

FRIENDS

of the UPPER EAST SIDE

Friends of the Upper East Side, 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.

FALL 2025

NEWS FROM FRIENDS

OPEN LETTER TO THE MAYORAL CANDIDATES

Dear Mayoral Candidates,

Every mayoral election is an opportunity for the city to reset. During this campaign season, several of you have offered thoughtful perspectives on international affairs. Yet we've heard little about how you plan to strengthen the true core of New York City: our neighborhoods.

We've been waiting for a deeper, more nuanced conversation about the damaging effects of demolishing existing low-scale buildings. New Yorkers continually express concern about the loss of affordable housing. For example, Manhattan Community Board 8 lost more than 14,000 affordable units between 2007 and 2020. In their place, we now see towering luxury buildings—mostly condominiums—with oversized, high-priced apartments.

Each time a modest walk-up is destroyed and replaced by a super-luxury tower, a young person moves back to the Midwest, or a long-time resident is forced to relocate after decades. What is your stance on these demolitions? Do you see value in

older buildings? How will you protect and preserve existing multi-family housing? Take the Southwest corner of East 71st Street and Second Ave corner. In total, five 5-story 50-foot high tenement buildings—containing 59 relatively affordable rental units and 10 small businesses including three restaurants—would be replaced by a 214-foot high 21-story tower with 121 market-rate apartments and several high-end retail stores according to BK Real Estate Advisors.

Allowing developers to stack luxury high-rises wherever they can assemble parcels is not a vision for a livable city. If we continue down this path, neighborhoods like Yorkville will disappear—becoming names on old maps, like Blissville or Blythebourne. A cluster of high-rises without walkable schools, parks, small businesses, seating, and an active street life is not a real neighborhood.

The next mayor will oversee the city's planning, building, preservation, and urban design agencies. How will you ensure these agencies work together with a unified purpose? We need an administration that understands how neighborhood ecosystems

function—and that values preservation. Have you identified where school seats are available to support incoming families? Do you know which older buildings could be converted into supportive housing?

For decades, “as-of-right” development has allowed buildings to rise with minimal oversight, so long as they follow existing rules. As a result, schools, walk-ups, and apartments have given way to luxury towers. Today, several large hotels sit empty, deteriorating, instead of being repurposed for housing. Why shouldn't the Wellington or Roosevelt Hotels be converted into permanent homes if they're not returning to hotel use? New York has a proud history of repurposing old hospitals, schools, and clubs into useful housing. Now, we need a formal program to support creative reuse. This isn't about blaming past administrations for today's crisis—it's about calling on the next mayor to bring forward new, inventive solutions. Whatever happened to the idea that “the greenest building is the one that already

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MAYOR'S CHARTER REVISION PUSH GOES TO VOTERS THIS NOVEMBER

This November, New Yorkers will not only vote for elected officials—they will also decide on a series of ballot measures that could significantly expand mayoral authority and reshape longstanding mechanisms for community oversight in the city's land use and development process. Behind the bureaucratic language of “streamlining” and “fast-tracking,” the Mayor's Charter Revision Commission is advancing a dangerous agenda: weakening public input and consolidating control over land use decisions that shape every block, building, and future in this city. These proposals do not address the root causes of the housing crisis. Instead, they seek to limit and marginalize public participation—raising serious concerns about transparency, accountability, and democratic governance.

In July, the Commission—handpicked by Mayor Eric Adams—approved its final report, which includes five ballot questions set to go before voters this fall. While framed as tools to galvanize support for and facilitate more affordable housing, several of these measures are Trojan horses for deregulation and reduced public review oversight. If passed, essential guardrails like ULURP (Uniform Land Use Review Procedure), community board review, and City Council oversight could be curtailed, bypassed, or sidelined—giving developers more leverage and New Yorkers less say.

FRIENDS has closely monitored this process and consistently voiced strong opposition during public hearings to any proposals that would reduce public oversight. We continue to emphasize that transparency, accountability, and community engagement are essential to responsible and effective urban planning process.

