

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name West 114th Street Historic District
other names/site number Randolph Houses

2. Location

street & number 204-246 West 114th Street and 215-277 West 114th Street [] not for publication
city or town New York City [] vicinity
state New York code NY county New York code 061 zip code 10026

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] see continuation sheet for additional comments.)

Ruth A. Purpout SBHPO
Signature of certifying official/Title

5/9/14
Date

New York State Office of Parks, Recreation & Historic Preservation
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
[] see continuation sheet
- determined eligible for the National Register
[] see continuation sheet
- determined not eligible for the National Register

[] removed from the National Register

[] other (explain) _____

for Signature of the Keeper
Alexander

date of action

2/16/14

West 114th Street Historic District
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New York, New York
County and State

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	37	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		37	0 TOTAL

Name of related multiple property listing **Number of contributing resources previously listed in the National Register**
(Enter "N/A" if property is not part of a multiple property listing)

N/A

N/A

6. Function or Use

Historic Functions

(enter categories from instructions)

DOMESTIC/multiple dwelling

EDUCATION/school

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

EDUCATION/school

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS/

Renaissance Revival

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK, BROWNSTONE, LIMESTONE,

TERRA COTTA

roof SYNTHETICS

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance:

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

EDUCATION

Period of Significance:

1895 - ca.1965

Significant Dates:

1895-1897, 1899, 1901-1902

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

NEVILLE & BAGGE, KERBY & CO.,

C.B.J. SNYDER

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

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10. Geographical Data

Acreeage of Property 3.92 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 8	5 8 8 1 6 1	4 5 1 7 3 6 3	3	1 8		
	Zone	Easting	Northing		Zone	Easting	Northing
2	1 8			4	1 8		

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Lindsay Peterson
organization Higgins Quasebarth & Partners, LLC date January 30, 2014
street & number 11 Hanover Square, 16th Floor telephone 212-276-9468
city or town New York state NY zip code 10005

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner (Complete this item at the request of the SHPO or FPO)

name Rebecca Hemenway (authorized signatory), Trinity West Harlem Phase One Limited Partnership
street & number 75 Federal Street, 4th Floor telephone 617-720-8400
city or town Boston state MA zip code 02110

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

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West 114th Street Historic District
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Narrative Description of Property

The West 114th Street Historic District consists of thirty-seven contributing buildings: thirty-six “Old Law” tenements, today known as the Randolph Houses, and one school, the Wadleigh High School for Girls (C. B. J. Snyder, 1900), located on West 114th Street between Adam Clayton Powell, Jr. Boulevard (formerly Seventh Avenue) and Frederick Douglas Boulevard (formerly Eighth Avenue) in the neighborhood of Harlem, Manhattan, New York City. The buildings, which are all five-stories tall and built within a seven-year period, are located in a neighborhood developed with modest nineteenth-century tenements, rowhouses, and apartment buildings, as well as several contemporary residential buildings. One block to the north is the New York Public Library, 115th Street Branch (NR-listed, 1980). The nearest historic districts are approximately five to ten blocks away and include the Mount Morris Park Historic District (NR-listed, 1973) and the Manhattan Avenue—West 120th-123rd Streets Historic District (NR-listed, 1992). The district is bounded by vacant lots on the east and west ends of the West 114th Street’s south side, and on the west end of West 114th Street’s north side. The streetscape itself features a robust pattern of stoops, areaways, projecting entrances, and trees set in a uniform concrete sidewalk that give the district a distinct sense of place. The nominated historic district stands out as an intact, visually cohesive group of lower- and middle-class tenements and a contemporaneous school, all representing a significant turning point in the evolution of the neighborhood as well as a shared mid-twentieth century development history.

The Randolph Houses, as the tenements on West 114th Street are presently known, were built as part of seven separate developments constructed in a four-year period between 1895 and 1899. The buildings were regulated under the 1879 Tenement House Act, which established minimum conditions for light, air and sanitary amenities. These requirements often resulted in symmetrical, dumbbell-shaped floor plans. When the New York State Tenement Act of 1901 was passed, these types of buildings became known as “Old Law” tenements and post-1901 tenements became known as “New Law” tenements. The Randolph Houses have shared light wells towards the front of the building and rear extensions that are set back from the adjacent property line in order to create rear courts.

The residential buildings, which are similar in scale, structure, material and style, have a strong cohesive character. All are five stories tall and are of brick-bearing construction with brick and masonry (brownstone, limestone or terra cotta) cladding on the front facade. Additionally, they are all designed in the Renaissance Revival style, each set with its own distinct façade organization and ornamentation. As part of a city-sponsored experimental program, the buildings were rehabilitated from ca. 1965 to 1977. At this time nearly all of the stoops were removed and replaced, and the windows were replaced. More recent changes include missing cornices and the insertion of openings with roll-down metal security gates at the ground level. As a whole, however, the tenement buildings appear largely intact in their massing, rhythm, materiality and ornamental detailing. Through these features they retain their integrity as a representative example of late-nineteenth century, working-class, speculative residential construction in Manhattan.

Additionally, the Wadleigh High School for Girls, located on the north side of West 114th Street, is an outstanding example of early twentieth-century French Renaissance style institutional architecture in New York City. Built in 1901-02, the school was intended to support the new neighborhood of tenements that had been constructed in this section of Harlem. It was built to the design of C.B.J. Snyder, prominent school architect and Board of Education’s Superintendent of School Buildings, and it is a particularly distinguished work and is a key visual feature of the West 114th Street Historic District streetscape.

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Building List

The building list includes the address, architect, original owner, date of construction, followed by a brief description of each building or group of buildings. All of the buildings are designed in the Renaissance Revival style. All of the buildings in the district are considered contributing.

West 114th Street, South Side

204 – 206 West 114th Street (2 buildings)

Architects: Ferdon & Ellicott

Date: 1896

Description: 204 - 206 West 114th Street are a pair of five-story brownstone-fronted tenements, each four bays wide, with projecting porticos above raised stoops and intact pressed-metal cornices. The porticoes have half-fluted Corinthian columns carrying a projecting hood above. The first story has ashlar brownstone window surrounds with carved volute keystones. The windows at the upper stories have molded surrounds, with pedimented hoods at the second and fourth stories and flat hoods at the third and fifth stories. The pedimented hoods have some surviving decorative detail in the tympanums. Each story has a projecting brownstone sill course unifying the facade. The windows at the first story and fronting on the shared fire escape are blocked up with wood panels (the panels at the first story are finished in cement stucco).

208 – 212 West 114th Street (3 buildings)

Architects: Neville & Bagge

Date: 1896

Description: 208 - 212 West 114th Street are a set of three five-story brownstone-fronted tenements, each four bays wide, with engaged entry surrounds above raised stoops and intact pressed-metal cornices. The first story and basement have rusticated brownstone block with a splayed brownstone lintel above the windows. The second story has rusticated ashlar brownstone piers carrying a projecting cornice. The third and fourth stories are unified by colossal Ionic pilasters that, in turn, carry a second cornice band below the fifth story. The windows at the third and fourth story are separated by decorative carved spandrels. The fifth story has single-height Ionic pilasters with a projecting stringcourse above. The windows at the first story and fronting on the shared fire escape are blocked up with wood panels (the panels at the first story are finished in cement stucco).

214 – 216 West 114th Street (2 buildings) & 218 – 226 West 114th Street (5 buildings)

Architects: Neville & Bagge

Date: 1897

Description: 214 – 226 West 114th Street are a set of seven five-story brick, limestone and terra-cotta tenements with engaged entry surrounds above raised stoops and intact pressed-metal cornices (missing at 222 and 224). The buildings were filed with the Department of Buildings as two separate developments and have separate New Building permits, but share the same design. The only indication that the buildings were separate developments is the small ($\pm 1'-0''$) height difference between 216 and 218.

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The first story and basement are constructed of limestone, with brick and limestone trim on the upper stories. The smooth limestone at the base is decorated with foliated window hoods (which differ from building to building) and a projecting balcony above the main entrance. There is a continuous limestone sill course below the third story and a continuous lintel course above the second and fifth stories. A continuous sheet-metal cornice runs below the fifth story. At the third through fifth stories, the flanking window bays in each building have projecting terra-cotta hoods, with eared flat hoods at the third and fourth stories and pedimented hoods at the fifth. The center windows at each building have splayed, flush terra-cotta lintels with a central projecting keystone. The windows at the first story and fronting on the shared fire escape are blocked up with wood panels (the panels at the first story are finished in cement stucco).

