

FRIENDS

of the UPPER EAST SIDE
HISTORIC DISTRICTS

Friends of the Upper East Side Historic Districts, founded in 1982, is an independent, not-for-profit membership organization dedicated to preserving the architectural legacy, livability, and sense of place of the Upper East Side.

WINTER 2023

NEWS FROM FRIENDS

LETTER FROM THE PRESIDENT

Remember the pay phone? The City of New York symbolically removed one of the last of them from its site on 7th Avenue in May of 2022, citing its program to replace that older technology with new WiFi Kiosks. And now we are facing a spate of enormous 5G towers, as much as 32 feet high, and topped with giant, transmitting canisters that seem to peer into the upper story windows of adjacent offices and apartments. Add to these incursions proposed new bus shelters, including some that were

slated to go along Fifth Avenue immediately next to Central Park, one of the most iconic promenades in the world, a proposal that was dropped.

The 5G towers are tall and bulky, and other installations are additionally offensive because they carry advertisements, doing double duty as billboards. In many cases, these include electronic graphics, further commercializing the *CONTINUED ON PAGE 2*

THE UPPER EAST SIDE'S NEW AMBASSADORS OF STYLE



Andrew Bolton, Emily Rafferty, & Thom Browne. Photo by Ben Rosser/BFA.com.

On a starlit evening, the Metropolitan Club became a beacon for fashion, architecture, and preservation enthusiasts as FRIENDS gathered to celebrate the 2023 Ambassadors to the Upper East Side — Thom Browne, the iconic American fashion designer, and Andrew Bolton, the distinguished Wendy Yu curator in charge of The Costume Institute at The Metropolitan Museum of Art.

The honorees were recognized for their exceptional restoration and renovation of One Sutton Place, an architectural gem designed by Mott Schmidt in 1920 for Anne Vanderbilt. By collaborating with

acclaimed designer David Kleinberg, the renovation of this elegant residence became a labor of love. Browne, Bolton, and Kleinberg's approach to the renovation was meticulous, paying homage to the townhome's rich history and preserving its original design. The project exemplifies how historic preservation fortifies the Upper East Side's unique sense of place. Their home beautifully illustrates how architecture, fashion, and art are intimately connected.

Alina Cho and Kent Barwick served as Honorary Chairs for the dinner. Co-chairs included Amy Fine Collins, Alexandra and Philip Howard, Jill and Harry Kargman, Christian Keese and Larry Keigwin, David Kleinberg, Ann and John Pyne, and Lizzie and Jonathan Tisch. While FRIENDS is accustomed to hosting icons of the preservation and architecture fields, we were honored to welcome leaders in the fashion industry like Edward Barsamian, Sharon Coplan Hurowitz, Harold Koda, Lilah Ramzi, Cynthia Rowley, Zachary Weiss, and others into the preservation fold.

Emily Rafferty, previous recipient of the Ambassador to the Upper East Side Award, former president of The Metropolitan Museum of Art, presented them with the award. In his acceptance speech Browne said, "We are thrilled to accept this award from an organization dedicated to protecting the history and culture of this part of New York City." ❧

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streets they are on and the neighborhoods they are a part of. We understand that the city and the franchise holders for these features rely on the income from the ads to make the programs possible, and to extend their benefits into underserved communities. See the article following on page 4 for more on 5G.

And finally, the City Council has passed legislation that would regulate dining sheds, those outdoor extensions to restaurants that were born during the pandemic. While they were generally welcomed initially by New Yorkers eager for ways to socialize safely (and by restaurateurs struggling to survive), they have become something of a mixed blessing, blamed for an increase in trash and vermin, and in some cases poorly maintained eyesores. Recently approved regulations will limit the use of sheds to the summer, meaning they will have to be disassembled for the winter, which will probably limit their use. No doubt New Yorkers will line up on both sides of this “solution”.

Initiatives like these are an example of government trying to do its job, to balance values, weighing the pros and cons of various answers for what contributes to the “general welfare”. That simple phrase is the standard grounded in the United States Constitution, but subject to continuing interpretation and contention, with zoning and historic preservation regulations solidly affirmed as government responsibilities, but nonetheless chronically contentious. At FRIENDS of the Upper East Side, we consider the livability and sense of place of our community as central to the “general welfare” and are dedicated to celebrating and preserving the many elements, from the tops of our historic high rises right down to the streets and sidewalks, that make our neighborhood so distinctive and treasured.