As these critical issues head to the ballot, FRIENDS urges the community to remain informed and engaged. Below are the ballot questions, along with our recommendations:

QUESTION 2: Fast Track Affordable Housing Across the City

Creates a new process at the Board of Standards and Appeals for zoning relief and a separate “streamlined” review for districts with lower affordable housing production. More specifically, certain projects in the 12 community districts with the least affordable housing would skip City Council review and go directly to the City Planning Commission, though community boards and borough presidents would still review them. This proposal also allows some publicly funded affordable housing projects bypass the full ULURP process and seek zoning relief through the Board of Standards and Appeals instead.

This proposal sets a precedent for circumventing public review under the guise of equity. It centralizes decision-making without requiring greater affordability or stronger tenant protections. FRIENDS recommends a NO vote.

QUESTION 3: Simplify Review of Modest Housing and Infrastructure Projects

Introduces a new review pathway called the Expedited Land Use Review Procedure (ELURP) for many smaller projects. These include “modest” housing developments that meet specific criteria, as well as certain rezonings, land acquisitions, and infrastructure projects. The local community board and borough president would still provide input, but their review periods would happen concurrently rather than one after the other. Final approval would rest with the City Planning Commission,

unless state law requires City Council involvement.

This is another step toward dismantling the ULURP, which gives communities a voice. “Modest” is undefined—opening the door to broad exemptions from public engagement. FRIENDS recommends a NO vote.

QUESTION 4: Create an Affordable Housing Appeals Board

Establishes a new appeals board made up of the mayor, the local borough president, and the City Council speaker. The board would review Council decisions that reject or modify applications for affordable housing. Currently, under the ULURP process, the mayor can veto Council actions, though the Council can override the veto with a two-thirds vote. The new appeals board could overturn Council decisions if at least two of its three members agree.

This dilutes Council power and inserts mayoral influence into what should remain a transparent legislative process. It risks replacing public deliberation with backroom deals. FRIENDS recommends a NO vote.

QUESTION 5: Create a Digital City Map

Consolidates and digitizes the city's archive of paper maps under the Department of City Planning.

While modernization is essential, FRIENDS is closely monitoring how these changes might impact the City Map's existing role in infrastructure approvals. Broader implications and oversight of the data remain unclear. FRIENDS takes no position at this time, stay tuned.

QUESTION 6: Move Municipal Elections to Coincide with Presidential Years

This proposal would shift city elections, including mayoral and City Council primary and general races, to align with presidential election years, but only when allowed by state law.

FRIENDS takes no position at this time, stay tuned.

FRIENDS Stands Firm Against This Power Grab!

We support fair and affordable housing, and the right of communities to participate in decision-making but we oppose changes that weaken local voices and leaders, and diminish transparency in the name of efficiency or expediency. This is not just about housing policy. This is about who gets to decide what our city looks like. This is about you.

Stay informed. Stay involved. And this November, vote to protect your voice in shaping New York's future. ♦

2025 FRIENDS Awards



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exists"? Have we forgotten Jane Jacobs' timeless principles for building healthy, vibrant neighborhoods?

Voters are waiting for real plans—ones that see existing affordable housing not as obstacles, but as partners in shaping equitable, sustainable communities. Many longtime owners of small residential buildings are torn—hold on, or sell out to the next developer's assemblage?

New York is a showcase for extraordinary wealth and philanthropy. So why hasn't a single candidate proposed a serious task force to engage philanthropists in meeting urgent residential and public needs—like the Carnegies, Vanderbilts, and Rhinelanders once did? Have you reached out to our community-minded sports teams to help maintain esplanades, walkways, and playgrounds—projects that promote health and civic pride? Naming rights could easily support the

restoration of the crumbling esplanade outside Gracie Mansion.

