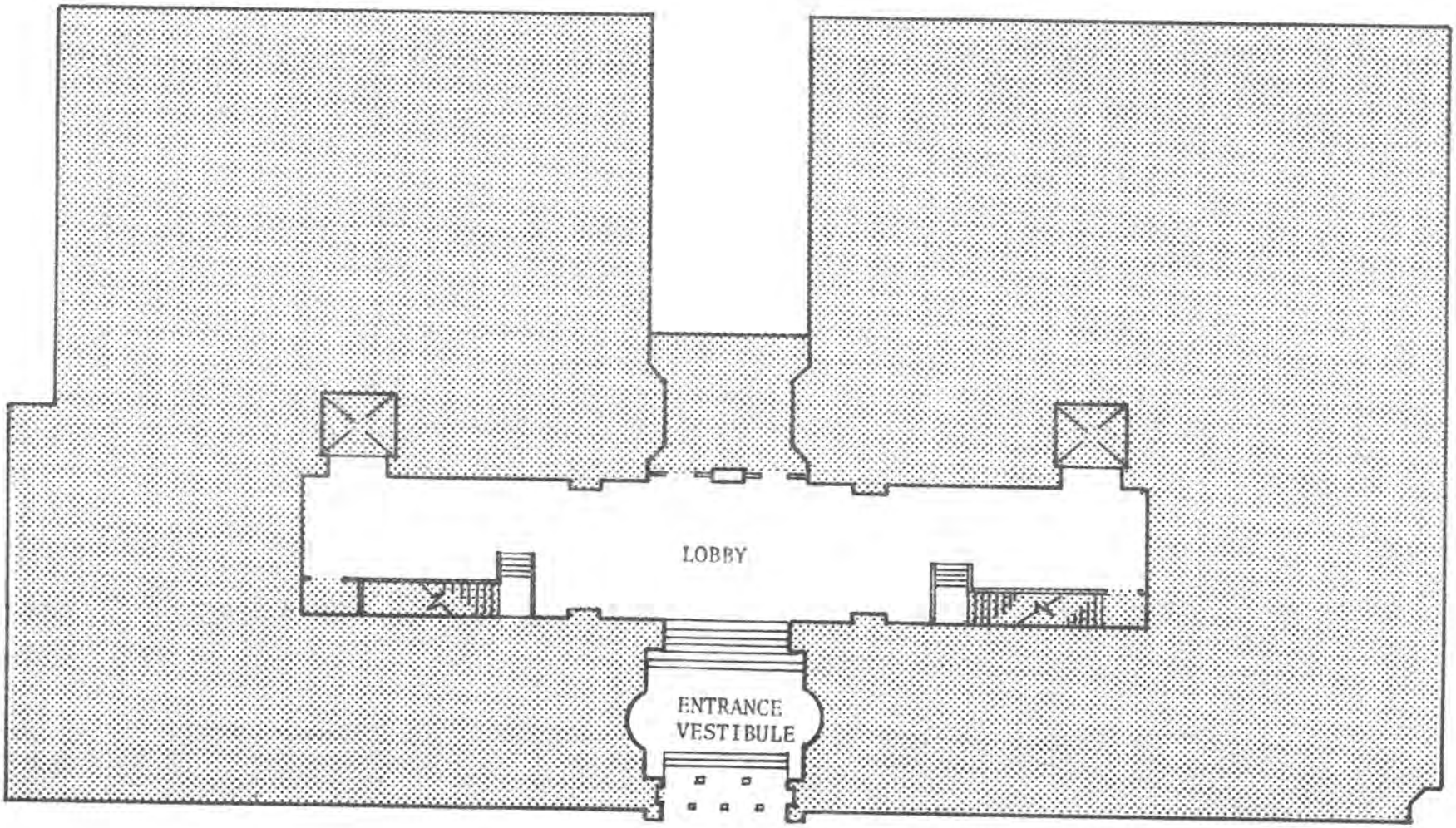
Dates Item Heard:

1) May 13, 1980

2) July 8, 1980

See LP-1165 FOR COPIES OF LETTERS OF NOTIFICATION.

LP-1166 Osborne Apts. Interior Lobby



FIRST FLOOR INTERIOR

Osborne Apartment Building
205 West 57th Street
Manhattan

OSBORNE APARTMENT BUILDING (EXTERIOR AND INTERIOR), 205 West 57th Street, Manhattan

Designed to resemble a vertically-extended Italian Renaissance palazzo, the Osborne, built in 1883-85, is the second oldest luxury apartment building in New York--preceded by the venerable Dakota. The building is a massive rectangular structure constructed of heavy Romanesque Revival-inspired rock-faced stone blocks.

The architect of the Osborne, James Edward Ware (1846-1917), frequently combined Renaissance and Romanesque elements in his work. Ware practiced in New York for many years, establishing his office in 1869 and joining in partnership with his sons Franklin and Arthur in 1899. Ware was an extremely versatile architect, designing buildings for many different uses.

The Osborne is named for Thomas Osborne, a stone contractor who began the construction of the apartment building in 1883. Unfortunately the cost of the building led Osborne to bankruptcy and the structure was completed by John Taylor, a hotel developer who had lent Osborne money. The Taylor family retained control of the Osborne until 1961, when it became a cooperative. Because of its location, the Osborne has long been known as the "residential Carnegie Hall" and has been home to such musical and theatrical luminaries as Leonard Bernstein, Van Cliburn, Shirley Booth, Lynn Redgrave, and Gig Young.

Reflecting the influence of an Italian Renaissance palazzo, the Osborne is horizontally divided into four symmetrical sections, each of which was originally crowned by a cornice. The modest cornice at the top of the building has been removed and the lower two cornices have lost their classical balustrades. On 57th Street the cornices do not continue across the entire facade, reflecting the presence of a 1906 addition by owner/architect Alfred S.G. Taylor at the western end of the building. The distinctive stone facing and the subtly curving bays, as well as the bartizan-like forms at the corners, are among the notable features of the facades. The major portion of the Osborne has eleven floors, but the rear, visible on Seventh Avenue, has fifteen stories, creating duplex levels for many of the apartments. The street level has been altered for commercial use.

The Osborne has a sumptuous ground floor <u>interior</u>. The entrance vestibule and the lobby have ornate mosaics, marble, leaded glass, gold-leafed ornament, coffered ceilings, and murals. The design is attributed to John LaFarge, the noted 19th-century American artist. These spaces have been recently restored, and are visible through the glass entry doors leading from the street.

LANDMARKS PRESERVATION COMMISSION
305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Honorable Roy M. Goodman
270 Broadway
New York, NY 10007

Re: Osborne Apartments and interior
205 West 57th Street
New York, NY
Tax Map Block 1029, Lot 27

Dear Senator Goodman:

On Tuesday, July 8, 1980, at 10:30 A.M. in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will hold a Public Hearing on proposed New York City Landmarks. That day the Commission will consider the designation of the above named site(s) in your district.

The Commission has written to the Community Board(s) and the owner(s) of the property (properties). If you would like to submit a statement about the proposed designations, we would read the message into the record that day.

The Commission appreciates your interest in its work.

Sincerely yours,

Lenore Norman

Lenore Norman
Executive Director

LN:bs

LANDMARKS PRESERVATION COMMISSION
305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Honorable S. William Green
137 East 57th Street
New York, NY 10022

Re: Osborne Apartments and interior
205 West 57th Street
Tax Map Block 1029, Lot 27

Dear Congressman Green:

On Tuesday, July 8, 1980, at 10:30 A.M. in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will hold a Public Hearing on proposed New York City Landmarks. That day the Commission will consider the designation of the above named site(s) in your district.

The Commission has written to the Community Board(s) and the owner(s) of the property (properties). If you would like to submit a statement about the proposed designations, we would read the message into the record that day.

The Commission appreciates your interest in its work.

Sincerely yours,

Lenore Norman

Lenore Norman
Executive Director

LN:bs

LANDMARKS PRESERVATION COMMISSION

305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Honorable Andrew Stein
Borough President of Manhattan
Municipal Building
Room 2050
New York, NY 10007

Re: See list attached.

Dear Borough President Stein:

On Tuesday, July 8, 1980, in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will hold a Public Hearing on proposed New York City Landmarks. That day the Commission will consider the designation of the above named site(s) in your Borough.

The Commission has written to the Community Board(s) and the owner(s) of the site(s) under consideration. If you would like to submit a statement about the proposed designation, we would read your message into the record that day.

The Commission appreciates your interest in its work.

Sincerely yours,

Lenore Norman

Lenore Norman
Executive Director

LN:bs

Re: St. Michael's Episcopal Church
Rectory and Parish House
201 West 99th Street
Tax Map Block 1871, Lots 24 and 29

Osborne Apartments and interior
205 West 57th Street
Tax Map Block 1029, Lot 27

LANDMARKS PRESERVATION COMMISSION
305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Honorable Henry J. Stern
City Council
City Hall
New York, NY 10007

Re: See list attached.

Dear Councilman Stern:

On Tuesday, July 8, 1980, in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will hold a Public Hearing on proposed New York City Landmarks. That day the Commission will consider the designation of the above named site(s) in your Borough.

The Commission has written to the Community Board(s) and the owner(s) of the site(s) under consideration. If you would like to submit a statement about the proposed designation, we would read your message into the record that day.

The Commission appreciates your interest in its work.

Sincerely yours,

Lenore Norman

Lenore Norman
Executive Director

LN:bs

Re: St. Michael's Episcopal Church
Rectory and Parish House
201 West 99th Street
Tax Map Block 1871, Lots 24 and 29

Osborne Apartments and interior
205 West 57th Street
Tax Map Block 1029, Lot 27

LANDMARKS PRESERVATION COMMISSION
305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Honorable Antonio G. Olivieri
City Council
City Hall
New York, NY 10007

Re: See list attached.

Dear Councilman Olivieri:

On Tuesday, July 8, 1980, in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will hold a Public Hearing on proposed New York City Landmarks. That day the Commission will consider the designation of the above named site(s) in your Borough.

The Commission has written to the Community Board(s) and the owner(s) of the site(s) under consideration. If you would like to submit a statement about the proposed designation, we would read your message into the record that day.

The Commission appreciates your interest in its work.

Sincerely yours,

Lenore Norman

Lenore Norman
Executive Director

LN:bs

Re: St. Michael's Episcopal Church
Rectory and Parish House
201 West 99th Street
Tax Map Block 1871, Lots 24 and 29

Osborne Apartments and interior
205 West 57th Street
Tax Map Block 1029, Lot 27

LANDMARKS PRESERVATION COMMISSION
305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Honorable Carol Greitzer
51 Chambers Street
New York, NY 10007

Re: Osborne Apartments and interior
205 West 57th Street
Tax Map Block 1029, Lot 27

Dear Councilwoman Greitzer:

On Tuesday, July 8, 1980, at 10:30 A.M. in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will hold a Public Hearing on proposed New York City Landmarks. That day the Commission will consider the designation of the above named site(s) in your district.

The Commission has written to the Community Board(s) and the owner(s) of the property (properties). If you would like to submit a statement about the proposed designations, we would read the message into the record that day.

The Commission appreciates your interest in its work.

Sincerely yours,

Lenore Norman

Lenore Norman
Executive Director

LN:bs

LANDMARKS PRESERVATION COMMISSION

305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Mr. Daniel A. Biederman
Chairperson
Community Board #5
c/o Board Office
345 Park Avenue--Level C
New York, NY 10022

Re: Osborne Apartments and interior
205 West 57th Street
Tax Map Block 1029, Lot 27

Dear Mr. Biederman:

The above named site(s) in your district will be considered at Public Hearings starting at 10:30 A.M. on Tuesday, July 8, 1980, in the Board of Estimate Chambers, City Hall.

The purpose of the Hearing is to ascertain whether the site(s) qualify (qualifies) for Landmark designation, and the Commission would appreciate receiving the views of the Board.

If you have any questions before the Hearing, we will be very glad to answer them. A representative of the Board may want to appear or you may want to send a statement to be read into the record on July 8, 1980.

With best wishes.

Sincerely yours,

Lenore Norman

Lenore Norman
Executive Director

LN:bs

LANDMARKS PRESERVATION COMMISSION

305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Honorable Mark Alan Siegel
223 East 82nd Street
New York, NY 10028

Re: Osborne Apartments and interior
205 West 57th Street
Tax Map Block 1029, Lot 27

Dear Assemblyman Siegel:

On Tuesday, July 8, 1980, at 10:30 A.M. in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will hold a Public Hearing on proposed New York City Landmarks. That day the Commission will consider the designation of the above named site(s) in your district.

The Commission has written to the Community Board(s) and the owner(s) of the property (properties). If you would like to submit a statement about the proposed designations, we would read the message into the record that day.

The Commission appreciates your interest in its work.

Sincerely yours,

Lenore Norman

Lenore Norman
Executive Director

LN:bs

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LANDMARKS PRESERVATION COMMISSION

305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Mr. Norman Horowitz,
Chairman
Osborne Tenants Corporation
205 West 57th Street
New York, NY 10019

Re: Osborne Apartments and interior
205 West 57th Street
Tax Map Block 1029, Lot 27

Dear Mr. Horowitz:

Your name appears as the representative of the owner of the above named properties. Pursuant to the provisions of Section 207-12.0 of Chapter 8-A (Preservation of Landmarks and Historic Districts) of the Administrative Code of the City of New York, you are hereby notified that on July 8, 1980, at 10:30 o'clock in the morning of that day a public hearing will be held in the Board of Estimate Chambers at City Hall, with respect to the proposed designation of the above named properties.

Public notice of said hearing identifying the proposed Landmarks, and setting forth their locations will appear in the City Record of June 23, 1980, and on each day (other than Saturdays, Sundays, and holidays) thereafter, until and including July 8, 1980.

You may appear at such public hearing and present any facts and express any views relating to the proposed designations.

Please contact me at 566-7577 if you have any questions.

Very truly yours,

Lenore Norman

Lenore Norman
Executive Director

cc Davida Deutsch

LN:bs

NEW YORK LANDMARKS CONSERVANCY

Jeanne

LPC 1166

RECEIVED
by CHAIRMAN'S OFFICE

FEB 06 1985

LANDMARKS PRESERVATION COMMISSION

February 4, 1985

The Hon. Gene A. Norman
Chairman
Landmarks Preservation Commission
20 Vesey Street
New York, New York 10007

Dear Gene:

I am writing to express the support of the New York Landmarks Conservancy for the designation of the Osborne Apartment Building, at 205 West 57th Street, as a New York City landmark.

The Osborne, along with Alwyn Court on which the Conservancy holds a facade easement, is one of the City's best apartment buildings. The integrated combination of classical massing and detail with heavily textured reddish stone--more typical of the Romanesque Revival style--make the Osborne an outstanding eclectic building. Its location on 57th Street near Carnegie Hall has added to the Osborne's reputation as a familiar, mid-City landmark.

I hope that the Commissioners will vote without delay to designate the Osborne Apartment Building, and make its landmark status official.

Sincerely,

Laurie

Laurie Beckelman
Executive Director

New York Landmarks Conservancy
330 West 42nd Street
New York, New York 10036
212-736-7575

205 west 57th street • new york, n.y. 10019 • ju 6-4446

File

davida deutsch

March 12, 1985

Dear Lenore —

Enclosed is Susan Hoff's more recent letter — whereby she changed her mind regarding landmark status.

Look forward to seeing you and your staff sometime soon.

Thank you.

All the best,
Davida

U

LANDMARKS PRESERVATION COMMISSION

305 BROADWAY, NEW YORK, N. Y. 10007

May 27, 1980

Mr. Howard Zipser
Rosenman, Colin, Freund, Lewis
and Cohen
575 Madison Avenue
New York, NY 10022

Re: Osborne Apartments and interior
205 West 57th Street
Tax Map Block 1029, Lot 27

Dear Mr. Zipser:

Your name appears as the representative of the owner of the above named properties. Pursuant to the provisions of Section 207-12.0 of Chapter 8-A (Preservation of Landmarks and Historic Districts) of the Administrative Code of the City of New York, you are hereby notified that on July 8, 1980, at 10:30 o'clock in the morning of that day a public hearing will be held in the Board of Estimate Chambers at City Hall, with respect to the proposed designation of the above named properties.

Public notice of said hearing identifying the proposed Landmarks, and setting forth their locations will appear in the City Record of June 23, 1980, and on each day (other than Saturdays, Sundays, and holidays) thereafter, until and including July 8, 1980.

You may appear at such public hearing and present any facts and express any views relating to the proposed designations.

Please contact me at 566-7577 if you have any questions.

Very truly yours,

Lenore Norman

Lenore Norman
Executive Director

LN:bs

my position on this issue, and oppose the Landmark Status. I hope we can still preserve the beauty & history of the building.

All the Best,

Susan Hoff 2CD

Mar. 4, 1985

Dear Daveda,

Sorry to be so late responding to your letter but I'm afraid that I did not realize, when

I wrote you previously,
the extent to which
Osborne decisions would be
governed by outsiders if
it were to be landmarked.
Therefore, I must change

1531

The Osborne

205 W 57th St

NORMAN SILAS REDMON

March 8, 1985

TO WHOM IT MAY CONCERN:

Regarding the potential landmark designation of the Osborne Apartments at 205 West 57th Street, Manhattan...

As a former board president of the Osborne Tenants Corporation, I would like to stress one point which seems important, but which has been overlooked during the on-going meetings over the past months. During my three year term as board president in the late 1960's, the total south and east facades of the Osborne were completely re-surfaced to look like brownstone of a uniform color. This was done with a mixture of brown-stone sand and chemicals, to attempt to preserve the exterior from flaking.

Prior to this time, the exterior south and east facades were many different colors of stone work, and not attractive to the eye. This was due in part to the fact that many types of stone were used in the building's exterior, and many had aged poorly and had discolored. The exception to this is the baroque entrance area now facing 57th Street, which was added as a replacement to the grand portico of the original building, and removed from the front of the Osborne some 20 to 30 years after the Osborne was built in 1885. This replacement does not fit the Victorian "style" or character of the building at all.

or Italian Renaissance palazzo

This is just one more reason that I feel that the exterior of the Osborne Apartments should not be landmarked.

Sincerely yours,

Norman Redmon

Norman S. Redmon
Apartment 2 - C _ A

205 WEST 57 STREET
NEW YORK, N.Y. 10019

These people wrote
against
the designation of the Osborne
,

Ms. Muriel Fleit
The Osborne
205 West 57th Street
Apt. 11 B
New York, NY 10019

Mr. John Macfadyen
Architect
205 West 57th Street
New York, NY 10019

Ms. Eleanor C. Mark
The Bagby Foundation
For the Musical Arts
501 Fifth Ave
New York, NY 10017

Mr. Paul Mize
87 St. Marks Place
New York, NY 10009

Mr. Norman Redmon
The Osborne
205 West 57th Street
Apt 2-C-A
New York, NY 10019

Mr. Charles Restilla
The Osborne
200 West 57th Street
New York, NY 10019

Mr. John Stevens
The Osborne
205 West 57th Street
New York, NY 10019

Mr. Terrance R. Williams
30 West 22nd Street
New York, NY 10010

Ms. Lisa Work
The Nelson Rockefeller
Collection Inc
63 E 57th St
New York, NY 10022

Terrance R. Williams, AIA

30 West 22nd Street
New York, New York 10010
Telephone 212/807-9500

Leave - hold for 3/12 Exec. Sess.

RECEIVED
by CHAIRMAN'S OFFICE
MAR 1 1985
LANDMARKS PRESERVATION
COMMISSION

February 28, 1985

Hon. Gene A. Norman, Chairman
Landmakrs Preservation Commission
20 Vesey Street
New York, NY 10007

RE: The Osbone Apartment House
205 West 57th Street

Dear Mr. Chairman:

I am writing in opposition of the proposed designation of the Osborne as a New York City Landmark. A critic writing in the "Real Estate Record And Guide" of September 12, 1985 found the building to be "crude and unskillful", and concluded that "in fact there is nothing architecturally interesting about the Osborne, except the grouping of the stories, and here and there some carving that is good in execution." Since most of the carved balustrades and cornices referred to were removed several years ago, the edifice has even less to distinguish it today than it did 100 years ago.

As I recall, the Commission heard the Osborne case in 1980 and elected at that time not to designate. Certainly, the quality of Mr. Ware's facade has been neither improved nor modified significantly since then. What is apparent, however, is that it is in the best interests of the cooperative owners to maintain the building to the best of their ability, something they have been doing successfully - without government intervention - for some years. Since the building is not of significant design, has played no distinguished role in the history of the city, state or nation, and has been seriously marred over the years, I most respectfully suggest that the Osborne is simply not worthy of designation.

Sincerely,

T.R.W.

Terrance R. Williams, AIA

TRW:mc

7/28

JOHN R. STEVENS
205 West 57th Street
New York, N.Y. 10019
212-541-5578

February 27, 1985

Ms. Lenore Norman
Executive Director
Landmarks Preservation Commission
20 Vesey STreet
New York, New York 10007

Dear Ms. Norman:

I have been a resident of the Osborne, at the above address, for over 10 years. I am a past president of the board of directors and have been active in building matters for many of those years. Most of all, I am deeply caring about the Osborne. Although I am adamantly against landmark status for our building, I will leave that discussion--pro and con--to others. My reason for writing is of even more concern to me: On two earlier occasions (once while I was president), your commission came to us about becoming a landmark. On both occasions we declined the "honor." The last time it came up, we went to the time and expense of hiring legal counsel to represent us. Now you come at us again--for the third time that I can remember. And again we are being forced to hire legal counsel, and as a building we are being put through the emotional stress of whether or not to incur landmark designation.

I see a form of harrassment here on your part, and with this letter I strongly protest. It is expensive and exhausting. It seems to me that once an issue has been settled, we could expect it to stay settled. The board of directors and the tenants have so many other problems to deal with, we cannot continue to parry with your commission whenever you decide to go through it again. You may have nothing else to do with your time; we do.

Sincerely,

John Stevens

cc: Dr. Ervin Seale, President Osborne Board of Directors
Deputy Mayor Robert Esnard

3/7

THE NELSON ROCKEFELLER COLLECTION, INC.
63 EAST 57TH STREET
NEW YORK, N.Y. 10022

(212) 753-7624
TELEX #754768

March 3, 1985

Lenore Norman
Executive Director
Landmarks Preservation Commission
20 Vesy St.
New York, NY 10007

Dear Ms. Norman:

It has recently come to my attention that the Osborne Apartment Building on West 57th Street is being considered for landmarking. Please note that I oppose this designation in view of the possible hardship that such a designation could impose on the cooperative owners of the building. The owners should be permitted to make changes in the building as they deem fit; changes which would not alter the aesthetic qualities of the building, but which would enhance the real estate investment.

Thank you for your time taken to read this. Hopefully you will take this opinion into consideration when reviewing this matter.

Sincerely,

Lisa K. Work
Assistant to the President

LKW:ak

NORMAN SILAS REDMON

January 14, 1985

Important Memo:

Dear

The attached letter dated June 19, 1980 from the Osborne's lawyer, William Messing, well expresses my personal openion with regard to the pending consideration to landmark designation to the Osborne Apartments. I want to go on record as being absolutely against the recent reconsideration by the Landmarks Preservation Commission attempting to force a landmark status on our building. We are a private corporation and have been for approximately 23 years.

As I see it, the only time that the commission should be involved in our affairs is if the Osborne as an architecturally important older building, were to be sold to be demolished. This is about what happenned to the Osborne when Carnegie Hall was thought to be replaced by Philharmonic Hall at Lincoln Center -- and the reason for the building to co-op. Our building was a part of that package, and both were to become twin red towers. All of this was recorded in The New York Times.

When I was director of the Harkness Foundation, I had numerous meetings with the New York City Landmarks Commission as it was then called. Rebekah Harkness sincerely wanted to purchase the old Zigfield Theater on Sixth Ave. As many of you can remember, it was a wonderful art deco theater, and none comparable to it in the city. It was then owned by the Billy Rose Estate, and as much as Mrs. Harkness and her team of lawyers, Arnold Weissberger and Aaron Frosch, tried, the landmarks group would do nothing to help save the theater. The Rose Estate was in negotiation of selling the Zigfield to Fisher Brothers or the Burlington Building complex as it evolved, and the commission said that only if the owners wanted the theater to become a landmark could they act further toward a landmark status, and saved from demolition

Mr. Frank Gilbert was then the Executive Secretary of the commission, and correspondence between him, the Harkness Foundation and myself, substantiating the above information is on record. Only if our building were being threatened, do I feel there is a reason for landmark consideration. I know so many neighbors who feel the same way, and who

205 WEST 57 STREET
NEW YORK, N.Y. 10019

-more-

dearly love our building. No landmark group could better care for the Osborne than our majority of interested and dedicated tenant share-holders. In addition, and not least of all, this potential designation could also result in a major curb on our freedom of choice in future decisions regarding the building, and I think that each of you would like to reflect on this point alone.