The process that promotes that conversation among government agencies, elected officials, community boards, and the general public is critical to its success. This is where organizations like FRIENDS come in, informed and fueled by your support, opinions, and voices. As FRIENDS begins its forty-second year of service, we pledge to will continue to speak out with you, and for you, as we have since 1981.



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ONE SUTTON PLACE

A History of Refinement, Innovation, & Style



Sutton Place, 1936. (NYPL). Three Sutton Place, the Morgan House, is second from left. One Sutton Place, the Anne Vanderbilt House, is at the far right.

In 1921, Anne Vanderbilt, the widow of railroad magnate William Vanderbilt, made an announcement that sent ripples through New York's high society. She declared her intention to relocate to Sutton Place, a "little-known two-block thoroughfare" that the New York Times predicted would become a haven for New York's societal elite. Anne's decision sparked a wave of excitement that saw several luminaries, including Elisabeth Marbury, Elsie de Wolfe, and Anne Morgan, follow suit. These pioneering women, all of whom were charter members of the Colony Club, shared a profound appreciation for design, with de Wolfe famously leaving her indelible mark on the club's interiors. Now, Sutton Place may seem like the epitome of prestige, but rewind to the 19th century, and you'd find it in a vastly different guise.

At the time, the Upper East Side, including Sutton Place, was a bustling mix of breweries, factories, and tenements. However, a small group of developers and

architects saw an area with possibilities despite the unlikely surroundings. They acquired a collection of rowhouses and tenements, embarking on a transformative journey that would redefine the area.

Architects and homeowners across the city sought to replace the old brownstone facades of rowhouses with new designs and materials. Sutton Place, however, had its own special appeal, with owners bound by covenants that upheld a high standard of quality and consistency. Among these enhancements was the creation of a common garden along the river-facing rear facade, a testament to the thoughtful evolution of the neighborhood. At the forefront of this design revolution was Mott Schmidt, a rising star in the architectural world. Schmidt's early Sutton Place commissions showcased his remarkable talent for rejuvenating rowhouses. His work on the deWolfe/Marbury house, a blend of neutrally colored stucco and subtle elegance, set the stage for the



Andrew Bolton and Thom Browne at One Sutton Place. William Abranowicz for Architectural Digest.

interiors that would follow.

The Morgan house at Three Sutton Place, with its double-wide facade and a nod to the Colonial Revival style, embodied an ode to 18th-century American architecture. The red brick and elegant Ionic columns formed a symphony of design elements, making it stand out in the neighborhood's landscape.

The crowning jewel of Schmidt's work on Sutton Place was the Vanderbilt House, an anchor at the southern end of block. This prominent site boasted the Colonial Revival style, characterized by a stately red brick facade, Doric columns, and a shallow fanlight. Its unornamented upper-floor windows offered a striking contrast to the opulent interiors designed by Elsie de Wolfe, housing Anne Vanderbilt's remarkable collection of art and antiques.

Fast forward to today, where the legacy of exceptional *CONTINUED ON PAGE 4*

CONTINUED FROM PAGE 3 design continues to thrive at One Sutton Place. Andrew Bolton and Thom Browne, known for their adventurous and innovative approach to design, have embraced this historic residence. Collaborating with designer David Kleinberg, they have managed to preserve the classical spirit and details of the house while infusing it with a diverse range of aesthetic influences from various time periods and cultures. Their stewardship follows in the footsteps of illustrious previous owners, including Charles Merrill, Richard Jenrette, and Drue Heinz, all of whom contributed to the house's enduring legacy.

The Anne Vanderbilt House at One Sutton Place stands as a testament to the timeless allure of exceptional design. It encapsulates a journey that spans a century, combining the old with the new, and uniting history with modernity in a harmonious dance of creativity and innovation. It is a living testament to the idea that good design, like the story of Sutton Place, evolves and continues to shape our world in captivating ways. ↻

ISSUES: LINK 5G



Left to Right: CityBridge Link5G Towers in Chinatown and Bed-Stuy. New York Times.

In 2022, the New York City Office of Technology and Innovation (OTI) announced its plan to install LinkNYC kiosks equipped with 3-story 5G antennas throughout the city. Termed the Link5G Tower Program, this initiative, facilitated by a consortium of private telecom companies called CityBridge, promised to boost wireless technology accessibility. However, the program's limited public review and its potential impact on historic and public spaces has raised many concerns.

