



Community Board 12 - Manhattan Washington Heights & Inwood

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Katherine Diaz, Chairperson
Ebenezer Smith, District Manager

April 27, 2023

Hon. Sarah Caroll, Chair
New York City Landmarks Preservation Commission
David N. Dinkins Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007

Re: Resolution Supporting the Request for Evaluation Submitted to The Landmarks Preservation Commission to Designate 101 Cooper Street as an Individual Landmark Building.

Dear Chair, Caroll:

At the General Meeting on Tuesday, April 25th, 2023, Community Board 12, Manhattan, passed the following resolution with a vote of 31 in favor, 1 opposed, 0 abstentions, and 0 not voting, supporting the Request for Evaluation submitted to the NYC Landmarks Preservation Commission to designate 101 Cooper Street as an individual landmark and urging LPC to diligently pursue the designation of apartment house historic districts in both Washington Heights and Inwood.

Whereas: In February 2023, a group of tenants identifying themselves as the Cooper Landmark Working Group (the "Working Group") submitted a Request for Evaluation ("RFE") to the New York City Landmarks Preservation Commission ("LPC") to designate 101 Cooper Street as an individual landmark building; and

Whereas: 101 Cooper Street is located in the Inwood section of Manhattan on Cooper Street between West 207th Street and Isham Street, adjacent to the Church of the Good Shepherd. Erected in 1937 and designed by Horace Ginsbern & Associates, 101 Cooper is a residential apartment building that offers a classic example of Art Deco architectural design and is notable for being one of the few Art Deco apartment buildings in Washington Heights and Inwood that retain its original steel-frame casement windows. Other intact Art Deco architectural features include curved fire escapes and brick walls, elegant brick and sandstone façade details, and decorative parapets. The lobby floor features a geometric marble and terrazzo pattern; and

Whereas: Horace Ginsbern & Associates was responsible for the design of the Park Plaza Apartments, the first Art Deco building in the Bronx, which LPC designated as an individual landmark in 1981 and described as one of the most handsome Art Deco buildings in the Bronx. Horace Ginsbern & Associates also designed several apartment buildings in the Grand Concourse Historic District; and

Whereas: In 2010, Inwood residents, organized as the Volunteers for Isham Park, submitted a successful application to the Historic Districts Council for its inaugural "Six to Celebrate" program to study the potential for designating historic districts in Inwood. In 2012 Community Board 12-Manhattan ("CB12M") passed a resolution to request that LPC study Inwood for the potential designation of individual landmarks and historic districts; and

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Whereas, In 2018, LPC designated the Park Terrace West – West 217th Street Historic District, which includes 15 free-standing and semi-detached private homes but does not include any of the distinctive apartment buildings in the neighborhood; and

Whereas: On April 4, 2023, Lisa Rubenstein, the resident of 101 Cooper Street who submitted the RFE on behalf of the Working Group, attended the Land Use Committee meeting to present and request support for the RFE, and to express Working Group's concern with the property owners making physical changes to the building that are architecturally inappropriate, such as replacing the original casement windows with double-hung windows; and

Whereas: In addition to 101 Cooper Street, there are other apartment buildings in Washington Heights and Inwood that merit consideration for designation as individual landmarks or as part of an apartment house historic district; now, therefore, be it

Resolved: Community Board 12-Manhattan supports the Request for Evaluation submitted to the NYC Landmarks Preservation Commission to designate 101 Cooper Street as an individual landmark and urges LPC to diligently pursue the designation of apartment house historic districts in both Washington Heights and Inwood.

Sincerely,



Katherine Diaz
Chairperson

cc:

Hon. Eric Adams, Mayor

Hon. Mark Levine, Manhattan Borough President

Hon. Jumaane Williams, Public Advocate

Hon. Brad Lander, Comptroller

Hon. Adriano Espaillat, Congressman

Hon. Cordell Cleare, State Senator

Hon. Robert Jackson, State Senator

Hon. Alfred Taylor, Assembly Member

Hon. Manny De Los Santos, Assembly Member

Hon. Carmen De La Rosa, Council Member

Hon. Shaun Abreu, Council Member