Cordially yours,

Norman

Norman S. Redmon
Former President,
Osborne Tenants
Corporation

LAW OFFICES
WILLIAM L. MESSING
745 FIFTH AVENUE
NEW YORK, N. Y. 10022

WILLIAM L. MESSING
GLORIA AGRIN JOSEPHSON
MICHAEL F. SEIDENWAR

(212) 832-8686

June 19th 1980

Mr. Norman Horowitz
Osborne Tenants Corp.
205 West 57th Street
New York, New York 10019

Re: Osborne - Proposed Designation as a Landmark

Dear Norman:

You have asked me for my views on the proposed landmark designation for the exterior and the lobby of the Osborne. As you know, I have no expertise in this area, and, therefore, recommended Howard Zipser, who is a leading expert in the area, to the Corporation. I have had extensive discussions with Mr. Zipser and I have spent considerable time thinking about the matter. It appears to me that there are no concrete benefits to be derived from a landmark designation. I am advised by Mr. Zipser that there are no tax benefits and that there is no federal funding to assist in maintenance. In my opinion, the designation would not result in any increase in the sales prices of apartments. I recognize the interest of the community in preserving landmarks for aesthetic and historical reasons, however, the only benefit to an owner in a landmark building is psychological.

Notwithstanding the view I expressed above, the Corporation must face realistically the possibility that the Landmark Commission may, and probably will, designate both the exterior and the lobby as landmarks since they are obviously unique and meritorious. Therefore, it might be advantageous to try for a compromise pursuant to which only a portion of the lobby and not the rest of the lobby or the exterior would be designated as a landmark, particularly if the designation provided or allowed for necessary security for the residents in the building. Parenthetically, it is by no means inevitable that designation of the lobby as a landmark would result in a security problem. An additional advantage of such a compromise might be to close the matter finally, rather than keeping alive the possibility of the

WILLIAM L. MESSING

designation of the entire lobby and the exterior as a landmark.

If the Board concurs with the foregoing, it should pass a resolution consenting to the designation of a portion of the lobby (specifially, the vestibule and center section of the lobby which are the only portions visible from the exterior of the building) - as a landmark, on condition that the Corporation have the right to take all necessary measures to protect the security of the occupants of the building, and opposing the designation of the rest of the lobby and the exterior as a landmark. If the Board takes such action, please send a copy of the resolution to Howard Zipser.

Sincerely,

William L. Messing

WLM:afk

THE STECHER & HOROWITZ SCHOOL OF THE ARTS, INC.
A NON-PROFIT FOUNDATION
74 Maple Avenue, Cedarhurst, New York 11516
(516) 569-2313

DIRECTORS
Melvin Stecher
Norman Horowitz

BOARD OF DIRECTORS
Marvin Zuckerman
Chairman of the Board
Rev. Joseph J. D'Angelo
Alvin Deutsch
Alfred Eisenberg
Irene Farina
Harvey Fishman, M.D.
Norman Horowitz
Sylvia Katz
Seymour Leslie
Herbert Moelis
Goldie Occhiuzzo
Audrey E. Reed
Melvin Stecher
Mel Weitz

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Bobby Short
Janos Starker
Henry Steinway
Dorothy Stickney
Theodor Uppman
Roger Wagner

ADVISORY COMMITTEE
Alfonse M. D'Amato
Frances Gray
Miriam Jeffries
June Kenny
C. William Kimbell
Ellinor Norden
Joan Ross

June 30, 1980

Dear Fellow Tenant Owners:

Enclosed please find a letter addressed to me from William Messing, the attorney for the Osborne.

I am sharing his information and advice with you so that your decision regarding the landmarking of the Osborne can be more conclusive.

Please make every attempt to be at the hearing on July 8th. As of this date, there is no determination as to what time it will be scheduled on the calendar of the day.

My personal experience indicates that it can be a full day at city hall.

Very truly yours,

NORMAN HOROWITZ

NH/mr

1. restraint
curb on our freedom
of choice
2. letter [illegible] letters to

LANDMARKS PRESERVATION COMMISSION

225 BROADWAY, NEW YORK, NEW YORK 10007

553-1100

LP # 1531

August 21, 1990

Howard Alan Zipser, Esq.
Roseman & Colin
575 Madison Avenue
New York, NY 10022

Dear Mr. Zipser:

As you requested, at its meeting today the Landmarks Preservation Commission discussed leaving the record open for an additional 60 days on the Osborne Apartments. Since there appears to be no extraordinary circumstances requiring an additional 60 days, the Commission decided not to extend the time.

If you have any questions, please call me at 553-1128.

Sincerely yours,

Joan Olshansky

Joan R. Olshansky
Acting Executive Director

JRO:pj

cc: Dorothy Miner
Marjorie Pearson

DM
MP

ROSENMAN & COLIN

575 MADISON AVENUE, NEW YORK, NY 10022-2585

TELEPHONE (212) 940-8800
CABLE ROCOKAY NEWYORK
TELECOPIER (212) 940-8776
(212) 935-0679
TELEX 427571 ROSCOL (ITT)
971580 RCFLC NYK (W. U.)

SAMUEL I. ROSENMAN (1896-1973)
RALPH F. COLIN (1900-1985)

WASHINGTON OFFICE
1300 19TH STREET, N. W.
WASHINGTON, D.C. 20036
TELEPHONE (202) 463-7177

HOWARD ALAN ZIPSER
(212) 940-8575

August 1, 1990

Landmarks Preservation Commission
225 Broadway - 23rd Floor
New York, New York 10007

Attention: Joan R. Olshansky
Director of Operations

Re: Osborne Apartments
205 West 57th Street

Dear Ms. Olshansky:

On behalf of the Board of Directors of the Osborne Apartments, I am hereby requesting that the Landmarks Preservation Commission agree to leave open the record an additional 60 days in order that the Board of Directors may submit additional materials relating to designation issues of the above-captioned structure. We agree that during the pendency of this action, there will be no work done to the exterior of the building without the written approval of the Commission or its staff.

Very truly yours,

Howard Alan Zipser

HAZ:jl

no
Extraordinary reason
circumstance

9/8

FROM THE DESK OF

NORMAN SILAS REDMON

March 6, 1985

Dear Mrs. Norman,

The attached was given to your staff following my short statement at the last Community Board 5 meeting. A small faction is pushing for landmark designation here in the building – most are "new comers", and status seekers. I don't need that – as a first cousin of Roland, a top Wall Street Lawyer and former chairman of the Metropolitan Museum of Art for over 20 years.

We are in no threat of a demolition – so why all this upset, which this is causing within our tenant owners.

Cordially,

Norman Redmon

205 WEST 57 STREET
NEW YORK, N.Y. 10019

NORMAN SILAS REDMON

sent to all former board members + tenants council member —

January 14, 1985

Important Memo:

Dear Mrs. Dorman,

The attached letter dated June 19, 1980 from the Osborne's lawyer, William Messing, well expresses my personal openion with regard to the pending consideration to landmark designation to the Osborne Apartments. I want to go on record as being absolutely against the recent reconsideration by the Landmarks Preservation Commission attempting to force a landmark status on our building. We are a private corporation and have been for approximately 23 years.

As I see it, the only time that the commission should be involved in our affairs is if the Osborne as an architecturally important older building, were to be sold to be demolished. This is about what happenned to the Osborne when Carnegie Hall was thought to be replaced by Philharmonic Hall at Lincoln Center -- and the reason for the building to co-op. Our building was a part of that package, and both were to become twin red towers. All of this was recorded in The New York Times.

When I was director of the Harkness Foundation, 1966-1971 I had numerous meetings with the New York City Landmarks Commission as it was then called. Rebekah Harkness sincerely wanted to purchase the old Zigfield Theater on Sixth Ave. As many of you can remember, it was a wonderful art deco theater, and none comparable to it in the city. It was then owned by the Billy Rose Estate, and as much as Mrs. Harkness and her team of lawyers, Arnold Weissberger and Aaron Frosch, tried, the landmarks group would do nothing to help save the theater. The Rose Estate was in negotiation of selling the Zigfield to Fisher Brothers or the Burlington Building complex as it evolved, and the commission said that only if the owners wanted the theater to become a landmark could they act further toward a landmark status, and saved from demolition

Mr. Frank Gilbert was then the Executive Secretary of the commission, and correspondence between him, the Harkness Foundation and myself, substantiating the above information is on record. "Only if our building were being threatened, do I feel there is a reason for landmark consideration." I know so many neighbors who feel the same way, and who

205 WEST 57 STREET
NEW YORK, N.Y. 10019

-more-

dearly love our building. No landmark group could better care for the Osborne than our majority of interested and dedicated tenant share-holders. In addition, and not least of all, this potential designation could also result in a major curb on our freedom of choice in future decisions regarding the building, and I think that each of you would like to reflect on this point alone.

Cordially yours,

Norman

Norman S. Redmon
Former President,
Osborne Tenants
Corporation

LAW OFFICES
WILLIAM L. MESSING
745 FIFTH AVENUE
NEW YORK, N. Y. 10022

WILLIAM L. MESSING
GLORIA AGRIN JOSEPHSON
MICHAEL F. SEIDENWAR

(212) 832-8686

June 19th 1980

Mr. Norman Horowitz
Osborne Tenants Corp.
205 West 57th Street
New York, New York 10019

Re: Osborne - Proposed Designation as a Landmark

Dear Norman:

You have asked me for my views on the proposed landmark designation for the exterior and the lobby of the Osborne. As you know, I have no expertise in this area, and, therefore, recommended Howard Zipser, who is a leading expert in the area, to the Corporation. I have had extensive discussions with Mr. Zipser and I have spent considerable time thinking about the matter. It appears to me that there are no concrete benefits to be derived from a landmark designation. I am advised by Mr. Zipser that there are no tax benefits and that there is no federal funding to assist in maintenance. In my opinion, the designation would not result in any increase in the sales prices of apartments. I recognize the interest of the community in preserving landmarks for aesthetic and historical reasons, however, the only benefit to an owner in a landmark building is psychological.

Notwithstanding the view I expressed above, the Corporation must face realistically the possibility that the Landmark Commission may, and probably will, designate both the exterior and the lobby as landmarks since they are obviously unique and meritorious. Therefore, it might be advantageous to try for a compromise pursuant to which only a portion of the lobby and not the rest of the lobby or the exterior would be designated as a landmark, particularly if the designation provided or allowed for necessary security for the residents in the building. Parenthetically, it is by no means inevitable that designation of the lobby as a landmark would result in a security problem. An additional advantage of such a compromise might be to close the matter finally, rather than keeping alive the possibility of the

designation of the entire lobby and the exterior as a landmark.

If the Board concurs with the foregoing, it should pass a resolution consenting to the designation of a portion of the lobby (specifially, the vestibule and center section of the lobby which are the only portions visible from the exterior of the building) - as a landmark, on condition that the Corporation have the right to take all necessary measures to protect the security of the occupants of the building, and opposing the designation of the rest of the lobby and the exterior as a landmark. If the Board takes such action, please send a copy of the resolution to Howard Zipser.

Sincerely,

William L. Messing

WLM:afk

THE STECHER & HOROWITZ SCHOOL OF THE ARTS, INC.
A NON-PROFIT FOUNDATION
74 Maple Avenue, Cedarhurst, New York 11516
(516) 569-2313

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Norman Horowitz

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June 30, 1980

Dear Fellow Tenant Owners:

Enclosed please find a letter addressed to me from William Messing, the attorney for the Osborne.

I am sharing his information and advice with you so that your decision regarding the landmarking of the Osborne can be more conclusive.

Please make every attempt to be at the hearing on July 8th. As of this date, there is no determination as to what time it will be scheduled on the calendar of the day.

My personal experience indicates that it can be a full day at city hall.

Very truly yours,

NORMAN HOROWITZ

NH/mr

1. restraint
curb on our freedom of choice
2. letter [illegible] letter to

ELEANOR C. MARK

6/5/80

Dear Norman:

Ira Schwartz and I have been working up the attached. Frankly, I jotted it down off the top of my head, so claim no pride of authorship - SOOO, your knowledge of the subject being so far superior to mine, would you take a look at this and make your suggestions and corrections.

Our idea is to have - on ONE SHEET OF PAPER - the 'pros' and 'cons' of the Landmark Question so that our tenant owners can communicate to our President their wishes - and give him ammunition to present to the Landmarks Commission - such as waving a big batch of these 'Petitions'.....

Norman Horowitz is busy with graduation at his school until after June 8th.... So, we haven't bothered him with this, but plan to get his ear right after that date for his approval and suggestions.....

Could you, therefore, take a minute out to improve on this draft? I am sure you can more accurately pinpoint the arguments - and perhaps add many more.

Hope your foot is coming along

Bestest

Eleanor

former board member
and now in bldg some 15 yrs..

TO: TENANT OWNERS of THE OSBORNE CORP. - 205 West 57th Street - New York, NY 10019

RE: DESIGNATION OF OUR BUILDING AS A LANDMARK BY THE LANDMARKS COMMISSION.

a working draft

PROs

1. A Status Symbol.
2. Access to free architectural advice thru The Commission

OTHER ADVANTAGES: _____

AGAINST

1. Repairs and maintenance to avoid architectural changes could prove costly.
2. Loss of Security if any part of interior is so designated.
3. Loss of Right Of Decision on part of tenants.
4. Any action involving change room count + alcove would have to go thru The Landmarks Commission.
5. Tenants lose right to consider profitable offer for sale of building.
6. Taxes ~~might~~ could gradually increase due to Landmark status. with no ceiling in site
7. Sale of apartments could be detrimentally affected.
8. Tenants would be are being denied Right Of Choice because of their past efforts to maintain The Osborne in good repair.
9. Any action which would have to go through The Landmarks Commission would involve extra time and effort.
10. As at present, a Special Legal Advisor briefed in Landmark Preservation would have to be employed at ~~extra~~ your expense.
11. No special tax rebate for our efforts.
12. While the present staff Landmarks Commission is sympathetic, changes in personnel ~~of such Commission~~ or administration could prove otherwise.
13. The Osborne has undergone many changes since erection, especially the stores. Such designation could affect our lease with the stores, necessitate costly legal advice, re negotiation of leases & loss of income

OTHER DETRIMENTS: _____

MR. NORMAN HOROWITZ, PRESIDENT
THE OSBORNE CORP.

I AM / AM NOT IN FAVOR OF THE OSBORNE BECOMING A LANDMARK BUILDING, FOR THE REASONS STATED ABOVE. I RESPECTFULLY REQUEST THAT YOU COMMUNICATE MY VIEWS TO THE LANDMARKS COMMISSION.

DATED: _____

_____
(name) Tenant Owner
Apartment No: _____

(KINDLY LEAVE YOUR REPLY WITH SECURITY MAN IN LOBBY)

JOHN HAYTER MACFADYEN

ARCHITECT

205 West Fifty-Seventh Street, New York City 10019 (212) 581 6393
Route 1 Box 173, Millbrook, New York 12545 (914) 868 7413

February 27, 1985

Dear Lenore Norman:

Since I will be unable to attend the March 12 hearing of the Commission, at which time the Osborne is to be considered, I am writing to set forth, as clearly as possible, the opposition of the majority of the board to designation. As you know, I favored designation when the matter came up a few years ago and I still strongly support the principle of landmark preservation. But since then I have served on the Osborne board and better understand their concerns. I was not at the recent meeting when the resolution was passed opposing designation but I probably would have abstained. Careful consideration of the pros and cons since then have convinced me that our position should be to oppose designation.

During my term as a board member I have seen nothing that would lead me to believe than anyone in the Osborne favors mutilation or destruction of the building in its present form. We are facing electrical, plumbing and elevator problems within the building that cannot be deferred. Outside the building, most of the windows must be replaced and with units that benefit from materials and technology that were not available when the building was built. To replace the existing sash with identical wood sash would not only be financially prohibitive but would depend on a quality of material and workmanship so inferior as to jeapordize both their function and esthetics.

The stone problem is even more depressing. The grain of the stone is set random and where it slopes upwards towards the fascade of the building it collects water and freezes and eventually breaks off. Almost half a million dollars has just been spent on repairs in the interest of public safety but <u>nobody</u> suggests that the problems have been solved. Personally, I can only think of two possible solutions. One would be to remove

the present rusticated character to a flat surface, anchor stainless steel extruded metal lath to that surface and stucco it in a conventional brownstone pattern. The other would be for Landmarks and others to take the iniative to revise zoning and code restrictions so as to permit the arcading of the sidewalks, in a design subject to Landmark approval, to protect pedestrians from the increasingly frequent and ultimatly inevitable incidents of falling materials from the fascades of all the overaged buildings in the city.

As it now stands, if the city were to declare the Osborne a public hazzard and Landmarks were to insist that the present exterior be faithfully restored a major portion of the tenant shareholders would be forced to sell if buyers, willing to face huge indeterminate future expenses, could be found, or the building would have to be condemned and demolished in the absence of cost-unconcious investors.

I am sure that our situation is not unique and I sympathize with the Commissions need to make painful choices. Of course I love our building and value it as our home. Its principal esthetic quality in the context of the neighborhood is its modesty and its scale. If this could be protected without manneristic fervor I would wholeheartedly support any action that considered the welfare of the residents as being equal to the public benefit.

Sincerely,

John MacFadyen

John MacFadyen

Lenore Norman
Executive Director
Landmarks Preservation Commission
20 Vesey Street
New York, NY 10007

PAUL RANDALL MIZE 87, ST MARK'S PLACE NEW YORK, N.Y. 10009

6 March 1985

3/7

Miss Lenore Norman, Executive
Director
The Landmarks Planning
Commission
20 Vesey Street
New York, N.Y.

Dear Miss Norman:

While I strongly support the aims of the Landmarks Commission, I think it sometimes goes amiss on some cases. Such a one, I believe, is that of the Osborne apartment building on the corner of Seventh Avenue and West 57th Street. I have been a visitor to the building many times over the years, and, although it is undeniably a handsome structure, it is not, I think, of landmark quality. Designating it a landmark would impose an unwarranted (and probably unsupportable) financial burden on its tenants.

Yours sincerely,

Paul Randall Mize

March 10, 1985

TO: The Landmark Commission

FROM: Muriel Fleit, 205 West 57th Street, Apt. 11B.

RE: NON-Landmarking of the Osborne

I was born in New York City many years ago, and received all of my education from kindergarten through an earned doctorate here. I feel like a landmark myself having worked in this city all of my adult life.

I wept when they demolished the Empire Theater, the old Madison Square Garden and Metropolitan Opera House. The Osborne is a natural home to me, as I revere the old, the irreplaceable, and the beautiful. I commend the Landmark Commission for their historical knowledge, architectural expertise, and their mission to preserve our beautiful history. However, I do oppose their plan to landmark our building for the following reasons:

Since I moved here twelve years ago, the quality of life has deteriorated greatly on our street. Actually, I wish the Landmark Commission had landmarked the entire street years ago, and saved us from the gross commercialism that is in operation now. We are the only residential structure on the block, flanked by fast food reataurants, delis, grocery stores and the Hard Rock Cafe. This last establishment is a very popular one and caters to a very noisy and rowdy clientele. It is almost impossible to walk down the street after 9:00 P.M., and very often the people on the street will try to gain entrance into our building. Landmarking will only exacerbate this unpleasant situation.

When I moved in, my maintenance was $179.00 and some change. It is now over $700.00, with increases anticipated over the next few years to cover the cost of the new roofing. If we are landmarked, your restoration requirements will probably entail further assessments on an already over-burdened fimancial structure. I am not a wealthy ~~abme~~-owner, nor do I own a large apartment. There are many others like myself in the building. WE ARE NOT ALL WEALTHY. Some of us will find ourselves in severe financial hardship should the building become landmarked.

Although the Landmark Commission is an extremely talented group, I find them to be very remiss with respect to human relations. They made no in-depth study to ascertain what affect landmarking will have on the tenants. We are not only an historical edifice,

we are a residence with over one hundred apartments, each representing flesh and blood people. The house has now become polarized over the landmarking issue, and a schism has resulted that probably will not be healed for years to come. Each side is denigrating the other, which is engendering much hostility and mistrust. Friendships have been broken, neighbor is against neighbor, and angry feelings are quick to surface. The polarization is being reflected in the upcoming election for vacant seats on the Board of Directors, each side trying to fill the slots with people who are for or against landmarking. The voting is focused on their landmarking position rather than on the competency of the proposed director.

Since the Landmark Commission created the situation, I charge them to resolve it by modifying their decision in a way that will placate the majority of the tenants who voted against landmarking. This can be done by either

1. Landmarking the entire street

2. Landmarking the lobby only

3. Landmarking the exterior, but allowing the building to maintain its own governance and destiny by reserving the right to veto any of the Landmark Commission's decisions.

If you don't listen to the heartbeat of the building, you may gain an historical exterior, but you will lose the people behind it. Please remind yourselves of Lincoln's admonition about a house divided against itself.

Thank you.

Muriel Fleet

NORMAN SILAS REDMON

March 8, 1985

TO WHOM IT MAY CONCERN:

Regarding the potential landmark designation of the Osborne Apartments at 205 West 57th Street, Manhattan...

As a former board president of the Osborne Tenants Corporation, I would like to stress one point which seems important, but which has been overlooked during the on-going meetings over the past months. During my three year term as board president in the late 1960's, the total south and east facades of the Osborne were completely re-surfaced to look like brownstone of a uniform color. This was done with a mixture of brown-stone sand and chemicals, to attempt to preserve the exterior from flaking.

Prior to this time, the exterior south and east facades were many different colors of stone work, and not attractive to the eye. This was due in part to the fact that many types of stone were used in the building's exterior, and many had aged poorly and had discolored. The exception to this is the baroque entrance area now facing 57th Street, which was added as a replacement to the grand portico of the original building, and removed from the front of the Osborne some 20 to 30 years after the Osborne was built in 1885. This replacement does not fit the Victorian "style" or character of the building at all.

This is just one more reason that I feel that the exterior of the Osborne Apartments should <u>not</u> be landmarked.

Sincerely yours,

Norman Redmon

Norman S. Redmon
Apartment 2 - C _ A

205 WEST 57 STREET
NEW YORK, N.Y. 10019

Apt. # 9AB
205 West 57th Street
New York, N.Y. 10019

February 14, 1985

Dr. Ervin Seale
President, Board of Directors
Osborne Corporation
205 West 57th Street
New York, N.Y. 10019

Dear Dr. Seale:

I write to you as one of the original tenant-owners of an apartment in the Osborne (Apt. # 9AB). And, as an original tenant-owner, as well as one who lived here before we co-oped the building, I wish to state, in as strong a way as possible, my opposition to landmarking the Osborne.

When this building was purchased by a woman who unequivocally and specifically declared her intention to demolish it, a group of us labored, and prevailed, and succeeded in buying the building, as a co-op. In other words, there would today be no such structure as the venerable Osborne had we not cared enough.

And through the ensuing years, this building has been splendidly cared for, and restored, and maintained, by us.

When we first co-oped, it was at great hardship for many of us. But the prime incentive was, and has always been, the independence for us to own and run this structure as we see fit. And we have seen fit to do so in an enviable manner, by any standard.

I yield to no one in my love of, and devotion to The Osborne, and the best wish I could have for it is for us to remain what we always intended being - masters in our own home. We have kept it a fit, a well-cared for, and a beautiful domicile. And we have done so as independent and caring owners in this co-op.

Any - any - lessening of that independence is a desecration of a special building and its very caring owners.

Sincerely yours,

Eleanor Wolquitt

Eleanor Wolquitt
Apt. # 9 AB

(212) 679-3620

THE AFS GROUP

NORMAN S. REDMON
CURATOR OF ART

STARWOOD CORPORATION

100 PARK AVENUE
NEW YORK CITY, N. Y. 10017

Telephone: (212) 986-6094

THE BAGBY FOUNDATION FOR THE MUSICAL ARTS, INC.
501 FIFTH AVENUE
NEW YORK, N.Y. 10017

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William Mayo Sullivan
Irving E. White

Executive Director
Eleanor C. Mark

March 8, 1985

Landmarks Preservation Commission
20 Vesey Street
New York, New York 10007

Gentlemen: RE: AGAINST LANDMARK DESIGNATION FOR THE OSBORNE

As a former Board Member, an active member of the Tenants House Committee, and a resident of The Osborne for over 17 years, I have once again examined the reasons pro and con, with an open mind. Be it noted here, in a vote taken by our managing agents, Douglas Elliman, that 11,155 voted AGAINST LANDMARKING - 3,731.5 voted For. Thus, 75% OF THE TENANT-OWNERS ARE AGAINST SUCH DESIGNATION, for the following reasons:

1. Our Governing Board voted 9 - 1 AGAINST LANDMARKING.

2. The EXTERIOR OF THE BUILDING IS NOT THE SAME. The stone work has been patched, painted a different color, removed and/or substituted. The building is now a reddish-brown color, not the varicolored stone of the original.