228 – 246 West 114th Street (10 buildings)

Architect: John P. Leo

Date: 1899

Description: 228 – 246 West 114th Street are a set of ten five-story brick, brownstone, limestone and terra-cotta tenements, each four bays wide, with flush entry surrounds above raised stoops and intact pressed-metal cornices (missing at 232 and 234). The basement is clad in brownstone, while the first story is clad in limestone up to the level of a continuous sill course below the second story. The second-story windows have flush terra-cotta lintels with decorative terra-cotta keystones. Terra-cotta sill and lintel courses are located above and below the third- and fourth-story windows, and a terra-cotta sill course is located below the fifth-story windows. The fifth-story windows are capped by projecting flat-arch window hoods. The windows at the first story and fronting on the shared fire escape are blocked up with wood panels (the panels at the first story are finished in cement stucco).

Alterations: The ground floor and stoop of 234 West 114th Street were lowered in 1966, and the flanking first-story window sills were dropped to create new entries close to the sidewalk grade. These flanking entries are now covered by roll-down metal doors.

West 114th Street, North Side

203 – 249 West 114th Street:

Wadleigh High School for Girls / (now) I.S. 88 Wadleigh Secondary School for the Performing and Visual Arts

Architect: C.B.J. Snyder

Date: 1901-02

Description: The Wadleigh School is a five-story, H-shaped building with red brick walls and trim in buff limestone. The building displays elements of the Collegiate Gothic and French Renaissance styles. The West 114th Street elevation is composed of a recessed court and two projecting wings with gabled ends. Each corner of the recessed has a corner tower: the west corner tower is 125'-high with a pyramidal roof, cresting and gabled dormers; the east corner tower is polygonal and topped by a balustrade. Each of the recessed court facades consists of banked groups of six-over-six, wood-sash windows. The gable ends contain nine-over-nine sash. The limestone trim consists of stringcourses above the first and third floors; keyed surrounds and lintels around most windows; and corner quoining on the building and square tower. The two main entrances, located in the corner towers, and first-story windows have drip lintels set on corbels. The building is capped by ornate gabled roof

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dormers and a steeply pitched roof. On the West 115th Street elevation, a two-story auditorium is located in the recessed court.

251 – 261 West 114th Street (6 buildings)

Architects: probably Kerby & Co.

Date: circa 1895

263 – 277 West 114th Street (8 buildings)

Architects: Kerby & Co.

Owner: Cecelia Cassell

Date: 1895

Description: 251 - 277 West 114th Street are a set of fourteen five-story brownstone-fronted tenements, each four bays wide, with projecting entry porticoes above raised stoops and intact pressed-metal cornices. The buildings were filed with the Department of Buildings as two separate developments and have separate New Building permits, but share very similar design. Based on the design and layout similarities, these are believed to have been designed by the same architect and constructed within a year or two of one another.

The first story and basement are clad in ashlar brownstone and have projecting corbeled plinths that carry small colonnettes, which, in turn, carry the projecting hood of the front door surround. The only significant design variation between the two sets of buildings is the treatment of the brownstone at the first story and entry. 251 - 261 have the simpler design, with ashlar brownstone walls, molded brownstone window surrounds and plain spandrels below the windows. The Corinthian porch colonnettes at these buildings are slightly more stout, and are carried on simple fluted brackets. At 263 - 277, the design of the first story is more robust, with narrow rusticated coursing projecting between each course of ashlar, splayed jack-arch lintels above the windows and carved spandrels below. The Romanesque porch colonnettes at 263 - 277 are more slender, and are carried on plinths with carved faces.

The upper stories of all fourteen buildings are clad in ashlar brownstone with projecting brownstone sill courses and molded window surrounds. The brownstone on the upper stories is in generally poor condition, with many projecting elements eroded or missing entirely.

Alterations: 259 West 114th Street has a concrete stoop that extends across the western portion of the front facade, a modification made in 1966. The flanking first-story window sills were dropped to create new entries. To the west, the entry has a aluminum entry door opening onto the enlarged stoop. To the east, the entry extends to grade and is covered by roll-down metal doors.

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Statement of Significance:

The West 114th Street Historic District is significant under National Register Criterion C as a group of buildings that embody the distinctive characteristics of the lower- and middle-class tenement as it developed in New York City in the late-nineteenth century. The thirty-six residential buildings in the district all represent a distinct type of tenement: narrow, twenty-five-foot-wide Old Law tenements, erected under a law passed in 1879 that established minimum conditions for light, air and sanitary amenities. The construction of these buildings, which were erected in seven groups between 1895 and 1899, also reflect the history of development in Harlem. This development was integrally connected to the construction of the elevated trains along the Ninth Avenue line (in Harlem it followed Eighth Avenue), which attracted speculative builders to develop large tracts of Harlem. These builders sought to attract working-class residents who would commute downtown. As this community developed, new public services such as schools were needed, and in 1902 the Wadleigh School For Girls, the first public girl's high school in New York City, was erected in the district to serve the increasingly large student population. The Wadleigh Heigh School for Girls is significant in the history of education in New York City, and also as an early twentieth-century educational structure, designed by renowned school architect C.B.J. Snyder. It features a sophisticated design in the Colligate Gothic style and utilizes an innovative H-shape plan, which provided plentiful light and air to students within.

The district is also significant under Criterion A, reflecting the social history of Harlem as different groups moved into the buildings on West 114th Street. Initially, the buildings attracted white households of various ethnicities. Beginning in the late 1920s and early 1930s, African American families began to move in, reflecting Harlem's development into one of the most important neighborhoods for New York City's black community. By 1940, the federal census records show the evolution of the street to a black community was complete. This transformation coincided with acute housing overcrowding and an overall deterioration of the building stock in Harlem. Many buildings were abandoned and fell into city ownership. By the 1960s the tenement buildings on West 114th Street were no exception. However, these buildings participated in a unique city-sponsored rehabilitation program that functioned a social and physical experiment. Part of the experiment was to avoid displacing any residents from the area and to hire locals as part of integrated crews on the construction project. City officials hoped that this would provide a model for other rehabilitation efforts. Thus, the period of significance for the district is from 1895 when the first residential buildings were completed, until ca. 1965, when the structures were rehabilitated.

Early History of Harlem

The village of Harlem, located in what today is known as East Harlem, at East 125th Street and First Avenue, was established by the Dutch in 1658. It was called Niuew Haarlem after the Dutch city of Haarlem. One of a number of independent settlements (including Greenwich Village) on the island of Manhattan, Harlem was connected to New Amsterdam at the foot of Manhattan via what later became known as the Boston Post Road.

Harlem existed as a separate village and farming community through much of the seventeenth, eighteenth and nineteenth centuries. The land on which the historic district is located was a flat, lowland area that was settled in the seventeenth century by a young Dutchman named Dr. Montagne, who built a small bark cabin for his family at the present intersection of St. Nicholas Avenue (a former Indian trail), Seventh Avenue and West 116th Street.¹ This area of the Harlem

¹ Carl Horton Pierce, William Pennington Toler and Harmon De Pau Nutting, *New Harlem Past and Present: The Story of an Amazing Civic Wrong, Now at Last to be Righted* (New York: New Harlem Pub. Co., 1903), 4.

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lowlands— known to the Indians as “Muscoota,” which means “flat place”—provided highly fertile farmland. Montagne occupied a roughly 200-acre tract that ran from 109th Street to 124th Street, known as Montagne’s Flat.²

This area remained farmland through the early nineteenth century, when David Wood purchased the land and built a farmhouse on present West 114th Street. When Wood’s daughter, Mrs. Julia Carolyn Wood Berdell, died at age 101 in 1928, the *New York Herald Tribune* noted that she was born in a farmhouse on the site that is now occupied by the Wadleigh High School for Girls.³

Beginning in the 1830s, new forms of transportation began to provide unprecedented access to the farmland north of 110th Street. In 1837, the New York and Harlem Railroad opened, serving the east side of Manhattan, Harlem and eventually upstate New York as far north as Columbia County. Although service was poor and unreliable, the opening of the railroad led to Harlem’s development as a suburb of New York City and coincided with the selling off of many larger farming estates in the 1850s and 1860s. During this period, Harlem was laid out with the street grid of the 1811 Commissioners’ Plan, which extended the rigid numbered street grid of New York throughout much of the island.