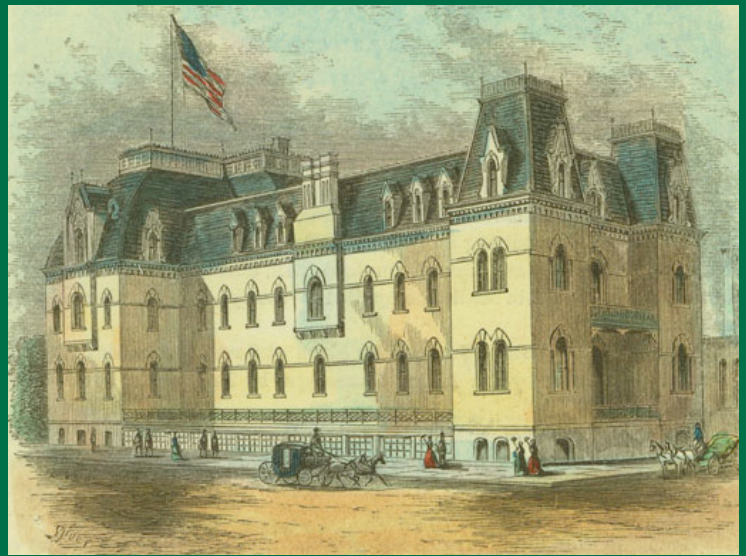
If you're truly serious about solving the housing crisis, are you involving the people and institutions who can help—unions, universities, financial institutions, housing organizations, philanthropists, and the full range of city agencies? We, the voters, are watching.

Ronda Wist, Vice-President of FRIENDS ♦

TRACING LENOX HILL HOSPITAL'S 150-YEAR ARCHITECTURAL LEGACY



Cohen Gallery Entrance © Beyond My Ken



Lenox Hill Hospital etching, 1868

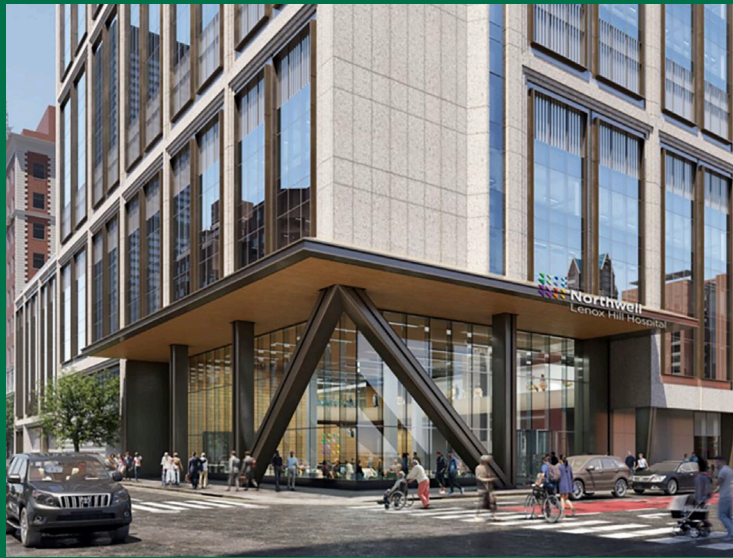
This summer, on August 14, the City Council unanimously approved Northwell Health's sweeping expansion and rezoning plan for Lenox Hill Hospital, making the redevelopment of the historic campus all but certain. The project will replace most of the existing hospital complex with a new, consolidated medical facility, including a soaring tower on Lexington Avenue from 76th to 77th Streets. Although the Council secured some modifications—most notably a reduction in the tower's height from 436 to 370 feet and adjustments to the base to better relate to the streetscape—the approved scheme still permits a bulky, 370-foot building on Lexington Avenue, a uniquely narrow, retail-oriented corridor long recognized by the Department of City Planning as having “very special neighborhood character.”

FRIENDS supports Northwell's goal of modernizing its facilities and improving patient care. However, throughout the public review process we emphasized that the scope of this redevelopment far exceeds what is reasonable. One aspect of the redevelopment that received almost no attention in the environmental impact assessment or in the public review process is the impact on Lenox Hill Hospital's 150-year institutional and architectural legacy. The Environmental Impact Statement asserted that the project would not result in significant adverse impacts to urban design or architectural resources, overlooking both the tangible loss of historic buildings currently housing the hospital and the larger question of how redevelopment should align with community-driven planning that prioritizes contextual zoning and

preservation.

Lenox Hill Hospital's story at its current site dates to 1869, long before Park Avenue became the iconic residential boulevard it is today and before Lexington Avenue developed its distinctive, retail-oriented streetscape. Founded in 1857 as the German Hospital on the Lower East Side, the institution moved uptown about a decade later, part of a broader movement of hospitals and philanthropic institutions seeking more space along the growing East Side. The hospital adopted the name Lenox Hill around World War I, but its ties to its German founders and the German immigrant community in nearby Yorkville endured.