3. The BUILDING ENTRANCE IS ENTIRELY DIFFERENT than the original, and the present style or architecture does not coincide with the original design.

4. The ORIGINAL WINDOWS HAVE BEEN ALTERED and/or replaced, in many instances.

5. The architecht, Ware, is not well-known, nor representative of a particular style or era.

6. There have been 4 MAJOR CHANGES IN THE BUILDING'S EXTERIOR.

7. It may prove impossible, and exorbitant, to keep the building's exterior as it appears today.

8. The Board has done well over the years to keep the exterior as it appears today in reasonable repair and appearance.

(Next Page, Please)

(Gifts to the Foundation are Deductible for Income Tax Purposes)

9. The Osborne is a PRIVATE RESIDENCE FOR OVER 100 FAMILIES.

10. The Tenant-Owners, in this 4 - 1 vote, CONCUR THAT THEY DO NOT WISH TO BE GOVERNED BY OUTSIDERS.

11. The Tenant-Owners have presently SPENT OVER $15,000. IN LEGAL FEES AND COSTS in order to assure that their building will remain UNDER THEIR SOLE JURISDICTION AND GUIDANCE.

12. The Landmark Commission offers NO TAX ABATEMENT OR OTHER INDUCEMENT (as renting, sub-letting, or running a business is NOT PERMITTED in The Osborne).

13. The Tenant-Owners have no jurisdiction within the Landmarks Commission, and would have no say-so in making the rules. Thus, we would be SUBJECT TO GOVERNMENT WITHOUT REPRESENTATION.

14. We are all proud of our homes; have spent our own funds to assure its appearance and up-keep. The 4 - 1 recent vote emphasizes that WE WISH TO REMAIN OUR OWN BOSS.

15. The Tenant-Owners like their privacy. They DO NOT WISH NOTORIETY OR PUBLICITY.

THUS, I CONCUR WITH THE VAST MAJORITY OF THE TENANT-OWNERS, THAT THE OSBORNE SHOULD NOT RECEIVE LANDMARK DESIGNATION, and respectfully request that The Landmarks Preservation Commission acquiese to the wishes of the majority of the tenant-owners that THERE BE NO LANDMARK DESIGNATION FOR THE OSBORNE.

Respectfully submitted,

Eleanor C. Mark

ECM
1

Eleanor C. Mark, Executive Director
THE BAGBY FOUNDATION FOR
THE MUSICAL ARTS, INC.

Telephone: (212) 986-6094

THE BAGBY FOUNDATION FOR THE MUSICAL ARTS, INC.
501 FIFTH AVENUE
NEW YORK, N.Y. 10017

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William Mayo Sullivan
Irving E. White

Executive Director
Eleanor C. Mark

March 8, 1985

Landmarks Preservation Commission
20 Vesey Street
New York, New York 10007

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Respectfully submitted,

Eleanor C. Mark

ECM
1

Eleanor C. Mark, Executive Director
THE BAGBY FOUNDATION FOR
THE MUSICAL ARTS, INC.

I have lived and worked in this neighborhood for over 40 years, and know The Osborne building very well.

Originally the stone and columns of The Osborne were white. I recall that in the 1960s the white stone was painted a dull reddish color.

Also, there have been many changes to the front and entranceway to The Osborne.

The exterior of The Osborne has been changed in many many ways during these years.

This building definitely does not appear as it did 40 years ago.

Thus, I feel that such changes to the original building exterior do not make it eligible for Landmark Status.

Charles Restilla
3-9-85

200 West 57th Street

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Charles Restilla
3-9-85

200 West 57th Street
New York
New York 10019

PARSONS TROTTER
205 West 57th Street, New York, N.Y. 10019

February 13, 1985

As a tenant-owner in the Osborne I wish to express my strong support for the plan of the Landmarks Commission to designate the building as a Landmark.

Parsons Trotter

THE
NEW YORKER
25 WEST 43RD STREET
NEW YORK, N. Y. 10036

EDITORIAL OFFICES
(212) 840-3800

I write as Chairman Emeritus of the Landmarks Conservancy of New York and as Chairman Emeritus of the Preservation League of New York State. I have been engaged in attempting to save buildings in New York City that afe of high architectural and/or historical interest for some twenty years now, and I am quick to say that I consider the Osborne such a building. The son of its builder was long a prominent architect here—Alfredo S. G. Taylor was his name and he lived in a true penthouse on the roof of the Osborne half a century ago. I have visited the building regularly for just that period of time, never without delight. It is a precious landmark in itself and all the more precious because of its location, diagonally across from Carnegie Hall. It deserves all the protection it can get in these difficult times, when much of Manhattan is being thrown down before our very eyes.

Brendan Gill

Brendan Gill

February 8th, 1985

March 12, 1985

Landmarks Commission

Dear Sirs:

I am a tenant at the Osborne apartment house and have owned my apartment since 1969.

(I have watched light, air, sunlight (and good design) disappear from the neighborhood over the years, until only the four corners of 57th St & 7th Avenue (Carnegie Hall, the Osborne, the office building at 200 and the apartment house at 171) remain as human-scaled buildings and historic, civilized New York.)

They must be preserved, and landmarking is the only, final

These people wrote
in
favor
of designating
the, Osborne

Mr. Lester Barnett
The Osborne
205 West 57th Street
Apt 4D A
New York, NY 10019

Mr. Bruce Bradbury
Bradbury & Bradbury Wall
P.O. Box 155
Benicia, CA 94510

Ms. Lois Brannan
Continental Concert Serv
100 West 57th Street
New York, NY 10019

M. Alain Coblence
101 Central Park West
New York, NY 10023

Ms. Miriam Eisler
The Osborne
205 West 57th Street
New York, NY 10019

Ms. MaryEllen Flynn
The Osborne
205 West 57th Street
New York, NY 10019

Mr. Bartholome Flynn
The Osborne
205 West 57th Street
New York, NY 10019

Ms. Alice Cooney Frelinghuysen
c/o The Metropolitan
Museum of Art
New York, NY

Mr. Wendell Garrett
The Magazine Angiques
551 Fifth Avenue
New York, NY 10176

Mr. Brendon Gill
The New Yorker
25 West 43rd Street
New York, NY 10036

Ms. Naomi Graffman
The Osborne
205 West 57th Street
New York, NY 10019

Mr. Curtis Harnack
The Osborne
205 West 57th Street
New York, NY 10019

Mr. Hugh Harvey
ISM Travel
135 East 50th Street
New York, NY 10022

Ms. Catherine Hoover
c/o The Metropolitan
Museum of Art
New York, NY

Ms. Jacqueline Onassis
1040 Fifth Avenue
New York, NY 10022

Ms. Francine Pascal
853 Seventh Avenue
New York, NY 10019

Ms. Priscilla Potter
39 Sag Harbor Road
East Hampton, NY 11937

Ms. Dale Reynolds
47 East 88th Street
New York, NY

Mr. Fernando Sanchez
5 West 19th Street
New York, NY 10011

Mr. Paul Segal
Paul Segal Associates
730 Fifth Avenue
New York, NY 10019

Mr. Paul Segal
Paul Segal Associates
730 Fifth Avenue
New York, NY 10024

Mr. Aaron Shikler
44 West 77th Street
New York, NY 10024

Mr. Bobby Short
The Osborne
205 West 57th Street
New York, NY 10019

Ms. Paula B. Taudeman
The Osborne
205 West 57th Street
New York, NY 10019

Mr. Parson Trotter
The Osborne
205 West 57th Street
New York, NY 10019

Mr. Bartholomew Voorsanger
Voorsanger & Mills Assoc
30 West 57th Street
New York, NY 10019

Mr. Don Wise
Don Wise & Co.
219 East 49th Street
New York, NY 10017

Mr. Tom Wolfe

232 East 62nd Street
New York, NY 10021

DON WISE & CO. INC.

ADVERTISING 219 EAST 49 STREET NEW YORK, NEW YORK 10017 212-371-3333

February 13, 1985

Dear Sirs,

I was shocked to find The Osborn was in danger of being destroyed.

As you may not be aware, I am a property owner in Manhattan, and I certainly wish to see the great structures of the past preserved.

The constant demolition of our great landmarks, only to be replaced by cold insensitive structures, will eventually create the visual boredom that other cities have already suffered.

Respectfully,

Don Wise

The Magazine
ANTIQUES

WENDELL D. GARRETT, EDITOR
AND PUBLISHER

551 FIFTH AVENUE
NEW YORK, N. Y. 10176
TELEPHONE (212) 922-1818

February 12, 1985

Ms. Lenore Norman
Executive Director
New York Landmarks Preservation Commission
New York, New York

Dear Ms. Norman:

I would like to express my support to the movement to designate the Osborne Apartment House a landmark; this consummate nineteenth-century multiple dwelling is, along with the Dakota, nearly unique as a luxury apartment house dating from the end of the nineteenth century that survives. This important architectural form rests in an area undergoing such swift and radical building changes, that it must be protected; its architectural distinction outweighs even its historical importance. So many of our avenues and streets have lost so many of these eclectic examples of the Victorian period.

This distinguished history and architectural importance of this building is well known and need not be repeated or belabored. However, I would like to add that we have been so interested in this building that we have in preparation an article on it that will be published at the time of its centennial. There are those who are residents who have not only worked long and hard to preserve the fabric of the building but who have also furnished rooms with all manner of antique furniture, rugs, and art. The building itself is a happy combination of efforts between the architect and artisans who provided decorative architectural details.

To leave this sort of building exposed to the greed and machinations of real estate developers and speculators, would only improverish ourselves and the city of a true treasure. I hope every effort will be extented to protect and preserve the Osborne through whatever you and your Commission can do.

With best regards,

Yours sincerely,

Wendell Garrett

Wendell Garrett

Paul Segal Associates
Architects

730 Fifth Avenue, New York, New York 10019 (212) CI 7-7440

Paul Segal AIA
Michael Pribyl AIA

James R. Biber AIA
Kenneth R. Davis AIA
Richard H. Lewis AIA
Michael S. Canter AIA
Joan Krevlin AIA

February 8, 1985

Mr. Gene A. Norman
Chairman
Landmarks Preservation Commission
20 Vesey Street
New York, NY 10007

Dear Mr. Norman,

I would like, by this letter, to express my support for Landmarks Designation of the Osborne, James E. Ware Architect, northwest corner of West 57th Street and Seventh Avenue, particularly for its unique lobby. The building is a fine example of late nineteenth centruy New York apartment house design (a then new to New York genre). The original builder-developer's ownership of the stone quarry that was the source of the building's stone provided stone detailing of an unusual level of quality and design. The lobby is rich with materials and workmanship that form an historic bridge between the centuries.

This is a valuable building, deserving of designation and preservation.

Thank you for your consideration of these comments.

Very truly yours,

Paul Segal, AIA

PS:dbr

at your service – anywhere!

ISM TRAVEL

135 EAST 50TH STREET, NEW YORK, N.Y. 10022
Tel: 212-753-2600 Telex 423250 ISM INT

14 FEB 85

To Whom It May Concern,

Please accept this letter as my affirmative vote on the Osborne (205 West 57th St.) becoming a LANDMARK building.

I think that in todays modernistic world it is sometimes desirable and or necessary to preserve things from our past. In this case I believe that the Osborne is a classic example of New York's glorious past. The exterior of the Osborne is virtually almost the same as it was 100 years ago except for the portico. The lobby has virtually been already restored. The Osborne structure compliments the Art Students League Building which I believe is already a Landmark Building. In a few more years the Osborne's area of the city will be surrounded by tall canyonlike buildings, as evidenced by 888 Seventh Avenue and the new buildings going up on the Eastside of the Russian Tea Room and the proposed building just East of Carnegie Hall, both of these rumored to be around 50 stories high.

Therefore, I believe that the Osborne should be given Landmark status before it falls prey to the wreckers ball in the name of progress.

Respectfully yours,

Hugh Harvey

Home Address:
The Osborne
205 West 57th Street
New York, New York 10019

ASTA American Society of Travel Agents
IATA

THE OLD VICARAGE, HALEY HILL,
HALIFAX, WEST YORKSHIRE HX3 6DR ENGLAND
Tel: 0422 59161 Telex 517250 ISMARK

Officers:
Ian G. Smith (UK) President, Gertrude Heyman (USA) Secretary.
Vice Presidents:
Keith G. Wrighton (UK), Jay Heyman (USA), Lawrence O'Hara (UK).

205 West 57th Street
New York, N.Y. 10019
March 1, 1985

Ms. Anne Norman
Executive Director
Landmarks Preservation Commission
20 Vesey Street
New York, N.Y. 10007

Dear Ms. Norman,

As a substantial and long time shareholder in the Osborne Tenants Corporation, I ardently favor landmark status for our building. I am convinced that only through such designation can we be confident that the Osborne will be protected in the future. Surely the historical and social significance of the building, as well as its architectural distinction, warrants its receiving landmark status.

Yours sincerely

Paula B. Sandelman
(Mrs. Alfred Sandelman)

Voorsanger & Mills Associates
ARCHITECTS

Bartholomew Voorsanger, AIA

30 West Fifty-Seventh Street
New York, New York 10019

Telephone 212 582 7525
Cable VORMILARCH

March 8, 1985

Ms. Lenore Norman
Director of the Landmarks
Preservation Commission
20 Vesey Street
New York, N. Y. 10017

Dear Ms. Norman:

I am writing to add my support for the designation of landmark status for the Osborne Apartment Building located at the corner of 57th Street and Seventh Avenue, New York City.

I am adding my support because the architecture of this building is of a brownstone articulation and massing that has an extraordinary level of ornamentation and resolution unlike any buildings currently being built. The lobby is spatially and ornamentally an extraordinary work of art and as such certainly is of historical interest not only because of its beauty but because, again, the resolution of detail.

I urge the Landmarks Preservation Commission to give this building a Landmark status because it certainly is a unique contribution to architecture not only of this period of the 1890's but also as a continuing contribution of the urban fabric today.

Thank you.

Very truly yours,

Bartholomew Voorsanger
BV/KDB

Alain Coblence
101 Central Park West
New York, N.Y. 10023

February 14, 1985

The Landmarks Preservation Commission
of the City of New York
20 Vesey Street, 11th Floor
New York, N.Y. 10007

Gentlemen:

I understand that you are considering designating the Osborne at 205 West 57th Street as a landmark and I am writing to urge you to proceed with the proposed designation.

I am writing as a concerned citizen of New York City who lives not far from the proposed landmark at 101 Central Park West and as a person who travels extensively in Europe and who has therefore come to appreciate the necessity of balancing and harmonizing the new and the old elements of our great cities.

The Osborne surely should be counted as being among the City's landmark buildings. No one who has ever been in the lobby of the building or admired its facade could forget it or fail to recognize its special character. The Osborne strongly evokes the period of the late 19th century when it was built. Its classical Chicago style of architecture is typical of the era and similar buildings have not been built since. It is important to preserve such a building because it is an invaluable link to New York's history and tradition. In America, such links are rare compared with their abundance in Europe and are constantly threatened. Without strong steps to preserve buildings such as the Osborne, New York is in danger of becoming a place divorced from its past, a wasteland of modern sameness and mediocrity.

I strongly urge that you designate the Osborne a city landmark.

Very truly yours,

Alain Coblence

TENANT/OWNERS IN FAVOR OF LANDMARKING

added March 12
Melvin Stecher and
Norman Horowitz
Mary Ellen Flynn
total 5,522
shares

Bldg has
total of
about 21,222
shares -
2/3 voted

Emily Warga

Paula Landesman

Marcia Nasatir

Bobby Short

Lester Barnett

Maria Watts

Alvin and Davida Deutsch

Parsons Trotter

Leo Lerman and Gray Foy

Gerald Brickman and Stan Garfield

Gary and Naomi Graffman

Tom Klunis

Craig Claiborne

Priscilla Bowden and Jeffrey Potter

Fernando Sanchez

Fran Lebowitz

Tim and Karen MacDonald

Hortense Calisher and Curt Karnack

May Bryant

Tenants in favor of landmarking

Prescott Schutz

Hugh Harvey

Jerry Berger

3/7

Francine Pascal
853 Seventh Avenue
New York, N. Y. 10019

March 6,1985

Ms. Lenore Norman
Executive Director
Landmarks Preservation Commission
20 Vesey Street,
New York

Dear Ms. Norman:

I understand that the Landmarks Preservation Commission will be considering the Osborne for landmark status on March 12th. As a born New Yorker and a resident of this area for twenty years, I care deeply about it's future.

Of course, I understand that there must be change if there is to be progress; and equally important, preservation if there is to be history. The question at the moment seems to be: Is the Osborne worthy of being part of our history?

There are very few buildings remaining on the west side as faithful to it's 1880's origins as the Osborne. It's impeccably restored lobby alone is worth the price of admission. But for me, it's like Carnegie Hall or the Alwyn Court; it gives our neighborhood a special pride and importance.

I love the sight of it sitting there, like a rock, in it's rich brown splendor majestically commanding the busy intersection as it has done for a hundred years. It looks immovable. Please keep it that way.

Sincerely,

Francine Pascal

3/8

BRADBURY & BRADBURY WALLPAPERS
P.O. BOX 155 · BENICIA, CALIFORNIA 94510 · 707/746-1900

March 5, 1985

Ms. Lenore Norman
Executive Director
Landmarks Pres. Comm.
20 Vesey St.
New York, New York 10007

Dear Ms. Norman,

Re: Osborne

I've not seen the equivalent of the Osborne in any other American city. Many so-called "landmarks" are but facades of building whose interiors (if ever remarkable) have been mutilated or destroyed. The Osborne is unique in having survived in its unity: both exterior and interior.

It is quite alive, beautiful and rare. I hope it receives careful scrutiny when it comes before the Landmarks Commission.

Respectfully,

Bruce Bradbury

BB:jm

205 West Fifty-seventh Street
New York 19

March 1

Dear Mrs. Norman-

For the record (since I understand that our original letter was mislaid), this will confirm that my husband and I, tenant-owners of Apartment 7A in the Osborne since 1962, are in favor of landmark status for the façade of the building, as proposed.

Sincerely,

Naomi Graffman
(Mrs. Gary Graffman)

CONTINENTAL CONCERT SERVICE
100 W. 57th Street, New York, N. Y. 10019 Telephone: 212-581-9366

LOIS FLETCHER BRANNAN, *President*
SALLY SEARS, *Vice-President*
ALVIN DEUTSCH, *Counsel*

ARTHUR JUDSON, 1881-1975
Chairman of the Board
S. HUROK, *Consultant*, 1888-1974

February 17, 1985

Miss Lenore Norman
Executive Director, Landmark Preservation Commission
20 Vesey Street
New York, N. Y.

Dear Miss Norman:

It has come to my attention that one, or I should say, the finest cultural building, ranking with CARNEGIE HALL; is in jeopardy, and it is right here in my neighborhood.

I refer to the Osborne, at the corner of 57th Street and Seventh Avenue. It is in the interest of the entire neighborhood to preserve this building, exactly as it stands, by giving it Landmark status. It has been home to the greatest artists, (singers, musicians, etc.,)extant. While the Ansonia Hotel probably housed more artists, because it had more apartments, it never had the prestige that has graced the Osborne, and despite renovation, of a sort, it still lacks class.

On the other hand, due to the unceasing efforts of too few people, the Osborne has never lost its beauty and dignity. It stands as a monument to great music. On the same block as the greatest concert managements. Columbia Artists Management, Inc., founded by Arthur Judson, is across the street. The others are upstarts by comparison. I know, because Mr. Judson and S. Hurok founded my business and gave it to me when they died.

There are larger managements, but there have never been greater men and quality counts.

I have been in and out of the Osborne since 1943. Van Cliburn and his mother, Andre Watts and his mother, Gary Graffman, Blanche Thebom (in whose apartment I lived every summer,) Isaac Stern. Roberta Peters. Patrice Munsel. Alexandra Danilova. I could fill a small book with prestigious names.

The Osborne is now a coperative. A few short-sighted people bought into it as a money making venture because of its location. They are not concerned with the dignified history of the building only the money-making potential. If the Osborne goes down and a high rise goes up (we do not need another one in the area) a great piece of old New York and one of the last bastians of true culture goes with it.

This neighborhood stands for something! With Carnegie Hall and the Osborne cat- cornered from each other, we could be proud of our part of 57th Street. It has even rubbed off on this building. But the Osborne is the crown jewel. Only landmarking can save us from the greed that seems to have taken over in that blessed brownstone pile of musical history.

This plea, with a few typos, comes from my heart. Please help us. We cannot continue to destroy this city for money! We have gone insane!

Most sincerely,

Lois Fletcher Brannan

Lois Fletcher Brannan

P.S. I have had a very strenuous week and am completely exhausted, which probably makes me sound fanatical. I am not!

16

AARON SHIKLER
44 WEST 77 STREET
NEW YORK CITY 10024

February 8, 1985

Mrs. Lenore Norman
Executive Director,
Landnarks Preservation Commission

Re: The Osborne

Dear Mrs. Norman,

It has been my good fortune to have lived virtually all of my sixty-three years in New York. As an artist I experience with particular pleasure the flow of past to present--esthetically and historically--in the City's special buildings.

So I care about the special buildings and stress the importance of their protection. When one is lost it is a disaster. The Osborne is just such a building, superior in its design, its history and its location in New York's cultural hub. It must be protected with Landmark designation.

We have an encouraging precedent in the Osborne's neighbor: let us hope Carnegie Hall will always have the Osborne to play with!.

Most Sincerely,

Aaron A. Shikler

Aaron A. Shikler

Lenore

L.P. oci

Paul Segal Associates
Architects

730 Fifth Avenue, New York, New York 10019 (212) CI 7-7440

Paul Segal AIA
Michael Pribyl AIA

James R. Biber AIA
Kenneth R. Davis AIA
Richard H. Lewis AIA
Michael S. Canter AIA
Joan Krevlin AIA

1531

RECEIVED
by CHAIRMAN'S OFFICE
FEB 1 1 1985
LANDMARKS PRESERVATION
COMMISSION

February 8, 1985

Mr. Gene A. Norman
Chairman
Landmarks Preservation Commission
20 Vesey Street
New York, NY 10007

Dear Mr. Norman,

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This is a valuable building, deserving of designation and preservation.

Thank you for your consideration of these comments.

Very truly yours,

Paul Segal, AIA

PS:dbr

2/20

BOBBY SHORT ENTERPRISES, INC.

205 WEST FIFTY-SEVENTH STREET
NEW YORK, NEW YORK 10019
(212)-245-2583

February 18, 1985

Mrs. Lenore Norman,
Executive Director, Landmark
Preservation Commission
20 Vesey St.
New York, New York 10007

Dear Mrs. Norman:

I will unfortunately be unable to attend the hearing on the 12th March which will be recommending landmarking status for the Osborne at 205 West 57th Street. I am very much for obtaining landmarking status for this building and felt that I should confirm this in writing.

Sincerely yours,

Bobby Short

BS/cw

VICOM ASSOCIATES
901 BATTERY STREET SUITE 200
SAN FRANCISCO, CA 94111
(415) 391-8700

FEBRUARY 10, 1985

DEAR MRS. DEUTSCH:

I AM WRITING THIS LETTER IN STRONG SUPPORT OF THE DESIGNATION OF THE OSBORNE AS A LANDMARK BUILDING. ITS HISTORIC VALUE WAS THE PRIMARY REASON FOR MY PURCHASE OF THIS APARTMENT A FEW MONTHS AGO. HAD IT NOT BEEN FOR THE QUALITY OF THE BUILDING AND ITS RESTORATION, I WOULD NOT BE HERE. I HAVE WRITTEN A LETTER OF SUPPORT TO THE LANDMARKS COMMISSION TELLING THEM OF MY SUPPORT. THANK YOU.

SINCERELY,

LESTER BARNETT, APT 4DA

NEW YORK OFFICE
767 THIRD AVENUE
NEW YORK, N.Y. 10017

Dictated by phone on February 12, 1985
Taken by Davida Deutsch from Priscilla Bowden Potter

"As owner/tenant of Osborne Apartment 8 BD I wish to record my unreserved approval of the designation of this building as a landmark. My husband, Jeffrey B. Potter, a former contractor both in Long Island and New England, joins me whoel-heartily in this decision.