Advent of the Elevated Train

Development in Harlem became more rapid after the Civil War, especially after the village was formally annexed to the City of New York following the Panic of 1873. However, the area around West 114th Street continued to remain undeveloped, mostly due to the shortage of commuter options between the west side of Harlem and the business districts to the south. Small shantytowns began to spread through the west side of Harlem as deteriorating farmland was abandoned.⁴ Many New Yorkers visited the area to admire its rural charms while picnicking.

This trajectory shifted dramatically between 1878 and 1881, when the elevated train lines extended into the district via Second, Third and Eighth avenues, marking the true urban expansion of Harlem.⁵ The Ninth Avenue elevated train, which came up Columbus Ave, turned east on West 110th Street, and then north on Eighth Avenue (now Frederick Douglas Boulevard), had a particular impact on the district. The Ninth Avenue elevated, operated by the Manhattan Railway Company, had opened in Greenwich Village. By 1881 it was connected to the Sixth Avenue Elevated Line at 59th Street and extended up to West 155th Street. It had a local stop at West 110th Street and Ninth Avenue and an express stop at West 116th Street and Eighth Avenue.

This development produced a surge of new speculative construction. In 1886, the *New York Times* proclaimed: “A trip on the Sixth-avenue elevated [aka Ninth Avenue Elevated] railroad from Fifty-ninth to One Hundred and Fifty-fifth street shows that the entire face of the west side is being changed... Streets are being graded, and thousands of carpenters and masons are engaged in rearing substantial dwellings where a year ago nothing was to be seen but market gardens or barren, rocky fields.”⁶

At first, this development took the form of individual rowhouse developments, intended to attract middle- and upper-middle-class buyers who were attracted to Harlem by its quiet ambiance, abundant park land, and the low cost of housing

² *New Harlem Past and Present*, 5.

³ “Mrs. T.B. Berdell Dies,” *New York Herald Tribune*, 16 December 1928.

⁴ Andrew S. Dolkart and Gretchen S. Sorin, *Touring Historic Harlem: Four Walks in Manhattan* (New York: New York Landmarks Conservancy, 1997), 9.

⁵ *Ibid.*

⁶ “Settling the West Side: New Dwellings Springing up by the Hundreds,” *New York Times*, 11 September 1886.

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compared to other Manhattan neighborhoods. Many of these rowhouse tracts were located north of West 114th Street, probably to be closer to West 125th Street, which acted as a major commercial corridor. The 1885 Robinson Atlas shows the blocks immediately north and south of West 125th Street were filled with brick and brownstone rowhouses, flats, hotels, and churches, as well as a number of wood-frame buildings. Amenities like parks, such as Mt. Morris Park and St. Nicholas Park, drew builders and new tenants to this more northern section of Harlem. The area around West 114th Street, however, remained nearly empty, save for two small rowhouse developments on West 111th Street and West 116th Street, between Sixth (now Lenox Boulevard) and Seventh avenues.

This building boom abruptly ceased in 1893, when the nationwide economic depression brought new construction to a halt. When the economy stabilized in 1895, investors mostly turned away from building new rowhouse developments and instead looked to build apartment houses and walk-up tenements. Typically, row houses and tenements were constructed along the side streets and larger apartment houses were located on the avenues.

Old Law Tenements

The term “Old Law tenement” refers to those tenement houses constructed in New York City between 1879 and 1901. While tenements during this period referred to all types of multi-family housing, the term had by this point earned a pejorative connotation and generally were understood to be those buildings housing poorer tenants. The city’s first tenements—multi-family housing for the poor and working class—were converted rowhouses on the Lower East Side and Corlear’s Hook. By the late 1820s, purpose-built tenements began to be constructed in these neighborhoods.

By the time of the post-Civil War building boom, the standard purpose-built tenement house was dark, airless and poorly constructed. Typical tenement house construction of this period consisted of a front and a rear building, with a small courtyard between that housed the “school sinks,” or outhouses. Increasingly, tenements were constructed to occupy almost the full lot. Given the twenty-five-foot-wide module and party-wall construction of the New York City grid, the only windows were on the front and rear of the buildings, leading to many windowless interior rooms.

New York’s first housing code was the 1867 Tenement House Act, and the following year the Department of Buildings began operation. The 1867 Tenement House Act sought to address the problems of light and air by requiring all rooms within tenements to have windows. However, the law did not specify that those windows needed to open to the outside, so builders were able to meet the letter of the law by providing windows between rooms. The 1879 Tenement House Act was passed by the city in response to the increasingly squalid and unsanitary conditions of the tenement. The act provided minimal allowances for light and air in every habitable room and came to be epitomized by the dumbbell tenement form developed by architect James E. Ware for an 1878 model tenement competition sponsored by the *Plumber and Sanitary Engineer* trade journal.

Although the dumbbell form became the most typical plan type, architects and builders continued to experiment with the form throughout the latter part of the nineteenth century. This variation in floor plans under the 1879 Tenement House Act can be seen in the seven tenement developments contained within the West 114th Street Historic District. Each of the six historic developments has a different facade articulation and different plan form (dumbbell and otherwise) with different stair and corridor layouts.

Regardless of the layout of the air shafts required under the 1879 act, they did little to provide light or air to interior apartments. As a result, in 1901, the New York State passed a new Tenement House Act. The 1901 Tenement House Act required much larger courtyards to provide light and air and, as a result, made the development of smaller tenements on

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the twenty-five-foot-wide module all but impossible. New Law tenements therefore occupy a larger footprint, a factor that quickly moved tenement house development away from the smaller builder/developers that typified development under the Old Law.

The development of Harlem as an urban residential district thus coincided with the earliest attempts to regulate building and housing in New York City, with most of the multi-family development in the area falling under the 1879 tenement law. The proximity of the project site to the elevated railroad running up Eighth Avenue undoubtedly accounts for the predominance of tenements, rather than rowhouses, on the side streets between Seventh and Eighth avenues.

The earliest development within the district is 251-77 West 114th Street, a total of fourteen buildings constructed in 1895 by architects Kerby & Co., a firm led by architect John E. Kerby (1858-1936). The son of a contractor and builder, John E. Kerby studied architecture at the Cooper Institute and at Fordham University.⁷ Along with his residential structures, Kerby also designed several other types of buildings, including churches, synagogues, college buildings, and a theatre. One of the only extant examples of his designs is St. Joseph's Catholic Church at 1949 Bathgate Avenue in the Bronx (1898). Kerby designed the tenements on West 114th Street in the Romanesque Revival style popular in the 1880s and 1890s, using features such as ashlar brownstone and corbelled plinths with carved faces carrying colonettes.

Another architectural firm represented in the West 114th Street Historic District is that of Neville & Bagge, composed of Thomas P. Neville and George A. Bagge. The partnership between Neville & Bagge was begun in 1892. They began initially constructing rowhouses, became prolific tenement designers, and eventually specialized in store and loft buildings and apartment houses.⁸ In 1896 they designed three tenements at 208-12 West 114th Street (three buildings), which were distinguished by the colossal brownstone Ionic pilasters that unify the third and fourth stories. In 1897, the firm designed seven brick, limestone and terra-cotta buildings at 214-26 West 114th Street decorated with foliated window hoods (which differ from building to building) at the ground story. Other lesser known architects active in the district include Ferdon & Ellicott (two buildings, 1896) and the prolific John P. Leo (ten buildings, 1899).

Wadleigh Girls High School

Churches, schools, theaters and other urban amenities soon followed residential construction on West 114th Street. In 1903 the Wadleigh High School, the first high school for girls in Manhattan and the first school constructed after the consolidation of the city's five boroughs, was dedicated in the presence of Mayor Seth Low and President Henry A. Rogers of the Board of Education.⁹ The building, which had opened the previous year, was built to accommodate 2,800 female students, many of which lived in the surrounding neighborhoods. It was named after Lydia F. Wadleigh, a pioneer in the field of higher education of women.

The structure was designed by the prominent school architect and Superintendent of School Buildings, C.B.J. Snyder (1860-1945), in the Collegiate Gothic style, which Snyder himself had introduced to public school architecture. Snyder was appointed to the position in 1891 and remained until 1923, with the responsibility for school buildings in all five boroughs.