The LinkNYC 5G Tower Program is a collaboration between the public and private sectors aimed at enhancing wireless and cellular technology accessibility in New York City. The program pledged to provide free high-speed WiFi, both outdoors and within homes. Yet, questions arose about the seemingly arbitrary placement of Link5G towers, particularly in commercial areas, some of which are designated as historic districts.

FRIENDS of the Upper East Side Historic Districts and other preservation advocates are vocal proponents of a more thoughtful approach to expanding telecom networks. Our groups are emphasizing the need for a transparent public review process and



Left to Right: Comptek Technologies proposed 5G tower for historic districts; 5G equipment concealed on a church steeple; Faux cacti for 5G connectivity equipment in Arizona.

greater scrutiny of the LinkNYC program's impact on public spaces, especially in historic districts. In response to concerns raised by advocacy efforts, stakeholders, and elected officials like Congressman Jerrold Nadler, the proposed 32-foot tall Link5G towers were subjected to the Section 106 review, mandated by the National Historic Preservation Act. This process assesses the potential adverse effects on historic properties arising from projects funded, licensed, or approved by Federal agencies, highlighting the significance of the impact these towers may have on historic spaces.

The Section 106 review process began in October 2023. FRIENDS has been awarded Consulting Party status and is reviewing every Link5G tower proposed on the Upper East Side. Please visit friends-ues.org/advocacy/linknyc/ for the most current information about the proposed locations of Link5G towers on the Upper East Side.

Recently, technology companies and elected officials have released alternative solutions to building out New York City's 5G network that are significantly less obtrusive. Comptek recently announced a proposal to attach smaller poles and canisters to existing street furniture such like lampposts. State Assemblymember Alex Bores, whose background is in engineering and computer programming, recently released *Navigating the 5G Revolution: Solutions for New York City's Connectivity Challenges*, a report outlining the more appropriate ways that cities around the world have built out their 5G digital connectivity infrastructure. The report showcases common sense installations atop light poles while also offering creative solutions such as hiding 5G connectivity equipment in church steeples throughout Europe and faux cacti housing 5G equipment in the American Southwest.

As the Link5G program continues to evolve, FRIENDS will be advocating for creative solutions to fortifying NYC's digital connectivity network and the best interests of the Upper East Side at every step along the way. ♪

NO-STYLE? NONSENSE!



Left to Right: View of 38 East 75th Street, 2022; Arrow points to building facade altered in 1926, part of an original row of four buildings; Street view with proposed new facade (via Robert A.M. Stern Architects, LPC hearing materials May 3, 2022)

Tucked in between the distinctive brownstones, apartment houses, and stately townhomes of the Upper East Side Historic District, with their characteristic Beaux-Arts, or Neo-Gothic, or Art Deco facades, there is a distinct category of buildings that do not at first glance conform to a particular architectural style or movement. Labeled “no-style” buildings by the city’s Landmarks Preservation Commission, these structures, which include townhomes with simplified facades and minimal ornamentation, or boxy apartment houses in different scales, are treated differently from other buildings within the historic district, categorized as “non-contributing” to the district and therefore without the protections the LPC normally confers to buildings within its special preservation areas.

The term “no-style” was introduced in the Landmarks Preservation Commission’s 1981 designation report for the Upper East Side Historic District, classifying

approximately 135 buildings within the district as lacking a specific architectural style. No-style buildings ran the gamut from townhomes that were just missing a cornice, to significantly altered structures that were lacking any features. The term itself was never properly defined but the primary intent behind this classification was due to the New York City Board of Estimate’s concern that an approval of historic district designation should not stifle development—thus streamlining approvals processes for alteration or demolition of buildings considered non-contributing due to their perceived lack of historical significance.

As time has progressed, however, this categorization has sparked numerous debates and raised fundamental questions regarding preservation, regulatory consistency, and the shifting appreciation of historical value. Over 40 years have passed since the “no-style” label was devised, during which many

more buildings have become eligible for designation based on age. Architectural tastes and judgements about what constitutes historic value have also evolved over the decades. Meanwhile, the no-style classification has been utilized as a basis for alterations, often allowing modifications without the extensive public discussion and review usually associated with landmarked buildings.