We are well aware of the advantages of landmarking, aesthetically and financially, and we value the Osborne not as an investment but as a way of life; thus we put home above immediate profit. However, as experience has shown, landmarking brings both residential security and increase in value. It offers that rare combination of the best of two worlds.

Long may the Osborne live! And under landmarking it can.

Respectfully submitted,

Priscilla Bowden Potter

39 Sag Harbor Road
East Hampton, New York 11937
516 324-6662

Dictated by phone on February 12, 1985
Taken by Davida Deutsch from Priscilla Bowden Potter

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Respectfully submitted,

Priscilla Bowden Potter

39 Sag Harbor Road
East Hampton, New York 11937
516 324-6662

2/12 L.P. file

1531

CURTIS HARNACK
205 West 57th Street, New York, New York 10019

Feb. 10, 1985

Lenore Norman,
Executive Director of
the Landmarks Preservation Commission
20 Vesey St.
New York, N. Y.

Dear Ms. Norman:

I am a tenant-owner in the Osborne, the above address, a building the Landmarks Commission is considering designating a Landmark building. I understand that the Board of Directors of the Osborne is opposing the move; I also understand that they purport to be representing the opinion of the tenant-owners of the Osborne. This is not entirely the case.

The decision to oppose the move toward Landmark designation was undertaken by the Board without benefit of a poll among tenant-owners. By hearsay and verbal communication, I know of a number of other Osborne shareholders who feel as I do: that the Landmark designation is appropriate and could be useful in our attempt to preserve the character of one of New York's oldest and most unusual large apartment buildings.

I have conveyed my opinion to the president of the Osborne directors. I regret that a survey was not taken in order to get an idea of the sentiment in the building. I also think there are a lot of misconceptions as to what Landmarking would entail. I am writing you now to make it clear that some of us at the Osborne are very much in favor of Landmarking.

Yours cordially,
Curtis Harnack
Curtis Harnack

2/28

1040 FIFTH AVENUE

February 22, 1985

Dear Ms. Norman

I understand that a proposal is under consideration which could effect the future of the Osborne at 205 West 57th Street.

I feel very strongly that a hundred year old building with a past as distinctive as the Osborne's should be preserved. Therefore, I would like to add my vote of support to all those who are in favor of the building being given landmark status.

Sincerely,

Jacqueline Kennedy Onassis

Ms. Lenore Norman
Executive Director of Landmarks Preservation Commission
20 Vesey Street
New York, New York 10017

Dear Mr. Herman and Mr. Norman,

In the 1880's a then-radical idea for city-living — apartments as big as townhouses — was introduced in New York. The first three examples of this new form of building were so stylish, so sumptuous, and so successful socially and commercially, they changed the face of luxurious living in New York. The three buildings were No. 34 Gramercy Park (1883), The Dakota (1884), and The Osborne (1885).

No. 34 Gramercy Park and The Dakota have been designated as historic

landmarks. I am writing to urge that the same status be granted to the third member of this incomparable triumverate, the Osborne. The grandeur and scale and boiserie of the Osborne's apartments are equaled only by the Dakota's. I can think of no building in Fifth Avenue or Park that can approach the Osborne in this respect. The Osborne's lobby, recently restored, cannot be equaled even by the Dakota. One has to look to large public buildings to find anything comparable. The Osborne's exterior is a superb example of Victorian Baroque

stonework.

No. 34 Gramercy Park was in older downtown Manhattan. The Dakota was in the outer, northernmost reaches of the borough, at least in a social sense. It was the Osborne that brought luxurious apartment living to the fast-growing new section of Manhattan in between.

The case for designating the Osborne as a New York City landmark seems to me compelling, both aesthetically and historically. Moreover,

::4::

this, its centennial year, would seem to be the perfect time to do so.

With
best wishes

Tom Wolfe

TOM WOLFE
232 E 62ND ST.
NEW YORK
N.Y. 10021
FEBRUARY
THE EIGHTH
1985

DON WISE & CO. INC.

ADVERTISING 219 EAST 49 STREET NEW YORK, NEW YORK 10017 212-371-3333

February 13, 1985

Dear Sirs,

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As you may not be aware, I am a property owner in Manhattan, and I certainly wish to see the great structures of the past preserved.

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Respectfully,

Don Wise

The Magazine
ANTIQUES

WENDELL D. GARRETT, EDITOR
AND PUBLISHER

551 FIFTH AVENUE
NEW YORK, N. Y. 10176
TELEPHONE (212) 922-1818

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Executive Director
New York Landmarks Preservation Commission
New York, New York

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This distinguished history and architectural importance of this building is well known and need not be repeated or belabored. However, I would like to add that we have been so interested in this building that we have in preparation an article on it that will be published at the time of its centennial. There are those who are residents who have not only worked long and hard to preserve the fabric of the building but who have also furnished rooms with all manner of antique furniture, rugs, and art. The building itself is a happy combination of efforts between the architect and artisans who provided decorative architectural details.

To leave this sort of building exposed to the greed and machinations of real estate developers and speculators, would only improverish ourselves and the city of a true treasure. I hope every effort will be extented to protect and preserve the Osborne through whatever you and your Commission can do.

With best regards,

Yours sincerely,

Wendell Garrett

Wendell Garrett

Fernando Sanchez

FERNANDO SANCHEZ

February 13, 1985

To the Landmark Commission:

As a tenant and owner of a remarkable apartment in the Osborne, I am for the Landmarking of this building.

In order to preserve one of the last remnants of outstanding New York "Fin De Siecle" architecture and protect it against future possibilities of destruction for real-estate developer dollar reasons.

I trust you will consider our concern for the preserving of this cultural heritage that is also alive and happily inhabited.

Sincerely yours,

F. Sanchez

Fernando Sanchez

FS:cq

5 WEST 19th STREET, NEW YORK, NEW YORK 10011 (212) 929-5060 - 989-9166

Fernando Sanchez

FERNANDO SANCHEZ

February 13, 1985

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Sincerely yours,

F. Sanchez

Fernando Sanchez

FS:cq

5 WEST 19th STREET, NEW YORK, NEW YORK 10011 (212) 989-5060, 989-0166

BOBBY SHORT 205 WEST 57 STREET, NEW YORK, N.Y. 10019

February 14, 1985

I am for Landmarking the Osborne.

Bobby Short

BS

March 11, 1985

Dear Landmark Preservation Commission,

Despite the fact that the first choice thrust upon me by the Landmark Preservation Commission was one between being all the way down on Vesey Street by 9:30 in the morning or actually having to sit down and write, I strongly support landmark designation for the Osborne.

The Osborne is not only a sterling example of late nineteenth century exotica ~~but~~ but it is also one of the few coops in the city to welcome writers and other similarly irresponsible types.

New York City has long been excessively hospitable to the craven longings of real estate developers and I see landmark designation as the only defense against the relentless greed of this unseemly ~~bunch~~ ~~bunch~~ bunch.

As it has, in fact, been my observation that every building torn down (no matter how horrendous) is invariably replaced by one ~~for~~ far worse. I would like to go on record as favoring landmark designation for ~~every~~ each and every building in New York City with the single and eminently satisfying exception of Trump Tower.

Sincerely,
Fran Lebowitz

About Landmark status for The Osborne at 205 W. 57th St.... Apt 8

Yes, please let The Osborne have Landmark designation. Too much of N.Y.C. has already been lost. Please keep The Osborne as it is!

Sincerely,

Miriam J. Eisler
Apt. 12DD
The Osborne

March 5, 1985

Ms. Lenore Norman
Director
Landmarks Preservation Commission
20 Vesey Street
New York, New York 10017

Dear Ms. Norman:

I would like to add my support for the designation of landmark status for The Osborne, the apartment building located at the corner of 57th Street and Seventh Avenue.

In my opinion it represents an interesting example of the use of brownstone on a large scale in the Richardsonian style of the 1880s as well as representing one aspect of the development of the apartment building as a type in New York. The stained glass used in the transoms of the exterior windows is different in each apartment and its use in this context is also worthy of note. Although the lobby is not considered a public space, it is a rare surviving example of the aesthetic interior of the 1880s and '90s. Jacob Holzer, the designer, was associated with Tiffany and Company; regretfully little of that firm's exceptional output is still with us today.

Sincerely yours,

Alice Cooney Frelinghuysen

Alice Cooney Frelinghuysen

March 5, 1984

Ms. Lenore Norman
Director
Landmarks Preservation Commission
20 Vesey Street
New York, New York 10017

Dear Ms. Norman:

I am writing to voice my support for the apartment building called The Osborne which is located at the corner of 57th Street and Seventh Avenue.

I feel the building deserves landmark status because it represents a transitional phase in the development of the apartment building as a type in New York, and because it is appropriate to protect some of the few remaining nineteenth century buildings of quality for comparison with the glitzy high-rise towers that we have allowed to loom abover many corners in mid-town Manhattan. The Osborne is exemplary of the brownstone massing made popular on a commecial scale by Richardson's Marshall Field Store in the mid-1880s, and while the lobby is not meant for public use it allows a glimpse from the street of an attitude toward ornament and craftsmanship that is historically significant, not only by virtue of its beauty, but by its rarity in our contemporary experience.

Yours truly,

Catherine Hoover

Catherine Hoover

Catherine Hoover is curating an exhibition on the Aesthetic Movement for the Metropolitan Museum of Art.

Mrs. Frelinghuysen is a curator at the Metropolitan Museum of Art. Her area of expertise is late nineteenth century America, in particular the glass output.

13 February 1985
47 East 88th Street

James Ware's Osborne bespeaks a significant era in the history of American architecture, and, on this corner, it functions as a vital pivotal landmark. It serves as an historical datum that, along with Carnegie Hall, becomes an essential memory of this neighborhood at the beginning of the century.

Architecturally and stylistically, the Osborne is in the true spirit of the great Chicago School office blocks of its generation. From its solid rustication to its soaring oriels, it recalls the best of Burnham and Root, Richardson, Sullivan, and Ware's own work. Its design is only now fully appreciated in our own eclectic period. Its construction has outlasted generations and it promises a relatively maintenance-free life of many more decades.

On this prominent site, the Osborne carries on an important dialogue with its contemporary across the corner. In such a linguistic context, the Osborne and Carnegie Hall are vital to one another; our perception and understanding of one of these buildings would not be the same without the other. New Yorkers past have understood and appreciated this relationship. As we now see the historical context of important cultural buildings like Carnegie Hall being destroyed, we sense their own loss of meaning and richness. Like Hamilton Grange, they are indeed landmarks, but also a little like sore thumbs. In short, today, Carnegie Hall needs the Osborne and other contemporary structures as much as the Osborne needs Carnegie Hall.

It is true, as some have pointed out, that the ground floor of the Osborne presents a significant problem in terms of appropriateness. But given the spirit and talents available, such problems are hardly insurmountable. Contemporaries of the Osborne, including Burham and Root's Rookery of 1885 and Sullivan's Guaranty Building of 1895 have very recently been totally restored and preserved after decades of alterations and neglect, admittedly at some expense. If it can happen in Chicago and Buffalo, why not in New York? Are there many more prominent corners in this city that warrant such efforts? Just down the street, 57th and Fifth has been heralded as the most important address in the world, largely through the preservation and enhancement of older buildings like the Crown, Tiffany, and Bergdorf-Goodman.

Let us grant the Osborne the fullest possible consideration. Do not be mistaken; this is an important juncture and vital decision in the life of this neighborhood. If we choose now to protect its history, it will be only the beginning of an ever fuller and richer experience for us all.

Dale Reynolds

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM _____ CALENDAR NO. _____

FOR DESIGNATION AS A LANDMARK _____ AGAINST DESIGNATION AS A LANDMARK _____

NAME _____

ADDRESS _____

REPRESENTING _____

ADDRESS _____

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM Osborne Apts CALENDAR NO. _____

FOR DESIGNATION AS A LANDMARK ✓ AGAINST DESIGNATION AS A LANDMARK _____

NAME [illegible]

ADDRESS [illegible]

REPRESENTING [illegible]

ADDRESS _____

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM OSBORNE CALENDAR NO. 3

FOR DESIGNATION AS A LANDMARK ✓ AGAINST DESIGNATION AS A LANDMARK

NAME PARSONS TRUTTER

ADDRESS 205 W. 57TH ST

REPRESENTING

ADDRESS

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM _____ CALENDAR NO. 3

FOR DESIGNATION AS A LANDMARK _____ AGAINST DESIGNATION AS A LANDMARK X

NAME Bink Mark

ADDRESS 105 West 57th St. New York 10019

REPRESENTING The Corbane

ADDRESS _____

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

CALENDAR NO. 3

ITEM

FOR DESIGNATION AS A LANDMARK _____ AGAINST DESIGNATION AS A LANDMARK X

NAME Eleanor C. Mark

ADDRESS 207 West 87th St New York, N.Y.

REPRESENTING Bina Mary Photographer

ADDRESS

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM 3 CALENDAR NO. _____

FOR DESIGNATION AS A LANDMARK X AGAINST DESIGNATION AS A LANDMARK _____

NAME GRAY FOY

ADDRESS 205 W. 57 ST 57 N.Y.C 10019

REPRESENTING _____

ADDRESS _____

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM OSBORNE CALENDAR NO. 3

FOR DESIGNATION AS A LANDMARK ✓ AGAINST DESIGNATION AS A LANDMARK

NAME Tom Klunis

ADDRESS 205 W. 57th St. NYC 10019

REPRESENTING

ADDRESS

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM OSBORNE

CALENDAR NO. 3

FOR DESIGNATION AS A LANDMARK ✓ AGAINST DESIGNATION AS A LANDMARK

NAME 205 WEST 57TH ST.

ADDRESS Gerald Buckman

REPRESENTING

ADDRESS

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM Osborne CALENDAR NO. 3

FOR DESIGNATION AS A LANDMARK _____ AGAINST DESIGNATION AS A LANDMARK X

NAME Mrs John Mesary

ADDRESS 205 East 57th

REPRESENTING _____

ADDRESS _____

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM Osborne

CALENDAR NO. 3

FOR DESIGNATION AS A LANDMARK ✓

AGAINST DESIGNATION AS A LANDMARK

NAME Davida Deutsch

ADDRESS 205 W. 57th St.

REPRESENTING

ADDRESS

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM Osborne Tenants Corporation CALENDAR NO. _____

FOR DESIGNATION AS A LANDMARK _____ AGAINST DESIGNATION AS A LANDMARK X

NAME NORMAN REDMON

ADDRESS 205 West 57 Street N.Y.C.

REPRESENTING myself

ADDRESS _____

Thank you for your cooperation.

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM OSBORNE CALENDAR NO. 3

FOR DESIGNATION AS A LANDMARK _____ AGAINST DESIGNATION AS A LANDMARK ✓

NAME PENNY NACHMAN

ADDRESS 205 W. 57

REPRESENTING _____

ADDRESS _____

Thank you for your cooperation.

ITEM #6

LP 1531

OSBORNE APT. Bldg.

- RUTH HALBERG for ASSEMBYMAN MARK ALAN SIEGEL - For desig.
- (letter read into record) Bd. of Directors, Osborne - Request for postponement/continuation
- JOYCE MATYS, CBS - Request to keep record open
- MARIA JONES - M.A.S. - For desig
- George CANARIS - ??
- MARGOT GAYLE - VICTORIAN SOC - for designation

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

BUILDING Osborne Apts. CALENDAR NO. 6

FOR PROPOSAL X AGAINST PROPOSAL

NAME Maria Jones

ADDRESS

REPRESENTING M.A.S.

ADDRESS

THE MUNICIPAL ART SOCIETY OF NEW YORK

January 8, 1985

My name is Maria Jones and I am appearing on behalf of the Municipal Art Society and the members of the Preservation Committee of the Society. We support the designation of the Osborne Apartment Building as a landmark by this Commission. We believe that this building meets the Commission's statutory requirements for designation in that it is a building with a special character, aesthetic interest and value which is part of the cultural characteristics of the City.

I will not repeat the architectural history and description of the building which have already been presented by the Commission staff. These facts support a conclusion that the unique quality of this building qualifies it for landmark status. I am informed that there are no other buildings similar to this one still standing. The massive fortress aspect of the building has been softened by delicate details including the splendid panels containing mythical creatures, garlands and other ornamentation and the stained glass. This is a building about which it can be said that the closer one looks the more there is to see. The photographs I have seen simply do not convey the beauty of this building or its visual significance on this site.

This building's location contributes to its special character. It serves as a counterpoint to Carnegie Hall across the street. It is an important anchor to this neighborhood as one of the last representatives of early luxury apartment buildings in this area which is still used primarily for residential purposes.

In walking around this City one has only to take ones eyes off the sidewalk to see buildings which represent architectural products of previous periods of the City's history and which provide the City with its special stamp. By designating a building such as the Osborne as a landmark you are insuring that when we look up from the pavement there will be something to see.

THE MUNICIPAL ART SOCIETY IN THE URBAN CENTER 457 MADISON AVENUE NEW YORK NY 10022 (212) 935-3960

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM Osborne CALENDAR NO. 6

FOR DESIGNATION AS A LANDMARK ✓ AGAINST DESIGNATION AS A LANDMARK

NAME Ruth Halberg

ADDRESS 222 E 82 St

REPRESENTING Ascendology on Park when Stayed

ADDRESS Lived at above

Thank you for your cooperation.

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

MARK ALAN SIEGEL
66th Assembly District

Please reply to:
☐ Committee Offices
Rooms 522-24
Legislative Office Bldg.
Albany, N.Y. 12248
(518) 472-2040

☐ Room 728
270 Broadway
New York, N.Y. 10007
(212) 488-6750

☒ Community Office
223 East 82nd Street
New York, N.Y. 10028
(212) UN1-9061

CHAIR
Committee on Higher Education
Assistant Majority Whip

MEMBER
Standing Committees
Governmental Operations
Health
Ways & Means

January 7, 1985

TESTIMONY TO BE READ INTO THE LANDMARK HEARING ON JANUARY 8, 1985

Chairman Gene Norman
Landmarks Preservation Commission
20 Vesey Street
New York, New York 10007

RE: Osborne Apartment Building
205 West 57th Street
Manhattan
Tax Map Block 1029, Lot 27.

Chairman and Commissioners:

I strongly urge that you designate the Osborne Apartment building as a landmark structure. The Osborne deserves the recognition that its Italian Renaissance style is here to stay.

The distinctive stone facing and subtly curving bays carefully blend the traditions of a fine European structure with the pace of a modern day mecca.

New York architecture is a pleasant mix of many styles and traditions and what makes it unique is the blend of old and new. The Osborne was built in 1883-1885 and is the second remaining oldest luxury apartment building in New York City. The style of the Osborne is synonymous with the elegance of a past era. It brings a certain order to the city and world at large. Visitors and residents marvel at the beauty of its quiet magnificence.

The Osborne is one of our historic assets worthy of landmark designation and should be included in New York City's gallery of special buildings to see and protect for posterity.

Assemblyman Mark Alan Siegel

Retain this part of the form and present it to the person at the speaker's table when you come forward to address the Commission.

ITEM OSBORN apt CALENDAR NO. 6

FOR DESIGNATION AS A LANDMARK _____ AGAINST DESIGNATION AS A LANDMARK _____

NAME GEORGE LOWNY

ADDRESS 211 E 55th St

REPRESENTING _____

ADDRESS _____

Thank you for your cooperation.

LANDMARKS PRESERVATION COMMISSION

ITEM 05 BORO apt CALENDAR NO. 6

FOR DESIGNATION AS A LANDMARK _____ AGAINST DESIGNATION AS A LANDMARK _____

NAME GOODEL Community

ADDRESS [illegible]

REPRESENTING _____

ADDRESS _____

Please hand the top part of this form to the person at the registration table. It will be given to the Chairman.

132

LANDMARKS PRESERVATION COMMISSION

BUILDING Osborne Apts. CALENDAR NO. 6

FOR PROPOSAL X AGAINST PROPOSAL

NAME Maria Jones

ADDRESS

REPRESENTING Mun. Art Society

ADDRESS

The top part of this form goes to the Chairman

136

LANDMARKS PRESERVATION COMMISSION

BUILDING Osborne CALENDAR NO. _____

FOR PROPOSAL _____ AGAINST PROPOSAL _____

NAME Joyce Malz

ADDRESS _____

REPRESENTING Com. Bd 5

ADDRESS _____

The top part of this form goes to the Chairman

LANDMARKS PRESERVATION COMMISSION

ITEM Osborne CALENDAR NO. 6

FOR DESIGNATION AS A LANDMARK ✓ AGAINST DESIGNATION AS A LANDMARK

NAME Ruth Horowitz for Frank Elan Siegel

ADDRESS 223 E. 62 St.

REPRESENTING Above resident opposes MA Siegel

ADDRESS Same as above

Please hand the top part of this form to the person at the registration table. It will be given to the Chairman.

N.Y.C. 13-1MM-702550(71)

THE CITY OF NEW YORK

Intradepartmental Memorandum

To: The File

Date: 12/26/84

From: Lenore Norman

Subject: Osborne

Mr. Messing, attorney for the Osborne will be out of town and is not expected back in time for the hearing. He will, have someone request item be continued.

Mr. Smith from the managing agent's office also called to say they will be requesting the item be continued.

LN:ja

1424

Douglas Elliman-Gibbons & Ives
INC

SALES & LEASING
MANAGEMENT

REAL ESTATE

FINANCING
INSURANCE

575 MADISON AVENUE, NEW YORK, NY 10022-2599

(212) 832-4100

Writer's Direct Dial Number
832-5505

December 21, 1984

Ms. Lenore Norman
Landmarks Preservation Commision
20 Vesey Street
New York, N.Y. 10007

Re: 205 W.57 Street
Osborne Building

Dear Ms. Norman:

As managing agent for the Osborne Tenants Corporation, we are writing to acknowledge your correspondence dated November 28, 1984 and to request a postponment of the hearing scheduled for January 8, 1984.

The Board of Directors is in need of additional time with which to form a response to your request for landmark designation and to secure the advise of counsel with regard to this matter.

We greatly appreciate your cooperation.

Very truly yours,

B. Kerry Smith
Management Executive

cc: Dr. Ervin Seale

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental, commission or other conditions, prior sale, lease or financing, or withdrawal without notice.

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

November 28, 1984

Dr. Steale, President
Osborne Apartment Building
205 West 57th Street
New York, New York

Re: Osborne Apartment Building,
205 West 57th Street, Manhattan
Tax Map Block 1029, Lot 27.

Dear Dr. Steale:

The Landmarks Preservation Commission is the New York City agency mandated to designate and preserve individual buildings, historic districts, interiors, and scenic sites that have special historic, architectural, cultural or aesthetic significance.

On Tuesday, January 8, 1985, beginning at 9:30 A.M. in the Board of Estimate Chambers at City Hall, Manhattan, the Landmarks Preservation Commission will consider the proposed designation of the above cited property as a New York City landmark. You or your representative are cordially invited to attend the hearing and present any information or testimony relating to the proposed designation. Public hearings are intended to provide a forum for concerned interests, such as owners of potential landmarks, affected community boards, public officials, community groups, and members of the general public, to voice their opinions regarding proposed designations. We hope you will participate in these proceedings.

Public notice of the hearing identifying the proposed landmark and its site will appear in the City Record of December 21, 1984, and on each day (other than Saturdays, Sundays and holidays) thereafter until and including January 8, 1985.

Please contact me at 566-7577 if you have any questions.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

enc.

c.c: Davida Deutsch

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

November 30, 1984

Ms. Irene Zelnick, Chairwoman
Manhattan Community Board No. 5
200 Park Avenue - Room 367
New York, New York 10166

Re: Osborne Apartment Building, 205 West 57th Street, Manhattan. Tax Map Block 1029, Lot 27.

Metropolitan Life Insurance Company Building Tower, 1 Madison Avenue, Manhattan. Tax Map Block 853, Lot 1.

Dear Chairwoman Zelnick:

The above named sites will be considered for landmark designation at a public hearing on Tuesday, January 8, 1985, beginning at 9:30 A.M. in the Board of Estimate Chambers at City Hall.

The purpose of the hearing is to ascertain whether the sites qualify for landmark designation and the Commission would appreciate receiving the views of the board.

If you have any questions before the hearing, please call me at 566-7577. A representative of the board may want to appear at the hearing or you may wish to send a statement which we would be happy to read into the record on January 8, 1985.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:MC:hpc
Enc.

