Stepped Street at 214th Street and Seaman Avenue



Stepped Street at 214th Street and Park Terrace West



181st Street and Pinehurst



### 3.1.6 Parks and Open Space

Nearly half of the land area (47.5%) that makes up Washington Heights and Inwood is public open space. This land area is nearly equal to the land area of Central Park. Of the 2.86 square miles that make up the District's 1.36 sq miles used for parks, institutions, and highways. This is a vast resource, much of it relatively underutilized, especially by the residents of the area. The parks, rather than being distributed throughout the area, are concentrated in a limited number of facilities, making access more difficult, especially in a city where automobile ownership is the exception rather than the norm. Further, such large facilities become city-wide rather than neighborhood facilities, reducing the sense of ownership felt by residents, who come to see them more as "city property" than as "their property".

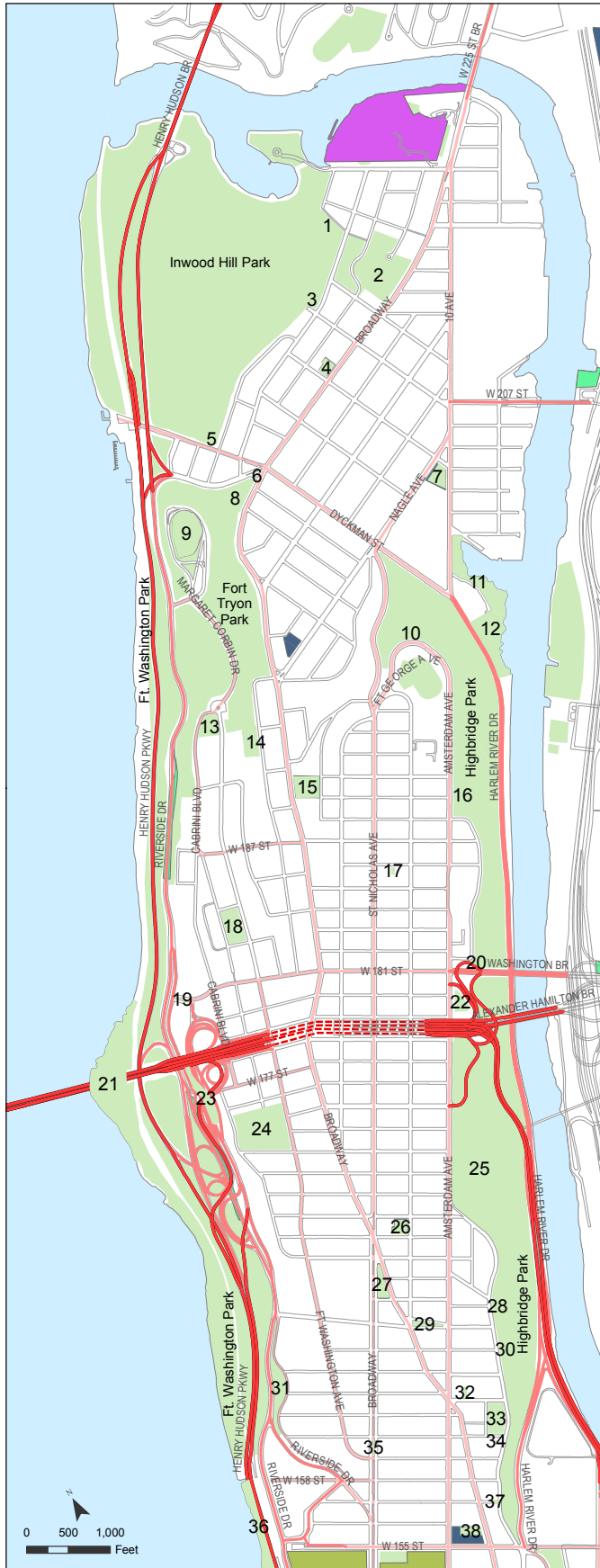
CD12's open space derives from its extraordinary topography AND DEVELOPMENT HISTORY. A steep landscape surrounds the neighborhoods of Washington Heights and Inwood. There are three very different open space landscapes :

1. Steeply wooded sides that culminate in open space providing beautiful views across the Hudson River are found in Inwood Hill Park and Fort Tryon Park and the Cloisters.
2. A steep bluff (more appropriate for rock climbing than walking) characterizes most of the eastern waterfront open space in High Bridge Park
3. Promenades overlooking the Hudson over the Henry Hudson Parkway along Riverside Drive south of the George Washington Bridge.

In addition to these open space areas there are four small playgrounds, two outdoor sitting areas, two community parks, and a score of little triangular islands.. These more intimate spaces are better used, and help create a sense of place and neighborhood that is important to preserve and enhance as part of the ongoing development process, but, as plaNYC points out, CB12 IS UNDERSERVED BY NEIGHBORHOOD PARKS AND PLAYGROUNDS. Given the youthfulness of the population and the large numbers of families living in dense conditions, CD12 might explore ways in which some of the larger parks can do double duty through creation of neighborhood park enclaves along their edges where they abut neighborhoods.

The ecological and topographical diversity of this range is a major asset yet its use and maintenance poses a great challenge. Direct access to the Hudson and Harlem River shorelines varies considerably. Establishing strong links from one riverside open space to another across town, as well, as north and south will produce the overall physical structure for the integration of urban open space as a key organizing influence. Developing this open space system

COMMUNITY DISTRICT 12-M  
**PARKS, RECREATION & OPEN SPACE**



Source: NYCmap, Community Cartography

**PARKS, RECREATION AND OPEN SPACE**

- 1. Indian Road Playground
- 2. Isham Park
- 3. Emerson Playground
- 4. Dyckman Farmhouse Museum
- 5. Payson Playground
- 6. Lt. William Tighe Triangle
- 7. Monsignor Kett Playground
- 8. Anne Loftus Playground
- 9. Cloisters
- 10. Fort George Playground
- 11. Sherman Creek Park
- 12. Swindler Cove
- 13. Jacob Javits Playground
- 14. Bennett Rest
- 15. Gorman Memorial Park
- 16. Wallenberg Playground
- 17. West 186th St Basketball Court
- 18. Bennett Park
- 19. Plaza Lafayette
- 20. McNally Plaza
- 21. Jeffrey's Hook Lighthouse
- 22. Quisqueya Playground
- 23. Dead Dog Drive
- 24. J Hood Wright Park
- 25. Cpf Playground
- 26. Audubon Playground
- 27. Mitchell Square
- 28. Sunken P Playground
- 29. McKenna Triangle
- 30. Adventure Playground
- 31. Lily Brown Playground
- 32. Morris-Jumel Ecological Garden
- 33. Roger Morris Park
- 34. Morris-Jumel Mansion
- 35. Broadway Malls
- 36. Recreational Area
- 37. Bushman Steps
- 38. Wright Brothers Park
- Cemetery
- Museum
- Playground
- Sitting Area, Mall Strip
- Stadium, Track, Field

will enhance the image of CD12's commercial office and retail services environment, and should be considered as part of the program to attract more employment to the area.

CD12's open space provides the district with energy savings (from climate modification), reduced storm water runoff, clean air, and increased levels of community involvement including multicultural interaction, intrinsically higher property values, and the recognition of aesthetic value in nature. These benefits enhance social, ecological, and economic well-being. Many residents consider CD12's urban forest inviolable.

The Department of City Planning has long recognized the importance of neighborhood open space resources. While everything else may seem to be "elastic" and subject to development, a community's parks remain stable, changing only with the seasons. In support, groups such as the Neighborhood Open Space Coalition engage the public about the public space resource with great effectiveness. Maintaining, and where necessary or appropriate, upgrading these facilities should be given a high priority..

An extensive periodic review of this resource would benefit the community greatly because so much of the total land area of CD12 is parkland. The health of its open spaces is directly linked to the health of its people,. The management and day-to-day operation and physical improvements of CD12's park and open space resources in this section includes a review of projects intended to increase the public's access and enjoyment of the New York City waterfront.

Table 3.1.6 Comparison of Open Space Resources

CD	NYC Parks Recreation Acres and Open Space	Number of NYC Open Spaces	Board of Education Acres Open Space	Number of Open Spaces
1	35.685	9	0	0
5	22.723	10	0	0
4	113.766	10	.941	3
6	19.724	18	.528	3
2	17.693	27	.849	3
7	40.802	22	3.122	7
<b>12</b>	<b>606.746</b>	<b>24</b>	<b>3.650</b>	<b>8</b>
8	40.353	13	3.650	8
9	102.259	19	4.316	10
11	471.956	33	5.762	13
<b>3</b>	<b>116.03</b>	<b>43</b>	<b>6.956</b>	<b>20</b>



# COMMUNITY DISTRICT 12-M CAPITAL PROJECTS



Completed 1995-2004	Acres	Total Budgeted
Roger Morris Park	1.524	\$1,475,000
Mitchell Square Park	0.774	\$945,000
Hood Wright Park	6.699	\$3,546,000
Bennett Park	1.8	\$320,727
Gorman Park	1.89	\$980,000
Highbridge Park	118.753	\$679,000
Completed Acres/Dollars	<b>131.44</b>	<b>\$7,945,727</b>
Average Per Acre	<b>\$60,451</b>	
In Progress 2005 and after	Acres	Total Budgeted
Fort Tryon	66.627	\$5,027,183
Isham Park	20.097	\$201,235
Sherman Creek Park	15.06	\$48,723
Inwood Hill Park	196.4	\$5,015,209
Highbridge Park	118.753	\$3,610,111
In Progress Acres/Dollars	416.937	\$13,902,461
Average Per Acre	<b>\$33,344</b>	
<b>Overall Totals</b>	<b>548.377</b>	<b>\$21,848,188</b>

## CAPITAL PROJECTS PARKS & RECREATION

- 1 Bennett Park
- 2 Dyckman Houses Playground
- 3 Fort Tryon Park
- 4 Fort Washington Park
- 5 Gorman Memorial Park
- 6 Highbridge Park
- 7 Inwood Hill Park
- 8 Isham Park
- 9 Isham park
- 10 J Hood Wright Park
- 11 Mitchell Square
- 12 PS 128 Playground
- 13 PS 28 Playground
- 14 Roger Morris Park

## CAPITAL PROJECTS

- 1 Recon/Rmvl of Cobble 10th Ave
- 2 158th St Reconstr & Rehab of Ramp
- 3 Recon Apprch GWB over Rivrsde Dr
- 4 Recons Bway frm 125-178
- 5 Recons Riverside Dr at 158th st
- 6 Recons St Nicholas Ave 170-193
- 7 Washington Bridge Reconstruction

Source: NYCmap, Community Cartography, New York City Department of Parks and Recreation, New York City Department of City Planning

COMMUNITY DISTRICT 12-M  
**PARKS AND OTHER OPEN SPACE**



Columbia University's Baker Field



The Cloisters at Fort Tryon Park



The Morris-Jumel Mansion

- Historic Destination
- Residential Open Space
- Historic Landscape
- Stadium, Track, Sports Field
- NYC Dept. of Parks

### 3.1.7 Waterfront

Although CD12 has the most extensive waterfront of any district in New York, much of it is of limited accessibility, thereby reducing its value to the community. Major roads (Harlem Parkway and the Henry Hudson Parkway, and other transportation uses (the MTA yard) leave only a small part directly accessible. CD12 should push the city to extend the bicycle and pedestrian trails that serve lower Manhattan to complete the loop around the island along the waterfront. Restoring this connection is important to extending the sense of inclusiveness and expansiveness that will assist the community in its quest for social and economic advancement. This access also ranks high in the priorities of attendees at the workshops and persons who provided feedback by way of the web-site.

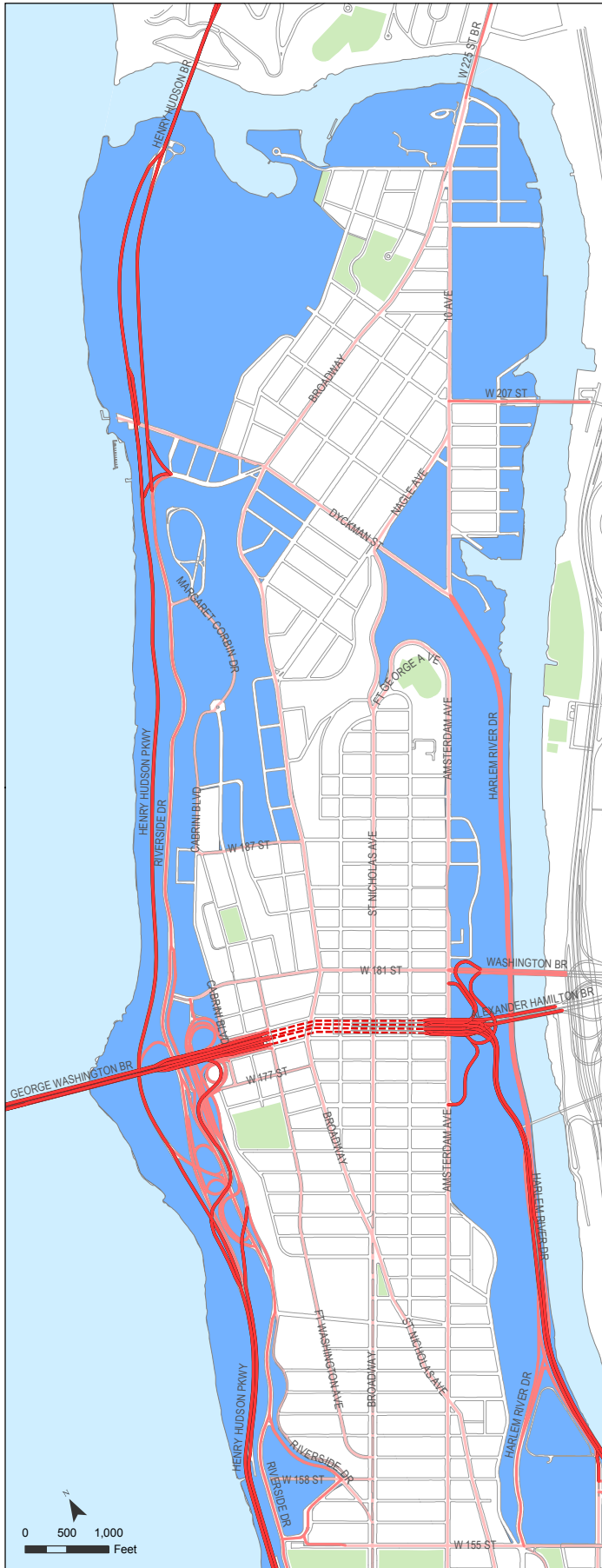
One issue that should be mentioned when discussing the waterfront is the anticipation of rising sea levels under the impact of global warming. While most of Washington Heights and Inwood are well above any anticipated rise, some areas, including Sherman Creek and the parkways will likely be under water at some point in the future, and planning should begin to look at contingencies for both the travel arteries and the neighborhoods involved.