In recent years, specific case studies have emphasized the inconsistencies and uncertainties surrounding the treatment of “no-style” buildings within the Upper East Side Historic District. For instance, the 1882 rowhouse at 38 East 75th Street had received a “no-style” designation because its cornice had been removed, even though it was part of a row of four, largely intact houses. Despite its more simplified appearance, it maintained the scale and rhythm of the original row and contributed to the alignment of floor levels across several buildings along the street. But



Left to Right: View of 105 East 64th Street, 2022; 1927 view of East 64th Street, showing original row at Nos. 103-112 (MCNY); Existing and proposed (Workshop Design + Architecture, June 28, 2022 LPC hearing).

because of the “no-style” designation, the LPC approved a proposal to demolish the building and replace it with a new building. Similarly, the LPC approved the demolition of an altered rowhouse at 105 East 64th Street and its replacement with a disproportionately tall building, despite the fact that the new building would disrupt the rhythm of the remaining row with floor heights that would not align and much larger window proportions that would disrupt the legibility of the historic row. The discussions during these cases underscored the urgent need to revisit the current regulatory practices and develop a standardized approach that prioritizes public participation and historical preservation.

In response to these evolving concerns and to assess the implications of the designation, FRIENDS of the Upper East Side Historic Districts initiated a research project in 2022 to study no-style buildings and their regulatory history. Funded by a generous grant from the Gerry Charitable Trust, the project

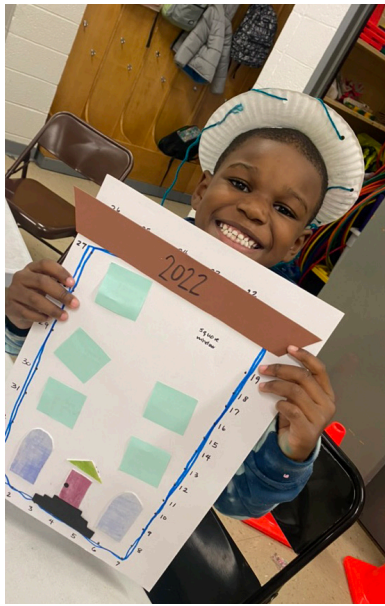
took a multi-faceted approach aimed at understanding, analyzing, and proposing reframed policies for the preservation and regulation of these unique architectural resources within the historic district.

One of the primary objectives of the project was to create an inventory of approximately 135 buildings classified as “no-style” during the district’s initial designation, in order to unravel the complexities of their architectural evolution and relevance over time. To date, Friends has inventoried all no-style buildings in the Historic District, with descriptions and details of where the buildings have been altered or demolished, and a database of historic and current photographs. We are now expanding this list to include buildings with a similarly vague designations in the other historic districts on the Upper East Side.

The project also aims to review the original policy intent behind the “no-style” classification and analyze the official language related to this term, as documented in the public record. By

examining the regulatory record of the LPC concerning “no-style” buildings, the project aims to identify patterns and discrepancies in how these buildings have been treated over the years, in order to propose a standardized approach for their regulation by the Landmarks Preservation Commission that includes opportunities for public participation in decisions about their future.

The FRIENDS project on “no-style” buildings strives to provide a deeper understanding of these structures and their historical context, in order to facilitate policy discussions that balance preservation with the evolving values and appreciation of architectural heritage, ensuring a harmonious future for the Upper East Side Historic District. We hope that our work will encourage the Landmarks Preservation Commission to revisit and update their designation report for the Upper East Side Historic District in a way that reflects current thinking. ✍️



YOUNG FRIENDS - NURTURING MINDS, BUILDING FUTURES

Since 1995, Young FRIENDS has been on an incredible journey teaching architecture enrichment classes to students in the Upper East Side, East Harlem, and Morningside Heights. FRIENDS Education Director Heidi Carey has been hard at work establishing new relationships with entities like Union Settlement, one of NYC's oldest settlement houses offering family enrichment activities in El Barrio, and expanding the public school networks who receive YOUNG Friends programming free-of-charge. With Heidi's expert leadership, It's clear that Young FRIENDS is making a significant impact on the future leaders of our city.

Over the last year, Young FRIENDS made education come alive through its four unique architecture education programs: **Building Fun**, **Immigration**, **Landmarks & Preservation**, and **Building Fun Basics**. These programs are carefully designed to enhance children's visual literacy, deepen their knowledge of New York City and its rich history, foster critical thinking skills, and ignite their capacity for artistic expression. In a world where 21st-century learning is crucial, Young FRIENDS is leading the way.

BUILDING FUN, the flagship program, is all about teaching children that buildings

have stories to tell. It guides students in understanding architectural vocabulary, studying historic photographs and maps, and even participating in an architectural survey during a walking tour of their school neighborhood. The program empowers young minds to design their own New York City buildings, allowing them to make choices about architectural elements, colors, and scale.