⁷ "Col. John E. Kerby, Architect, 78, Dies," *New York Times*, 5 August 1936.

⁸ National Register of Historic Places, West 147th-149th Historic District, New York County, New York, National Register # 03000407: sec. 8, p. 6.

⁹ "High School Dedicated: Ceremonies at Institution Named for Lydia F. Wadleigh," *New York Times*, 24 February 1903; "Called a Happy Augury: Mayor Speaks at the Dedication of New Wadleigh High School," *New York Tribune*, 24 February 1903.

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Between 1884 and 1887 the Board of Education acquired 125 new sites in Manhattan and the Bronx to provide space for more than 132,000 new students.¹⁰ After the consolidation of New York's five boroughs in 1898, the city decided to create a unified education system. Lacking in available schools, the city soon began a building program to provide new schools for the huge waves of immigrants moving to the city.

On West 114th Street, the city purchased a through-block site in the midst of recently constructed tenement buildings. Due to the high cost of land in New York, Snyder had the particular challenge of maximizing small lots for educational use. Considering health and safety concerns such as fire protection, ventilation, lighting and reduced class size, Snyder devised the H-plan building, which provided an efficient and economical layout as well as significant amounts of light and ventilation and recreation areas.

Before Wadleigh, Snyder had used the H-plan for elementary schools. His design for the Wadleigh Girls High School produced the largest H-plan public school yet, with eighty classrooms, over a dozen laboratories, executive offices, three gymnasiums, a library, a large boiler and engine room, two study halls, numerous lavatories and cloak rooms.¹¹ The school also had two electric elevators, the first of their kind in public school buildings in the city. The *New York Times* declared that these interior innovations made it "the greatest school in the world."¹²

Constructed with a steel-frame structure that allowed for large expanses of windows, the building used Collegiate Gothic motifs in an attempt to link it to the great academic traditions of British schools like Cambridge and Oxford. But Snyder also added Americanizing elements such as Federal shields on the dormers, perhaps meant to act as an assimilation agent for the flood of immigrant children who would attend the school. Undoubtedly, the building's imposing image acted as a powerful symbol to the immigrant residents of West 114th Street, reminding them they were beneficiaries of the city's largesse.

By the 1930s, Wadleigh was Harlem's only integrated high school. Here, white students and teachers increasingly mixed with black students and teachers, many of which were coming from neighborhoods to the east. During this period, public housing rapidly expanded in East Harlem, yet the city neglected to build new schools in Harlem, leaving the existing ones overcrowded and dilapidated and also forcing East Harlem students to overflow into the surrounding areas.¹³ In 1937 the Board of Education tried to move Wadleigh to another part of Harlem. In former superintendent John Tildsley's words, this was because the blocks around Wadleigh had become "a neighborhood where gentlewomen do no like to pass."¹⁴ Instead of this drastic move, a separate vocational school specifically for black students was created within the building, reflecting the fact that integration and discrimination are not mutually exclusive.

Wadleigh was used as a girl's high school until 1954, when it was converted to a co-educational junior high school, called I.S. 88, in 1956. In the early 1980s, the building was rated one of the most deteriorated schools in the city. Several years later Wadleigh received a renovation. Along with typical repairs and cleaning, work included complete reconstruction of the steel in the main tower.¹⁵ None of this work impacted the overall integrity of the building. In 2013 the building functions as a secondary school for the performing and visual arts for sixth through twelfth graders.

¹⁰ NYC Landmarks Preservation Commission, Wadleigh High School for Girls/(now) Wadleigh High School, Designation List 260, LP-1840: 26 July 1994, 2.

¹¹ "Modern Ideas Followed in Building New High School," *New York Times*, 1 March 1903.

¹² Ibid.

¹³ "Mayor Is Criticized On Harlem Schools," *New York Times*, 22 November 1935.

¹⁴ "Wadleigh Presses New School Era," *New York Times*, 12 December 1937; Jonna Perillo, *Uncivil Rights: Teachers, Unions and Race in the Battle for School Equity* (Chicago: University of Chicago Press, 2012), 22;

¹⁵ Christopher Gray, "Renovating a 1902 Novelty," *New York Times*, 19 September 1993.

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Speculation and Immigration

The Wadleigh High School for Girls was constructed to serve the largely immigrant, working and middle class populations that surrounded the building. The 1900 federal census and the 1905 New York state census are the earliest source of information about the residents of the district. The records show that while the majority of adults were American born, many were also foreign born. Unlike New York neighborhoods with strong ethnic character, such as the Jewish population on the Lower East Side or the Italians in Little Italy, West 114th Street's residents did not reflect a predominant ethnic group. In many cases the heads of family were born abroad in countries like Ireland, Germany, England, Russia, Sweden and France and had been in the U.S. for over ten years, with many in the range of twenty to forty years. Their children were nearly all born in the U.S. All the residents were recorded as being white. The residents were part of the working and middle class and their occupations ranged widely, including clerks, shop owners, shop workers, tradesmen, laborers, etc.

A typical building is the five-story structure at 226 West 114th Street, which contained approximately sixteen apartments. In 1905 the state census recorded eleven families living in the building, with a total of thirty-one individuals. The adults in this building came from Germany, England and Ireland, but all had been in the U.S. for over ten years; one Irishman for as long as fifty-five years. Families ranged from three to six people; some apartments took in boarders for extra income. Those employed included a janitor, a dressmaker, a telegraph operator, a pocket-book maker, a painter, a cashier, a conductor, a baker, a music teacher, two manicurists, a leather clerk and a tobacco clerk. The ethnic and economic makeup of the block remained largely the same through the late-1920s.

A major change in the character of the population becomes evident in the 1930 federal census, when for the first time there is a significant black population living in the historic district. At that time, 204, 206, 210 and 255 West 114th Street each housed three to four black families. By 1940, the street's racial and ethnic evolution was complete and the entire block was occupied by black families, reflecting the enormous population changes that occurred in Harlem in the early decades of the twentieth century as Harlem evolved into the most important center of black life in New York City. Many of these new occupants had migrated from neighborhoods like the Tenderloin and San Juan Hill in the West 30s, 40s and 50s, where not only was housing of poor quality but large construction projects like Pennsylvania Station had decimated the available housing stock.

At 226 West 114th Street, eleven families were recorded as living in the building in 1940. While most of the occupants were born in New York, several were born in southern and mid-western states such as North Carolina, Virginia, Florida, Oklahoma and Tennessee. One resident was born in Barbados, which is part of the British West Indies. These tenants reflected the fact that African-Americans from the south tended to migrate north, attracted to large cities like New York.¹⁶ The employed were primarily part of the service industry, working in private homes, lofts and public halls. This reflected the segregated nature of New York and other northern cities in the early decades of the twentieth century. Their jobs included a superintendent, a maid, an elevator operator, a laundress, a seamstress, a porter, and a bootblack. Other occupations for employed occupants were a laborer, a laboratory assistant at the Board of Health, a presser in a tailor shop, a presser in a dress factory, and timber man.

¹⁶ National Register of Historic Places, West 147th-149th Historic District, New York County, New York, National Register # 03000407, sec. 8, p. 9.

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1960s Rehabilitation

After the subway was extended northward in 1904, Harlem experienced yet another building boom. However, after this period very little private development occurred around West 114th Street. By the 1930s most of the development in Harlem was government sponsored, in the form of public housing. Following that the area significantly declined as a large portion of the population left Harlem. Many late nineteenth and early twentieth century tenements were abandoned and fell into city ownership.

The thirty-six residential buildings in the West 114th Street Historic District were acquired by the City of New York and redeveloped as a single project by the Community Improvement Corporation of Manhattan in ca. 1965-77. The buildings were acquired as part of \$5.9 million experimental program for the social and physical rehabilitation of a single, decaying block in Central Harlem.¹⁷ The Community Improvement Corporation of Manhattan was a nonprofit formed by two foundations—the Frederick W. Richmond Foundation, which primarily sponsored pilot projects in education and race relations, and the Carol W. Haussamen Foundation, which had previously contributed to Urban League and the Fund for the Republic. Part of city and federal anti-poverty programs, the project was meant to revitalize slums through rehabilitation rather than urban renewal.