#### Waterfront Greenway Connections





COMMUNITY DISTRICT 12-M  
COASTAL ZONE



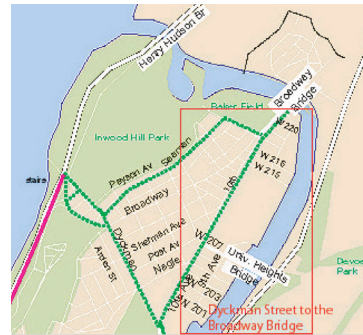
Coastal Zone

Source: NYCmap, Community Cartography, New York City Department of City Planning

## Dyckman at the Broadway Bridge

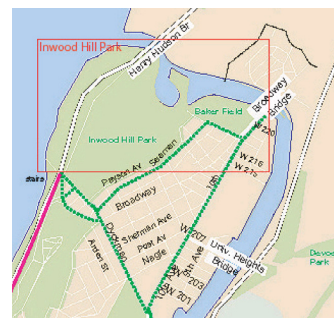
Between Dyckman Street and West 201st Street it is difficult to access the waterfront because of the various private owners and municipal uses there. In many sections the waterfront is fenced-off and inaccessible to the public. The Department of Parks & Recreation, Con Edison, New York City Transit, the Department of Business Services, the Department of Sanitation, and Paragon Cable occupy waterfront properties in this section.

It is unlikely that owners will agree to a greenway through their properties, consistent with the Sherman Creek Task Force plans. However, a water-level path between these two streets is realistic given DCPs recommendation that a permanent route be put in place on Tenth Avenue Eventually, though it is hoped that access can also be made available along the river front as well.



## Inwood Hill Park

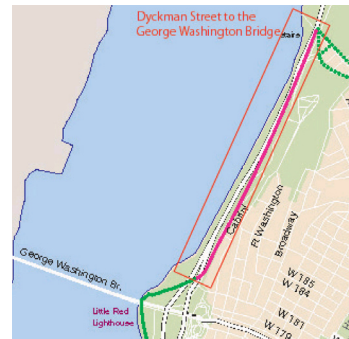
From the Broadway Bridge to Dyckman Street along the waterfront, a 1.5-mile stretch runs past Columbia University's Baker Field and through Inwood Hill Park. Currently pedestrians are allowed to use the path in the park, but cyclists are not. It is unlikely that the waterfront in the north of the park along the Harlem River will ever have a bicycle path because of its designation as a wilderness area. Columbia University's Baker Field prevents a greenway implementation along the Harlem River shore. In addition to these impediments, the bluffs in Inwood Hill Park prevent waterfront access. DCP recommends an inland route through this part of Manhattan. Bringing visitors into the community using dedicated right of way a logical and economically important alternative.



## Amtrak Corridor

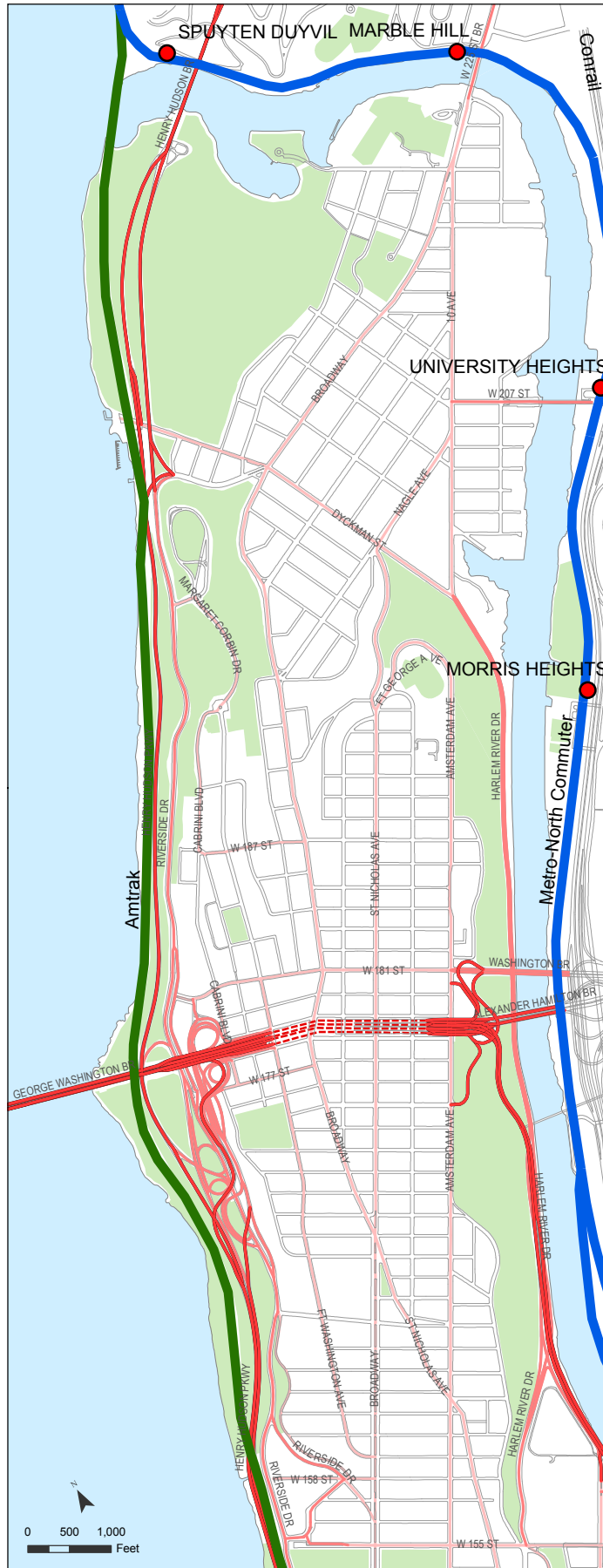
This section of the waterfront is dominated by Amtrak. The path that currently runs along the Henry Hudson Parkway between Dyckman and West 181st Street provides a brief experience with the waterfront but it is adjacent to the tracks from Dyckman Street to West 187th Street. There are unpaved sections without upland access. DCP calls for a clear exit from West 187th Street. The path is reported to be rocky, poorly maintained; unsuitable suitable for wheeled users and potentially dangerous to pedestrians.

DPR acquired partial funding for the paving and possible cantilevering of the waterfront route over the tracks. A portion may be complete by 2008 a resource developed with the assistance of then Borough President Messenger.





# COMMUNITY DISTRICT 12-M PASSENGER RAIL



Source: NYCmap, Community Cartography



## PASSENGER RAIL

- Amtrak
- Metro-North Commuter
- Marble Hill
- Morris Heights
- Spuyten Duyvil
- University Heights





# Walkable Neighborhoods

- Inwood Hill Park
- Inwood
- Dyckman Marina
- Fort Tryon Park
- Washington Heights North- West of Broadway
- Washington Heights North- East of Broadway
- 181st Street Corridor
- Washington Heights North- West of Broadway(North of 168th)
- Washington Heights North- East of Broadway (North of 168th)
- Columbia Presbyterian Medical Center
- Washington Heights South- West
- Washington Heights South- East



### **3.1.12 Inwood**

Inwood is composed of three distinctive areas with a rotated street grid offering a variety of scales, including detached single-family homes. Residents say the area feels like a “village in the valley”. Names of places such as, Swindlers Cove invite exploration.

#### **INWOOD PLAIN AND INWOOD GATEWAY.**

The southern section contains apartment buildings and the northern portion is mixed-use with two major shopping streets – Dyckman Street and 207<sup>th</sup> Street. The east section, known as Sherman Creek is an industrial area dominated by a large MTA rail storage yard, Con Edison facilities, and a Department of Sanitation Garage. There are two residential areas separated by a portion of Inwood Park (GORMAN PARK?)

This is a walkable community to most services with good views of the waterfront to the west via Inwood Park and Fort Tryon, though it has very limited access to the largely industrial eastern waterfront. It offers excellent access to and from the Bronx. The Marble Hill stop of Metro North's Hudson line just over the bridge provides commuter rail services direct to Grand Central Terminal.

#### **INWOOD HEIGHTS:**

The smaller northern portion has many buildings constructed in the Art Deco style. Two subway stations on the IRT #1 line present two Beaux Arts style structures in cast iron and wood. Finished in 1908 these stations are hidden treasures.

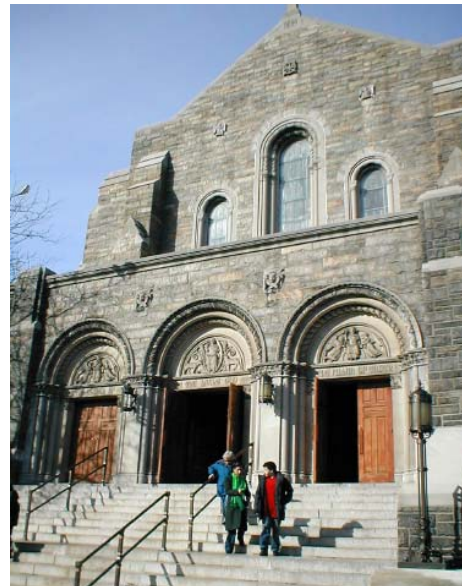
Sherman Creek's future will provide improved access to the waterfront and added open space and recreational resource. The specifics of the zoning change remain a topic of discussion as they may have district wide implications.

### **3.1.8 Washington Heights North**

Washington Heights (North) is composed of five district areas that form the heart of



# Inwood





Washington Heights.

Some of these areas have small walkable blocks hosting several of the community's major institutions along Highbridge Park, others especially north and west have very long blocks along high ridges. Many residents refer to the area west of Broadway as Hudson Heights. It has very long blocks, punctuated by "stepped streets" and a number of dramatic views of the Hudson. Residents describe the area as having the feel of an "enclave" and an exhilarating topography. Views of the Harlem and the Hudson Rivers are offered from a variety of housing scales and styles that distinguish these areas.

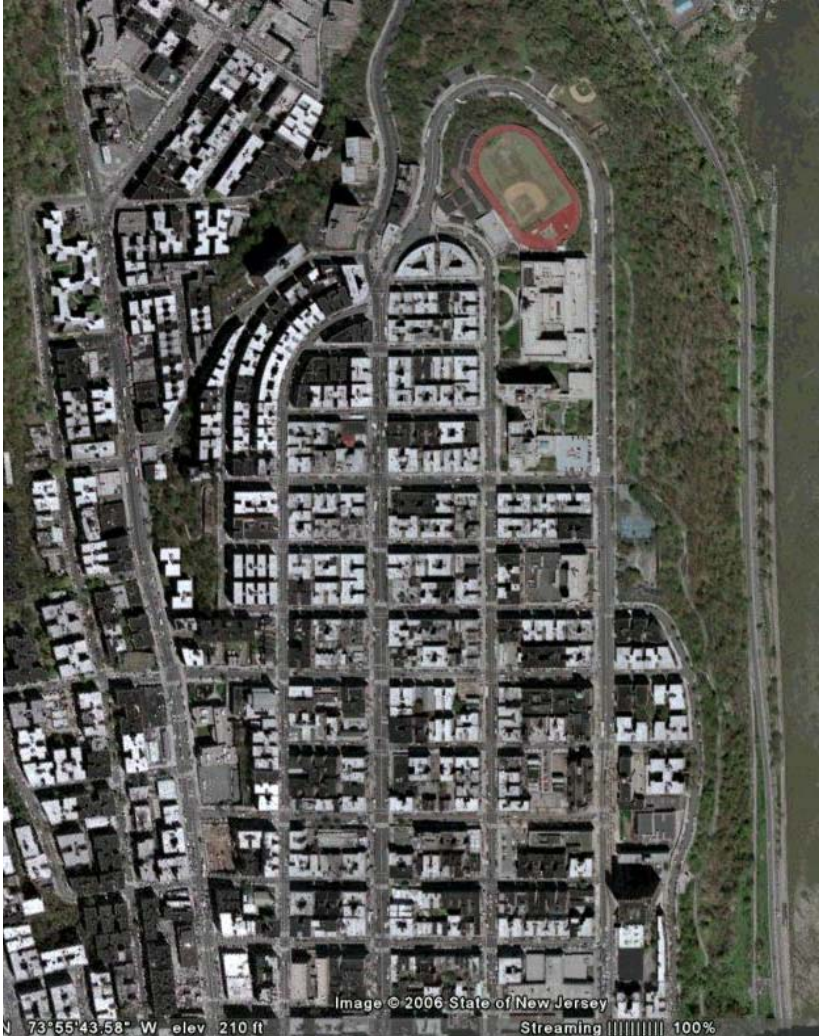
The George Washington Bridge (GWB) and 181<sup>st</sup> Street and Saint Nicholas combine to dominate as the central business district of CD12. Four, 24-story towers sit atop Interstate I-95. In the area south of 181<sup>st</sup> Street, residents report a number of "dead zones" and excessive noise. The need to bring this area back to life as a retail center, commercial office entertainment based transit center is evident.