The original hospital building, no longer extant, stood at the corner of Park Avenue



Tower simulation by George M. Janes



Lenox Hill Hospital from Lexington Ave, 2025

(then 4th Avenue) and 77th Street and was designed by Carl Pfeiffer, a German-born architect noted for his institutional commissions. Pfeiffer's plan included two long pavilions on 77th Street between Park and Lexington Avenues, designed in a Victorian Gothic style with pointed arches and polychrome brickwork. (The site now houses the glass-and-aluminum Wollman Pavilion, opened in 1957.) Soon after, the six-story Anna Ottendorfer Dispensary was constructed at Park Avenue and 76th Street in the Italian Renaissance style, adding a distinguished presence.

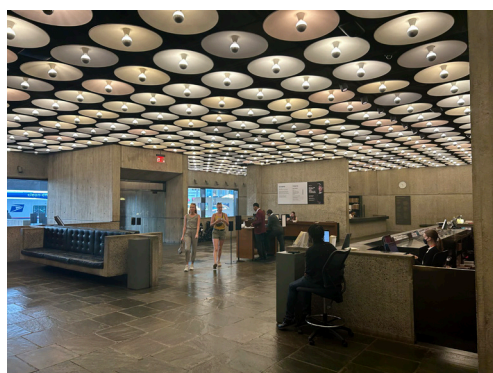
As the hospital expanded across the block, it absorbed rowhouses and tenements and replaced them with new purpose-built medical structures, several of which still stand. These include: the nine-story red-brick

Achelis Building by I.E. Ditmars on Lexington Avenue, built as a nurses' training school and named for German-American industrialist Fritz Achelis; the Einhorn Memorial on 76th Street, a limestone building with streamlined classical details by York & Sawyer, donated in 1935 by Dr. Max Einhorn in memory of his wife; and additional midblock facilities in brick and limestone, the West building by Ditmars and the 1931 Main and East buildings. Not least among them are the surviving late 19th century tenement buildings at Lexington Avenue and 76th Street. Together, these structures illustrate the layered story of the hospital's incremental growth, deeply tied to Yorkville's immigrant roots.

The demolition of a number of these buildings would be a profound loss for both the hospital and the neighborhood. They represent not

only the architectural evolution of the Upper East Side but also the immigrant philanthropy, neighborhood identity, and institutional development that shaped this community. As FRIENDS emphasized throughout the public review process, recognizing Yorkville's cultural history is especially critical amid today's unrelenting development pressures. Lenox Hill Hospital's historic buildings are a direct link to that past. Once demolished, they cannot be replaced. ♦

A LANDMARK VICTORY: THE BREUER BUILDING DESIGNATED INSIDE AND OUT



Photos courtesy of Sean Khorsandi and Nuha Ansari

On May 20, 2025, the New York City Landmarks Preservation Commission (LPC) unanimously voted to designate the former Whitney Museum of American Art at 945 Madison Avenue as both an Individual and Interior Landmark. This

decision formally recognizes one of the city's most iconic examples of Brutalist architecture, designed by Bauhaus-trained architect Marcel Breuer, as a site of enduring cultural and architectural significance.

Constructed in 1966, the Breuer Building served as the Whitney Museum's home until 2014. With its distinctive inverted pyramid form and rugged concrete façade, it has long stood in striking contrast to the 19th-century streetscape of the Upper East Side. Commissioners praised Breuer's design for its remarkable continuity between exterior and interior spaces, and for its lasting contribution to the urban fabric of Madison Avenue.

Although the exterior of the building has been regulated since 1981 as part of the Upper East Side Historic District, this new designation extends protections to essential interior elements, including the lobby, coat check, and monumental stairwell. These spaces embody the Bauhaus concept of a *Gesamtkunstwerk*—a total work of art in which architecture, interiors, and furnishings form a seamless whole. Visitors experience a carefully choreographed spatial progression from the pedestrian bridge into the building, where the lobby, staircases, and lower levels reinforce Breuer's unified vision.