The 114th Street tenement buildings, it was reported, were chosen for this experiment in housing because of the physical condition of the buildings, the uniformity of the structures on the block, and the fact that they were all built before 1901, which had certain tax implications.¹⁸ One aspect of the experiment was to investigate how to manage construction work while not displacing any residents from the area. Tenants would be moved into temporary apartments on the block and then when construction was finished they would be moved back into completed apartments. The project was meant to, in the words of Mayor Wagner, “test the feasibility of renovation without relocation,” and if successful was intended “to serve to broaden and hasten other rehabilitation efforts.”¹⁹ The plan was to complete the renovation of seven units every two weeks.

Physically, the project was an experiment in how to update nineteenth-century tenements for modern living. This included changing the walk-through (or railroad) layouts to a design that would have living rooms facing the light, and eliminate the need to walk through one room to another. Also, the scope of the work included new heating systems, new electrical wiring; central garbage disposal chutes and intercom systems; modern kitchens and bathrooms; new windows and doors; finished basements for use as community rooms and offices; new stoops; and backyards areas for children and sitting areas for adults.²⁰

The planners also hoped that residents of the block, many of whom were unemployed, would be put to work as part of integrated crews on the construction project. However, the *New Pittsburgh Courier*, an African American newspaper based out of Pittsburgh, quoted James R. Lawson, the president of the Harlem Council for Economic Development, expressing some skepticism over the project: “We are always suspicious when white people come to our community bearing gifts (so often false)... This, on the surface, appears to be a noble thing. But beneath the surface is a raw and blatant scheme. First, this development will cost the Foundation practically nothing as Urban Renewal funds were made

¹⁷ Samuel Kaplan, “Harlem Renewal Starts Officially,” *New York Times*, 14 April 1965.

¹⁸ “Harlemite Selected as Sub-Contractor for New 114th St.” *New Pittsburgh Courier*, June 12, 1965.

¹⁹ “Harlem Renewal Starts Officially.”

²⁰ “Harlemite Selected as Sub-Contractor for New 114th St; “To Occupy First Bldg. Completed On 114th St.,” *New York Amsterdam News*, 9 October 1965.

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available. Secondly, the tenants through fixed rents will bear the loans on this project.”²¹ Lawson’s criticism was seen as a motivating factor to make Andrew Gainer, a 116th Street refrigerator and stove dealer, the first African-American subcontractor in Manhattan to be associated with such a large project. Ultimately, fifty block residents were employed in the rehabilitation program.²²

In October 1965, residents moved into the first completed apartments within 263, 265, 275, and 277 West 114th Street. Residents were welcomed by Mayor Wagner as they moved in.²³ In May 1966, when James and Dorothy Magnum and their seven children moved from their dilapidated apartment at 257 West 114th Street to their new four-bedroom apartment at 263 West 114th Street, Mrs. Magnum declared “I feel like a Mrs. Rockefeller this morning.”²⁴ The project was ultimately completed in 1977.

Recent History

In 1990, the tenements on West 114th Street were named after A. Philip Randolph (1889-1979), a labor leader from Harlem. Randolph was the principal organizer of the Brotherhood of Sleeping Car Porters (BSCP), which came to be viewed as a symbol of African-American dignity, respect and a decent livelihood. Randolph also led efforts to end segregation in the Armed Forces and in schools.²⁵

Perhaps signaling Harlem’s revitalization in the late twentieth and early twenty-first century, the *New York Times* reported in 1991 that the West 114th Street block is known, year after year, “as the one with more children on it than any other block in the neighborhood.”²⁶ More recently, Harlem has become a highly desirable area for young families and urbanites, generating much new development.

²¹ “Harlemite Selected as Sub-Contractor for New 114th St.”

²² “To Occupy First Bldg. Completed On 114th St.,” *New York Amsterdam News*, 9 October 1965.

²³ “First Families Moving in Rehabilitated W. 114th St.” *New York Amsterdam News*, Oct 16, 1965, pg. 3

²⁴ Simon Anekwe, “Feels Like a Mrs. Rockefeller In Move to New Apartment,” *New York Amsterdam News*, May 28, 1966, pg. 3.

²⁵ NYCHA Housing Developments, “Randolph, Philip A. Houses,” retrieved 14 May 2013,

[<http://www.nyc.gov/html/nycha/html/developments/manrandolph.shtml>].

²⁶ Sara Rimer, “Holiday Cheer Hills a Harlem Block: Old-Time Southern Warmth Among West 114th St. Neighbors,” *New York Times*, 26 December 1991.

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West 114th Street Historic District

Name of Property

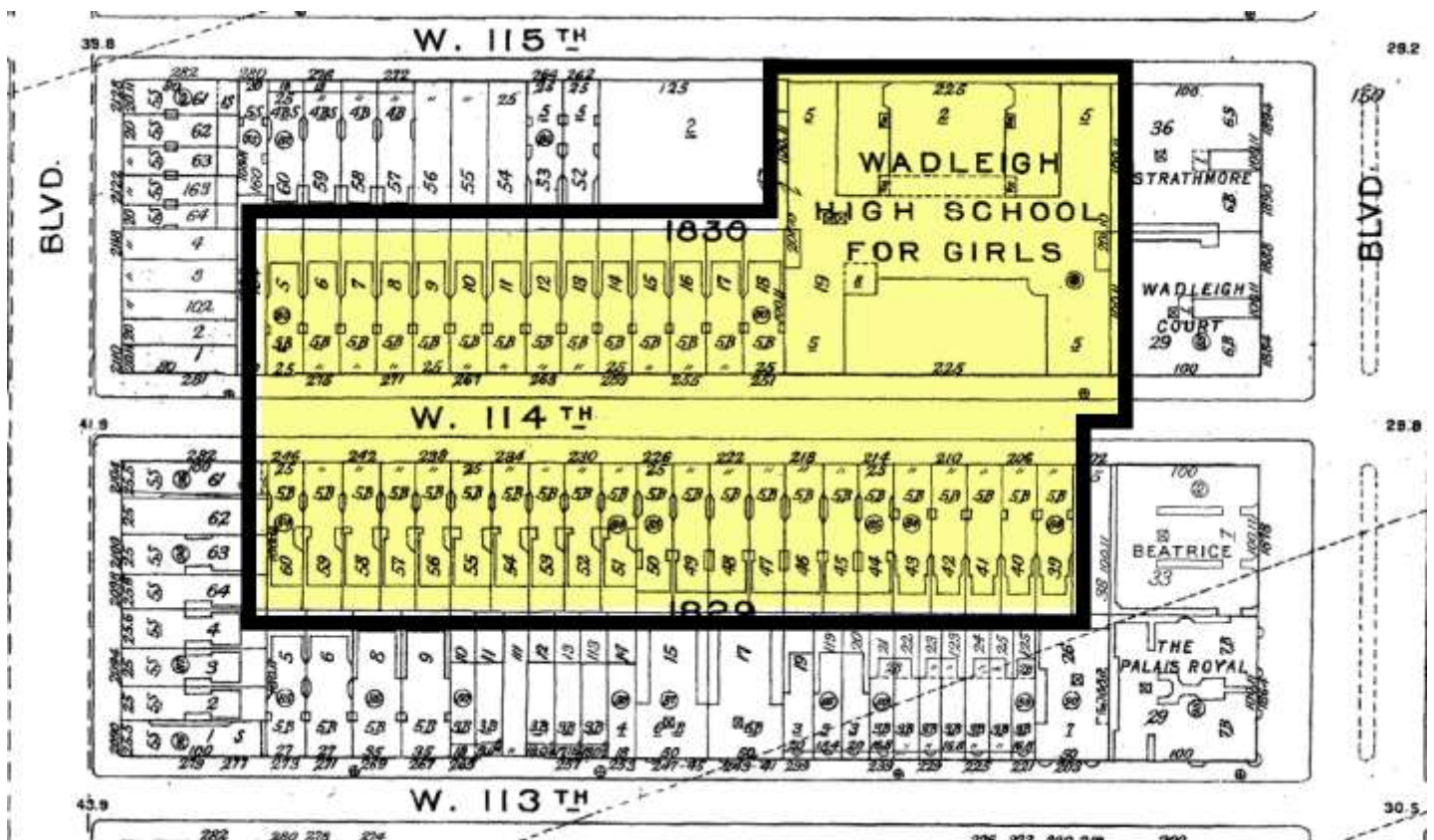
New York, New York

County and State

Section 10 Page 1

Verbal Boundary Description

Boundaries are indicated on the accompanying base map.