The areas just to the south of the GWB/I-95 also present a distinctive character. The eastern area contains short walkable blocks. St. Nicholas Avenue begins its commercial dominance at 175<sup>th</sup> Street that also supports a play street and a small but promising public market plaza. The "play street" between St. Nicholas and Audubon Avenues offers direct access into Highbridge Park including one of the city's twelve very large WPA swimming pools.

### **Aerials and Photos**

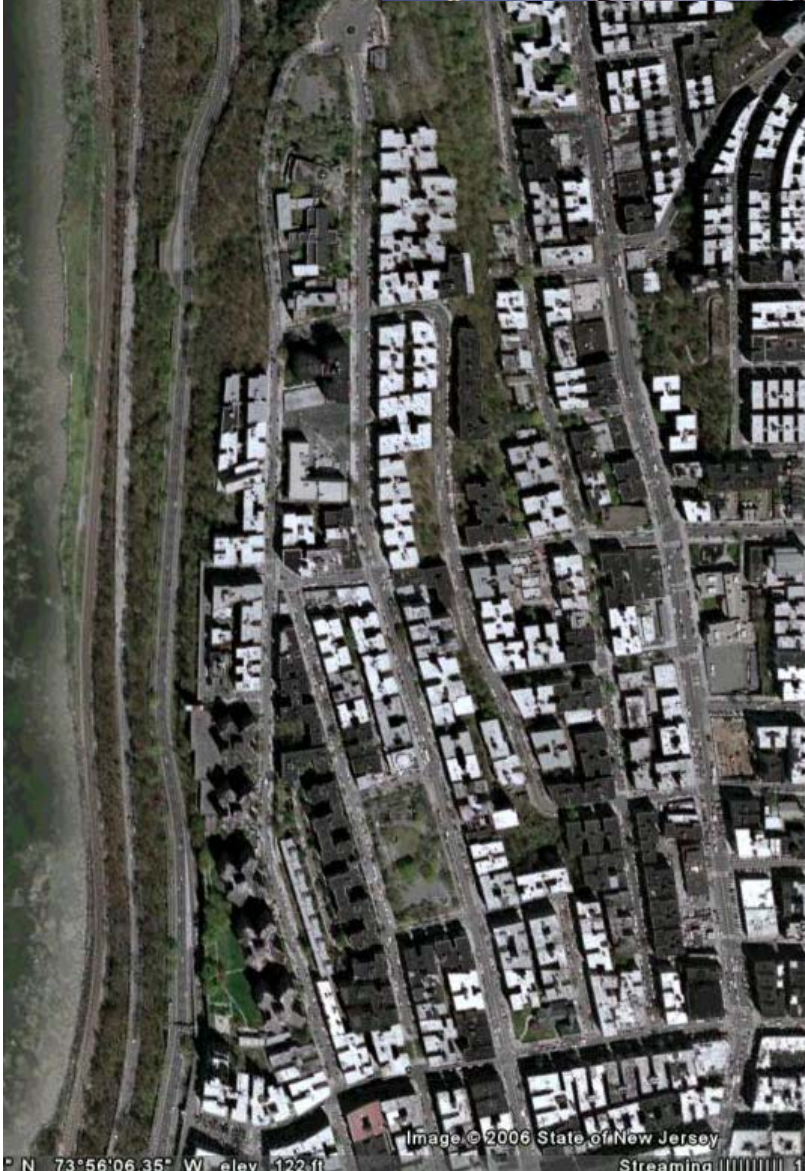
1. Washington Heights North – West of Broadway
2. Washington Heights North East of Broadway (North of 181st Street)
3. 181ST Street Corridor
4. Washington Heights North West of Broadway (North of 168<sup>th</sup> Street)
5. Washington Heights North East of Broadway (North of 168<sup>th</sup> Street)

Washington Heights North - East of Broadway





# Washington Heights North - West of Broadway





# 181st Street Corridor



### 3.1.9 Washington Heights South

New York Presbyterian Hospital campus with related facilities and two areas east and west of Broadway to the south of the hospital are the three distinctive areas of this region

The New York Hospital complex dominates land uses in the area and in recent years, it has produced several large architecturally distinctive towers to create the appearance of a major urban center without the amenities of one. The Armory also serves as a shelter for the homeless, but its major feature is the Track and Field Hall of Fame that provides a venue for the full range of indoor athletic events. Residents have expressed some concerns regarding areas around the overall hospital campus that persist in being “unfriendly” for the lack of basic urban amenities, such as improved landscaping. This area is also the intersection of the A/C the #1 subway lines offering transfer for commuters to the western half of CD12 on A/C and to the east side on the #1 train.

Because of the growth of this center, CD12 is a major health and biotechnology center. Since 1930, it has developed into a seven million square foot facility known as the New York Presbyterian Hospital Complex. There is a major presence of Columbia University. Today, nearly 14% of the employment in the community is in the Health and Social Service Sector.

The area west of Broadway is zoned R8, contains large structures with a consistent architectural style and scale. It is host to CD12's largest cultural center also within an historic district; Audubon Terrace creating the district's southern boarder. As the Hispanic Society has formally announced its intention to seek a larger space, concerns have arisen regarding efforts to retain a portion of its operations as a community cultural facility, or in identifying a cultural use suitable to maintaining historic character of this location. This area has a stepped street at 158<sup>th</sup> Street, with excellent views of the Hudson River waterfront. About 35% of the households moved into the community since 1995.

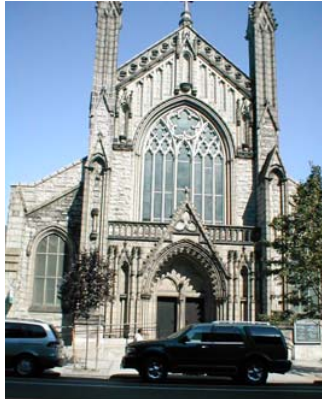
To the east, the community is zoned R7-2 and contains a mixture of building types ranging from four story row houses to larger apartment buildings. This area contains the largest number of vacant residential buildings in CD12, the majority of which are row houses. A unique place name is Coogan's Bluff. It is also host to the Jumel/Morris mansion and Jumel Terrace, which is CD12's only residential historic district. A stepped street at 167<sup>th</sup> Street and park area at the base offers glimpses of Yankee Stadium across the Harlem River in The Bronx. A fledgling Outdoor Market at the base of the well known, but underutilized early 20<sup>th</sup> century theater begins at the gateway of Audubon Avenue at 165<sup>th</sup>.

## **Aerials and Photos**

1. New York Presbyterian Medical Center
2. Washington Heights South (West of Broadway)
3. Washington Heights South (East of Broadway)

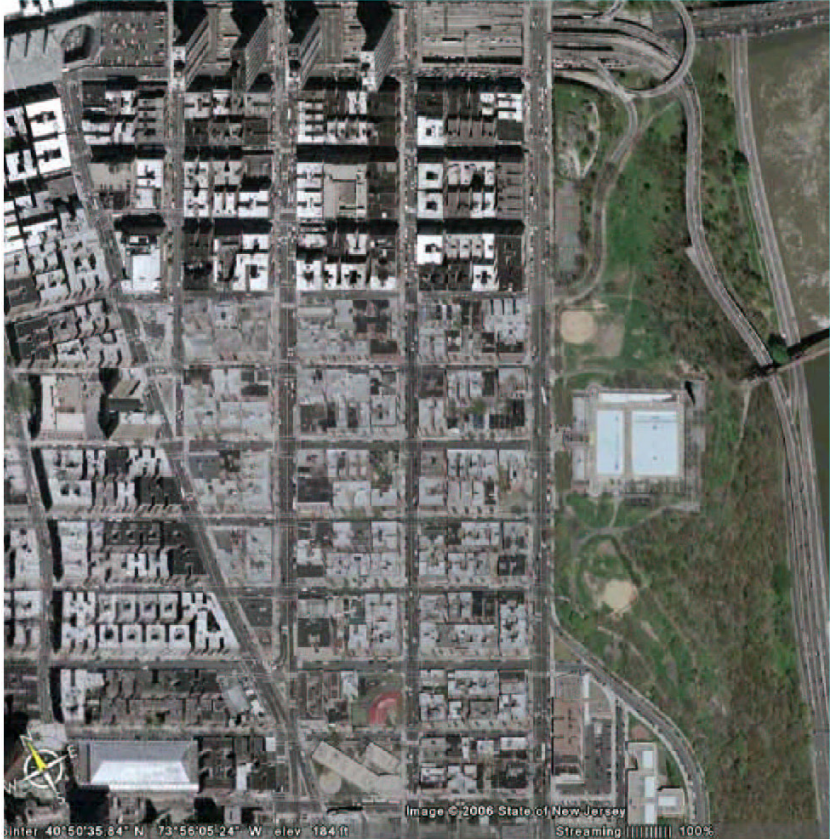


# Washington Heights West of Broadway (North of 168<sup>th</sup> Street)



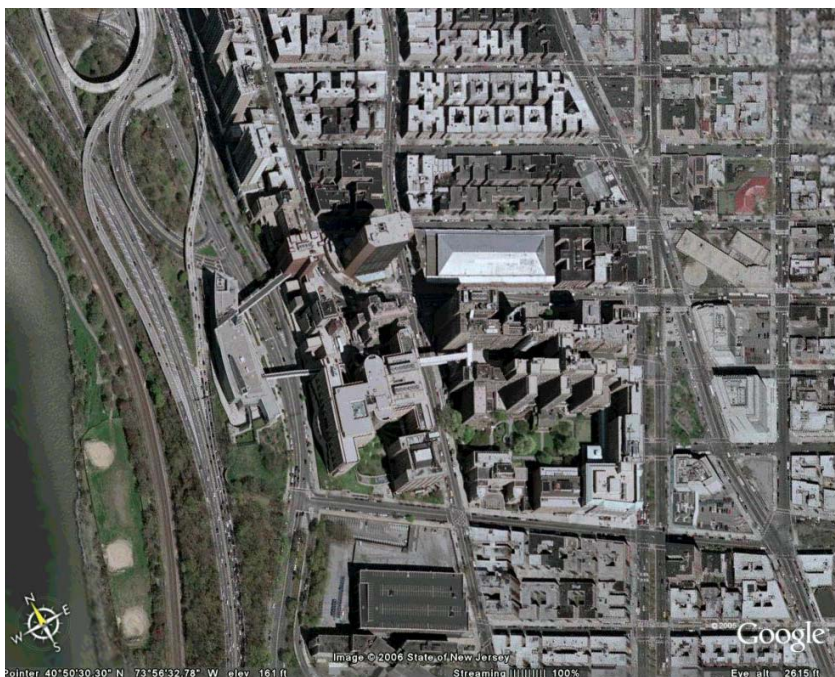


Washington Heights East of Broadway (North of 168<sup>th</sup> Street)