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

November 27, 1984

George Sakona, P.E.,
Manhattan Superintendent
Department of Buildings
20th Floor -- Municipal Building
New York, New York 10007

Dear Superintendent Sakona:

On Tuesday, January 8, 1985, the Landmarks Preservation Commission will consider the proposed designation of the sites listed below:

Borough of Manhattan

New York Stock Exchange, 8 Broad Street, Manhattan.
Tax Map Block 23, Lot 19.

Metropolitan Life Insurance Company Building Tower,
1 Madison Avenue, Manhattan. Tax Map Block 853, Lot 1.

Osborne Apartment Building, 205 West 57th Street,
Manhattan. Tax Map Block 1029, Lot 27.

Corn Exchange Bank (formerly Mount Morris Bank),
81-85 East 125th Street, Manhattan. Tax Map Block 1750, Lot 34.

Please advise the clerks of the proposed designations.

Thank you for your assistance in this matter.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

November 27, 1984

Honorable Charles M. Smith, Jr.,
Commissioner
Department of Buildings
120 Wall Street
New York, New York 10005

Dear Commissioner Smith:

On Tuesday, January 8, 1985, the Landmarks Preservation Commission will consider the proposed designation of the sites listed below:

Borough of Brooklyn

Christian Duryea House, 562 Jerome Street, Brooklyn
Tax Map Block 4077, Lot 31.

Borough of The Bronx

Muhammeds' Mosque of Islam/formerly American
Female Guardian Society Home, 936 Woodycrest Avenue,
The Bronx. Tax Map Block 2504, Lot 6.

Borough of Manhattan

New York Stock Exchange, 8 Broad Street, Manhattan.
Tax Map Block 23, Lot 19.

Metropolitan Life Insurance Company Building Tower,
1 Madison Avenue, Manhattan. Tax Map Block 853, Lot 1.

Osborne Apartment Building, 205 West 57th Street,
Manhattan. Tax Map Block 1029, Lot 27.

Corn Exchange Bank (formerly Mount Morris Bank),
81-85 East 125th Street, Manhattan. Tax Map Block 1750, Lot 34.

Please advise the clerks of the proposed designations.

Thank you for your assistance in this matter.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

F41

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

October 29, 1984

Dr. Seale
President,
Osborne Apartments
205 West 57th Street
New York, New York

Dear Dr. Seale:

This is to inform you that the Landmarks Preservation Commission has voted to calendar the Osborne Apartments for a public hearing on January 8, 1985 pursuant to possible designation. Formal notice will be mailed to you in a few weeks.

Please contact me at 566-7577 if you have any questions.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:MC:hoh

cc: Mr. Smith
Douglas Elliman & Co.

bc: Ms. Davida Deutsch

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

October 29, 1984

Honorable Charles M. Smith, Jr.,
Commissioner
Department of Buildings
120 Wall Street
New York, New York 10005

Dear Commissioner Smith:

On Tuesday, January 8, 1985, the Landmarks Preservation Commission will consider the proposed designation of the sites listed below:

Borough of Brooklyn

Christian Duryea House, 562 Jerome Street, Brooklyn
Tax Map Block 4077, Lot 31.

Borough of The Bronx

Muhammeds' Mosque of Islam/formerly American
Female Guardian Society Home, 936 Woodycrest Avenue,
The Bronx. Tax Map Block 2504, Lot 6.

Borough of Manhattan

New York Stock Exchange, 8 Broad Street, Manhattan.
Tax Map Block 23, Lot 19.

Metropolitan Life Insurance Company Building Tower,
1 Madison Avenue, Manhattan. Tax Map Block 853, Lot 1.

Osborne Apartment Building, 205 West 57th Street,
Manhattan. Tax Map Block 1029, Lot 27.

Corn Exchange Bank (formerly Mount Morris Bank),
81-85 East 125th Street, Manhattan. Tax Map Block 1750, Lot 34.

Please advise the clerks of the proposed designations.

Thank you for your assistance in this matter.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

December 3, 1984

Honorable Roy M. Goodman
270 Broadway
Suite 2400
New York, New York 10007

Re: Osborne Apartment Building,
205 West 57th Street, Manhattan.
Tax Map Block 1029, Lot 27

Dear Senator Goodman:

On Tuesday, January 8, 1985, beginning at 9:30 A.M. in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will consider the proposed designation of the above cited property.

You or your representative are cordially invited to attend these proceedings and offer any testimony concerning the proposed designation. If you would like to send a statement, we would be happy to read it into the record on January 8, 1985.

The Commission appreciates your continuing interest in its activities.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:mc:hpc
Enc.

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

December 3, 1984

Honorable Mark Alan Siegel
223 East 82nd Street
New York, New York 10028

Re: Osborne Apartment Building,
205 West 57th Street, Manhattan.
Tax Map Block 1029, Lot 27

Dear Assemblyman Siegel:

On Tuesday, January 8, 1985, beginning at 9:30 A.M. in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will consider the proposed designation of the above cited property.

You or your representative are cordially invited to attend these proceedings and offer any testimony concerning the proposed designation. If you would like to send a statement, we would be happy to read it into the record on January 8, 1985.

The Commission appreciates your continuing interest in its activities.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:mc:hpc
Enc.

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

December 4, 1984

Honorable Carol Greitzer
City Council, City Hall
New York, New York 10007

Re: **Osborne Apartment Building**, 205 West 57th Street, Manhattan. Tax Map Block 1029, Lot 27.

Metropolitan Life Insurance Company Building Tower
One Madison Avenue, Manhattan. Tax Map Block 853, Lot 1.

Dear Councilwoman Greitzer:

On Tuesday, January 8, 1985, beginning at 9:30 A.M. in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will consider the proposed designation of the above cited properties.

You or your representative are cordially invited to attend these proceedings and offer any testimony concerning the proposed designations. If you would like to send a statement, we would be happy to read it into the record on January 8, 1985.

The Commission appreciates your continuing support of its activities.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:mc:hpc
Enc.

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

December 4, 1984

Honorable S. William Green
110 East 45th Street - Room 509
New York, New York 10017

Re: **Osborne Apartment Building**, 205 West 57th Street, Manhattan. Tax Map Block 1029, Lot 27.

Metropolitan Life Insurance Company Building Tower One Madison Avenue, Manhattan. Tax Map Block 853, Lot 1.

Dear Congressman Green:

On Tuesday, January 8, 1985, beginning at 9:30 A.M. in the Board of Estimate Chambers at City Hall, the Landmarks Preservation Commission will consider the proposed designation of the above cited properties.

You or your representative are cordially invited to attend these proceedings and offer any testimony concerning the proposed designations. If you would like to send a statement, we would be happy to read it into the record on January 8, 1985.

The Commission appreciates your continuing support of its activities.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:mc:hpc
Enc.

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

December 3, 1984

Honorable Andrew Stein
Borough President of Manhattan
2050 Municipal Building
New York, New York 10007

Dear Borough President Stein:

On Tuesday, January 8, 1985, the Landmarks Preservation Commission will consider the proposed designation of the following properties:

New York Stock Exchange Building, 8 Broad Street, Manhattan.
Tax Map Block 23, Lot 19 in part consisting of the land on which the described building is situated.

Metropolitan Life Insurance Company Building, 1 Madison Avenue, Manhattan.
Tax Map Block 853, Lot 1 in part (consisting of the tower building).

Osborne Apartment Building, 205 West 57th Street, Manhattan.
Tax Map Block 1029, Lot 27.

Corn Exchange Bank (formerly Mount Morris Bank), 81-85 East 125th Street, Manhattan.
Tax Map Block 1750, Lot 34.

You or your representative are cordially invited to attend the hearing and offer any information or testimony regarding the proposed designations. If you prefer to send a statement, we will be please to read it into the record on January 8, 1985.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:MC:hpc
Enclosures

The City of New York

COMMUNITY BOARD #5, MANHATTAN
200 Park Avenue
Room 367 - East
New York, New York 10166
867-4780

Irene Zelnick
Chairman

Joan E. Ramer
District Manager

December 13, 1984

Ms. Lenore Norman
Executive Director
Landmarks Preservation Commission
20 Vesey Street
New York, NY 10007

Dear Lenore:

I am writing to request that you keep the record open on the following items until after February 14, 1985 so that we will have time to adequately research them. We may not be able to get all our research completed over the Christmas holidays in time for our January 10, 1985 Board meeting. The two items are the Osborne House and the Metropolitan Life Insurance Building.

I am also requesting that you keep the record open until Janury 11, 1985 on the Rizzoli Building and the Coty Building so that we will have an opportunity to comment as our next Board meeting is January 10, 1985.

Thank you for your help in this matter.

Very truly yours,

Joyce

Joyce Matz
Chairman, Landmarks Committee

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

553-1100

February 13, 1985

Dr. Ervin Seale, President
Osborne Apartments
205 West 57th Street
New York, New York

Re: Osborne Apartments,
205 West 57th Street, Manhattan
Tax Map Block 1029, Lot 27.

Dear Dr. Seale:

The public hearing on the above cited item has been continued to Tuesday, March 12, 1985, beginning at 9:30 A.M., in the 11th Floor Conference Room of the offices of the Landmarks Preservation Commission, 20 Vesey Street, Manhattan. You or your representative are cordially invited to attend the hearing and offer any additional information or testimony regarding the proposed designation.

Public notice of the hearing identifying the proposed landmark and its site will appear in the City Record of February 26, 1985, and on each day (other than Saturdays, Sundays and holidays) thereafter until and including March 12,1985.

Please contact me at 553-1109 if you have any questions.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:MC:hpc
Enc.

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

566-7577

553-1100

February 13, 1985

B. Kerry Smith, Management Executive
Douglas Elliman-Gibbons & Ives
575 Madison Avenue
New York, New York 10022

Re: Osborne Apartments,
205 West 57th Street, Manhattan
Tax Map Block 1029, Lot 27.

Dear Mr. Smith:

The public hearing on the above cited item has been continued to Tuesday, March 12, 1985, beginning at 9:30 A.M., in the 11th Floor Conference Room of the offices of the Landmarks Preservation Commission, 20 Vesey Street, Manhattan. You or your representative are cordially invited to attend the hearing and offer any additional information or testimony regarding the proposed designation.

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Please contact me at 553-1109 if you have any questions.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:MC:hpc
Enc.

LANDMARKS PRESERVATION COMMISSION

20 VESEY STREET, NEW YORK, NEW YORK 10007

553-1100

February 13, 1985

Ms. Irene Zelnick, Chairwoman
Manhattan Community Board No. 5
200 Park Avenue
New York, New York 10166

Re: Osborne Apartments,
205 West 57th Street, Manhattan
Tax Map Block 1029, Lot 27.

Dear Chairwoman Zelnick:

The public hearing on the above cited item has been continued to Tuesday, March 12, 1985, beginning at 9:30 A.M., in the 11th Floor Conference Room of the offices of the Landmarks Preservation Commission, 20 Vesey Street, Manhattan. You or your representative are cordially invited to attend the hearing and offer any additional information or testimony regarding the proposed designation.

Please contact me at 553-1109 if you have any questions.

Sincerely,

Lenore Norman

Lenore Norman
Executive Director

LN:MC:hpc
Enc.

cc: Joyce Matz, Chair
Landmarks Committee
CB 5

Katherine Ware
47 East 88 Street
New York, N.Y. 10128
February 13, 1984

Mr. Stan Herman
Chairman, Landmarks Committee
Community Board # 5
80 West 40 Street
New York, New York 10018

Dear Mr. Herman:

My late husband Arthur was the grandson of James E. Ware, the architect of the Osborne Apartments and son of Arthur Ware, architect. Both men were Fellows of the American Institute of Architects. The Wares have been residents of New York City for generations and served the city as architects and designed many outstanding buildings.

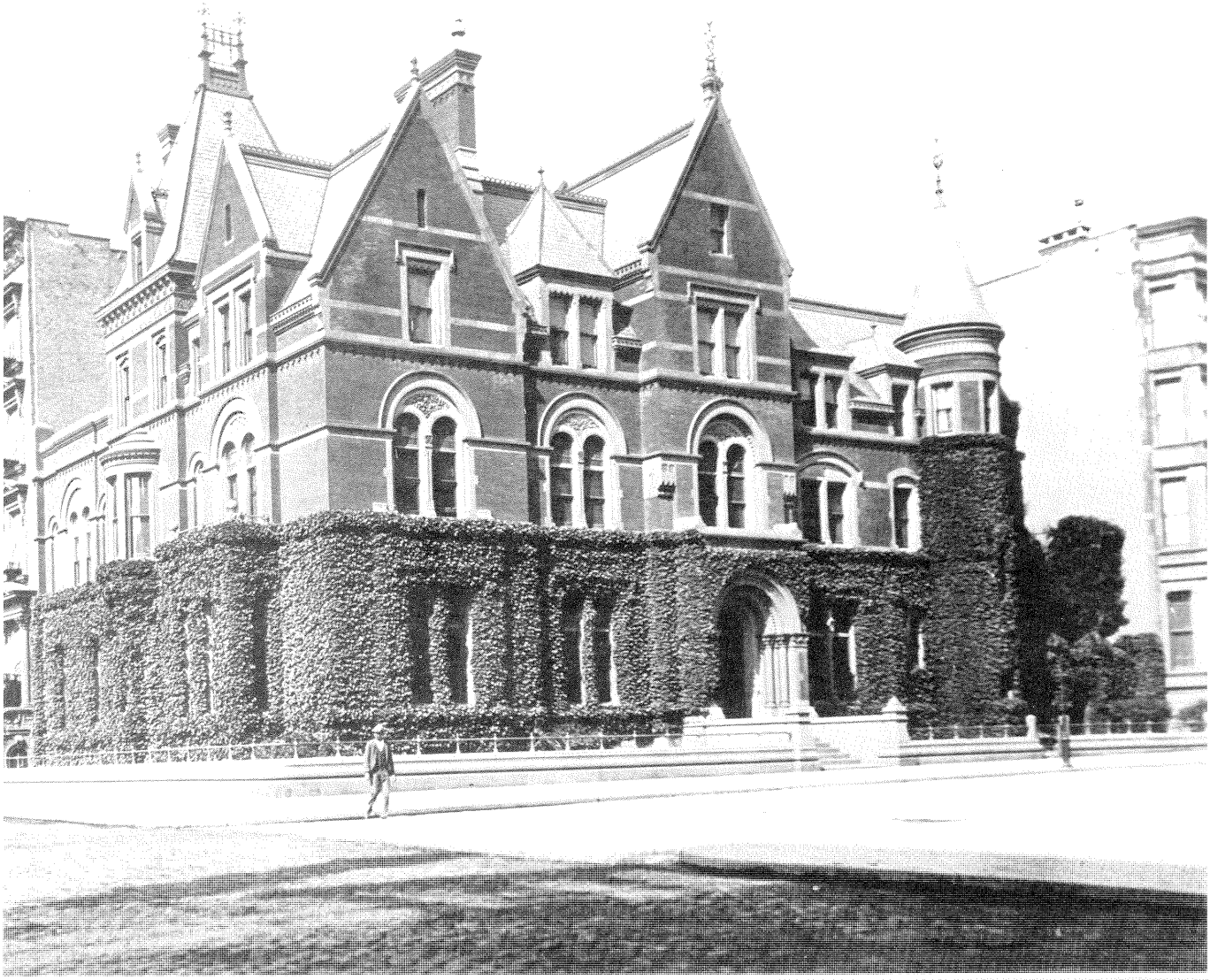
James E. Ware was a pioneer and prize winner in designing improved modern housing for the poor and fireproof warehouses. In addition to the Osborne Apartments, he designed the Madison Avenue Presbyterian Church, Madison Avenue and Seventy-third Street, the eclectic Lake Mohonk Mountain House at New Paltz, New York, the elegant Dam Hotel at Fifteenth Street and Union Square, the Manhattan Storage and Warehouse near Grand Central Station at Lexington Avenue and Forty-second Street and Seventh Avenue and Fifty-second Street, the Twelfth Regiment Armony at Columbus Avenue and Sixty-first Street, and the Y.M.C.A. Building on East Eighty-seventh Street, his work is represented in the Mount Morris Park Historic District, plus townhouses, estates, and public buildings.

As one greatly interested in the preservation of New York City's architectual heritage, I urge that the Osborne Apartments be landmarked. The city is, regretfully, losing much it's architectual past and replacing it with buildings that have little or no architectual merit or distinction. The Osborne Apartments are part of New York's historical and architectual hertiage and deserves serious consideration for landmarking.

Sincerely,

Katherine Ware

Katherine Ware

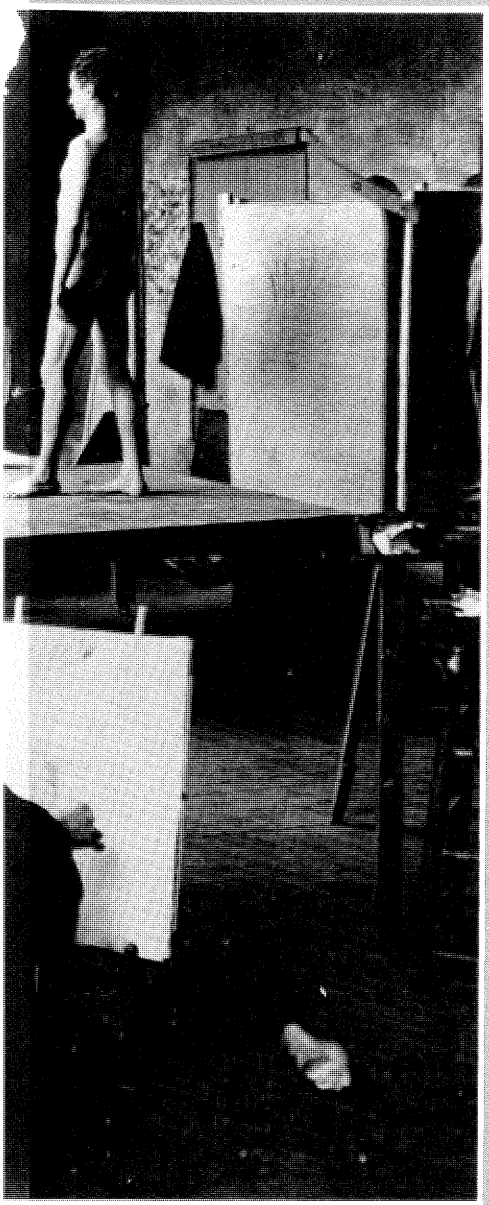


WILLIAM COLLINS WHITNEY

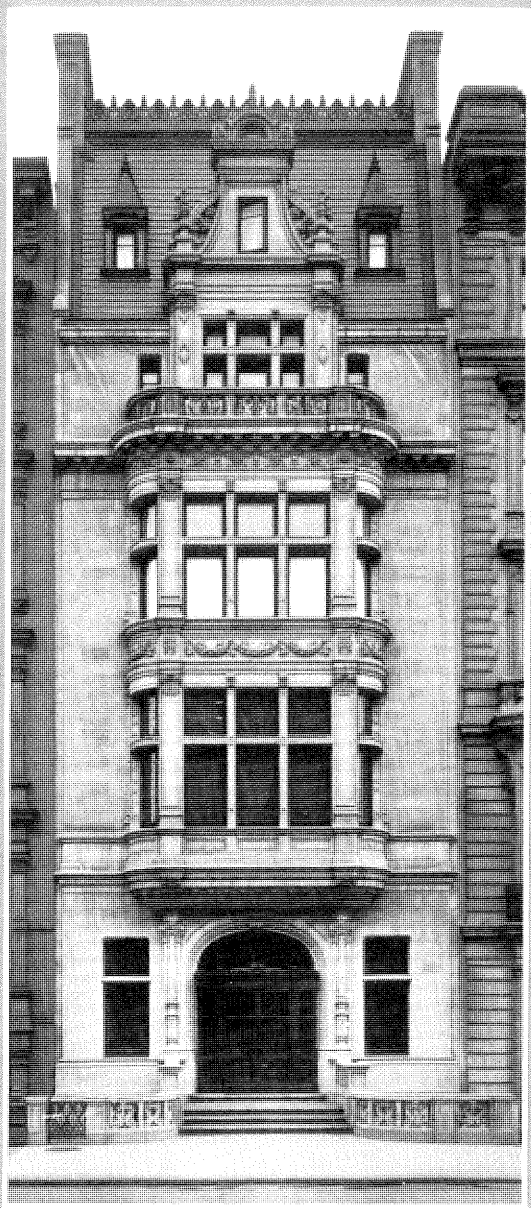
the Osborne, the tallest building in the city when it was erected in 1885. Though forbidding outside, it was palatial inside, with a florist, doctor and chemist in the basement and a croquet lawn on the roof. Just across the street from the Osborne stands the office building at Number 200, shorn of its original residential name—Rodin Studios—but with its Gothic, Cass Gilbert-designed tracery still intact. What is now Lee's Art Shop at midblock was originally the clubhouse of the American Society of Civil Engineers, and across the street stands the Art Students League building, where scores of important American artists have studied or taught.

Beyond these buildings the flow of West Fifty-seventh Street is interrupted by the assertive Broadway diagonal, and when the street resumes past Eighth Avenue, it has lost its distinctive character. Today the typical destinations on West Fifty-seventh Street are cultural—Carnegie Hall, the Art Students League, a movie house—but the street retains a breadth and a variety of architecture unparalleled by any of the East Side crosstown streets.

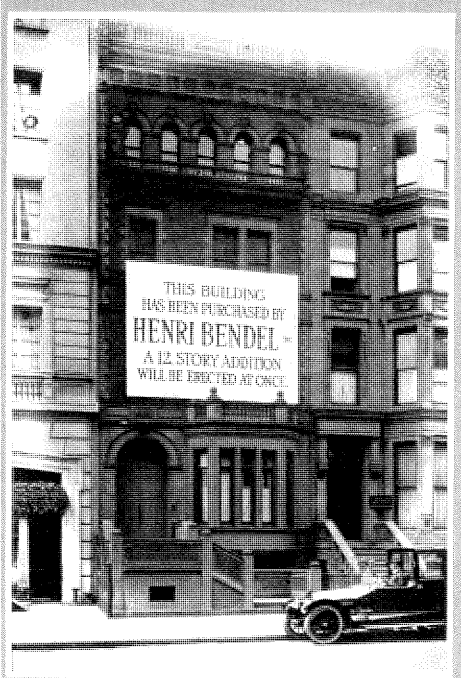
—Christopher Gray



AUGUSTUS D. JUILLIARD



At right: Frederic Juilliard residence, 11 West Fifty-seventh, circa 1900. The Augustus Juilliard family was one of the longtime settlers on Fifty-seventh, occupying 16 East Fifty-seventh in the early 1870s. Juilliard, a merchant who willed the money that founded the music school of the same name, later moved in with his son Frederic, who built Number 11 in 1905, the second to last private house on the street (Wurts/MCNY). Below right: same building, after conversion to stores, 1930s (private collection).



At far left: Wickes residence, 14 West Fifty-seventh, circa 1880. Edward Wickes built his town house here in 1878, just one year before Vanderbilt announced his residence at the Fifth Avenue corner (MCNY). At left: Wickes residence, before demolition for Henri Bendel annex, circa 1910 (NYPL).