Boundary Justification

The boundary of the West 114th Street Historic District was drawn to include the area associated with late-nineteenth century working- and middle-class speculative tenement construction as well as public service structures directly related to that development, such as the Wadleigh High School for Girls. The district is generally bounded to the west by a vacant lot and two contemporary developments constructed in 2010 and 2011. To the east, the district is bounded by a vacant lot and Seventh Avenue (Adam Clayton Powell, Jr. Boulevard)-facing corner apartment buildings that do not match the scale and character of the side-street tenements. To the north and south, the district is bounded by unrelated residential construction of various types including rowhouses, New Law tenements and contemporary apartment buildings.

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West 114th Street Historic District
Name of Property
New York, New York
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West 114th Street Historic District
Manhattan, New York Co., NY

204-264 W. 114th St &
215-277 W. 114th St



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



W 114th St. HD

Tax Parcel Data:
NYC RPS
gis.nyc.gov/dof/dtm



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West 114th Street Historic District
Name of Property
New York, New York
County and State

West 114th Street Historic District
Manhattan, New York Co., NY

204-264 W. 114th St &
215-277 W. 114th St



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



 W 114th St. HD

Tax Parcel Data:
NYC RPS
gis.nyc.gov/dot/dtm



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204-246 West 114th St. (Randolph Houses)

Name of Property

New York, New York

County and State

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Additional Information

Photograph Log

Name of Property:	West 114 th Street Historic District
City or Vicinity:	New York
County:	Kings County
State:	NY
Name of Photographer:	Jorgen Cleeman
Location of Original Digital Files:	11 Hanover Square, 16 th Floor, NY, NY, 10005.
Number of Photographs:	20

Photo 1

View of the south side of West 114th St., showing 204-06 West 114th St.

Photo 2

View of stoop and entrance to 204 West 114th St.

Photo 3

View of 212 West 114th St. (south side).

Photo 4

View of south side of West 114th St., showing 208-216 West 114th St.

Photo 5

View of south side of West 114th St., showing 214-18 West 114th St.

Photo 6

View of 216 West 114th St. (south side).

Photo 7

View of 224 West 114th St. (south side).

Photo 8

View of entrance to 214 West 114th St.

Photo 9

Detail view of windows at 214 West 114th St.

Photo 10

View of 230 West 114th St. (south side).

Photo 11

View of south side of West 114th St., looking west from 234 West 114th St.

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Photo 12

View of south side of West 114th St., looking east from 236 West 114th St.

Photo 13

View of 242 West 114th St. (south side).

Photo 14

View of 255 West 114th St. (north side).

Photo 15

View of the lower stories of 255-57 West 114th St. (north side).

Photo 16

View of 263 West 114th St. (north side).

Photo 17

View of base of 275 West 114th St. (north side).

Photo 18

View of stoops and entrances on north side of West 114th St., showing 273-277 West 114th St.

Photo 19

View of entrance at 277 West 114th St. (north side).

Photo 20

View of the former Wadleigh High School for Girls, looking northwest.

Photo 21

View of the former Wadleigh High School for Girls, looking northeast.

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204-246 West 114th St. (Randolph Houses)
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Historical Photographs and Maps



MODERN MONTAGNE'S FLAT—LOOKING EAST FROM THE LINE AT 112TH STREET.
[Arrow points to site of the original village.]

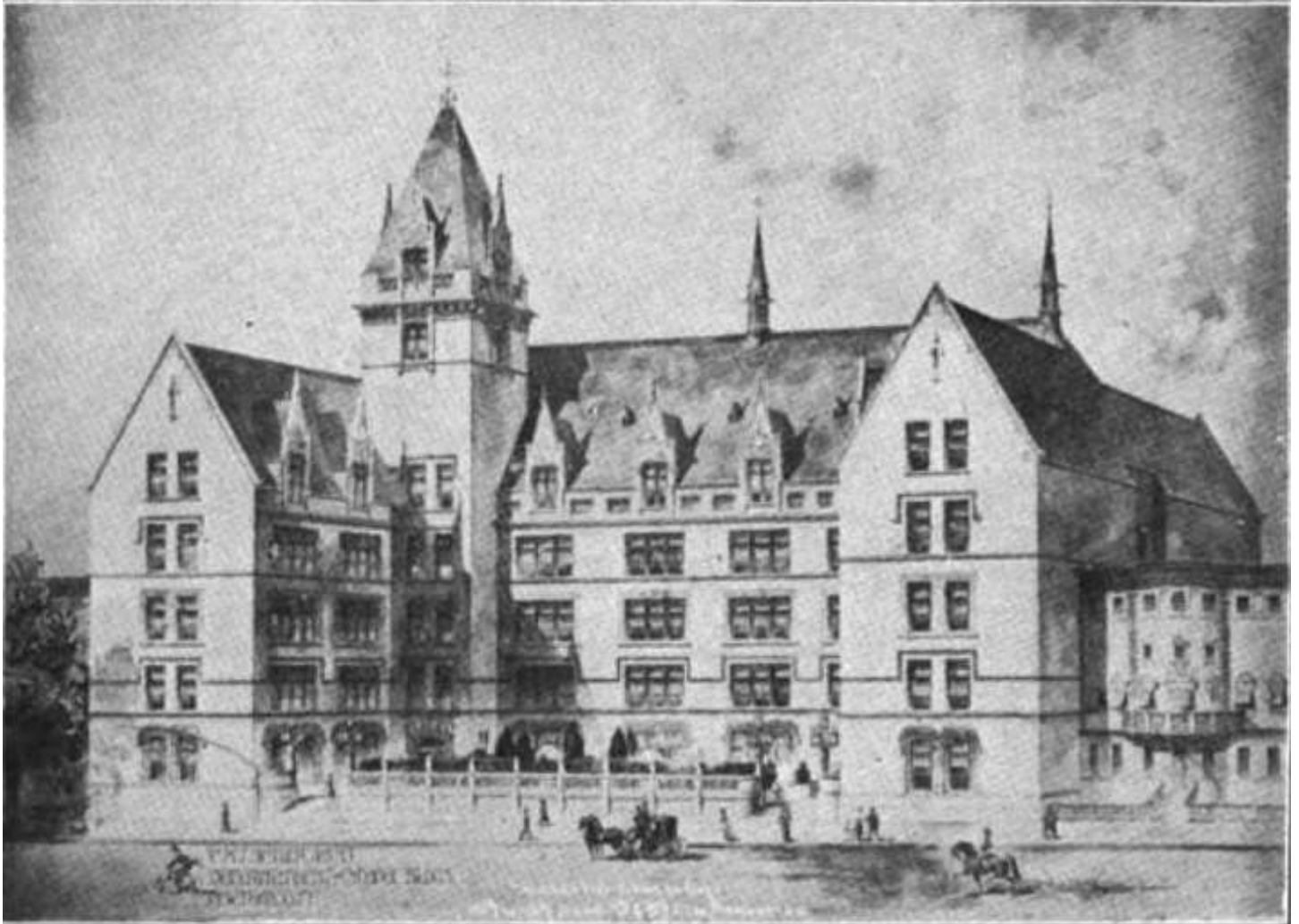
1. View of Montagne's Flat in 1903. The area inside the box shows the north side of the district, including the newly completed Wadleigh School for Girls. The images shows the degree of development in this area of Harlem in the early twentieth century. Note the elevated railroad, which runs up former Eighth Avenue (now Frederick Douglas Boulevard). (*New Harlem Past and Present*, pg. 21)

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2. Rendering of the Wadleigh School for Girls, 1907. (*The Granite Monthly: A New Hampshire Magazine*, vol. 39, pg. 214)

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204-246 West 114th St. (Randolph Houses)
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3. View of West 114th Street looking east from Eighth Avenue (now Frederick Douglas Boulevard), 1928. (New York Public Library)

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204-246 West 114th St. (Randolph Houses)
Name of Property
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4. View of 204-08 West 114th Street, ca. 1940. The church at the left side of the image is no longer extant. (NYC Municipal Archives)

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204-246 West 114th St. (Randolph Houses)
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5. View of 208-18 West 114th Street, ca. 1940. (NYC Municipal Archives)

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204-246 West 114th St. (Randolph Houses)
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6. View of 214-30 West 114th Street, ca. 1940. (NYC Municipal Archives)

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204-246 West 114th St. (Randolph Houses)
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7. View of 218-28 West 114th Street, ca. 1940. (NYC Municipal Archives)