# Columbia Presbyterian Medical Center Area



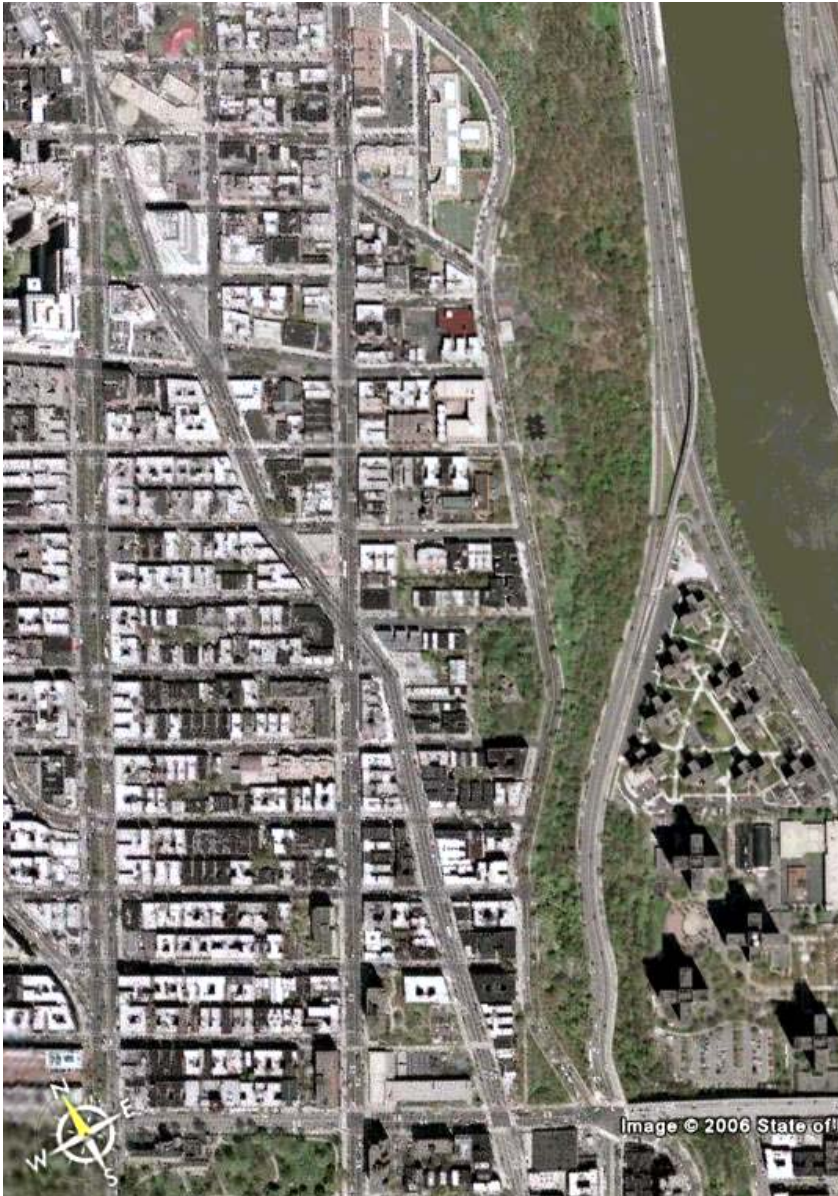


Washington Heights South - West of Broadway





# Washington Heights South - East of Broadway







### 3.1.10 Summary of Analysis

CD12 is a community of newcomers. The majority influence on this new culture is Hispanic/Latino with a primary source of energy and interest focused on the traditions and experience of the Dominican Republic. Support for cultural institution building and new sources for cultural investment stimulated by the Upper Manhattan Empowerment Zone are an important beginning. Strong cultures build strong economies. The stronger this economy can be culturally, the greater its ability to withstand displacement pressures.

Culture and commerce are often indistinguishable in the neighborhood setting. An extraordinary combination of natural environment and architectural fabric sustains CD12's historic traditions. To sustain neighborhood character, provide for development and protect neighborhoods from over development three actions:

- Identifying underutilized resources of public open-space, access to the waterfront, new cultural programming, and commercial revitalization activities are vital to securing the community's cultural and architectural future.
- The anticipation of contextual and inclusionary housing programs can also stimulate community developer participation in all forms of endogenous artistic endeavors with focus on young artists, their families and affordable housing.
- Increasing the capacity of community-based organizations to work with the foreign-born population to sustain its culture strengthens the culture that is America.

Part of encouraging this strength is to tell stories about those who have come before us and how deep and rich it is for anyone of any interest. There is extensive range of themes from sports history to the discovery the full truth of the Native American experience. There are themes building on natural history worker housing, and many other that offer a strong sense of a tradition of cultural diversity.

In the introduction of "Discovering Northern Manhattan", the Washington Heights/Inwood Chamber of Commerce sees hidden treasure. Phillip Lopate found the heavy growth and hilliness of Highbridge Park as one of the few places in Manhattan where a pedestrian can become completely lost. In a planning workshop, a resident referred to CD12 as "upstate Manhattan".

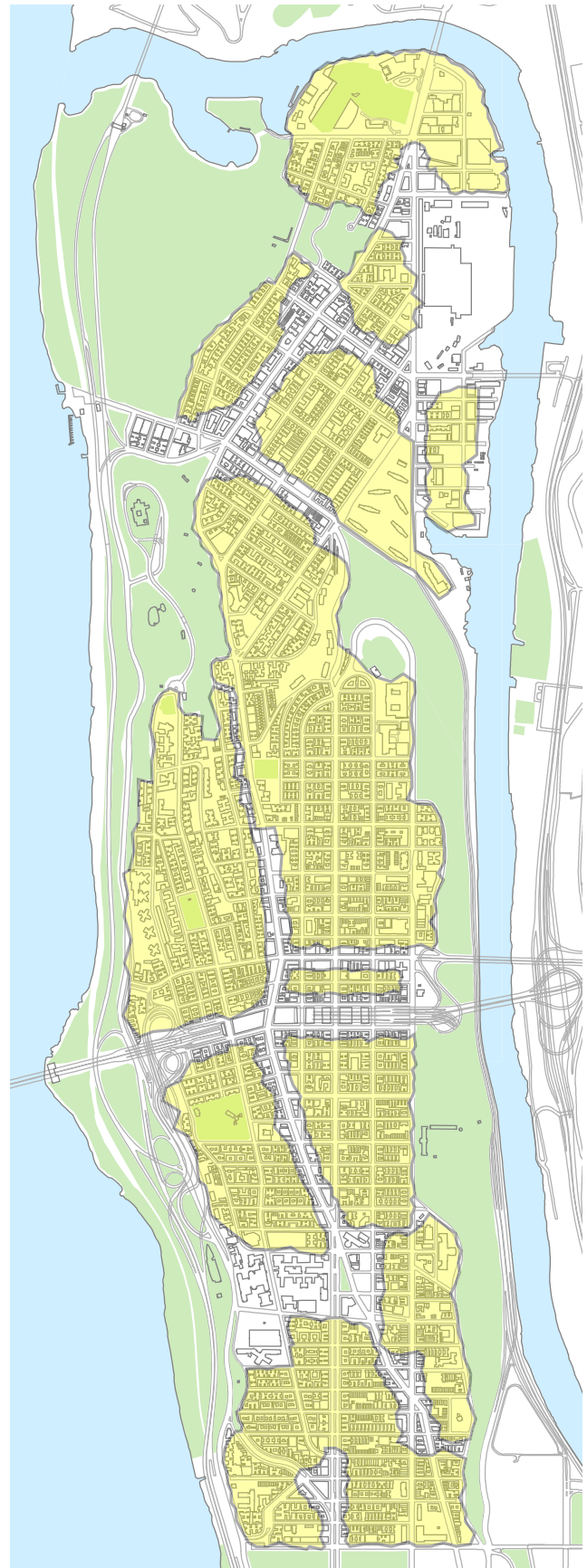
Identifying this area's unique mix of its cultural institutions and its "...majestic parks that offer breathtaking views of the Hudson River, the Palisades and the George Washington Bridge. This community features the only nature preserve in Manhattan that is home to America's icon, the bald eagle."

The realm of public space requires expansion in CD12 in the form of the public square, used and vibrant "green streets". At stake is the mutual small business interest served by building systems of trust through trade. Sophisticated product and price point strategy in customer attraction will challenge the traditional, "workable" role of neighborhood "small business" economies. An area of great interest among many urban planners and designers involves the search for the means to support and sustain healthy, mixed-income, small business-economies in immigrant communities in urban neighborhoods. One of the best methods is the use of the plaza or public square as a vehicle for physically organizing large urban retailers with the small business community. The power of the community board to prevent the damage of rapid physical change is less relevant than the type of damage that is nearly invisible and caused by disinvestment in the community's small business potential.

This is how the business of building a strong economy could form in CD12.

## COMMUNITY DISTRICT 12-M

### CONTEXTUAL PRESERVATION ZONES



Contextual / Preservation Zones

Public spaces and new businesses allow new residents to encircle themselves with a deep breath of first generation immigrant life and from this draw strength and hope. Including them produces interactions that can strengthen a community. The idea of the “plaza” is much more than of a simple public amenity and may have much greater economic importance than currently realized.

### **3.1.11 Recommendations**

Washington Heights and Inwood are distinguished from the rest of New York City by a rich history, varied topography, and an intimate/long-standing residential scale. Because of its unusual terrain and its special place in the development of New York City and the region, Northern Manhattan contains extraordinary examples of scenic vistas and landscapes, of public works and engineering, and of distinctive architecture, landmarks, monuments, and districts. These “distinctive features” are integral to ones experience of place.

Based on these goals, this report recommends :six specific actions, as explained in greater detail in the sections that follow.

- Implement Heritage Area
- Target NYS Resources for Environmental Action and Community Planning
- Target Resources for Cultural and Education Programs
- Promote and Develop Community Squares and Plazas
- Park Edge Programming and Park Access Celebrations
- Safeguard Against Over-Development

#### **R4.1 Implement Heritage Area**

Open dialogue within community regarding heritage themes, sites, etc. Build on existing federal designations: Hudson River Valley National Heritage Area & American Heritage River

Engage the Department of Parks and Recreation (DPR) for the development of the management plan for the heritage area. This national and state network system brings a strong sense of organization and management to heritage preservation and promotion efforts.

Meeting local economic development needs is the inherent demand in overseeing the “leasing-out” portions of CD12 parks by private vendors. New York City has made a substan-



tial capital investment in CD12s parks. Linking local businesses to park recreation activities will bring added resources

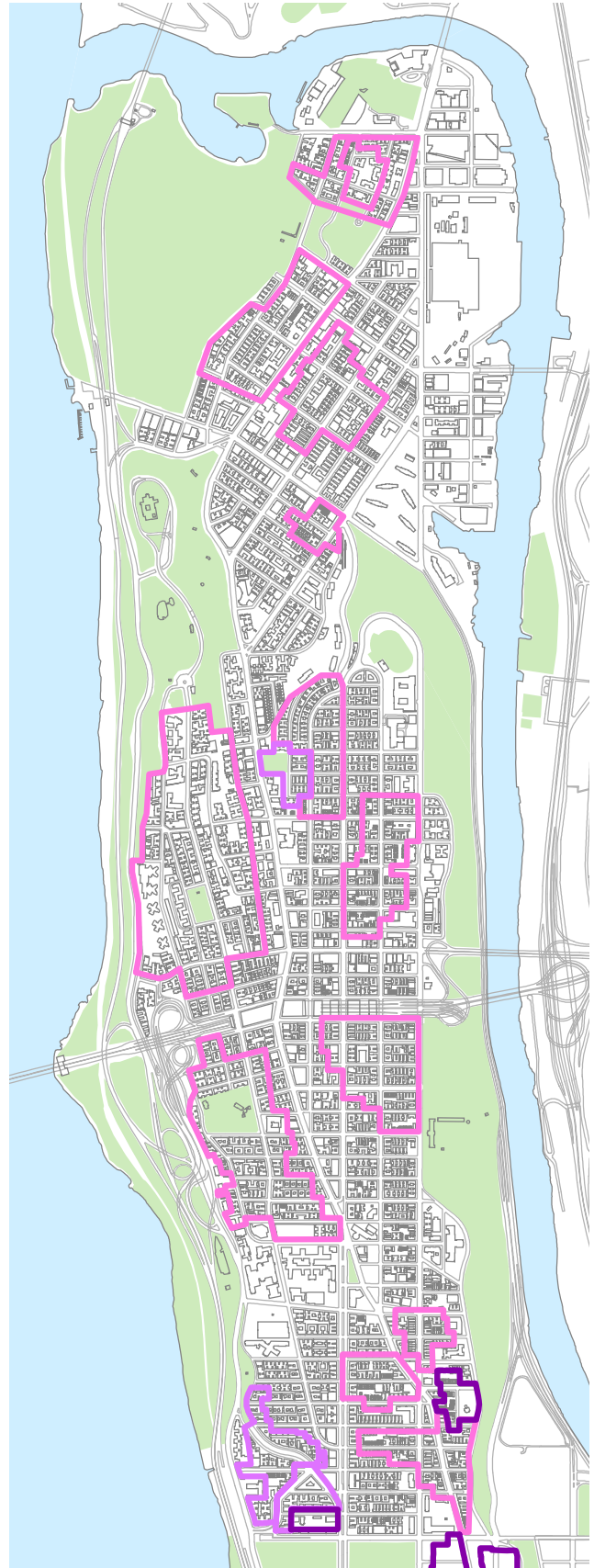
#### R4.2 Target NYS Resources for Environmental Action and Community Planning

Identify stakeholders and encourage formation of coalitions from CD12 to apply for NYS Environmental Protection Funds (EPF) and Quality Community Programs. (Model: "Take Me to the River"). These models of urban design and landscape architecture will help to build a strong constituency for connecting CD12s neighborhoods to its natural environment.

#### R4.3 Target Resources for Cultural and Education Programs

Find and direct cultural organizations to funding sources (UMEZ-CIIF, DCA, NYSCA, NEA). Cultural investments from the Upper Manhattan Empowerment Zone's CIIF program, and its partners in the Department of Cultural Affairs, the New York State Council on the Arts and the National Endowment for the Arts have policies specifically geared to the enrichment of cultural programs.