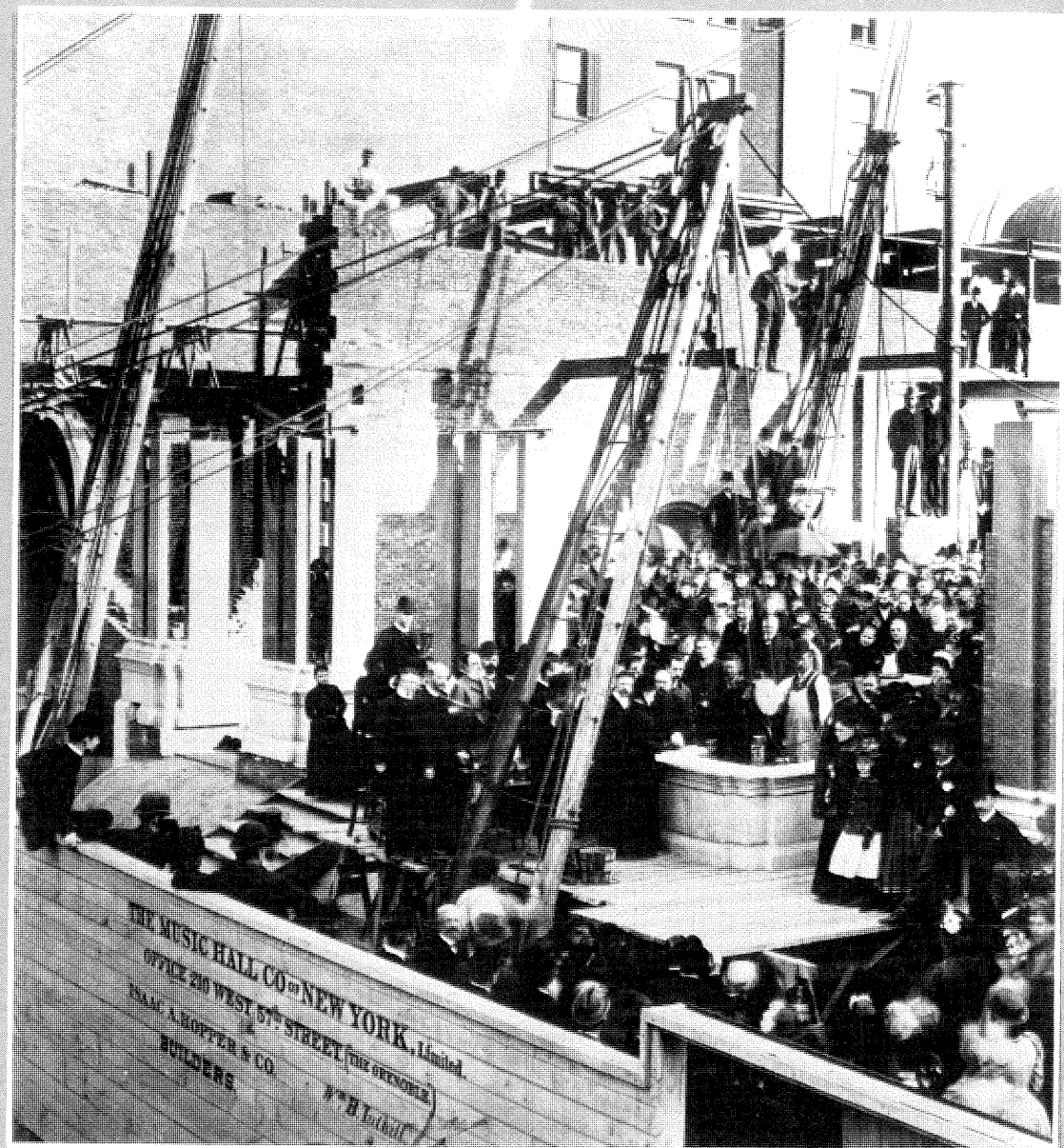
A STREET OF GRITTY BUT GRAND SURVIVORS

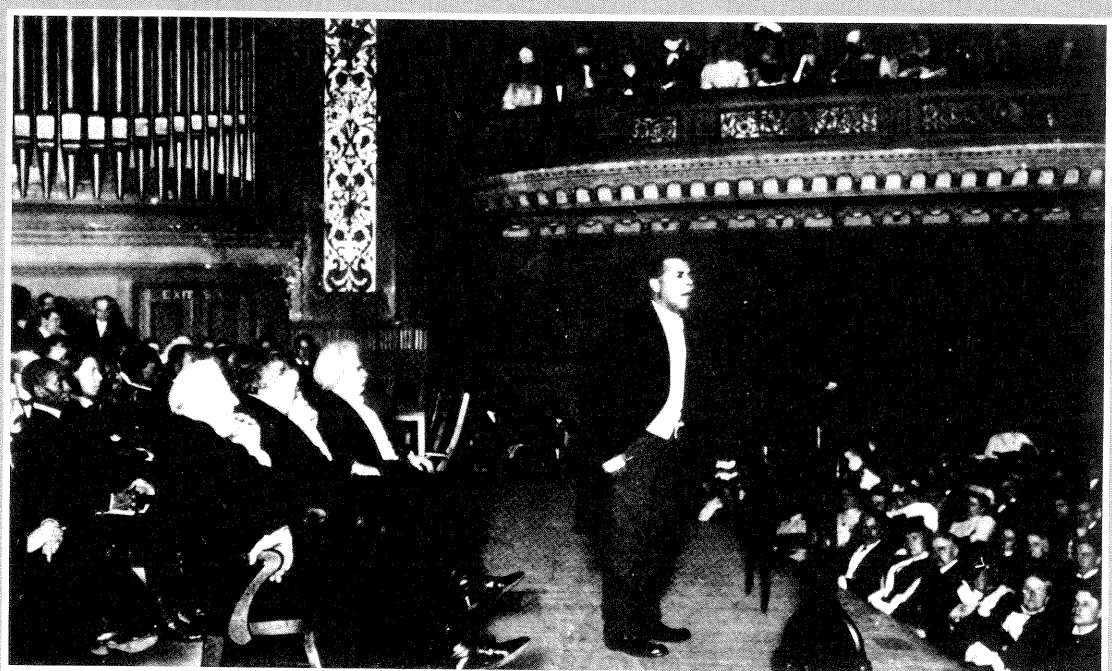
Even the most blindered Park Avenue resident would admit a working knowledge of a few West Side locations—Central Park West, Lincoln Center, Columbia University—and even the briefest list would include the western half of Fifty-seventh Street. It is the first three westerly blocks of this broad river-to-river thoroughfare that contain the addresses most familiar to East Siders, a collection remarkable for its gritty but grand survivors.

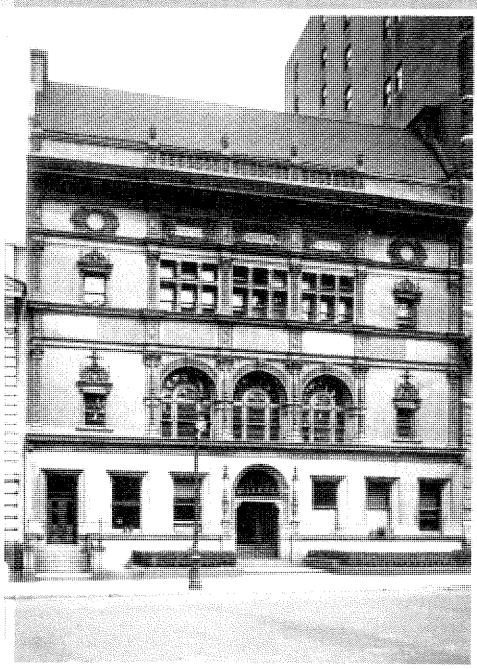
By the early 1870s the first block, from Fifth to Sixth Avenue, was seeing spotty row- and town-house development. Theodore Roosevelt's father and uncle were early settlers, moving up from East Twentieth Street around 1873 to a pair of houses they built at Numbers Four and Six, where the future President spent his adolescence. Other families, attracted by the street's boulevard character, trickled in over the next several years until 1879, when Cornelius Vanderbilt II began work on his immense château at the northwest corner of Fifth Avenue. Soon other prominent families—the Auchinclosses, Schieffelins, Wertheims, Harrimans and Rothschilds—made the street a sort of appendix to high-toned Fifth Avenue.

West on Fifty-seventh from Fifth Avenue, circa 1890. The full light on this broad street was its chief attraction for householders (NYHS).

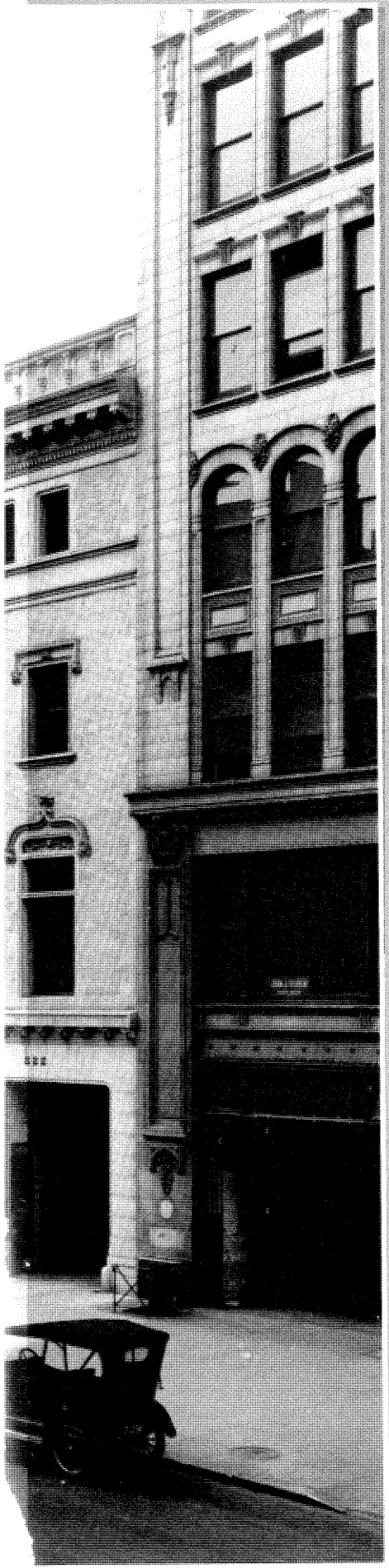
By 1900, however, it was clear that residential life in midtown was doomed by commerce and congestion. West Fifty-seventh Street's last private house, at Number 40, went up in 1907—and was converted to shops barely a decade later. The present Henri Bendel building, built in 1912, was the first store structure to go up, and the architectural fortunes of the Fifth to Sixth Avenue block have been in decline ever since.


THE MUSIC HALL CO. OF NEW YORK, Limited.
OFFICE 200 WEST 57TH STREET (FIFTH AVENUE)
ISAAC A. HOPPER & CO.
BUILDERS.

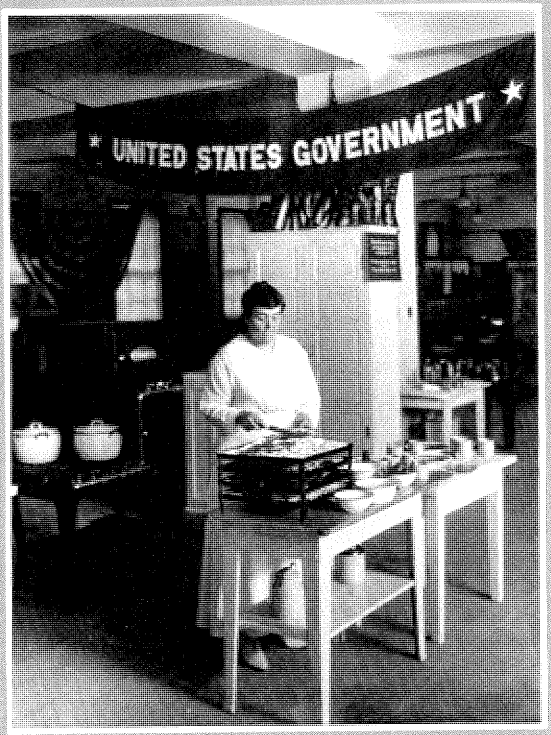




At left, above: Alexander Calder's sculpture class at the Art Students League, 1920 (Art Students League). At left: Art Students League, 215 West Fifty-seventh, circa 1900 (Wurts/MCNY). Above: Scarboro apartments, 221 West Fifty-seventh, circa 1900 (Wurts/MCNY).



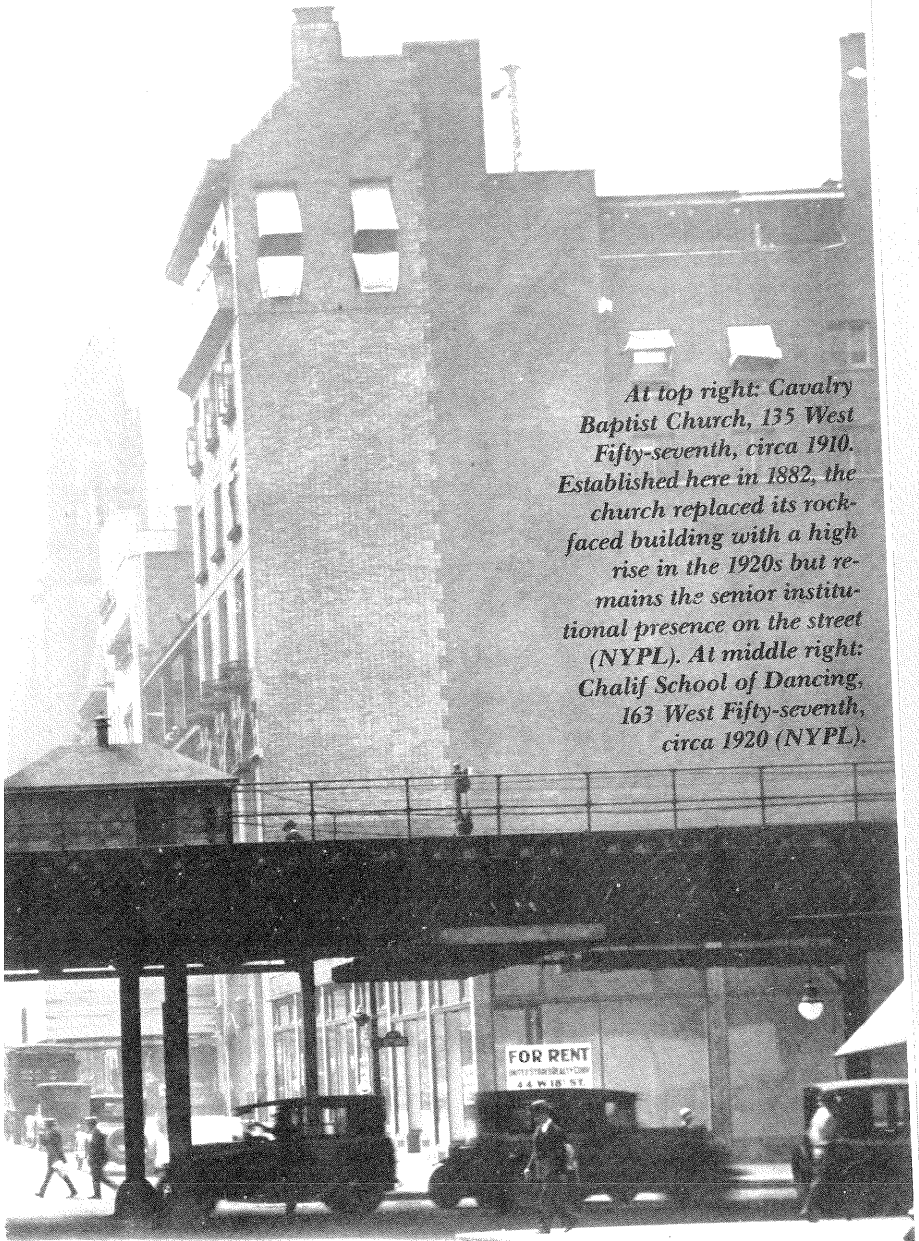
At left: east from Eighth Avenue, showing the old American Society of Civil Engineers (later Ajax Rubber) and Consolidated Gas Company buildings, circa 1920 (Wurts/MCNY).

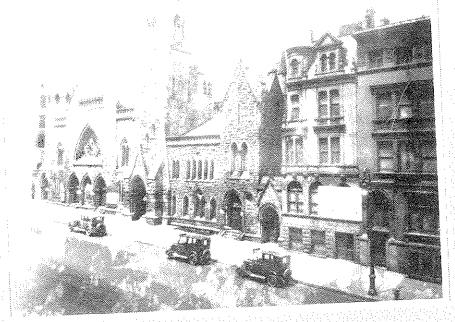


Above and at right: food dehydration exhibit, Consolidated Gas Company, circa 1920 (Wurts/MCNY). Below: meter repair shop band, Consolidated Gas Company, circa 1920 (Wurts/MCNY).

MCNY—Museum of the City of New York; NYHS—New-York Historical Society; NYPL—New York Public Library.

West past the Sixth Avenue El, 1924. At the El the street traded its patrician air for one of cultural energy (NYPL).





At top right: Cavalry Baptist Church, 135 West Fifty-seventh, circa 1910. Established here in 1882, the church replaced its rock-faced building with a high rise in the 1920s but remains the senior institutional presence on the street (NYPL). At middle right: Chalif School of Dancing, 163 West Fifty-seventh, circa 1920 (NYPL).

Studio buildings, 130 and 140 West Fifty-seventh, circa 1908. These represented the second generation of cooperatives, following the experiments of the 1880s with buildings like the Rembrandt. The outer bays lighted double-height artist's studios (Wurts/MCNY).

205 West Fifty-seventh Street
New York 19

February 12, 1985

Mr. Stanley Herman
Chairman, Landmarks Commission
Community Board Number Five
New York City

Dear Mr. Herman,

This is just a note to say that we are in favor of the present proposal to landmark our building, The Osborne.

Yours truly,

Gary Graffman

Gary Graffman

Naomi Graffman

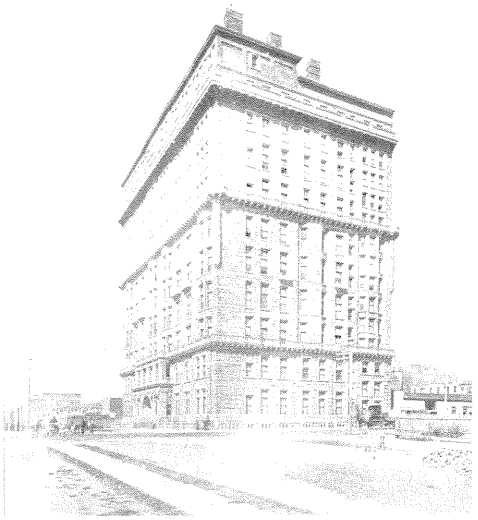
Naomi Graffman

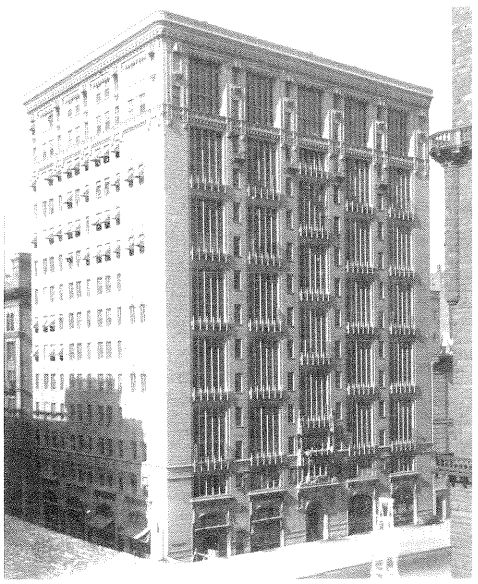
Tenant-Owners, Apt. 7A

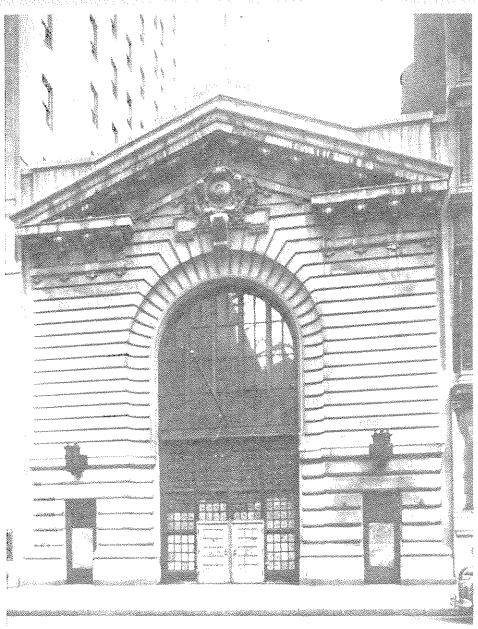
ANDREW CARNEGIE

Above: Carnegie Hall, southeast corner of Seventh Avenue, circa 1891. The original building had broad steps and a stubby mansard roof. The Rembrandt cooperative, the first in New York City, is at left (Carnegie Hall). At left: Carnegie Hall, circa 1903 (NYHS). At top right: Mrs. Andrew Carnegie (at center) laying the cornerstone of Carnegie Hall, 1890 (Carnegie Hall). At bottom right: Booker T. Washington speaking at Carnegie Hall, 1906 (Carnegie Hall).

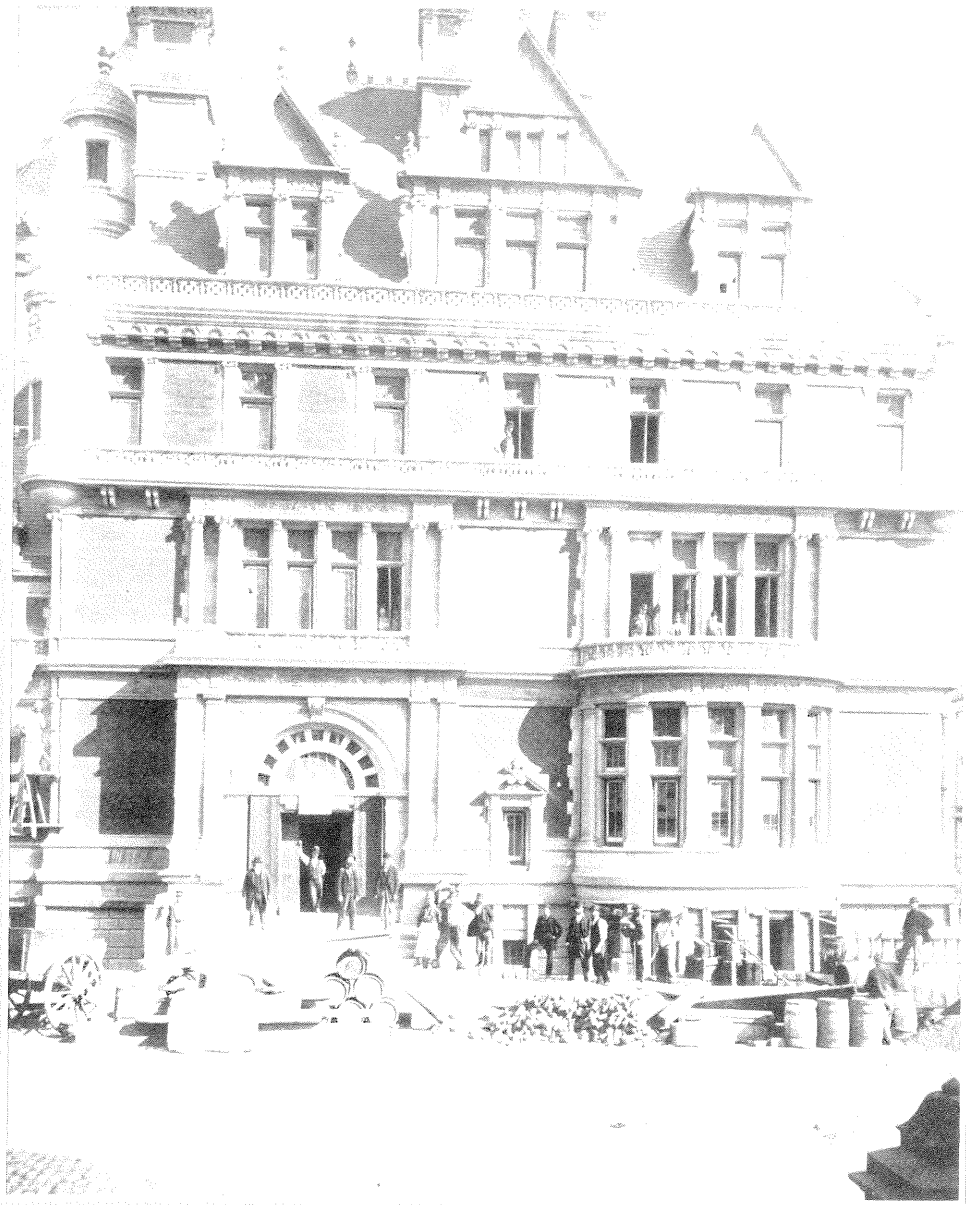
CONSOLIDATED GAS COMPANY
AJAX RUBBER COMPANY
Incorporated
NO PARKING HERE







Top left: the Osborne, northwest corner of Seventh Avenue, circa 1886. The tallest building in the city when built, it helped to make the street into an apartment-house center (MCNY). Middle left: Rodin Studios, southwest corner of Seventh Avenue, circa 1918. The studio concept of double-height windows on the north side is clearly shown here (Wurts/MCNY). Bottom left: Gould riding stable, 219 West Fifty-seventh, circa 1935. Son of financier Jay, Frank Gould built the largest private stable in the city in 1900 (private collection).



Vanderbilt residence, northwest corner of Fifth Avenue, 1882. The Vanderbilt and Whitney houses stood as great gateposts to West Fifty-seventh Street until their demolition in the 1920s (Dover Publications). Above right: Whitney residence, southwest corner of Fifth Avenue, 1894, presently the site of the Heckscher Building. The house was a gift from William Collins Whitney to his son, Harry Payne Whitney, who married the girl next door—Gertrude Vanderbilt, daughter of Cornelius II (NYPL). Far right, below: Gertrude Vanderbilt Whitney (Whitney Museum of American Art).