YORKVILLE IMMIGRATION delves into the fascinating tapestry of immigrant history in the Upper East Side, with a particular focus on the German, Hungarian, and Czech communities in Yorkville. This program has expanded to include the immigrant story in neighboring East Harlem, where students explore the patterns of various immigrant groups and the importance of Ellis Island. They create mock passports and postcards, providing a deeper understanding of the immigrant experience.

LANDMARKS & PRESERVATION introduces young learners to the New York City Landmarks law, historic sites, and the history of the preservation movement. Students even engage in mock Landmarks Preservation Commission hearings, where they debate whether or not to save a landmark. A neighborhood walking tour

helps children appreciate their local landmarks, encouraging a sense of pride and connection to their community.

BUILDING FUN BASICS, designed for preschool children, introduces the concepts of shape, color, size, and texture in architecture. Through hands-on activities, young learners identify colors, shapes, and patterns in buildings, reinforcing these concepts through movement activities and exploration of various building materials. This program sparks curiosity and creativity from an early age.

Looking ahead to 2024, Young FRIENDS has ambitious plans. We aim to formalize the East Harlem architectural walking tour and establish collaborative lessons between Upper East Side and East Harlem schools, fostering cross-community connections and understanding. As always, teacher evaluations and input will be considered to further improve existing programs and develop new ones that cater to the diverse needs of their constituents.

These programs provide children with an opportunity to develop visual literacy, historical knowledge, and critical thinking skills that will serve them well in the 21st century. 🏡

IN MEMORIAM: Joan K. Davidson & Beverly Moss Spatt

In 2023, the field of historic preservation lost two remarkable women—Joan K. Davidson and Beverly Moss Spatt. Both Davidson and Moss irrevocably shaped the role of historic preservation in New York City. Their tireless efforts and contributions have left an indelible mark on the landscape and cultural fabric of New York City. Both Joan K. Davidson and Beverly Moss Spatt demonstrated unparalleled dedication and made significant contributions to the preservation of New York City’s rich heritage. Their enduring legacies continue to shape the city, reminding us of the importance of safeguarding our past for generations to come. The architectural character and charm the Upper East Side retains is a testament to their remarkable efforts.



JOAN K. DAVIDSON

Joan K. Davidson, a distinguished preservationist and philanthropist, played a pivotal role in preserving New York City’s historic landmarks and buildings. Born on May 26, 1927, in New York City to Jacob and Alice Kaplan, Ms. Davidson inherited a passion for philanthropy and historic preservation from her father. Jacob Kaplan’s foundation, the J.M. Kaplan Fund, became a vital force in saving notable structures and supporting cultural institutions in the city.

Her tenure as the president of the J.M. Kaplan Fund from 1977 to 1993 was marked by thoughtful philanthropy focusing on preserving the quality of life and historic landscape of New York City. Rather than just writing checks, Ms. Davidson actively engaged in projects, providing crucial support to save landmarks and cultural institutions. One of her most significant contributions was the creation of Westbeth Artists Housing, a pioneering project in Lower Manhattan that provided housing for artists. She also fought ardently to preserve Broadway theaters during the 1970s and 1980s. *CONTINUED ON PAGE 10*



BEVERLY MOSS SPATT

Beverly Moss Spatt leaves a giant shadow on the world of historic preservation. She served as the chairwoman of the NYC Landmarks Commission from 1974-1978 under Mayor Abe Beame. She came to the commission after serving on the NYC Planning Commission from 1967-1970 as well as community and advocacy organizations including the League of Women Voters.

Born on May 26, 1924, in Brooklyn, Ms. Moss Spatt held a PhD in Urban Planning from New York University and dedicated her life to preserving the city’s significant landmarks and historic districts. Under Beverly Moss Spatt’s leadership of the LPC, the Landmarks Law was successfully amended to protect historically significant interiors and scenic landmarks. She was also dedicated to supporting the careers of women in historic preservation and frequently placed them in supervisory roles at the LPC which was rare at the time.

She was acutely aware of the importance landmarking could contribute to the city: she expanded *CONTINUED ON PAGE 10*

JOAN K. DAVIDSON *CONTINUED FROM PAGE 9*

Additionally, her support for the rescue and restoration of the Eldridge Street Synagogue on the Lower East Side demonstrated her commitment to preserving New York's diverse cultural heritage.