For FRIENDS, this victory has been decades in the making. We have long advocated for the protection of Modernist architecture, and were proud to join DOCOMOMO and a coalition of preservation organizations in pressing for this designation. In our testimony before the LPC, FRIENDS emphasized that Breuer's interiors are not secondary to the exterior, but essential to the building's architectural significance. They remain a rare opportunity for the public

to encounter Bauhaus design principles in situ—a tangible record of Modern design history and a space that has welcomed generations of New Yorkers.

The designation also secures the building's future as it enters a new chapter. Acquired by Sotheby's in 2024, the Breuer Building is now being adapted as the auction house's global headquarters. Landmark status will ensure that its most significant spaces remain intact, preserving Breuer's vision while allowing new uses to take shape.

The designation of the Breuer Building inside and out is not only a victory for one of New York's most iconic landmarks, but also a milestone in FRIENDS's broader effort to safeguard the Upper East Side's modernist heritage. Since our 2002 exhibition *A Modern Legacy: Preserving 20th Century Architecture on the Upper East Side*, FRIENDS has worked to spotlight the neighborhood's often-overlooked modernist and postmodern works—buildings by architects like Breuer, Rudolph, Bunshaft, and Johnson—that stand alongside the Beaux-Arts and Colonial Revival architecture for which the area is best known. Too many of these structures have already been lost, from Brutalist residences to cultural spaces, underscoring the vulnerability of this period of architecture.

In this context, the landmarking of Breuer's Whitney sets a powerful precedent. It affirms that the Upper East Side's architectural story is not frozen in the 19th century, but includes the bold and experimental designs of the 20th. It is an important step toward ensuring that the full breadth of the Upper East Side's architectural legacy will endure for generations to come. ♦

YOUNG FRIENDS EDUCATION PROGRAM: A YEAR OF DISCOVERY AND CONNECTION

Since 1995, Young FRIENDS has helped children discover New York City through the lens of architecture. From early lessons on color and shape to explorations of landmarks and neighborhood history, the program sparks creativity, critical thinking, and a deeper appreciation of the city.

Looking Back: Highlights from Last Year

Last year, students from P79 M Horan School on East 120th Street joined us for monthly visits to New York City's vibrant ethnic neighborhoods. Starting in German Yorkville, we explored Chinatown, the Eldridge Street Synagogue on the Lower East Side, Irish heritage in Woodlawn Heights in the Bronx, and South Asian communities in Jackson Heights, Queens. In every neighborhood,

students identified architectural treasures while immersing themselves in local food, sights, and sounds.

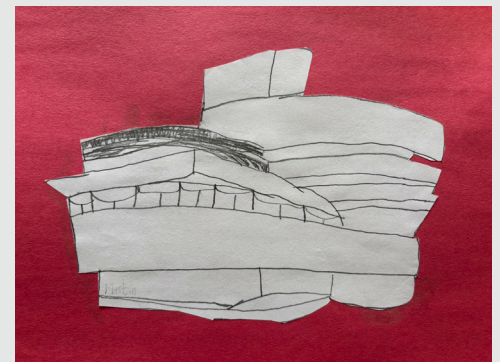
Our Union Settlement students had unforgettable experiences on field trips to iconic destinations, including One World Trade Center, the Guggenheim, the Museum of the City of New York, and the Cathedral of St. John the Divine.

This year, we look forward to continuing our partnerships with schools across the Upper East Side and Harlem, as well as offering

after-school, holiday, and summer programs through Union Settlement in East Harlem.

We can't wait to share what's next. Stay tuned for more stories from the field as we continue to explore, learn, and grow together!

These images showcase student artwork from our summer program, where they created pieces inspired by their favorite New York City landmarks. ♦



YORKVILLE LANDMARKING UPDATE: A CALL FOR PRESERVATION

As a follow-up to our Fall 2024 Yorkville Special, this update highlights FRIENDS' ongoing advocacy for landmarking architecturally and culturally significant sites in Yorkville. Since August 2024, we have submitted four Requests for Evaluation (RFEs) to the Landmarks Preservation Commission (LPC) for individual landmark status for the Church of St. Elizabeth of Hungary, the Manhattan, the Doelger Building, and the Kaiser and the Rhine.