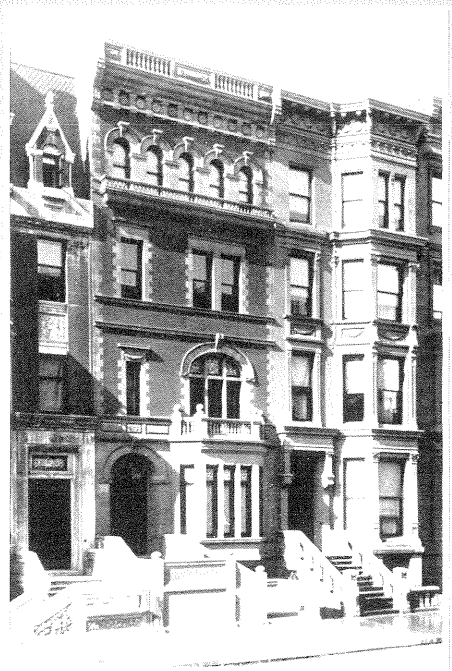
CORNELIUS VANDERBILT II

The next block, from Sixth to Seventh Avenue, was never so grand as its easterly neighbor, but it has changed less over the years. The Sherwood Studios, erected in 1880 on the southeast corner of Sixth Avenue, appears to have been the first in a string of cultural buildings on the street. The light afforded by the width of Fifty-seventh—the first broad street above Forty-second—may have accounted for the development of an art colony: the same year saw the construction of the Rembrandt at Number 152, the city's first cooperative apartment house, organized by Clergyman-Painter Jared Flagg. Carnegie Hall followed in 1891, with its studios added soon after. In 1908 Artist Robert Vonnoh, fresh from the success of his cooperative building on West Sixty-seventh Street, put up the great cooperative studio buildings at Numbers 130 and 140; Painter Childe Hassam and Author William Dean Howells were among the artists' fraternity to call these buildings home. One of the last cultural buildings to go up was the Chalif School of Dancing at Number 163 (1915), recently spruced up for Columbia Artists Management.

The block between Seventh and Eighth Avenue boasts

WILLIAM MERRITT CHASE

William Merritt Chase's art school, 1897. Chase held his classes in a building on the northeast corner of the street, across from the Sherwood Studios (Byron/MCNY). Below: Sherwood Studios, southeast corner of Sixth Avenue, 1940s. This was the first art-related building on the street; the unobstructed light was as important for artists as it was for householders (private collection).



RECEIVED
by CHAIRMAN'S OFFICE
FEB 27 1985
LANDMARKS PRESERVATION
COMMISSION

2/15/85 LP-1531

205 West 57th Street
New York, New York 10019

Landmarks Preservation Commisssion
20 Vesey Street
New York, New York 10007

Ladies and Gentlemen:

As owner/tenant of Osborne apartment 8BD, I wish to record my unreserved approval of the designation of this building as a landmark. My husband, Jeffrey B. Potter, a former contracter in Long Island and New England, joins me wholeheartedly in this decision.

We are well aware of the advantages of landmarking, aesthetically and financially, and we value the Osborne not as an investment but as a way of life; thus we put home above immediate profit. However, as experience has shown, landmarking brings residential security and increase in valuation. It offers that rare combination of the best of two worlds.

Long may the Osborne live! And under landmarking it can.

Respectfully submitted,

Priscilla Bowden Potter

Priscilla Bowden Potter

205 West 57th Street
New York, N.Y. 10019
February 13, 1985

Mr. Stanley Herman
Chairman, Landmarks Committee
Community Board # 5
New York City

Dear Mr. Herman,

As a substantial, long time shareholder in the Osborne Tenant Corporation I am writing to urge you to appeal to the city Landmarks Commission to designate our building a historical monument.

The board of directors of our Corporation did not consult the tenants before reaching its decision to resist such designation. Many of us who live here ardently wish to preserve the building as close to its original concept as possible, to conserve this distinguished link to the nineteenth century. As real estate interests increasingly violate the character of our west midtown area, this impulse grows stronger. The Osborne

stands today as an example of certain living standards of the past which might well inspire urban planning in the future. Only the protection of landmark status will insure its continuity.

Yours sincerely,
Paula B. Sandeman

tom klunis

February 11, 1985

Mr. Stan Herman
Landmarks Chairman,
Community Board Committee
80 West 40th St.
New York, New York

Dear Mr. Herman:

After considerable thought on the matter, I wish to inform you that I am very much in favor in designating The Osborne as a landmark building.

In these troubled days of rapidly vanishing architectural "gems", which are arbitrarily being replaced by glass and steel "boxes", I think it is most important to cling to the few remaining structures of durability and beauty.

I have resided in The Osborne for seven years, and would be very sorry to see this unique building fall prey to rampant modernization; or worse yet, to oblivion.

Sincerely yours,

Tom Klunis

Tom Klunis
APARTMENT 7-8C

Paul Segal Associates
Architects

730 Fifth Avenue, New York, New York 10019 (212) CI 7-7440

Paul Segal AIA
Michael Pribyl AIA

James R. Biber AIA
Kenneth R. Davis AIA
Richard H. Lewis AIA
Michael S. Canter AIA
Joan Krevlin AIA

February 8, 1985

Mr. Stanley Herman
Chairman
Landmarks Committee
Community Board Five
200 Park Avenue
New York, NY 10166

Dear Mr. Herman,

I would like, by this letter, to express my support for Landmarks Designation of the Osborne, James E. Ware Architect, northwest corner of West 57th Street and Seventh Avenue, particularly for its unique lobby. The building is a fine example of late nineteenth centruy New York apartment house design (a then new to New York genre). The original builder-developer's ownership of the stone quarry that was the source of the building's stone provided stone detailing of an unusual level of quality and design. The lobby is rich with materials and workmanship that form an historic bridge between the centuries.

This is a valuable building, deserving of designation and preservation.

Thank you for your consideration of these comments.

Very truly yours,

Paul Segal, AIA

PS:dbr

WILSON WARE • SPRING LAKE ROAD • SHERMAN, CONNECTICUT 06784

10 Feb 85

Mr. Stan Herman
Chairman, Landmarks Committee
Community Board #50
80 West 40th Street
New York City

Dear Mr. Herman,

I have been asked to say what I can in favor of Landmark designation for the Osborne, and I am delighted to have been given the chance.

I am a grandson of James Ware, as far as I know the only living direct descendent. I am the son of Arthur Ware, a Beaux Arts architect who joined his father's firm in time to work on such jobs as Mohonk and the Dietrich estate in Millbrook. I am not myself an architect, but I've been materially concerned with it for years, have taught it, have, again for years, chaired the Planning Board in my town, and am at present on our local Historic District Commission.

The Osborne should be designated a Landmark, I feel, for three reasons. First, and least, I guess, I am naturally by reference interested and honored to have the work of my grandfather so honored. Next, I am a firm believer not only in the preservation of the best of our past but generally in the adaptation of existing fine buildings rather than their replacement. New York, a truly great city with a world-wide impact on culture, has already lost, it seems to me, more than its share of great buildings. I am old enough to have witnessed personally the passing of many, to be replaced, more often than not, by buildings of no distinction - taxpayers, so-called, or trendy extravaganzas many of which are already embarrassing. Which touches on my last reason: Landmark designation and the creation of Historic Districts have, in my experience, advanced, not lessened, their own property values and more often than not have improved the areas surrounding them, revitalizing whole districts and bringing a new sense of pride in community to all concerned. Preservation, in other words, pays.

So please include me among those most anxious to see this great old structure saved.

Sincerely,

Wilson P. Ware

Wilson P. Ware

200 West 72nd Street, New York, New York 10023 212-799-9690

February 13, 1985

Mr. Stan Herman
Chairman, Landmarks Committee,
Community Board 5
80 West 40th Street
New York, NY

Robert A.M. Stern Architects

Dear Mr. Herman:

I am writing to express my vigorous support for the move to designate the Osborne Apartments as a city landmark. Designed by James E. Ware in 1885, the Osborne was a member of the first generation of luxury aparment houses in New York. With its lavish apartments, splendid lobby and dignified Romanesque facade, the Osborne played a significant role in making the apartment house acceptable to the upper and middle classes, a development that would revolutionize the cityscape and transform the way New Yorkers live. Of its contemporaries--the Berkshire Apartments (Carl Pfeifer, 1883, Madison Avenue and 52nd Street), The Hoffman Arms (Charles Romeyn, 1884, Madison Avenue and 59th Street) and the Dakota (Henry J. Hardenbergh, 1882, Central Park West between 72nd and 73rd Streets)--only the last still stands.

The pressures of development on 57th Street make designation of the Osborne all the more urgent. Together with Carnegie Hall, the Osborne represents a historical stratum of the street's history that has all but disappeared. It must also be noted, however, that too many of the Osborne's later neighbors go unprotected. Known in the 1920's as New York's "Rue de la Paix," 57th Street presents a remarkably coherent ensemble that testifies to a time when commerce and grandeur were not thought to be at odds with one another. Buildings like Louis H. Chalif's School of Dancing (G.A. & H. Boehm, 1917), Chickering Hall (Cross & Cross, 1924), the Steinway Building (Warren & Wetmore, 1925), Bergdorf Goodman (Ely Jacques Kahn, 1927), L.P. Hollander (Shreve, Lamb & Harmon, 1930), the Fuller Building (Walker & Gilette, 1931), and the International Magazine Building (Joseph Urban, 1928) provide a crucial document of the city at its most elegant.

My best,

Gregory Gilmartin

GG/ee

HARRY BEALL MANAGEMENT INC.

119 WEST 57th STREET, NEW YORK 10019 (212) 586-8135 Cable NYCBEALL

February 13, 1985

Mr. Stanley Herman
Community Board #5
Landmark Commission
80 West 40th Street
New York, New York

Dear Mr. Herman:

I urge you to grant Landmark Status to the Osborne Apartments at 205 West 57th Street, New York, New York.

Except for one brief period, my business office has been on West 57th Street, between Sixth and Seventh Avenues, since 1949. For several of these years we (my wife, our two children and I) lived in the Osborne.

The special charm, beauty and unique ambience of this part of Manhattan is exemplified by the Osborne. That is why we made our home in the Osborne - and relished every moment of it. The location of my office is enhanced by the presence of the Osborne.

Recently, much beauty of this street has been demolished and replaced by inappropriate structures.

The designation of the Osborne as a Landmark, we are certain, will be beneficial in maintaining what is so special about our neighborhood.

We deeply appreciate your consideration of our point of view.

Yours sincerely,

Harry Beall

Harry Beall

RONALD MILLARD

Decorative Arts

February 9th, 1985

Mr. Stan Herman
Landmarks Committee
Community Board 5
80 West 40th Street
New York, N.Y. 10016

Dear Mr. Herman:

Over the years many of the fine late 19th Century buildings in New York City have been destroyed due to demolition. These conditions have occured where no protection existed and the preservation of these buildings seriously jeopardized by greed, insensitivity, and the lack of guidelines directed towards preservation.

Fortunately a number of organizations direct their attention towards preserving these structures and have done much to save examples that would have been destroyed. In an age where an abundance of cold, transparent architectural styles exist it is essential that buildings of character, substance, warmth and quality be preserved. They represent a bygone era of taste and craftsmenship that is too often lacking today. They are an essential counter-balance to many of the superficial structures of today that have the warmth and intimacy of a birdcage.

The Osborne on 57th Street is a magnificient example of the finest qualities of the past and certainly a building that must be protected and upheld for the benefit of not only the present but future generations. The qualities of this building will never be duplicated. For the Osborne to have the benefit of Landmarks status can only enhance its position in this city as being the great building it is. Its preservation for the benefit of future generations of architects, scholars, residents, and everyday people is assured as a result of Landmarks status.

As one who has spent over 32 years restoring the decorative aspects of the past I am most concerned with the amount of destruction that has occured under the guise of "progress".

Hopefully the Osborne will qualify for Landmarks status and will remain the wonderful building that it is.

Sincerely,

Ronald Millard

Ronald Millard

CONSULTATION • CONCEPT • CRAFT
548 HUDSON STREET, N.Y.C., NEW YORK 10014 212-675-6465

A SELECTION OF PROJECTS PERFORMED BY RONALD MILLARD

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Metropolitan Club, NYC • Library ceiling restoration of murals and decoration.

State Capitol, Columbus, OH • Restoration of mural by Howard Chandler Christy and plaque decoration in rotunda.

American Airlines, Kennedy Airport, NY • Restoration of large murals by Brazilian Artist "Caribe."

Plaza Hotel, NYC • Oak Bar & Restaurant • Restoration of paintings by Everett Shinn and murals.

Museum of Natural History, NYC • Ceiling dome decoration in "Mollusks and Mankind" Gallery.

Father Flanagan's Boystown, Omaha, Nebraska • Scale models for "Christ in the Temple" sculpture group.

Graybar Hallway, Grand Central Station, NYC • Ceiling mural restoration.

Baccardi Rum, Puerto Rico • Mural in reception area.

Osborne House, NYC • Restoration of lobby decoration, gilding, glazing and trompe l'oeil effects.

Lockwood Matthews Mansion, Norwalk, CT • Recreation of original ceiling decoration in one panel of main gallery ceiling.

Crocker Art Museum, Sacramento, CA • Restoration of decoration in 8 rooms – stenciling, glazing, trompe l'oeil effects, gilding.

N.Y. Athletic Club, NYC • Restoration of 9th floor lounge, game room & hall, ceilings, re-graining and trompe loeil effects. 11th floor vestibule & main dining room ceilings.

Ohio Theatre, Columbus, Ohio • Restoration of ceiling decoration.

Old Ziegfield Theatre, NYC • Restoration of murals.

Chemical Bank, NYC • Mural behind teller booths reflecting the history of the old Metropolitan Opera House.

Villard House, Palace Hotel, NYC • Gilded lettering in bar.

L'Enfant Plaza Hotel, Washington, DC • Murals in main ballroom.

Park Lane Hotel, NYC • Eglomize lettering on glass doors.

Independence Hall, Wheeling, W. VA • Decoration behind judge's bench in main courtroom.

Georgian Court College, Lakewood, NJ • Restoration of Robert Sewell murals "Canterbury Tales."

Federal Court Bldg., Foley Sq., NYC • 30 lobby ceilings and main lobby decoration, gilding, colour setting.

Sherry Netherland Hotel, NYC • Lobby & elevator lobby ceiling – painting, gilding, glazing, polychroming and colour setting.

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1/84

RONALD MILLARD

Decorative Arts

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548 HUDSON STREET, N.Y.C., NEW YORK 10014 212-675-6465

205 West 57th Street

Dear Mr. Herman,

My wife and I are tenant/shareholders of the Osborne Apartment House, currently being considered for landmark status.

We are strongly in favor of landmark designation for our unique & important building.

As the west side/midtown building boom threatens the character of our city,

the few surviving archi-
tectural gems require
protection as landmarks.

We regret we are
unable to attend your
meeting to offer our
support in this important
decision.

Sincerely,
Timothy Macdonald

2/13/85

205 West Fifty-seventh Street
New York 19

February 12, 1985

Mr. Stanley Herman
Chairman, Landmarks Commission
Community Board Number Five
New York City

Dear Mr. Herman,

This is just a note to say that we are in favor of the present proposal to landmark our building, The Osborne.

Yours truly,

Gary Graffman

Gary Graffman

Naomi Graffman

Naomi Graffman

Tenant-Owners, Apt. 7A

The Osborne #6C
205 West 57 Street
N/C. NY 10019
February 12, 1985

Att. Mr. Stanley Herman
Landmark Commission
Community Board #5 –

We moved into The Osborne 18 years ago because it is a remarkable building – a grand survival. We want it to continue as its unique self. We are firmly for landmarking The Osborne.

Jeo Herman

From: Sir John Foster.QC.,MP.

22 April 1969

My dear Eileen,

Many thanks for a very enjoyable dinner.

Could you tell Arnold that The Osborne is not a landmark so am going forward with exploring the matter. I am advised that the best way to approach the question is to put forward the contention that The Osborne, and the next door building,(the architect of which was the same architect as The Dahota), should be taken together and registered as landmarks so as to preserve the character of this particular corner of New York.

See you in June. I'll be over in New York at the end of May. I continue to enjoy the joys of Yiddish.

Yours

JL(F)

Mrs E.Maremont,
The Osborne,
205 West 57 Street
New York,
N.Y. 10019.

Died a few years ago — but had his apt for many years.

PARSONS TROTTER
205 West 57th Street, New York, N.Y. 10019

February 13, 1985

As a tenant-owner in the Osborne I wish to express my strong support for the plan of the Landmarks Commission to designate the building as a Landmark.

Parsons Trotter

Dear Davita -

I bought my apartment at the Osborne for one reason - that the historical nature of the Building had not been tampered with

and in fact, had been restored & maintained. I found this building to be one of the few that ignorance & poor taste have not destroyed through "modernization". I hope that all buildings of a historical nature in this area can be preserved.

Susan Hoff
#20D

GERALD BRICKMAN

2/11/85

Mr. L Herman —

As a tenant/shareholder of an apartment in the "Osborne", I am in favor of Landmark designation!

For many years prior to 1976 when I purchased my apartment I would pass that wonderful example of solid architecture and admire it, never imagining that I would one day own one of the apartments.

I think we should do everything we can to keep what is indeed a beautiful example of 19th Century New York in tact.

I still think it is one of the remarkable sights in the Carnegie Hall area —

Sincerely,

Gerald Brickman

The Osborne #6C
205 West 57 Street
NYC. NY 10019
February 12, 1985

Att. Mr. Stanley Herman
Landmark Commission
Community Board #5 –

We moved into The Osborne 18 years ago because it is a remarkable building – a grand survival. We want it to continue as its unique self. We are firmly for landmarking The Osborne.

Leo Herman

AARON SHIKLER
44 WEST 77 STREET
NEW YORK CITY 10024

February 8, 1985

Mr. Stan Herman
Community Board # 5
80 West 40th Street
New York, N.Y. 10018

Re: The Osborne

Dear Mr. Herman,

It has been my good fortune to have lived virtually all of my sixty-three years in New Yor City. As an artist I experience with particular pleasure the flow of past to present--esthetically and historically--in the City's special buildings.

So I care about the special buildings and stress the importance of their protection; when one is lost it is a disaster. The Osborne is just such a building, superior in its design, its history and its location in New York's cultural hub.

We have an encouraging precedent in the Osborne's neighbor: let us hope Carnegie Hall will always have the Osborne to play with!

Most Sincerely,

Aaron Shikler

Aaron Shikler

The New York Public Library
Astor, Lenox and Tilden Foundations

The Research Libraries

Fifth Avenue & 42nd Street
New York, New York 10018

Mr. Stan Herman
Chairman
Landmarks Committee of Community Board 5
80 West 40th Street
New York, New York 10018

Dear Mr. Herman:

I would like to express to you my opinion that the Osborne Apartment House at 205 West 57th Street is worthy of landmarking. Not only is it one of the few remaining buildings of the 1880's in a neighborhood which developed in that period, it is also an excellent representative of the type of apartment house conceived at that time.

One of the most important reasons for the preservation of the Osborne in its present state is that its presence can help prevent the immediate area from becoming another Sixth Avenue of faceless high-rise buildings. The new construction between Sixth and Seventh Avenues adjacent to Carnegie Hall will do a great amount of damage to the character of the area.

Sincerely,

Robert Rainwater

Robert Rainwater
Keeper of Prints

The Art Students League of New York

215 WEST 57TH STREET
NEW YORK N.Y. 10019
212-247-4510

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February 12, 1985

Mr. Stan Herman
Chairman, Landmarks Committee
Community #5
8 West 40th Street
New York, N.Y. 10018

Dear Mr. Herman:

I understand that the Osborne Building, located at 57th Street and Seventh Avenue, is being considered for landmark designation.

I consider this building beautiful and historical. It is very much admired by everyone.

The architecture and the designs of this building are irreplaceable.

Although I understand that time must march on, I also feel the great importance of the city's architectural history, and we must let some of the buildings remain, if only to be able to use them as examples to show future generations that, to coin a phrase, "a thing of beauty is a joy forever".

The Osborne building is certainly just that. I hope the tenant-owners will agree.

Thank you.

Respectfully yours,

Rosina A.Florio, Executive Director
THE ART STUDENTS LEAGUE OF NEW YORK

RAF:ES

Rosalind Heid
201 East 87th Street
New York, NY 10128

February 13, 1985

Mr. Stan Herman
Chairman, Landmarks Committee
Community Board #5
80 West 40th Street
New York, NY 10016

Dear Mr. Herman:

It has been brought to my attention that the Osborne Apartments at 205 West 57th Street is a candidate for landmarking.

In the interest of preserving New York's architectural treasures, I urge your committee to approve landmark status for the Osborne.

As so much of old New York is rapidly disappearing, guaranteeing the preservation of the Osborne is surely a worthwhile goal.

Sincerely,

Rosalind Heid

Rosalind Heid

MARCIA NASATIR PRODUCTIONS

205 WEST 57 STREET • SUITE 4AA • NEW YORK, N.Y. 10019 • (212) 245-5152

February 13, 1985

Mr. Stan Herman
Community Board No. 5
New York, NY

Dear Mr. Herman:

I am a tenant/owner at 205 West 57th Street which is being considered for landmark designation.

I am in favor of such a designation even though I recognize the limitations it places on the owners. The Osborne will be 100 years old this year. The building has an extraordinary lobby that can never be duplicated plus beautiful stainglass windows, carved staircases, etc. It is more than architectural features; it is wonderful to be able to enter a building that reflects human scale and family lives of a by-gone time.

Sincerely,

Marcia Nasatir

Marcia Nasatir
Apt. 4AA

205 West 57th Street

Dear Mr. Herman,

My wife and I are tenant/shareholders of the Osborne Apartment House, currently being considered for landmark status.

We are strongly in favor of landmark designation for our unique & important building.

As the west side/midtown building boom threatens the character of our city,

the few surviving architectural gems require protection as landmarks.

We regret we are unable to attend your meeting to offer our support in this important decision.

Sincerely,

Timothy Macdonald

2/13/85

Thursday
February 14, 1985

Mr. Stan Herman
Landmarks Committee
Community Board 5
80 West 40th Street
New York, New York

Re: Landmark Designation
The Osborne

Dear Mr. Herman:

I have read the letter from the Board of Directors to the Osborne tenants and I understand the Board's wish to retain freedom to manage the building, which it has done so well over the years. But I remember very well the time when the Osborne, then a rental apartment building, was very nearly sold to a real estate developer who planned to demolish it. The news of the sale got around very slowly, and it was only through the efforts of a handful of tenants (Mrs. Harris, Mrs. Gordon, Mr. Kaye, Judge Proskauer, and Miss Blanche Thebom) that the building, after eighteen months of anxious negotiating, was saved and became a co-op. Otherwise, we would none of us be living here today and having these discussions. Therefore, I feel that Landmarking the building may prove a safeguard in case of any future attempt to replace the building with another glass tower like the one across the street from us. More and more tall buildings have been going up between Fifth and Ninth Avenues and along Broadway in the last dozen years. The handsome church on the north-east corner of Broadway has been replaced by a tall apartment building. The low building on the north-west corner has just been razed.

I enclose an article from the New York Times, dated Dec. 15, 1984, which shows what is happening on Fifth Avenue. The Olympic Tower replaced Best & Co., an attractive building. According to the article more fine buildings may soon be torn down, namely, 712 Fifth Avenue, from which the Rizzoli book store has just moved, and nos. 714 and 716.

Therefore, I feel that if this chance for Landmark Status is refused, no matter how well the Board continues to manage the building, as I am sure it will, we may have cause to regret the decision three or four years from now.

Sincerely,

Emily Vivian Warga
(Mrs. Alexander Warga)

Apt. 2DA

GERALD BRICKMAN

2/11/85

Mr. L Herman —

As a tenant/shareholder of an apartment in the "Osborne", I am in favor of Landmark designation!

For many years prior to 1976 when I purchased my apartment I would pass that wonderful example of solid architecture and admire it, never imagining that I would one day own one of the apartments.

I think we should do everything we can to keep what is indeed a beautiful example of 19th Century New York in tact.

I still think it is one of the remarkable sights in the Carnegie Hall area —

Sincerely,

Gerald Brickman

WILSON WARE • SPRING LAKE ROAD • SHERMAN, CONNECTICUT 06784

10 Feb 85

Mr. Stan Herman
Chairman, Landmarks Committee
Community Board #50
80 West 40th Street
New York City

Dear Mr. Herman,

I have been asked to say what I can in favor of Landmark designation for the Osborne, and I am delighted to have been given the chance.