Joan K. Davidson played a crucial role in the formation of FRIENDS of the Upper East Side Historic Districts. Her support, along with the backing of the J.M. Kaplan Fund and the Municipal Art Society, was instrumental in growing FRIENDS from a group of volunteers passionate about preservation into a crucial force in protecting and preserving the Upper East Side's historic character. In 1982, with Ms. Davidson's support, FRIENDS assembled its first Board of Directors, marking the organization's formal inception. Her generous contributions ensured that FRIENDS had the necessary resources to become the influential preservation advocacy group it is today. Joan K. Davidson passed away at the age of 96 of August 11, 2023. 🌸

BEVERLY MOSS SPATT *CONTINUED FROM PAGE 9*

the Manhattan-centric approach to designation by adding many landmarks in the other boroughs; she started the LPC's grants program; and she began the agency's citywide survey program that informed designations. She created the Senior Scholar program for New York City College students and along with her staff and commissioners, performed a vast amount of community outreach. Beverly Moss Spatt was at the helm of the Landmarks Preservation Commission during the uncertainty of the 1970s recession and the 1975 financial crisis but still protected over 800 landmarks and critical districts. After serving as chairwoman, She continued to sit on the Landmarks Preservation Commission until 1982 and later served on the board of the Historic Districts Council and until very recently continued her advocacy.

Beverly Moss Spatt was supremely confident, honest, tireless—and open to suggestions and contributions from everyone—including students. She was fiercely protective of the Landmarks Commission's goals, activities and staff. She demonstrated unparalleled dedication to the preservation of NYC's cultural heritage never stopped advocating for the importance of NYC landmarks and the vital role they play in our city. Beverly Moss Spatt died at the age of 99 on July 14, 2023. 🌸

WELCOMING ANNA MARCUM AND NUHA ANSARI!



FRIENDS is delighted to welcome two new staff members, Anna Marcum (left), Executive Director, and Nuha Ansari (right), Manager of Preservation and Programs.

For her undergraduate studies, Anna moved from her home in Mississippi to New York to attend Barnard College, where she majored in art history. She then went to New Orleans, one of the most historically rich cities in the US, where she received her master's in historic preservation from Tulane University. Anna has completed extensive community-informed field studies in Midland, Michigan and Hammond, Louisiana, experience that demonstrated to her the value of engaging communities in their architectural heritage and built environment. Most recently, Anna was the Director of Research and Preservation at Village Preservation.

Nuha Ansari has a background in historic preservation in New York and internationally. She has worked on preservation projects in such varied places as Yemen's Hadhramaut valley and the north of Pakistan and has written and edited several studies and monographs on historic and contemporary architecture and urbanism. Most recently, Nuha was project officer and consultant for the Aga Khan Trust for Culture in Geneva, Switzerland. 🌸

MORE FROM FRIENDS...

BEYOND THE BRICKS: NOVEMBER 2022 - JANUARY 2023



40 FRIENDS
YEARS
1982 - 2022
of the UPPER EAST SIDE



BEYOND THE BRICKS, a collaboration between FRIENDS, Art on the Avenue, and Manhattan Sideways, was a neighborhood wide program that shined a light on the history of the vibrant small shops of the Upper East Side, in the form of a self-guided gallery walk and exhibit that explores the history of each building and the stories of the current proprietors.

FRIENDS will be bringing back Beyond the Bricks in 2024. 🍷

BEYOND THE BRICKS



2023 ANNUAL AWARDS - APRIL 12, 2023



Duke House and the Making of Modern New York (Brill, 2022)
Publication Award

Roosevelt Island Lighthouse
Rehabilitation Award

Ryan's Daughter
Good Neighbor Award

706 Madison Avenue – Maison Hermès
Renaissance Award

Carolyn Maloney
Distinguished Leadership Award

Left: Carolyn Maloney accepting her award.

FRIENDS

of the UPPER EAST SIDE
HISTORIC DISTRICTS

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OUR MISSION

FRIENDS of the Upper East Side Historic Districts, founded in 1982, is an independent, not-for-profit membership organization dedicated to preserving the architectural legacy, livability, and sense of place of the Upper East Side. In addition to monitoring the Upper East Side's seven historic districts and 13 individual landmarks, FRIENDS has also been a leader in successful efforts to improve the zoning laws governing the area's avenues and residential side streets. Through effective advocacy and successful educational programs, FRIENDS acts as a steward safeguarding the future of all Upper East Side historic districts and the designated and contributing buildings that make those districts special.