## COMMUNITY DISTRICT 12-M HISTORIC PRESERVATION DISTRICTS



- ▭ Current Historic Districts (CHD)
- ▭ Community Proposed Districts (CPD)
- ▭ Historic Exploration Areas (HEA)

#### R4.2 Promote and Develop Community Squares and Plazas

Strengthen the connection between the street grid, topography, and open space to the neighborhoods. Engage the working groups of the Department of transportation (DOT) and of DPR regarding opportunities for public space, traffic calming and plazas, and "greening of the streets" programs. The track record for these programs to date has been exemplary. Seek community for recommendations and stewardship for additional park plaza and public space involving a multiple agency approach similar to that implemented for Sherman Creek. Explore rezoning possibilities around "bow-tie" or plaza sites. Two key examples are: 157<sup>th</sup> and Broadway (gateway to Audubon Terrace)

#### R4.3 Park Edge Programming and Park Access Celebrations

The relationship from street to park edge requires improvements to establish "eyes" on the street commercial uses or an improved set of gateways or thresholds into the parks. Engage DOT and DPR to develop park edges for the purpose of developing park access plans from adjacent neighborhoods. Given the successful initiation of an examination of this issue, include the links that offer potential for improved access to waterfront corridors (examine the model: "Take Me to the River")

#### R.4.5 Safeguard Against Over-Development

This restatement of the Working Group goal introduces the identify areas that are most susceptible to "over development" identified in this report. Following this, the issue related to structures that are 1) out of character or scale, or 2) increase environmental burdens such as increased traffic and noise become clear. The primary safeguard is the development of consensus in these areas regarding the protections offered with community support for contextual zoning vs. the current as of right zoning.



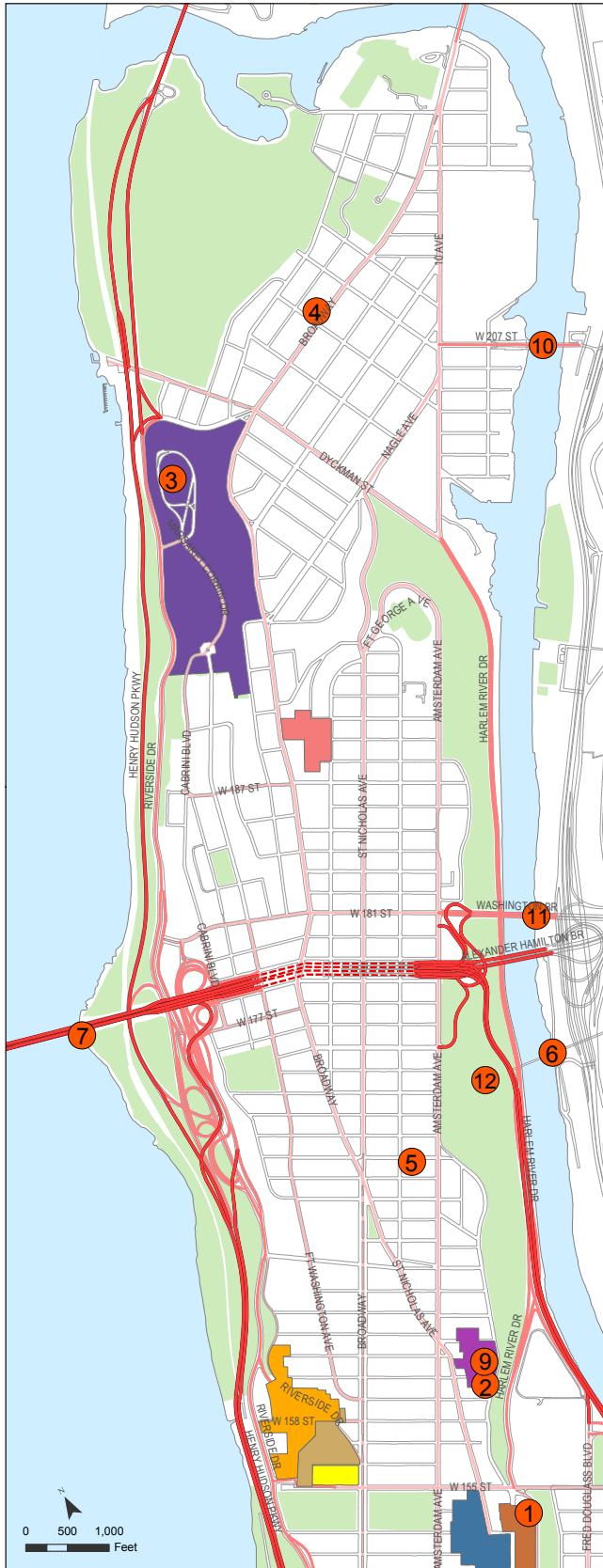
COMMUNITY DISTRICT 12-M

PRESERVATION OPPORTUNITIES-PRE 1920 STRUCTURES



Source: NYCmap, Community Cartography

COMMUNITY DISTRICT 12-M  
**HISTORIC RESOURCES COMPOSITE**



**PROPOSED HISTORIC DISTRICTS**

- Audubon Park
- Audubon Park Extension
- Wadsworth Terrace

**PROTECTED SCENIC VIEWS**

- Fort Tryon Park

**HISTORIC DISTRICTS**

- Audubon Terrace
- Jumel Terrace
- Hamilton Heights/Sugar Hill Northeast
- Hamilton Heights/Sugar Hill Northwest

**INDIVIDUAL LANDMARKS**

- 1 409 Edgecombe Avenue Apartments
- 2 555 Edgecome Avenue Apartments
- 3 The Cloisters
- 4 Dyckman House
- 5 Fire Engine Company No. 67
- 6 High Bridge, Aqueduct and Pedestrian Walk
- 7 Jeffrey's Hook Lighthouse "The Little Red Lighthouse"
- 8 Macomb's Dam Bridge and 155th Street Viaduct
- 9 Morris-Jumel Mansion
- 10 University Heights Bridge
- 11 Washington Bridge
- 12 Water Tower, Pool Complex, High Bridge Park

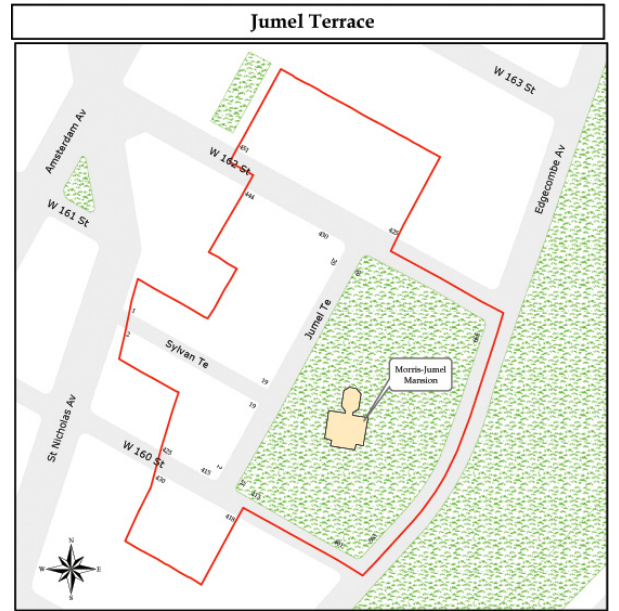
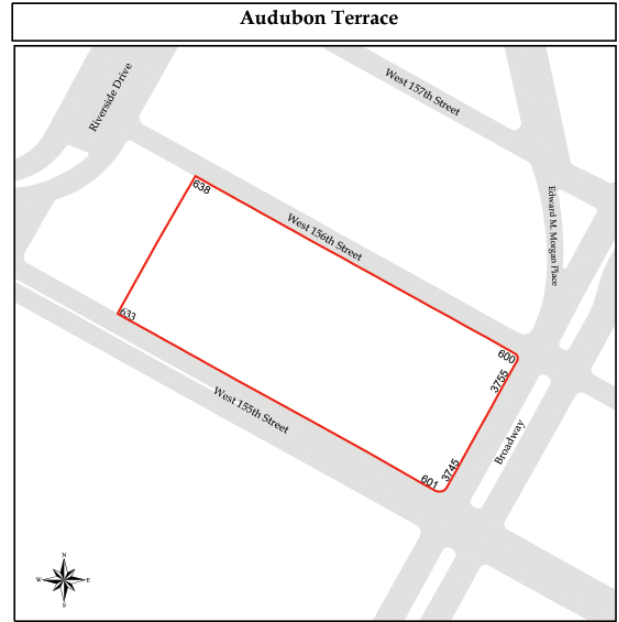
Source: NYcmap, Community Cartography, New York City Landmarks Preservation Commission



COMMUNITY DISTRICT 12-M  
**HISTORIC DISTRICTS**



Source: NYCmap, Community Cartography, New York City Landmarks Preservation Commission



- HISTORIC DISTRICTS**
- Audubon Terrace
  - Jumel Terrace
  - Hamilton Heights/Sugar Hill Northeast
  - Hamilton Heights/Sugar Hill Northwest

COMMUNITY DISTRICT 12-M  
COMPOSITE VIEW



- 01. Dyckman House
- 02. University Heights Bridge
- 03. The Cloisters
- 04. Fort Tryon Park
- 05. The Little Red Lighthouse
- 06. George Washington Bridge
- 07. Washington Bridge
- 08. High Bridge, Aqueduct and Pedestrian Walk
- 09. Water Tower, High Bridge Park
- 10. Fire Engine Company No. 67
- 11. Fire Engine Company No. 84 / Hook & Ladder No. 34
- 12. Morris-Jumel Mansion
- 13. 555 Edgecombe Avenue
- 14. Chapel of the Intercession
- 15. 409 Edgecombe Avenue Apartments
- 16. Macomb's Dam Bridge and 155th Street Viaduct
- 17. Hall of Fame, New York University
- A. Jumel Terrace
- B. Audubon Terrace
- C. Hamilton Heights/Sugar Hill Northwest
- D. Hamilton Heights/Sugar Hill Northeast
- E. Hamilton Heights/Sugar Hill District Extension

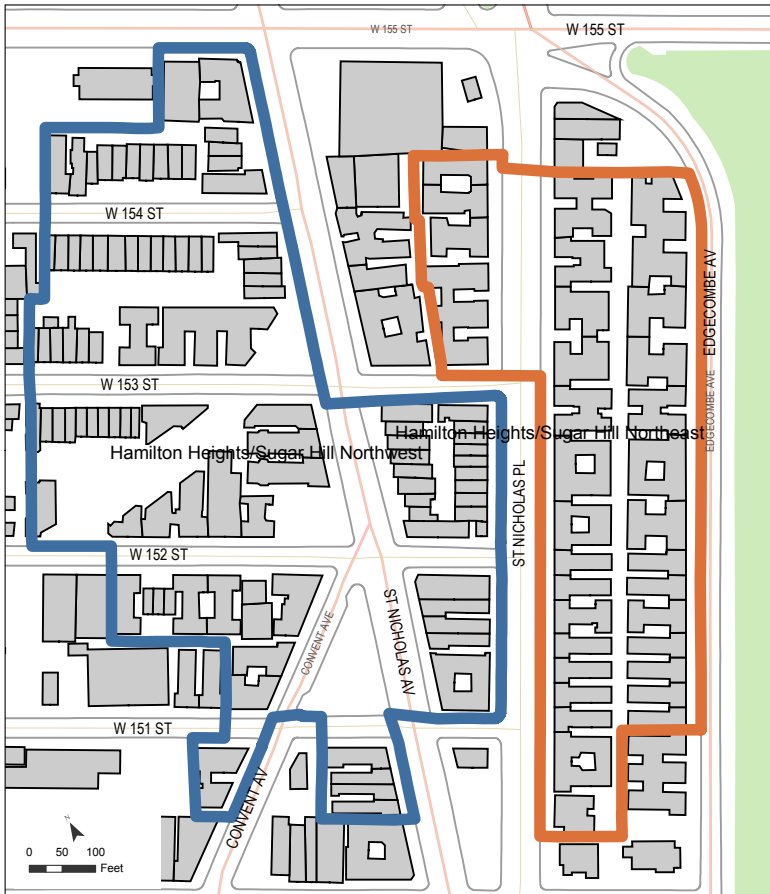
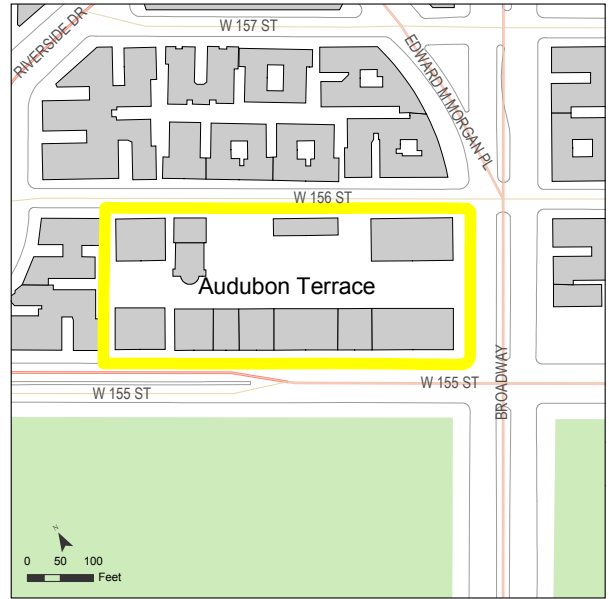
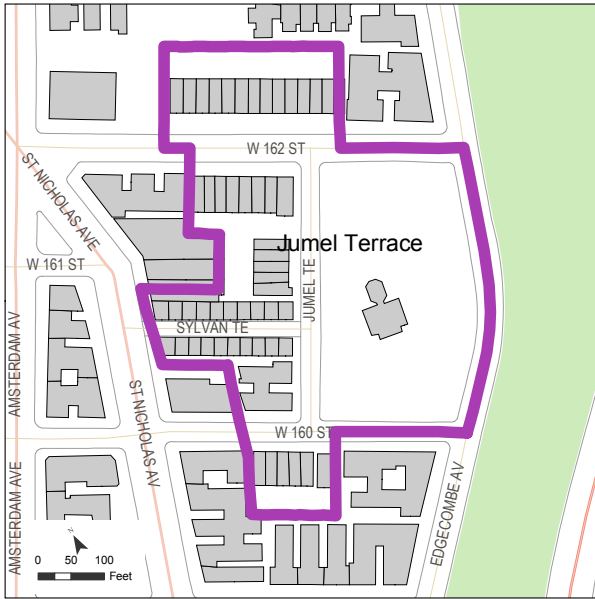
**LPC DESIGNATIONS**

- Existing Individual Landmark
- ▨ Existing Scenic Landmark
- ▭ Existing Historic Districts

Source: NYCmap, Community Cartography, New York City Landmarks Preservation Commission



COMMUNITY DISTRICT 12-M  
**HISTORIC DISTRICTS**



- HISTORIC DISTRICTS**
- Audubon Terrace
  - Jumel Terrace
  - Hamilton Heights/Sugar Hill Northeast
  - Hamilton Heights/Sugar Hill Northwest

Source: NYMap, Community Cartography, New York City Landmarks Preservation Commission

## **3.2 Preservation of Historic Resources**

### **3.2.1 Goal 5: Designate Buildings and Areas of Special Architectural or Historic Interest**

The primary activity involved in meeting Goal 5 is the identification and designation of buildings and sites to be preserved for architectural, historical or other cultural interest.