I am a grandson of James Ware, as far as I know the only living direct descendent. I am the son of Arthur Ware, a Beaux Arts architect who joined his father's firm in time to work on such jobs as Mohonk and the Dietrich estate in Millbrook. I am not myself an architect, but I've been materially concerned with it for years, have taught it, have, again for years, chaired the Planning Board in my town, and am at present on our local Historic District Commission.

The Osborne should be designated a Landmark, I feel, for three reasons. First, and least, I guess, I am naturally by reference interested and honored to have the work of my grandfather so honored. Next, I am a firm believer not only in the preservation of the best of our past but generally in the adaptation of existing fine buildings rather than their replacement. New York, a truly great city with a world-wide impact on culture, has already lost, it seems to me, more than its share of great buildings. I am old enough to have witnessed personally the passing of many, to be replaced, more often than not, by buildings of no distinction - taxpayers, so-called, or trendy extravaganzas many of which are already embarrassing. Which touches on my last reason: Landmark designation and the creation of Historic Districts have, in my experience, advanced, not lessened, their own property values and more often than not have improved the areas surrounding them, revitalizing whole districts and bringing a new sense of pride in community to all concerned. Preservation, in other words, pays.

So please include me among those most anxious to see this great old structure saved.

Sincerely,

Wilson P. Ware

Wilson P. Ware

RONALD MILLARD

Decorative Arts

February 9th, 1985

Mr. Stan Herman
Landmarks Committee
Community Board 5
80 West 40th Street
New York, N.Y. 10016

Dear Mr. Herman:

Over the years many of the fine late 19th Century buildings in New York City have been destroyed due to demolition. These conditions have occured where no protection existed and the preservation of these buildings seriously jeopardized by greed, insensitivity, and the lack of guidelines directed towards preservation.

Fortunately a number of organizations direct their attention towards preserving these structures and have done much to save examples that would have been destroyed. In an age where an abundance of cold, transparent architectural styles exist it is essential that buildings of character, substance, warmth and quality be preserved. They represent a bygone era of taste and craftsmenship that is too often lacking today. They are an essential counter-balance to many of the superficial structures of today that have the warmth and intimacy of a birdcage.

The Osborne on 57th Street is a magnificient example of the finest qualities of the past and certainly a building that must be protected and upheld for the benefit of not only the present but future generations. The qualities of this building will never be duplicated. For the Osborne to have the benefit of Landmarks status can only enhance its position in this city as being the great building it is. Its preservation for the benefit of future generations of architects, scholars, residents, and everyday people is assured as a result of Landmarks status.

As one who has spent over 32 years restoring the decorative aspects of the past I am most concerned with the amount of destruction that has occured under the guise of "progress".

Hopefully the Osborne will qualify for Landmarks status and will remain the wonderful building that it is.

Sincerely,

Ronald Millard

Ronald Millard

CONSULTATION o CONCEPT o CRAFT
548 HUDSON STREET, N.Y.C., NEW YORK 10014 212-675-6465

200 West 72nd Street, New York, New York 10023 212-799-9690

February 13, 1985

Mr. Stan Herman
Chairman, Landmarks Committee,
Community Board 5
80 West 40th Street
New York, NY

Robert A.M. Stern Architects

Dear Mr. Herman:

I am writing to express my vigorous support for the move to designate the Osborne Apartments as a city landmark. Designed by James E. Ware in 1885, the Osborne was a member of the first generation of luxury aparment houses in New York. With its lavish apartments, splendid lobby and dignified Romanesque facade, the Osborne played a significant role in making the apartment house acceptable to the upper and middle classes, a development that would revolutionize the cityscape and transform the way New Yorkers live. Of its contemporaries--the Berkshire Apartments (Carl Pfeifer, 1883, Madison Avenue and 52nd Street), The Hoffman Arms (Charles Romeyn, 1884, Madison Avenue and 59th Street) and the Dakota (Henry J. Hardenbergh, 1882, Central Park West between 72nd and 73rd Streets)--only the last still stands.

The pressures of development on 57th Street make designation of the Osborne all the more urgent. Together with Carnegie Hall, the Osborne represents a historical stratum of the street's history that has all but disappeared. It must also be noted, however, that too many of the Osborne's later neighbors go unprotected. Known in the 1920's as New York's "Rue de la Paix," 57th Street presents a remarkably coherent ensemble that testifies to a time when commerce and grandeur were not thought to be at odds with one another. Buildings like Louis H. Chalif's School of Dancing (G.A. & H. Boehm, 1917), Chickering Hall (Cross & Cross, 1924), the Steinway Building (Warren & Wetmore, 1925), Bergdorf Goodman (Ely Jacques Kahn, 1927), L.P. Hollander (Shreve, Lamb & Harmon, 1930), the Fuller Building (Walker & Gilette, 1931), and the International Magazine Building (Joseph Urban, 1928) provide a crucial document of the city at its most elegant.

My best,

Gregory Gilmartin

The Art Students League of New York

215 WEST 57TH STREET
NEW YORK N.Y. 10019
212-247-4510

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RICHARD PIONK

February 12, 1985

Mr. Stan Herman
Chairman, Landmarks Committee
Community #5
8 West 40th Street
New York, N.Y. 10018

Dear Mr. Herman:

I understand that the Osborne Building, located at 57th Street and Seventh Avenue, is being considered for landmark designation.

I consider this building beautiful and historical. It is very much admired by everyone.

The architecture and the designs of this building are irreplaceable.

Although I understand that time must march on, I also feel the great importance of the city's architectural history, and we must let some of the buildings remain, if only to be able to use them as examples to show future generations that, to coin a phrase, "a thing of beauty is a joy forever".

The Osborne building is certainly just that. I hope the tenant-owners will agree.

Thank you.

Respectfully yours,

Rosina A.Florio, Executive Director
THE ART STUDENTS LEAGUE OF NEW YORK

RAF:ES

AARON SHIKLER
44 WEST 77 STREET
NEW YORK CITY 10024

February 8, 1985

Mr. Stan Herman
Community Board # 5
80 West 40th Street
New York, N.Y. 10018

Re: The Osborne

Dear Mr. Herman,

It has been my good fortune to have lived virtually all of my sixty-three years in New Yor City. As an artist I experience with particular pleasure the flow of past to present--esthetically and historically--in the City's special buildings.

So I care about the special buildings and stress the importance of their protection; when one is lost it is a disaster. The Osborne is just such a building, superior in its design, its history and its location in New York's cultural hub.

We have an encouraging precedent in the Osborne's neighbor: let us hope Carnegie Hall will always have the Osborne to play with!

Most Sincerely,

Aaron Shikler

Aaron Shikler

THE
NEW YORKER
25 WEST 43RD STREET
NEW YORK, N. Y. 10036

EDITORIAL OFFICES
(212) 840-3800

I write as Chairman Emeritus of the Landmarks Conservancy of New York and as Chairman Emeritus of the Preservation League of New York State. I have been engaged in attempting to save buildings in New York City that afe of high architectural and/or historical interest for some twenty years now, and I am quick to say that I consider the Osborne such a building. The son of its builder was long a prominent architect here—Alfredo S. G. Taylor was his name and he lived in a true penthouse on the roof of the Osborne half a century ago. I have visited the building regularly for just that period of time, never without delight. It is a precious landmark in itself and all the more precious because of its location, diagonally across from Carnegie Hall. It deserves all the protection it can get in these difficult times, when much of Manhattan is being thrown down before our very eyes.

Brendan Gill

Brendan Gill

February 8th, 1985

HARRY BEALL MANAGEMENT INC.

119 WEST 57th STREET, NEW YORK 10019 (212) 586-8135 Cable NYCBEALL

February 13, 1985

Mr. Stanley Herman
Community Board #5
Landmark Commission
80 West 40th Street
New York, New York

Dear Mr. Herman:

I urge you to grant Landmark Status to the Osborne Apartments at 205 West 57th Street, New York, New York.

Except for one brief period, my business office has been on West 57th Street, between Sixth and Seventh Avenues, since 1949. For several of these years we (my wife, our two children and I) lived in the Osborne.

The special charm, beauty and unique ambience of this part of Manhattan is exemplified by the Osborne. That is why we made our home in the Osborne - and relished every moment of it. The location of my office is enhanced by the presence of the Osborne.

Recently, much beauty of this street has been demolished and replaced by inappropriate structures.

The designation of the Osborne as a Landmark, we are certain, will be beneficial in maintaining what is so special about our neighborhood.

We deeply appreciate your consideration of our point of view.

Yours sincerely,

Harry Beall

Harry Beall

TOM WOLFE
232 E 62ND ST.
NEW YORK
N.Y. 10021

Mr. Stan Herman COMMUNITY BOARD No. 5

Mr. Lenore Norman LANDMARKS COMMISSION

c/o COMMUNITY BOARD No. 5
80 WEST 40TH STREET
New York
NEW YORK

Dear Mr. Herman and Mr. Norman,

In the 1880's a then-radical idea for city-living — apartments as big as townhouses — was introduced in New York. The first three examples of this new form of building were so stylish, so sumptuous, and so successful socially and commercially, they changed the face of luxurious living in New York. The three buildings were No. 34 Gramercy Park (1883), The Dakota (1884), and The Osborne (1885).

No. 34 Gramercy Park and The Dakota have been designated as historic

landmarks. I am writing to urge that the same status be granted to the third member of this incomparable triumverate, the Osborne. The grandeur and scale and boiserie of the Osborne's apartments are equaled only by the Dakota's. I can think of no building in Fifth Avenue or Park that can approach the Osborne in this respect. The Osborne's lobby, recently restored, cannot be equaled even by the Dakota. One has to look to large public buildings to find anything comparable. The Osborne's exterior is a superb example of Victorian Baroque

stonework.

No. 34 Gramercy Park was in older downtown Manhattan. The Dakota was in the outer, northernmost reaches of the borough, at least in a social sense. It was the Osborne that brought luxurious apartment living to the fast-growing new section of Manhattan in between.

The case for designating the Osborne as a New York City landmark seems to me compelling, both aesthetically and historically. Moreover,

∴4∴

this, its centennial year, would seem to be the perfect time to do so.

With best wishes

Tom Wolfe

TOM WOLFE
232 E 62ND ST.
NEW YORK
N.Y. 10021
FEBRUARY
THE EIGHTH
1985

February 14, 1985

Davida Deutsch
205 W. 57th St.
NYC 10019

Dear Davida Deutsch,

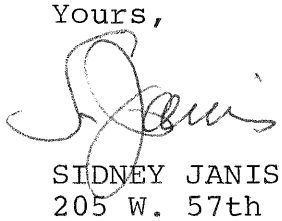
Yes I have gone over the various papers and have weighed carefully the pros and cons. I really don't see how we at the Osborne can afford to take on the responsibilities that would accrue should we go for Landmarking.

I know that the prestige of Landmark status is to be considered but I would prefer to sacrifice this rather than sacrifice the possible loss of independent action.

I know of your untiring efforts over the years on behalf of the Osborne and its tenants and I admire you for it but I would reluctantly forego the opportunity for Landmark status since in my mind to do so could add another dimension to our dilemma.

Of course I will go along with the majority decision.

Yours,



SIDNEY JANIS
205 W. 57th St.
Apt. 3C
NYC 10019

SJ:mmj

205 west 57th street • new york, n.y. 10019 • ju 6-4446

davida deutsch

March 11, 1985

Mrs.Lenore Norman
Executive Director
Landmarks Preservation Commission
20 Vesey Street
New York, New York 10007

Dear Mrs. Norman:

I thought you might want for your files a copy of an article I am preparing for the October issue of The Magazine ANTIQUES, in celebration of the Osborne's 100th birthday.

I apologize for the rough state of the article, but I thought it better for you to have something. When I turn it in to Antiques it will be more polished. If you have any questions, please don't hesitate to call.

Sincerely,

Davida Deutsch

Davida Deutsch

Feb.19,1985

To:The Tenant-shareholders of the Osborne
From:The Board of Directors of the Osborne
Subject:LANDMARK DESIGNATION

It has become obvious that clarification of the financial issues and restrictions of landmark status designation is needed. This letter will address some of the more important reasons which have convinced the Board of Directors of the Osborne to OPPOSE the designation. A general meeting of the tenant-shareholders will be arranged soon to discuss these reasons more openly.

First,it must be clearly understood that the Board is unequivocally in favor of preservation of the beauty of the Osborne. But it wants to continue doing this as we have done in the past, according to our own interests and needs.

To designate,arbitrarily, the facade of the Osborne ONLY, as has been proposed by the Landmark Commission,will certainly control future decisions regarding particular aspects of maintenance or restoration and may result in mis-allocation of our limited resources. Consider the following example:

We have just repaired the 57th street and 7th Avenue sides of the facade,in compliance with Local Law # 10. The cost will be approximately $400,000 and does not include the North and West sides of the exterior. We have no contingency reserve fund to cover this expense,and have paid for this,temporarily, by increasing our debt. Eventually,individual assessments or increased maintenance costs will result. No one--no contractor,no engineer,nor Landmarks Commission member--can give us an estimate of the future costs of preserving the facade. The exterior is mostly limestone, and,like it or not, this will continue to crumble and erode in New York's acid environment. Although nobody is presently proposing any drastic changes to the facade,the economics of maintenance may, at some future time, say for example, that it is much cheaper to remove a certain ledge or cornice or window sill,etc.,rather than to re-construct according to a much more expensive Landmark Commission plan of historical accuracy. Incidentally,the present facade has already been altered greatly,and is not nearly historically accurate.

It may be that we would rather channel our own limited resources--OUR money--into other areas of maintenance or restoration,such as the lobby,the roof,or the internal structure. Our most recent estimate of capital needs for plumbing,electrical structure,roofing, elevators,and other necessities was in excess of $1,000,000! This is a very old building and these costs may someday translate into sizeable sums per individual apartment.We don't need to take the chance of an external government bureauracy ling us we need to spend more.

re)

VICOM ASSOCIATES
901 BATTERY STREET SUITE 200
SAN FRANCISCO, CA 94111
(415) 391-8700

Barnett

FEBRUARY 10, 1985

DEAR MRS. DEUTSCH:

I AM WRITING THIS LETTER IN STRONG SUPPORT OF THE DESIGNATION OF THE OSBORNE AS A LANDMARK BUILDING. ITS HISTORIC VALUE WAS THE PRIMARY REASON FOR MY PURCHASE OF THIS APARTMENT A FEW MONTHS AGO. HAD IT NOT BEEN FOR THE QUALITY OF THE BUILDING AND ITS RESTORATION, I WOULD NOT BE HERE. I HAVE WRITTEN A LETTER OF SUPPORT TO THE LANDMARKS COMMISSION TELLING THEM OF MY SUPPORT. THANK YOU.

SINCERELY,

LESTER BARNETT, APT 4DA

NEW YORK OFFICE
767 THIRD AVENUE
NEW YORK, NY 10017
(212) 644-5665

Richard Meier & Partners
Architects

136 East 57 Street
New York, N.Y. 10022
212/593-1170

February 25, 1985

Mr. Leon Lerman
The Osborne
205 West 57th Street
New York, New York 10019

Dear Mr. Lerman:

The Osborne is architecturally one of the most outstanding apartment buildings in New York City.

The overall quality of the building - the detailing, the spatial organization - is unique; the lobby, of course, is magnificent!

It must be saved, and I hope that the Landmarks Commission in its infinite wisdom will make sure it is preserved in its present state.

Sincerely yours,

Richard Meier

Richard Meier

3/3/85 -

Dear Davida -

Will you please pass this on to Mrs Norman?

Thank you -

Leo

March 3/1985

Leo Lerman Esq.
205 West 57th St.
New York, N.Y. 10019

Dear Leo:-

Please add my voice to those concerned with keeping this City functioning at its highest spiritual level. It seems to me that we have reached that point where the accumulation of contemporary money is no justification for the destruction of an irreplacable way of life in our beloved City. The prospect of demolishing 'The Osborne' is unthinkable. It functions as a 'work of art'. Its capacity to promote civilized living is there for all to see —

As a former tenant and recipient of the Osborne's influence on my life and work I wish fervently to join the ranks opposing any corporate raid on this distinguished and obvious landmark building —

Sincerely
Al HIRSCHFELD

AL HIRSCHFELD 122 EAST 95th STREET NEW YORK, N. Y. 10028 TEL. 534-6172

N.Y.C. March 12 - 1985 -
To the Landmark Preservation
Commission

Sir -

- I consider living in the "Osborne" a Privilege -
- but friends - Americans or Europeans - consider me living in the "Osborne" a Privilege - That but but LUCK -
- We All believe strongly that such a wonderfull Place should be Protected
- N.Y.C. being a fast

changing City — with
strong $ impulses —
seems also to have
species of past time
forms of living —
the Osborne is one of
the last remnants of
N.Y.C. architecture of
late 19th century —
And a beautiful specimen
of it — Let's Protect it
There are enough Glass
& Steel towers — !!
very true tonis

Fernando Sanchez —

Waverly Block Association

Testimony for the designation of the Osborne Apartment Building
March 12, 1985

The Waverly Block Association urges you to designate the Osborne. It was built at a time when the term "luxury" apartment meant more than simply a large price tag. It meant rooms that were not square, that frequently had such amenities as bay windows. It meant a facade that made its tenants feel as well housed as European royalty. It meant a building that exhibited a sense of civic responsibility by the use of appropriate ornamentation.

The rustication of the brown stone blocks creates a play of light and shadow, giving the Osborne a human scale and a civilized presence, reminiscent of an Italian palazzo.

Today this part of New York is being blighted by several tacky new buildings that are not in harmony with a Street characterized traditionally by quality and culture. The Osborne is a crucial landmark of New York as well as a landmark in the history of New York apartment-house architecture.

Margaret Moore
Landmarks Committee

This example of the deterioration of the facade is only one of many additional scenarios where economic risk can be envisioned,as the Commission's ideas may oppose our economic interests.

Landmark status designation provides NO public funding and provides NO proven economic gain. We have been advised that "possible" gain from increased air rights available to landmark buildings is NOT applicable to the Osborne. "Possible" Landmark Commission help in changing the storefronts would be at OUR expense,and could be accomplished just as easily ourselves,if we wanted to negotiate a deal with the store lease-holder. The Landmark Commission cannot make him "fix"the storefronts,and will not pay for any changes that would be desired.

The issue here is NOT "saving"the Osborne. The Osborne is in no danger,neither imminent nor in the future. The issue is whether we should continue to handle our own affairs,as we have been doing without problems,or whether we should yield our authority to outsiders who don't live here,outsiders who will then control us administratively, bureaucratically,and financially,and who will guarantee NO LIMIT on the financial liability which their decisions may cause US to bear. The individuals within the building who have been actively promoting landmark designation have,so far,offered no personal bond or guarantee to cover this liability.

We all want,of course,to keep the Osborne,and we want to be able to afford to stay here. The best way to accomplish that is to keep OUR OWN CONTROL by way of a strong,active Board of Directors, interested tenant-shareholders interacting with the Board, as provided by our co-operative "constitution." Landmark status may be inflicted upon us against our will,but it should NOT be accepted without a fight for our rights.

If you are really scared of future "development"at 57 Street and 7th Avenue,then push the Community Board or the Landmark Commission to institute historic status for the entire area,or to institute zoning height restrictions,which would discourage developers who are primarily interested in building tall skyscrapers.But don't ask for landmark designation of our facade. There is no need to relinquish something for nothing and there is no need to sign a blank check with our signature on the bottom.

The Board of Directors,

The Osborne

Dear Davita -

I bought my apartment at the Osborne for one reason: that the historical nature of the building had not been tampered with

and in fact, had been restored & maintained. I found this building to be one of the few that ignorance & poor taste have not destroyed through "modernization". I hope that all buildings of a historical nature in this area can be preserved.

Susan Hoff
#2CD

Dear Tenant/Owners: February 21,1985

As a member of the Osborne's Board, I feel it is incumbent to reply to the Board's letter of February 19th, which by a number of ommissions fails to discuss the situation accurately.

On February 13th and 14th, the Landmarks Committee of Community Board 5 and the full Community Board 5 met respectively to hear testimony regarding landmarking of the Osborne. The Landmarks Committee voted 8 to 0 to recommend designation, and the full Community Board voted 17 to 7 (with 3 abstaining) to recommend landmark status. In order to placate those against landmarking, the recommendation further read:

> Because of the sensitivity of the issues and the deep concerns of the people who live in the Osborne House, we make the follow motion: Resolved that Community Board 5 finds the exterior of the Osborne Apartment House, 205 West 57th Street, diagonally across from Carnegie Hall,meets the historical and aesthetic criteria to be designated a landmark. Given the unique condition of the exterior of this building, we urge that the Landmarks Commission and shareholders of the Osborne Cooperative work together to establish a master plan that addresses the problems of repair and maintenance of the facade. We also urge the Landmarks Commission to work with the owner of the commercial space to restore and renovate the facade in a harmonious and appropriate fashion.

A number of weeks ago, a small group of Osbornites spoke with members of the Landmarks staff. One question which was posed was "What happens if the cornices are deteriorating?" The first answer was "We don't want to kill New Yorkers." The crux of the discussion was that if removing and replacing cornices--even with new, cheaper materials--would place an irrevocable financial burden on the building, "hardship" can be applied for. The Commission's purpose is not to drive buildings into bankruptcy and into developers' arms. If, as the Board says, on page 2 of its letter, "that [t]he Landmarks Commission, cannot make him [Resnick] "fix" the storefronts," shouldn't the same apply to the facade?

I must reiterate that the Commission does not initiate repairs nor do those repairs necessarily cost more because of landmark status. And there is no evidence, that maintenance costs in landmarked cooperatives go up just because of the landmark status. Our maintenance will go up whatever status we have.

Because the Osborne has had no protective measures for its ground floor, it is stuck with tacky stores for which a realtor has a 99 year lease. With landmarking, we might be able to work out a master plan to make the storefronts compatible to the rest of our 1885 exterior. If Mr.Resnick does not agree to a master plan, he will have to have a public hearing on each and every cha That is, everytime a new tenant moves in, he will have to apply to change the store sign.

The changing of storefronts has NEVER BEEN CHARGED TO THE OSBORNE. Such expense is either incurred by the storekeeper or Mr.Resnick. So, if we become landmarked, it does not follow that, all of the sudden, the cost would be ours.

However, if we did participate in the improvement, we would

have a bonus. Locally landmarked buildings may have national landmark status if they wish. And thus, they can get certain Federal tax advantages. Landmark properties get benefits from repairs made on rental properties. We rent the ground floor to Jack Resnick. And there are Osbornites who rent out their apartments.

The Osborne does need protection. It is only a matter of time before a developer seeks to purchase our building. Although the group of tenant/owners waiting for just that moment is small, it can grow. At the meeting on February 10th called by the Board only for those against landmarking, one gentleman said:

> Our building is worth nothing. Our land is worth a fortune. If we are landmarked, our maintenances will get so high that we will have to abandon our "museum shell." And as a landmark we will not be able to rip down our building so we can sell the valuable land.

If the Osborne were part of an historic distric, the same law would apply to its facade as it does to individual landmarks. Nothing would differ. Either status would protect the building in the same way.

The Landmarks staff is willing to meet again with Osbornites and discuss what landmark status means. It is essential for us to get accurate facts.

Let's protect our wonderful building with its brownstone and stained glass and all those intangibles that it represents.

Sincerely,

Davida Deutsch

Davida Deutsch

DM
MP

ROSENMAN & COLIN

575 MADISON AVENUE, NEW YORK, NY 10022-2585

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SAMUEL I. ROSENMAN (1896-1973)
RALPH F. COLIN (1900-1985)

WASHINGTON OFFICE
1300 19TH STREET, N. W.
WASHINGTON, D. C. 20036
TELEPHONE (202) 463-7177

HOWARD ALAN ZIPSER
(212) 940-8575

August 1, 1990

Landmarks Preservation Commission
225 Broadway - 23rd Floor
New York, New York 10007

Attention: Joan R. Olshansky
Director of Operations

Re: Osborne Apartments
205 West 57th Street

Dear Ms. Olshansky:

On behalf of the Board of Directors of the Osborne Apartments, I am hereby requesting that the Landmarks Preservation Commission agree to leave open the record an additional 60 days in order that the Board of Directors may submit additional materials relating to designation issues of the above-captioned structure. We agree that during the pendency of this action, there will be no work done to the exterior of the building without the written approval of the Commission or its staff.

Very truly yours,

Howard Alan Zipser

HAZ:jl

Redacted