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204-246 West 114th St. (Randolph Houses)
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8. View of 228-40 West 114th Street, ca. 1940. (NYC Municipal Archives)

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204-246 West 114th St. (Randolph Houses)
Name of Property
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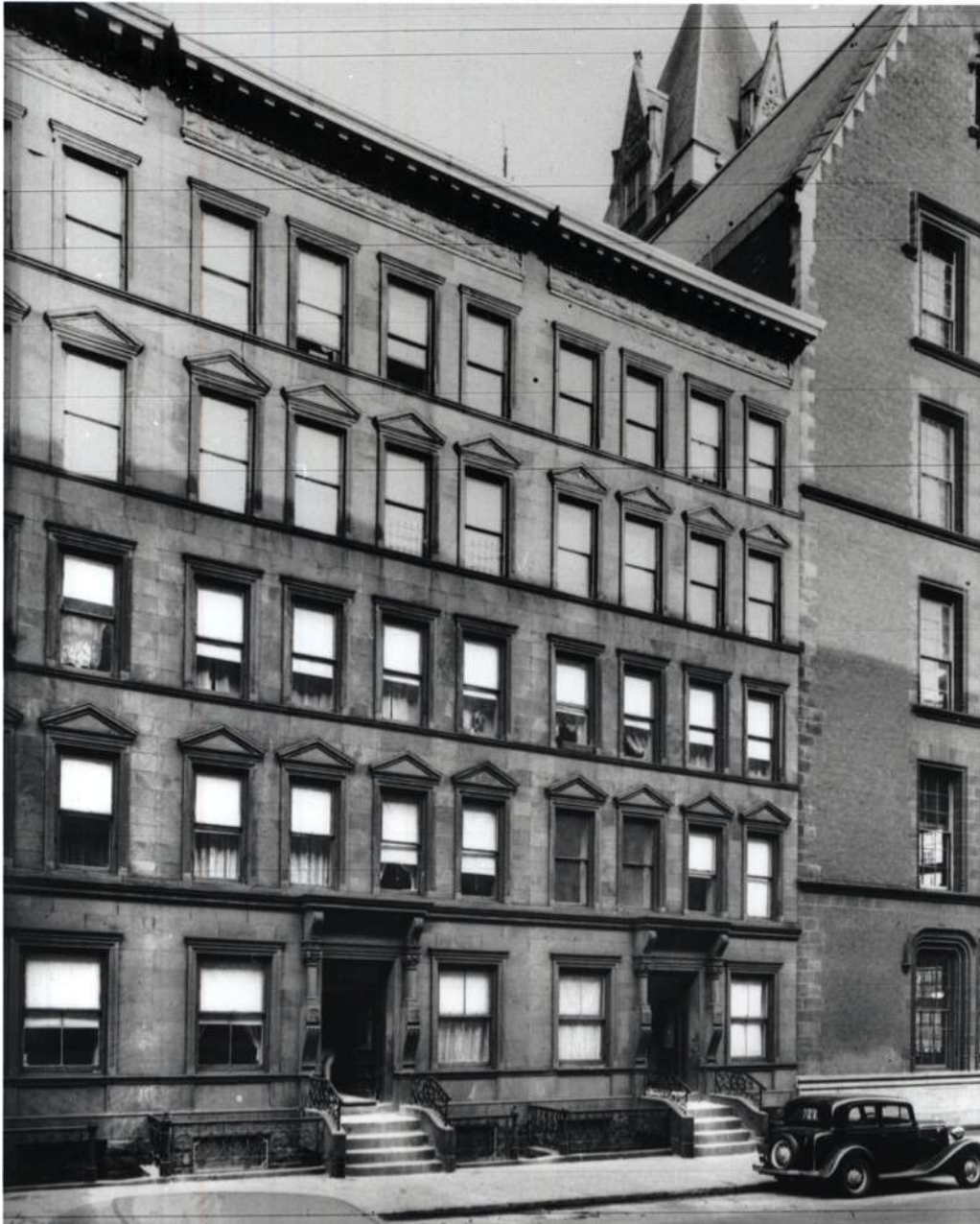
9. View of 269-73 West 114th Street, ca. 1940. (NYC Municipal Archives)

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204-246 West 114th St. (Randolph Houses)
Name of Property
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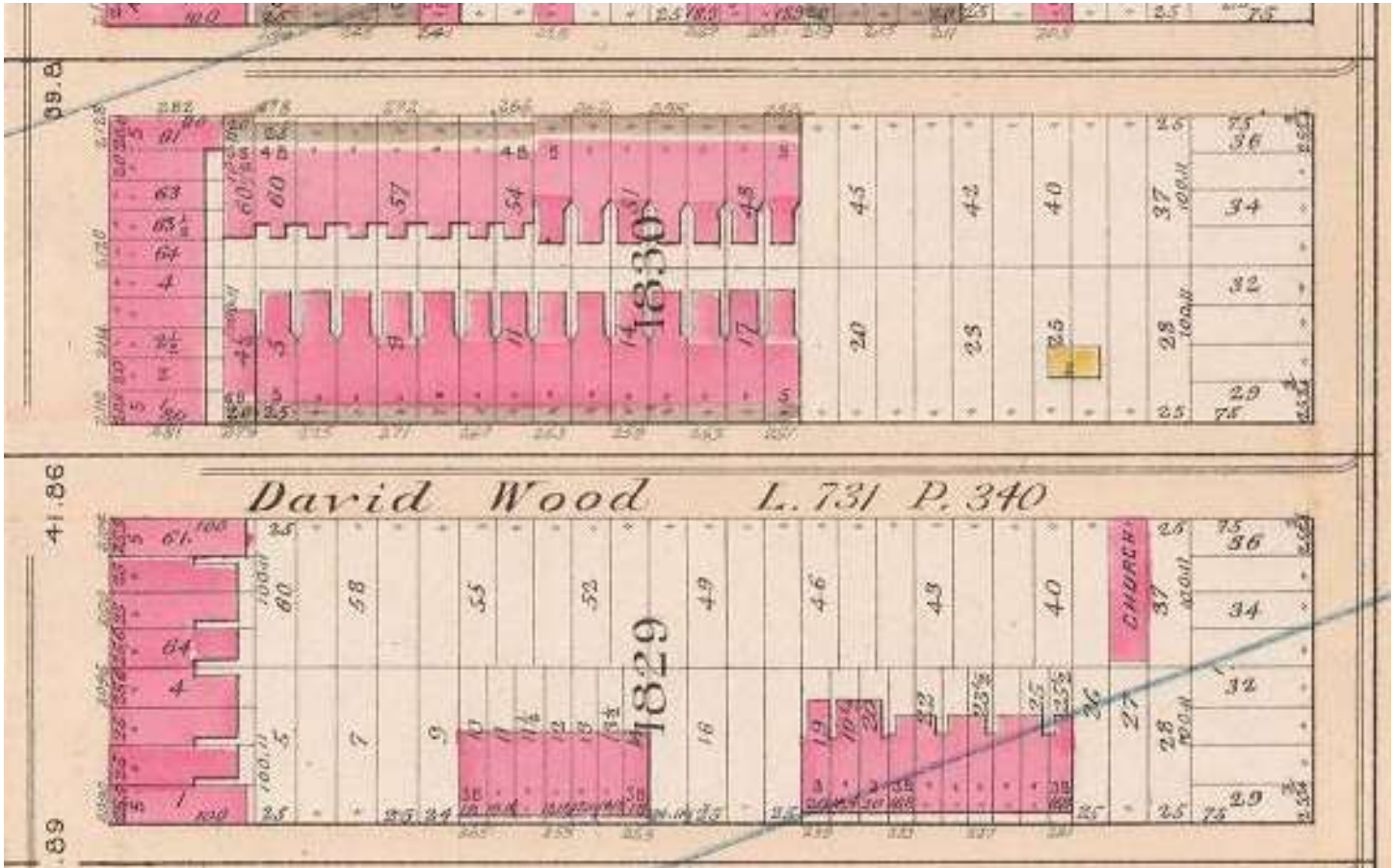
10. View of 251-53 West 114th Street and part of the Wadleigh School for Girls, ca. 1940. (New York Public Library, Acker Collection)