The preservation of the Audubon Ballroom (a memorial in honor of Malcolm X's contribution to the Civil Rights Movement) made use of tax credits for the preservation of structures that have architectural and associative historic value. Preservation tax credits provide a community with financial resources in addition to the allocation of NYS annual allocation.

As previously mentioned, much of the housing stock of CD12 is in relatively good physical condition, This means then that preservation is a particularly important strategy to implement in CD12.

### **3.2.2 Historic Context**

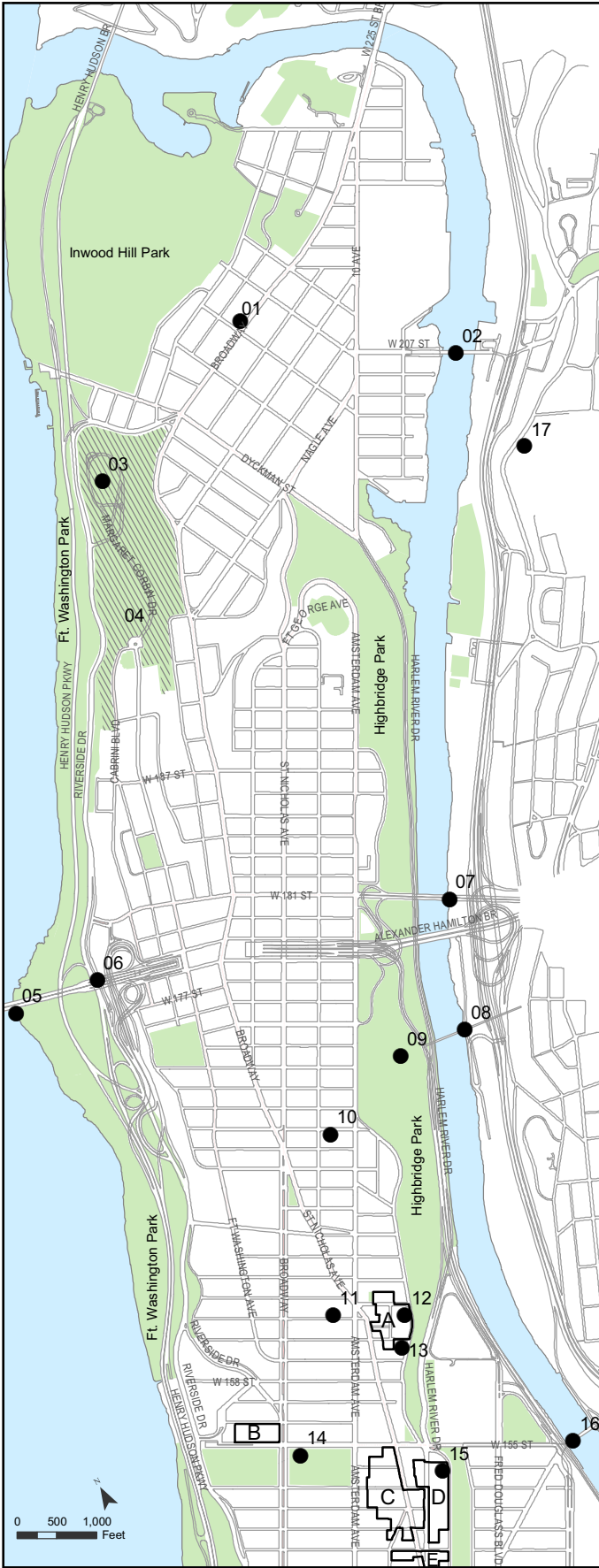
#### **Landmark Preservation Commission**

The principles and practice of historic preservation have become key elements in the vocabulary of development practices in older urban communities. A movement to dedicate places associated with American history ("markers and monuments") was a first step toward their preservation. Public involvement transformed this to include advocacy for "landmarks", distinguishing places for their value in interpreting historic events and later for their architectural style and distinctiveness.

Later, entire "districts" were established and codified in public policies that supported the preservation of places that represented a combination of history and architectural distinctiveness. These areas may change and develop as any other in the urban landscape, but the public interest in preservation is represented through the added review, criticism and permitting authority provided by the New York City Landmarks Commission. Together, individual landmarks and districts have the potential for expanding the use of preservation tools through tax incentives for commercial structures and Historic Preservation Tax Credits.

More recently, and largely due to the increased economic importance of tourism, the practice of "storyscape" has introduced visitors, school groups and residents to new ways of experiencing a community. In discussions with community residents there was a particular interest in using this technique along 181st. New approaches to displaying the history of places has made it more accessible to all income groups and ages.





Map 3.2.2 Existing "LPC" Designations

**INDIVIDUAL LANDMARKS**

- 555 EDGECOMBE AVENUE, 1914-1916 (13 - see Sect 3.2.4)
- DYCKMAN FARMHOUSE, 1785 (01)
- ENGINE COMPANY NO. 84, HOOK & LADDER NO. 34, N.Y.C. FIRE DEPARTMENT, 1906 (11)
- FIRE ENGINE COMPANY NO. 67, 1897-1898 (10)
- FORT TRYON PARK SCENIC LANDMARK, 1930-1935 (04)
- GEORGE WASHINGTON BRIDGE, 1931 (06)
- HIGH BRIDGE, 1838-1848 (08)
- HIGH BRIDGE WATER TOWER, 1866-1872 (09)
- LITTLE RED LIGHTHOUSE, 1880 (05)
- MORRIS JUMEL MANSION / ROGER & MARY PHILLIPSE HOUSE, 1765 (12)
- THE CLOISTERS, 1934-1939 (03)
- UNIVERSITY HEIGHTS BRIDGE, 1903 (02)
- WASHINGTON BRIDGE, 1886-1889 (07)

**LANDMARKS NEAR CD12**

- 409 EDGECOMBE AVE. APARTMENTS, 1916-1917 (15)
- BRONX COMMUNITY COLLEGE, 1900 (17)
- CHURCH OF INTERCESSION, 1910-1914 (14)
- MACOMB'S DAM BRIDGE, 1890-1895 (16)
- HAMILTON HEIGHTS/SUGAR HILL EXTENSION (E)
- HAMILTON HEIGHTS/SUGAR HILL NORTHEAST (D)
- HAMILTON HEIGHTS/SUGAR HILL NORTHWEST (C)

- Existing Individual Landmark
- ▨ Existing Scenic Landmark
- ▭ Existing Historic Districts



**7. Washington Bridge** originally Harlem River Bridge

**Location:** W 181<sup>st</sup> Street, NYC and University Avenue, Bx over the Harlem River

**Date:** 1886-1889, reconstruction 1989-1993

**Cost:** \$3,000,000

**Architects:** Charles C. Schneider, Wilhelm Hildenbrand, William J. McAlpine, Theodore Cooper, Delemose & Cordes

Completed in 1889, it was the first major link between Manhattan and the Bronx, the first arched bridge to use plated girders, and the third standing bridge in New York City. 2,375 feet long, 66 feet wide, with 151 foot clearance above water, its name commemorates the centennial of George Washington's inauguration.



**8. High Bridge** originally Aqueduct Bridge

**Location:** W 174<sup>th</sup> Street, NYC and W 170<sup>th</sup> Street, Bx

**Date:** 1838-48; replacement of central piers in 1923

**Cost:** \$950,000 for original structure; \$1,000,000 for pier replacement

**Architects:** John B. Jervis; pier replacement by United States Navy

The oldest remaining bridge in Manhattan designed after ancient Roman aqueducts to carry water from the Croton Aqueduct over the Harlem River. Width of the main arch is 360 feet, width of each side span is 80 feet, length of the bridge is 1450 feet and vertical clearance of the arches is 114 feet.



**9. High Bridge Water Tower**

**Location:** High Bridge Park at W 173<sup>rd</sup> Street

**Date:** 1866-1872; reconstructed 1989-1990

**Architects:** John B. Jervis; reconstruction William Hall Partnership

The tallest free-standing water tower in Manhattan, this 195-foot octagonal tower faced with granite marks the Manhattan end of the High Bridge. With a tank capacity of tank capacity of 47,000 gallons it provided pressure for northern Manhattan's water supply and equalized pressure in the Croton Aqueduct. The reservoir it used was replaced by a swimming pool in 1934 and in 1949 the water tower was taken out of service.



**10. Fire Engine Company No. 67**

**Location:** 514 W 170<sup>th</sup> Street between Amsterdam Avenue & Audubon Avenue

**Date:** 1897-1898

**Architect:** Ernest Flagg & William B. Chambers

The steel-frame building has many classical elements, including "a bracketed cornice, a hooded, round arch, an elaborate cartouche, and a pedimented window". This station house was the first to be located in the growing Washington Heights community.



**11. Engine Company No. 84, Hook & Ladder No. 34, N.Y.C. Fire Department**

**Location:** 515 W 161<sup>st</sup> Street, between Amsterdam Avenue & Broadway N side

**Date:** 1906

**Architect:** Francis H. Kimball

Second of two landmark Fire Stations in CD12. A three story building constructed in the Beaux Arts style with rusticated limestone with infilled red brick. Note the large limestone eagle perched on the top of the station.



**12. Roger & Mary Phillipse House** Morris Jumel Mansion

**Location:** 65 Jumel Terrace (W 160<sup>th</sup> Street at Edgecombe Avenue)

**Date:** 1765; partial remodeling in 1810; restoration work in 1994

**Architect:** Rogers Morris

Originally, the summer residence of British military officer Roger Morris and his wife Mary Philipse Morris. During the Revolutionary War, the house was occupied by George Washington for one month, and then by British officers for the duration of the revolution. After the war, the house functioned as a tavern and farmhouse until 1810. In 1882, the 115-acre property was auctioned off into 1,058 lots. In 1903, the mansion itself was sold to the City of New York and turned into a museum.



### 3.2.5 Audubon Terrace - Historic District B

Located between W 155<sup>th</sup> & W 156<sup>th</sup> Streets., Broadway & Riverside Drive. This cultural center was built between 1904-1930 as a gift on the former estate of artist and naturalist John James Audubon, by the founder Archer Milton Huntington Philanthropist and heir to a railroad fortune along with his cousin Charles Pratt Huntington who was the architect of the complex. Later additions were added by McKim, Mead & White and Cass Gilbert. This complex is host to a Beaux-Arts style that is share with all the buildings on the plaza along with sculptures done by Anna Hyatt Huntington wife to Archer Huntington.



#### **A. Museum of American Indian, Heye Foundation**

**Location:** 3745 Broadway, NW corner of W 155<sup>th</sup> Street

**Date:** 1915-1922

**Architect:** Charles Pratt Huntington

Currently used by the Hispanic Society of America, this museum is dedicated to the preservation and study of anthropology of the aboriginal peoples of North, Central and South America.



#### **B. Hispanic Society of America**

**Location:** Broadway, between W 155<sup>th</sup> & W 156<sup>th</sup> Street, W side

**Date:** 1904-1908, 1910- 1926

**Architect:** Charles Pratt Huntington, Erik Strindberg, H. Brooks Price

Museum and reference library, the Hispanic Society is home to a vast collection of spanish culture. Displays included paintings, sculptures, decorative arts, photographs, textile and books.



#### **C. American Numismatic Society**

**Location:** Broadway, between W 155<sup>th</sup> & W 156<sup>th</sup> Street, W side

**Date:** 1907

**Architect:** Charles Pratt Huntington

Dedicated to the scientific study of currency and its history from all cultures around the world. This study includes the collection and preservation of coins, medals, and paper money. In June 18, 2004 the Society was relocated to 96 Fulton Street in downtown Manhattan.



#### **D. American Academy of Arts & Letters**

**Location:** Administration Building, 633 W 155<sup>th</sup> Street

**Date:** 1921-1923

**Architect:** William M. Kendall of McKim, Mead & White

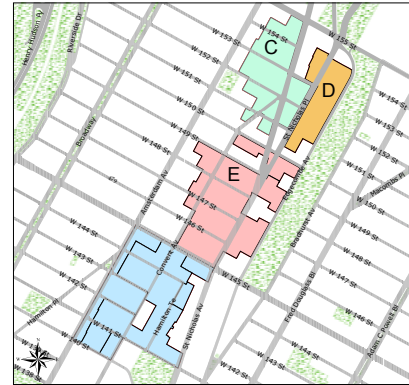
Devoted to honoring distinguished persons in Literature, Music, and the Fine Arts, the institute exhibits arts, manuscripts, sculptures, paintings and readings.