These buildings tell the story of Yorkville as a welcoming enclave for immigrant communities from Germany, Hungary, Czech Republic, and Ireland. The latter two sites also represent important chapters in New York City's housing history.

CHURCH OF ST. ELIZABETH OF HUNGARY



Located at 213–215 East 83rd Street, this Gothic Revival church was built in 1893 and renovated in 1917. It served both the German and later Slovak immigrant communities

after congregations migrated from the Lower East Side. Under Msgr. Patrick McCahill, it became a pioneering site for deaf ministry and community engagement. Architecturally distinct with its blend of Victorian Gothic and Roman Catholic styles, it also features maritime motifs reflective of its diverse congregation.

Despite its architectural uniqueness and cultural relevance, LPC denied landmark status, citing its modest scale and style. The church now faces redevelopment, risking the loss of a cherished Yorkville landmark.

THE DOELGER BUILDING



Located at 1491 Third Avenue, this Art Deco structure showcases intricate floral and music-themed terra cotta. Built by German-American beer magnate Peter Doelger Inc., it played a vital role in Yorkville's "Little

Germany" as a brewery-owned ballroom and event space. It later became a center for Irish musical culture and reflects the neighborhood's immigrant resilience.

LPC denied landmarking, referencing first-story alterations and a lack of sufficient original detail to justify designation.

THE MANHATTAN



At 244 East 86th Street, The Manhattan (1879) is the city's oldest surviving large apartment house. It was developed by the Rhinelander family, one of Yorkville's early and prominent real estate families, on the expansive family-owned land just upriver from Gracie Mansion. Designed by the distinguished architect Charles W. Clinton, it marked a turning point from overcrowded tenements to middle-class apartments. It introduced features like private hallways,

Get Involved: Help Us Landmark Yorkville

Do you know a building in Yorkville that deserves landmark protection?

Email us at info@friends-ues.org with the subject line: "Landmark This"

Include the building's name, address, and any historical or architectural details that highlight why it deserves protection.

full kitchens, and dumbwaiters—setting a precedent for modern multi-family living.

Despite its architectural and social significance, LPC determined it does not sufficiently represent apartment house development in Yorkville and greater New York City, and cited alterations and modest design as reasons for denying landmark status.

THE KAISER AND THE RHINE



Located at 1716–1720 Second Avenue, this Romanesque Revival pair of buildings exemplifies late-19th-century immigrant housing and a shift toward apartment living for the middle class. Designed by Lamb & Rich, the buildings stand out in a neighborhood dominated by neo-Grec tenements, offering rare architectural and historical value.

While the LPC has yet to make a decision, the case underscores the urgent need to protect immigrant-era architecture and preserve affordable housing as such buildings continue to vanish. ♦

LANDMARKING DECLINE:
A TROUBLING TREND

The RFEs were supported by new research emphasizing the structures’ architectural and social relevance. Yet, these denials reflect a troubling trend. A 2024 report by Village Preservation notes a steep drop in landmark designations under the current administration. Mayor Eric Adams’ tenure has seen only 10 annual designations—less than one-third of his predecessors—with an 85% decrease in designations in Manhattan Core neighborhoods like Yorkville.

Notably, only three buildings in Yorkville have individual landmark status—and all were designated in 1967, including Parsonage of Holy Trinity Church (332 E 88th St), Holy Trinity Church and St. Christopher House (316 E 88th St), and Yorkville Branch of NYPL (222 E 79th St). Meanwhile, historically rich sites like those highlighted here face redevelopment and possible erasure. FRIENDS urges the Commission to prioritize landmarking these structures **given the alarming trend of institutional expansion, unchecked growth, and the continued loss of affordable housing in Yorkville.** We must protect what makes Yorkville unique—before it’s too late.

Call for Volunteers



FRIENDS is looking for enthusiastic volunteers to support our walking tours and YOUNG FRIENDS Education Program! Volunteers will have the chance to assist with our guided neighborhood walks on the Upper East Side and work alongside our Director of Education in classrooms and during after-school programs. This is a great opportunity to share your love of New York City, support NYC students, and get involved in meaningful preservation work. Whether you’re passionate about historic preservation, education, or community engagement, we’d love to have you on our team.