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204-246 West 114th St. (Randolph Houses)
Name of Property
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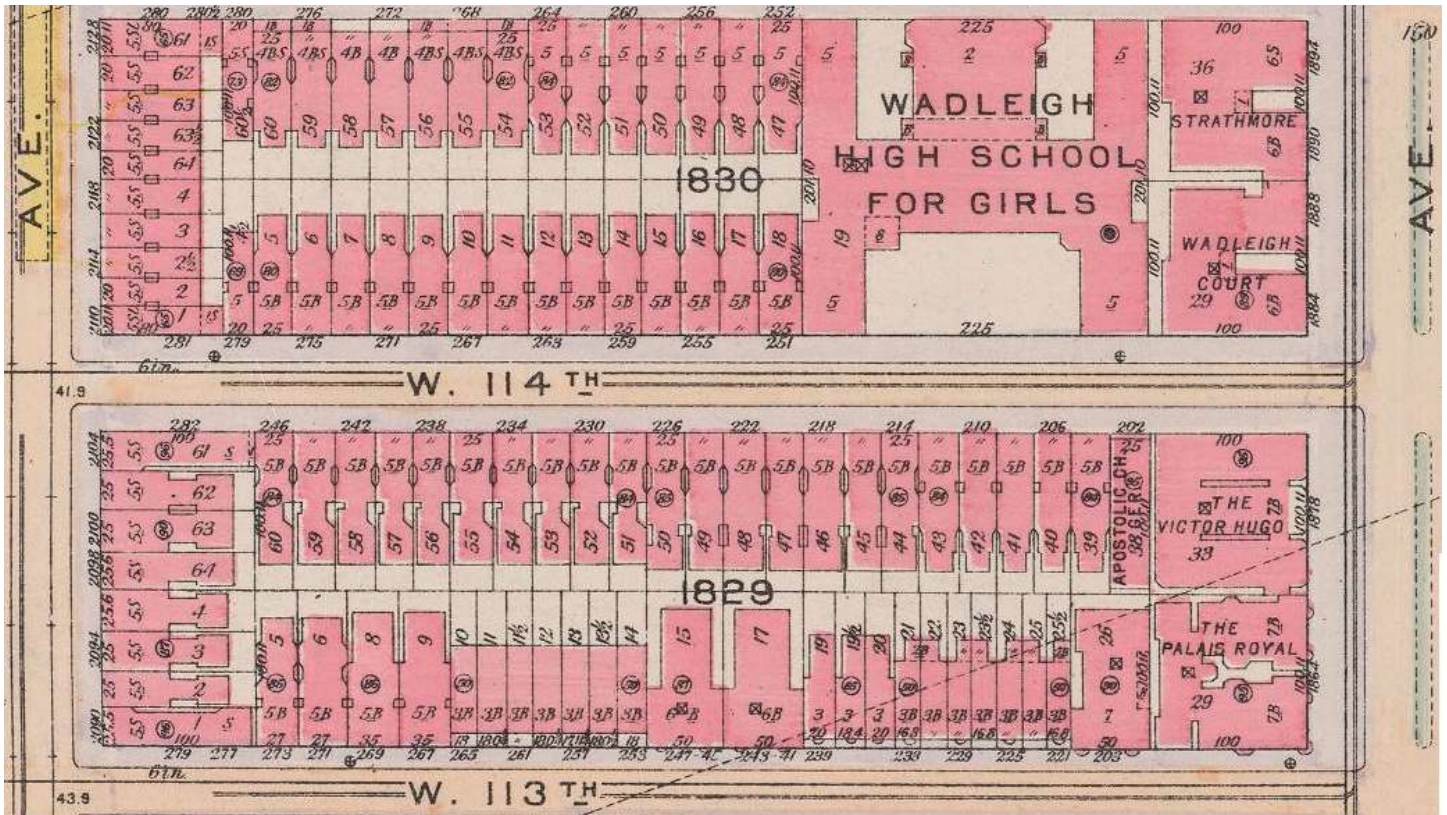
11. 1897 Bromley map showing only the north side of the street completed. Shown here are 251-61 West 114th Street (probably Kerby & Co., ca. 1895) and 263-77 West 114th Street (Kerby & Co., 1895). (New York Public Library)

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204-246 West 114th St. (Randolph Houses)
Name of Property
New York, New York
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12. 1916 Bromley map showing all of the district's buildings completed. (New York Public Library)

PARKING
7AM - 4PM
SCHOOL DAYS
→

DEPARTMENT OF
EDUCATION

NO PARKING
11:30 AM
TO 1 PM
MON & THURS
↔

204





204

LISTENING OR
SITTING ON STEPS OR ANY
OTHER PUBLIC PLACE IS
PROHIBITED BY LAW.
NEW YORK CITY
DEPT. OF PROTECTION
OF PEOPLE'S RIGHTS IN PRODUCTIONS





212

5-1

5-7

5-1

21

NO PARKING
7 AM - 4 PM
SCHOOL DAYS
→

DEPARTMENT OF
EDUCATION

11:30 AM
TO 1 PM
MON & THURS
←





214

215

216

217

218



216

212

211

213

214



224

11-1

11-2

12-1

214

NO LOITERING OR SITTING ON STEPS OR SEAT
NO LOITERING IN HALLS OR ON STAIRS
VIOLATORS WILL BE CHARGED

Randolph
Houses
NO TRESPASSING
PROHIBITION LA 217 (b)(6)
Enacted by
New York City
Issuing Authority

6-1

6-2

SNBE
MAN

Randolph
Houses
NO TRESPASSING
PROHIBIDA LA ENTRADA
Property of
New York City
Housing Authority

G-2

NO TRESPASSING
VIOLATORS WILL BE
PROSECUTED
NO LOITERING OR
STAYING ON THE
PREMISES OR
VIOLATORS WILL BE
PROSECUTED

7

C

B



230

14-1

14-2

13-2



15-2

18-1

234

19-2

19-4

19-1



236

17-2

17-2

234

17-1



242

20-1

20-2

21-1

NO
STREET





257

26-2

B

NO LITTERING
WORKING AUTHORITY
STAFF
ONLY

25

B

P





275

3511

3512

3511

3412

3512

3413



CONNECTION
SPRINKLER
BLANK

Building
No. 10
10/10/10
10/10/10
10/10/10

3522



277

LOITERING AND TRESPASSING
IS PROHIBITED BY LAW AND IS
NOT PERMITTED

Randolph
Houses
NO TRESPASSING
PROHIBIDA LA ENTRADA
Property of
New York City
Housing Authority



36-2



36:1



36:2





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: West 114th Street Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, New York

DATE RECEIVED: 5/30/14 DATE OF PENDING LIST: 6/20/14
DATE OF 16TH DAY: 7/07/14 DATE OF 45TH DAY: 7/16/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000399

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: ~~N~~ Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7/16/14 DATE

ABSTRACT/SUMMARY COMMENTS:

An excellent low and middle class set of "old law" tenement buildings.

RECOM./CRITERIA ASC
REVIEWER *[Signature]* DISCIPLINE _____
TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**Landmarks Preservation
Commission**

Robert B. Tierney
Chair

February 19, 2014

Kate Daly
Executive Director
kdaly@lpc.nyc.gov

Deputy Commissioner Ruth Pierpont
New York State Office of Parks, Recreation
and Historic Preservation
P.O. Box 189
Peebles Island
Waterford, NY 12188-0189

1 Centre Street
9th Floor North
New York, NY 10007

212 669 7926 tel
212 669 7797 fax

Re: West 114th Street Historic District, Manhattan

Dear Deputy Commissioner Pierpont:

I write on behalf of Chair Robert B. Tierney in response to your request for comment on the eligibility of the West 114th Street Historic District in Manhattan, for the State and National Registers of Historic Places.

The New York Landmarks Preservation Commission's Director of Research Mary Beth Betts has reviewed the materials submitted by the Historic Preservation Field Services Bureau and has determined that the West 114th Street Historic District appears to meet the criteria for inclusion on the State and National Registers of Historic Places.
Thank you.

Sincerely,

Kate Daly

cc: Robert B. Tierney, Chair
Mary Beth Betts, Director of Research





New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643



21 May 2014

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Abernathy:

I am pleased to enclose the following two National Register nomination, both on discs, to be considered for listing by the Keeper of the National Register:

Sibley and Holmwood Candy Factory and Witkop and Holmes Headquarters, Erie
County
West 114th Street Historic District, New York County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office