### 3.2.6 Nearby Historic Districts & Landmarks

#### Hamilton Heights/Sugar Hill - Historic Districts C, D, E (In CD9)

Generally along Convent Avenue between W 141<sup>st</sup> & W 145<sup>th</sup> Streets, including parts of Hamilton Terr., W 140<sup>th</sup>, W 141<sup>st</sup>, W 142<sup>nd</sup>, W 143<sup>rd</sup>, W 144<sup>th</sup>, & W 145<sup>th</sup> Streets

Portions of this area were first recognized by the Landmark Commission at 1974. In 2002, the original five-block district of nineteenth century row houses, carriage houses & churches, & its boundaries were extended to Edgecombe Avenue, and south to 104<sup>th</sup> street.



**Map 3.2.6** Hamilton Heights / Sugar Hill Historic District



#### 14. Church of Intercession

**Location:** 550 W 155<sup>th</sup> Street at Broadway

**Date:** 1910- 1914

**Architect:** Bertram Goodhue of Cram, Goodhue & Ferguson

This Gothic Revival church is set in Trinity Cemetery and includes the main church with its gabled front and tall tower, cloister, parish house, vestry, and vicarage. Stone piers support a wood-beam roof, loose chairs rather than pews provide seating, and a memorial to the church's architect is located in the north transept. The Church of the Intercession was founded in 1846. It functioned as a chapel of Trinity Parish until 1976. It operates now as an Episcopal/Anglican church.



#### 15. 409 Edgecombe Ave. Apartments

**Location:** 409 Edgecombe Avenue

**Date:** 1916-1917

**Architect:** Schwartz & Gross

12 Story apartment building; traditional E-shaped tripartite composition; neo-Georgian & neo-Renaissance terra-cotta detailing. Opened to African-Americans in 1928, the building was considered one of the most prestigious residences for African-American New Yorkers from the 1930's through 50's.



#### 16. Macomb's Dam Bridge

**Location:** The bridge crosses the Harlem River to connect Manhattan at W 155<sup>th</sup> Street & Saint Nicholas Place with the Bronx At Jerome Avenue & E 162<sup>nd</sup> Street

**Date:** 1890-1895

**Cost:** \$2,537,312

**Engineer:** Alfred P. Boller

Rim-bearing swing bridge with a 412 foot span & 40 foot width, holding two lanes of traffic in each direction; steel latticework & stone piers. It is the city's oldest metal truss swing bridge. (Source: CCAC)



#### 17. Bronx Community College

**Location:** between Hall of fame Terrace & W 180<sup>th</sup> Street, University Ave & Sedgwick Ave

**Date:** Gould Memorial Library (1894-1899); Hall of Fame (1900-1901); Hall of Languages (1892-1895); Cornelius Baker Hall of Philosophy (1892-1912), Begrisch Hall (1956-1961)

**Architect:** Mckim, Mead & White, Stanford White; Begrisch Hall

Former home to New York University (NYU) who left the site in 1973. The site was later acquired by the City University of New York. Bronx Community College was established in 1957 and later acquired by the Dormitory Authority of the State of New York in 1973.



## Plaques



12. Highest Natural Point in Manhattan (Benet Park)



14. Little Red Lighthouse (Jeffrey's Hook Lighthouse)



16. Hilltop Park Plaque New York Presbyterian Medical Center

## Tree



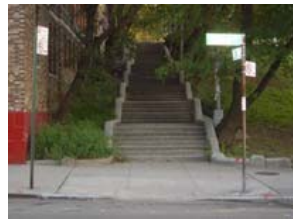
3. Tulip Tree Commemorating Purchase of Manhattan

## Historic Lampposts



5. Lamppost #86

## Stepped Streets



4. W 214<sup>th</sup> Street & Seaman Ave. at Park Terrace West



6. W 215<sup>th</sup> Street & Broadway at Park Terrace



9. Wadsworth Terrace & Fairview Avenue



10. Broadway Terrace & Fairview Avenue



11. W 187<sup>th</sup> Street & Ft. Washington Avenue



13. W 181<sup>st</sup> Street & Pinehurst Avenue

There are currently about 100 historic, cast-iron lamppost in New York City, dating back to the mid-nineteenth century. There are seven (7) historic lampposts in Washington Heights and Inwood.

### 05. Lampposts 86, 87, and 88

West 215<sup>th</sup> Street (Street Steps), within the outdoor public staircase. Note, base and column are original.

### 08. Lamppost 85

On the northeast corner of West 211<sup>th</sup> Street and Broadway adjacent to 4980-4988 Broadway

### 15. Lampposts 105 and 106

In Highbridge Park at West 187<sup>th</sup> Street & Laurel Hill Terrace

### 17. Lamppost 107

East side of Riverside Drive at West 163<sup>rd</sup> Street, inside Fort Washington playground.

### 21. Lamppost 60, 61, 63, 64, 65, 66, 67, 68 (Located in CD9)

60 & 61 at W 153<sup>rd</sup> Street at Macomb's Place, 63-68 at the entrance ramp to the Harlem River Drive on Adam Clayton Powell Jr. Blvd. on W 153<sup>rd</sup> Street

**INDIVIDUAL BUILDINGS**

- 16 CHITTENDEN AVENUE / PUMKIN HOUSE (23)
- APPLE BANK (08)
- CASTLE VILLAGE APARTMENT COMPLEX (24)
- CHURCH OF THE GOOD SHEPHERD & RECTORY (07)
- COLUMBIA-PRESBYTERIAN MEDICAL CENTER (37)
- DYCKMAN FACTORY (13)
- DYCKMAN JOB CENTER (16)
- EDWARD KENNEDY "DUKE" ELLINGTON HOUSE (40)
- FORT WASHINGTON ARMY (36)
- FORT WASHINGTON COLLEGIATE CHURCH (28)
- FORT WASHINGTON HIGH SCHOOL (20)
- FORT WASHINGTON PRESBYTERIAN CHURCH (34)
- HEBREW TABERNACLE OF WASHINGTON HEIGHTS (26)
- HIGHBRIDGE POOL & RECREATION CENTER (35)
- HUDSON VIEW GARDENS APARTMENTS (25)
- INWOOD HILL NATURE CENTER (02)
- M.W. LASKER BUILDING / AUDUBON BALLROOM (39)
- MAIN BUILDING, YESHIVA UNIVERSITY (21)
- MANHATTAN INCINERATOR PROJECT (05)
- MOUNT WASHINGTON PRESBYTERIAN CHURCH (12)
- PAYSON PLAYGROUND COMFORT STATION (14)
- SEAMAN-DRAKE ARCH (03)
- SUBSTATION 17 / DYCKMAN-HILLSIDE (18)
- UNITED CHURCH / LOEW'S THEATRE (33)
- US POST OFFICE--INWOOD STATION (11)
- WASHINGTON TERRACE (22)

**SUBWAYS / TRANSIT**





- 207TH STREET YARD SIGNAL SERVICE BLDG & TOWER B (06)
- IND 181ST STREET SUBWAY STATION (27)
- IND 190TH STREET SUBWAY STATION (19)
- IRT 168TH STREET SUBWAY STATION (38)
- IRT 181ST STREET SUBWAY STATION (29)
- IRT 207 TH STREET SUBWAY STATION (10)
- IRT 215 TH STREET SUBWAY STATION (04)
- IRT 225 TH STREET SUBWAY STATION (01)
- IRT DYCKMAN SUBWAY STATION (17)
- MTA 207TH STREET MAINTENACE YARD (09)
- NY CENTRAL RAILROAD SUBSTATION NO. 10 (15)

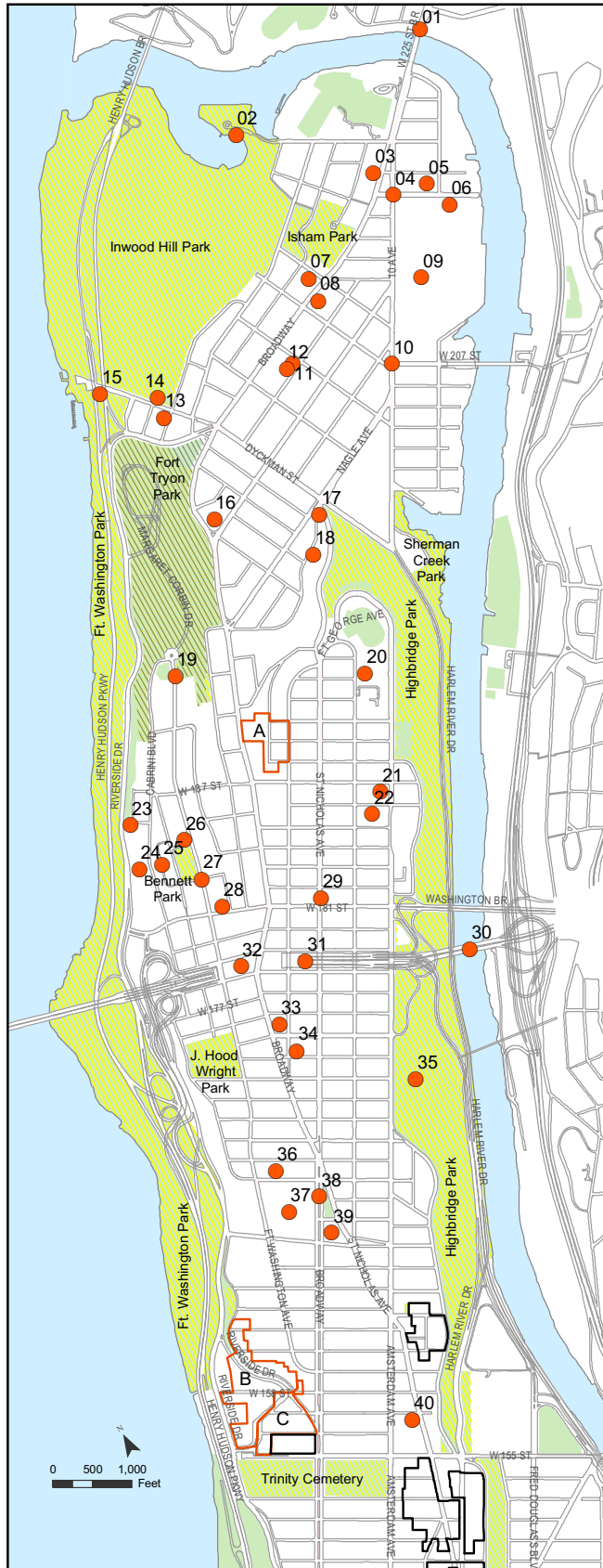
**"MODERN LANDMARKS"**

- ALEXANDER HAMILTON BRIDGE (30)
- BRIDGE APARTMENTS (31)
- GEORGE WASHINGTON BRIDGE BUS STATION (32)
- HENRY HUDSON PARKWAY

**PROPOSED DISTRICTS**

- AUDUBON PARK (C)
- AUDUBON PARK EXTENSION (B)
- WADSWORTH TERRACE (A)

-  Proposed Scenic Landmark
-  Proposed Historic District
-  Existing Scenic Landmark
-  Existing Historic Districts



**Map 3.2.6** Proposed Additions - Individual Landmarks and Proposed Districts



### 7. Church of The Good Shepherd & Rectory

**Location:** Corner of Broadway & Isham Street, Good Shepherd; Corner of Cooper Street & Isham Street, Rectory

**Date:** 1935, Good Shepherd; 1914, Rectory

**Architect:** Paul Monaghan, Good Shepherd; Maynicke and Franke, Rectory



### 8. Apple Bank

**Location:** Broadway between W 207<sup>th</sup> & Isham Streets

**Date:** 1950



### 9. MTA 207<sup>th</sup> Street Maintenance Yard

**Location:** 10<sup>th</sup> Avenue between W 207<sup>th</sup> & W 215<sup>th</sup> Streets

**Date:** 1927-1930

**Architect:** Board of Transportation



### 10. 207<sup>th</sup> Street Subway Station (IRT)

**Location:** 10<sup>th</sup> Avenue & W 207<sup>th</sup> Street

**Date:** 1908

**Architect:** George L. Heins & Christopher G. LaFarge



### 11. US Post Office--Inwood Station

**Location:** Corner of Vermilyea Avenue & W 204<sup>th</sup> Street

**Date:** 1934-1937

**Architect:** Carroll H. Pratt, US Treasury Department

(Note: Listed on National & State Register)

(Image from Windows Live Local)



### 12. Mount Washington Presbyterian Church

**Location:** 84 Vermilyea Avenue; Corner of Vermilyea Avenue & W 204<sup>th</sup> Street

**Date:** 1928

(Image from Windows Live Local)





**19. 190<sup>th</sup> Street Subway Station (IND)**

**Location:** Ft. Washington Avenue between Ft. Tryon Park & W 190<sup>th</sup> Street

**Date:** 1928

**Architect:** Squire Joseph Vickers

**Engineer:** Robert Ridgeway

(Note: Listed on National & State Register)

(Image from National & State Register)



**20. Fort Washington High School (H.S. 462, 463, 467, 468)**

**Location:** 549 Audubon Avenue

**Date:**

**Architect:**



**21. Main Building, Yeshiva University**

**Location:** 2540 Amsterdam Avenue

**Date:** 1928

**Architect:** Charles B. Meyers Assoc.



**22. Washington Terrace**

**Location:** W 186<sup>th</sup> Street & Washington Terrace

**Date:** 1910



**23. 16 Chittenden Avenue (Pumpkin House)**

**Location:** W 186<sup>th</sup> Street & Chittenden Avenue

**Date:** 1920's



**24. Castle Village (Apartment Complex)**

**Location:** 120-200 Cabrini Blvd.

**Date:** 1938-1939

**Architect:** George F. Pelham II



**31. Bridge Apartments**

**Location:** between W 178<sup>th</sup> & W 179<sup>th</sup> Streets, Wadsworth & Audubon Avenues

**Date:** 1964

**Architect:** Brown & Guenther



**32. George Washington Bridge Bus Station**

**Location:** Ft. Washington to Wadsworth Avenues., W 178<sup>th</sup> to W 179<sup>th</sup> Streets

**Date:** 1963

**Architects:** Port of New York Authority; Pier Luigi Nervi



**33. United Church (Originally Loew's Theatre)**

**Location:** Broadway & W 175<sup>th</sup> Street, NE Corner

**Date:** 1930

**Architect:** Thomas W. Lamb



**34. Fort Washington Presbyterian Church**

**Location:** 21 Wadsworth Avenue

**Date:** 1914

**Architects:** Carrere & Hastings



**35. Highbridge Pool & Recreation Center**

**Location:** 2301 Amsterdam Avenue

**Date:** 1936

**Architects:**



**36. Fort Washington Armory**

**Location:** between W 168<sup>th</sup> & W 169<sup>th</sup> Sts., Ft. Washington Avenue & Broadway

**Date:** 1920s

**Architects:** Wake & Morris

(Note: Listed on National & State Register)

### 3.2.10 Proposed Scenic Landmarks



**Bennett Park**  
**Location:** 183<sup>rd</sup> to 185<sup>th</sup> Streets, Pinehurst to Ft. Washington Avenues  
**Date:** 1928



**Inwood Hill Park**  
**Location:** Dyckman St. to the Harlem River & Payson Avenue to Hudson River  
**Date:** 1916



**Ft. Washington Park**  
**Location:** Dyckman Street to W 155<sup>th</sup> Street & Riverside Drive to the Hudson River  
**Date:** 1896-1927, 1939, 1966, 1989



**Isham Park**  
**Location:** Isham Street to W 215<sup>th</sup> Street & Broadway to Seaman Avenue  
**Date:** 1912, 1925, 1927



**Henry Hudson Parkway**  
**Location:** From Van Cortlandt Park to & across Henry Hudson Bridge  
**Date:** 1913



**J. Hood Wright Park**  
**Location:** W 176<sup>th</sup> to W 173<sup>rd</sup> Streets & Ft. Washington Avenue to Haven Avenue  
**Date:** 1925



**Highbridge Park**  
**Location:** Amsterdam Avenue to the Harlem River & Dyckman Street to 155<sup>th</sup> Street  
**Date:** 1901, 1867 - 1960's



**Riverside Park**  
**Location:** Hudson River to Riverside Drive & W 72<sup>nd</sup> to W 125<sup>th</sup> (CD9), Street & W 135<sup>th</sup> to W 158<sup>th</sup> Street (CD12)  
**Date:** 1865, 1872, 1934, 1937, 2000



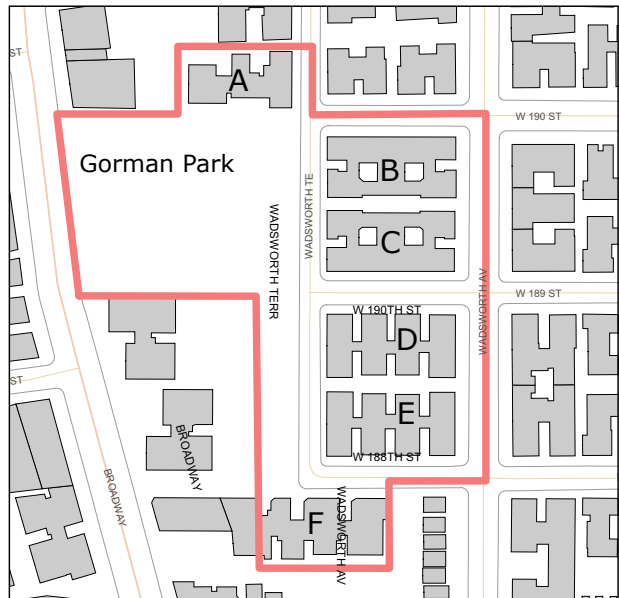
### Wadsworth Terrace District

**Location:** Wadsworth Avenue to Wadsworth Terrace between 188th and 190th Street  
**Dates:** 1917 to 1938

Six buildings consisting of Art Deco & Beaux Art style surrounding Gorman park a art nouveau era urban park.



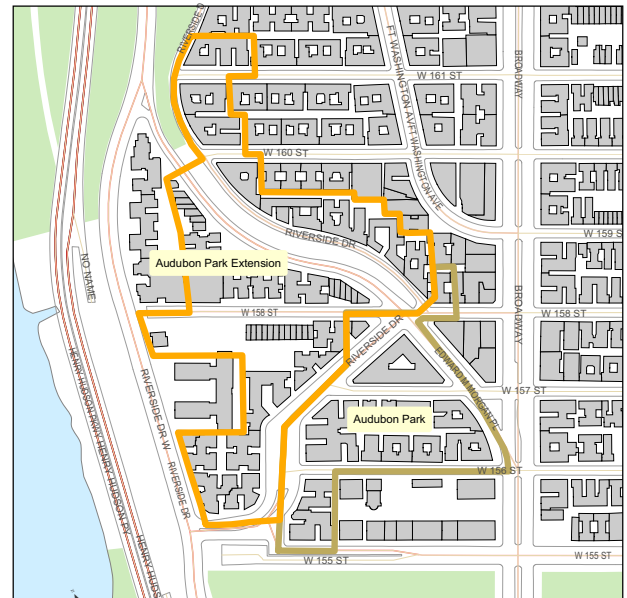
Gorman Park & Surrounding buildings (Photo: Paul Rubenfarb)



Map 3.2.7b Proposed Wadsworth Terrace District

### Audubon Park & Audubon Park Extension

**Location:** W 155<sup>th</sup> Street to W 161<sup>st</sup> Street & Broadway to Riverside Drive  
**Dates:** Pre-1900 to 1945



Map 3.2.7a Audubon Park & Audubon Park Extension

### **3.2.3 Summary:** Using a Preservation Strategy to Increase Affordability

There are approximately 900 landmarks and 55 historic districts involving over 19,000 buildings in New York City. While zoning looks to the future, the preservation of historic landmarks, and districts acknowledges the importance of the past. These functions are consistent and compatible within the intent of planning and the Zoning Regulation.

This study does not present formal "districting proposals". Rather, it discusses and evaluates in a preliminary way ideas and suggestions expressed during the community sessions.

New legislation, known as P.L. 109-280, will increase incentives for property owners to donate conservation easements. These easements must preserve the entire building exterior, including the space above the building, the sides, and the rear; rather than only those sections of the historic building that are visible to the public. The primary incentive is 50% deduction of adjusted gross income and a carry forward of excess contribution for up to 15 years. In combination this may encourage owners of historic properties to take advantage of the other features of the Historic Preservation Tax Credit program that promote the provision of affordable housing.

#### **Historic Preservation**

Historic districting and landmark designation do not "save buildings" directly. They do create conditions that force added public scrutiny in the review of what might be lost forever. In addition, physical changes to individual buildings require added scrutiny. Finally, the contextual integrity of new construction within a designated district is required. This resource is well suited to preserving many of CD12's buildings. The National Architectural Trust ([www.natarchtrust.org](http://www.natarchtrust.org) <<http://www.natarchtrust.org>>) provides a complete review of this resource supporting the preservation of historic properties.

There is a 20% tax credit available for the rehabilitation of a certified historic structure, that is often used to complement the use of tax credits of 40 to 90 percent of the value of a residential rental property. These resources are financing inducements for preservation. The need for an increased focus on this opportunity in Washington Heights and Inwood to meet rehabilitation needs with rent affordability. Combined these resource can represent up to 50% of the entire cost of a rehabilitation.

There is a substantial opportunity to expand the inventory of individual buildings as New York City landmarks. Includes in this review is a response to a surprisingly modest level of public interest in the expansion of existing historic districts and in funding resources to explore the development of new districts.

The preparation of a NY Heritage Area Management Plan for CD 12 is a best practice (See Section 2) that should be adopted as soon as possible. This plan would connect CD12 with combinations of state and national resources. Washington Heights and Inwood is already part of an NYS designated Heritage Area that includes major portions of Harlem. A management plan is now required and would enable the acquisition of resources from New York State to advance CD12's tourism resources. These resources could support additional planning such as improving urban design and transit "links" to neighborhoods and the many unique open space resources.

COMMUNITY DISTRICT 12-M  
COMPOSITE VIEW



**Existing Historic Context**

**Historic Districts**

- Audubon Terrace
- Jumel Terrace
- Hamilton Heights/Sugar Hill Northeast
- Hamilton Heights/Sugar Hill Northwest
- Scenic Landmark: Fort Tryon Park
- LPC Landmarks

**Proposed Additions**

**Proposed Historic Districts**

- Audubon Park
- Audubon Park Extension
- Wadsworth Terrace
- Park Terrace District
- Art Deco Surveys: Columbia Historic Preservation Program & NoMa Art Deco Project (Audubon Partnership)
- Historic Exploration Areas (HEA)

- Proposed Scenic Landmarks
- Proposed Additions
- National & State Register

**Streetscape Elements**

- Plaques
- Trees
- Stepped Streets
- Historic Landmark Lampposts

Copyright: 2005 City College Architecture Center  
Source: NYCmap, Community Cartography, Census 2000  
(add'l sources to be added when used)



### **3.2.4 Discussion of the Recommendations for Goal 5: Designate Buildings and Areas of Special Architectural or Historic Interest**

#### **R5.1 Preservation through Historic District Research and Individual Building Designation**

Washington Heights and Inwood express local history and the earliest periods of our national history. Yet, surprisingly only two historic districts have been designated, and there is one scenic view easement in place to protect The Cloisters. Historic districts support the preservation of individual landmarks and enhance the recognition of significant buildings such as those documented over the years by the American Institute of Architects and the historic preservation program at Columbia University. The study identifies the geographic location all of these significant sites. There are twenty-three buildings and one tree of major interest as well as an extensive listing of important Art Deco structures, largely in Inwood.

The inclusion of residential landmark and historic district properties in the Federal Historic Preservation Tax Incentive Program increases the deduction limitation for preservation easements to 50% of a donor's adjusted gross income. These reforms offer an opportunity for an increased focus on this opportunity in Washington Heights and Inwood.

Historic preservation districts do not "stop time", nor do they prevent new construction, substantial redevelopment or changes in use. They do not constitute a "taking" or cause financial burden on owners. Owners are required to submit proposed changes to a formal review process. This public process helps to assure consistency as it encourages creativity in the adaptive reuse of older structures, and encourages compatibility of design even as uses change.

#### **R5.2 Support Local Preservation Efforts**

The report encourages detailed discussion regarding the architectural and historical values that go into the making of these districts. The residents surrounding Audubon Terrace have been seeking historic preservation to the north. Similar proposals call for the recognition of Wadsworth Terrace

#### **R5.3 Expand the Use of Scenic View Easement Districts**

Several locations along the Hudson and Harlem Rivers have the potential for scenic view districts under the provisions of Chapter 2 of Article 10 ("Special Purpose Districts") of the New York City Zoning Resolution. Scenic view districts in New York prevent obstruction of outstanding views seen from a mapped public park or esplanade

#### **R5.4 Engage and Adopt NYS Heritage Area System**

Although New York City has long since covered over the historic relationship between human settlements and natural systems, Northern Manhattan's ribbons of river and park offer hope that its social and architectural history can successfully examine new forms of environmental compatibility with human generational change.

CD 12 should take every opportunity to promote the development of Washington Heights and Inwood as a New York State Heritage area.

### **R5.5 Establishing Community Preservation and Development Districts**

The study finds a real need for added resources in the identification and preservation of CD12's architectural and historic resources. Many large areas of the community have been identified that should be investigated to determine if they might be eligible for formal historic district designation. Numerous buildings also have been identified that appear to be eligible for listing on the national register of historic places. Once listed, they would qualify for additional affordable housing development resources through historic preservation tax credits. However, this process suffers from a shortage of funds needed for research and documentation. CD12 should approach the city and various foundations in seeking the necessary support.

### **R5.6 Movement for Historic Districts: Make resources available for community boards to inventory and preserve**

### **R5.7 Educate all about merits of designation**

Without support from the residents and businesses of the area, it is unlikely that the support needed for a preservation program can be raised. An educational program will help residents see the value of the properties in which they live and work, and encourage them to continue pressuring the city and the state to make these designations.

### **R5.8 Programming/Promotions of resources.**

The existence of a significant number of art deco period buildings in Inwood is not well known. This important period in American architecture deserves to be better known and can become a focus of tours for both professionals and for interested persons from around the world. It should be noted that the best known art deco monument is the Chrysler Building in Midtown Manhattan, which attracts hundreds of thousands annually.