Please contact us at info@friends-ues.org with a resumé— we look forward to hearing from you!

Yorkville, Then and Now: A Vanishing Ecosystem

Neighborhoods are more than zip codes. They are ecosystems—complex, living networks where homes, schools, small businesses, and neighbors co-evolve. In Yorkville, this delicate ecosystem is under pressure. Ritzy high-rises now stand where tenement buildings, corner pharmacies, shoemakers, bakeries, and walk-up apartments once formed a vibrant, interdependent web of daily life. What is the cost of such transformation?

This isn't about nostalgia—it's about refusing to let our city hollow itself out in real time. A healthy neighborhood, like any living ecosystem, depends on more than just new construction. It needs people of all ages, incomes, and backgrounds. When that balance is destroyed, we lose more than just old buildings. We lose memory. We lose continuity. We lose people.

Preservation isn't a barrier to growth. It's how a city holds onto its soul while making room for its future. Because once these buildings are gone—once the communities they held are scattered—the ecosystems they supported collapse and they don't come back.

The ten before-and-after photo pairs below capture corners along Second and Third Avenues, spanning East 71st to East 86th Streets—each one a small but telling example of a neighborhood in flux. “Then” photos are sourced from the FRIENDS Archives unless otherwise noted, while the “Now” photos show the current appearance of these locations.



Northeast Corner of East 71st & Second Avenue

Then: Six 5-story 50-feet high 5 buildings with 59 affordable housing units above small businesses.

Now: No plans or renderings have been revealed for the new structure, but the site could give rise to a very tall luxury residential building.



Southwest Corner of East 71st & Second Avenue

Then: Five 5-story buildings with more than 50 affordable housing units above ground-floor retail including three restaurants.

Now: Demolition is currently in progress to clear the site for a residential development, though specific project details have not yet been disclosed.



Southwest Corner of East 72nd & Second Avenue

Then: At least six 5-story buildings with affordable apartments above ground-floor retail including a grocery store and a pharmacy.

Now: The site is being cleared for a 21-story residential building that will include 53 condominium units and retail space. An adjacent five-story annex is said to include four affordable housing units.



Northwest Corner of East 77th & Second Avenue

Then: Two 4-story buildings with ground-floor retail and affordable apartments above.

Now: A 36-story, 500-foot-tall luxury condo tower with 62 units and retail space on the ground floor.



Northwest Corner of East 86th & Third Ave

Then: A children's clothing store, an optical shop, and the iconic Papaya King—a lively, accessible corner serving the neighborhood.

Now: The site is being excavated for a 210-foot, 17-story luxury condominium with only 25 exclusive units.



Northwest Corner of East 82nd Street & Third Ave

Then: 45 relatively affordable housing units sat above a Food Emporium grocery store—an anchor for both residents and the broader neighborhood.

Now: The site is under construction for a 478-foot, 39-story mixed-use tower that will include 125 condominium units.



Northwest Corner of East 80th & Third Ave

Then: Five 4-story buildings stood here, with stores on the ground floor and 36 affordable housing units above.

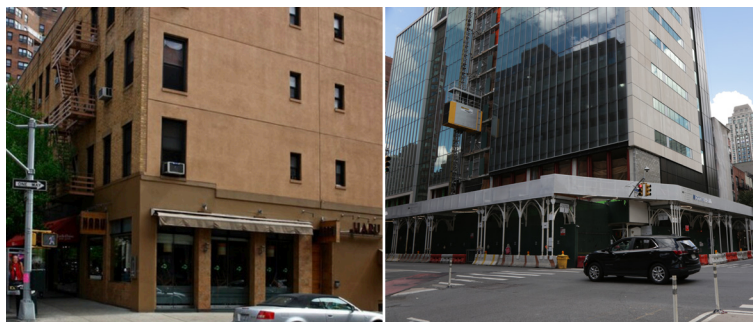
Now: The site is awaiting demolition to make way for a 508-foot-tall structure, 34-story, building. The proposed building will include 66 units and commercial space.



Southeast Corner of East 77th Street & Third Avenue

Then: A row of 4-story buildings housing small businesses and restaurants on the ground floor, and affordable apartments above.

Now: The Goldman Health Care Pavilion, a 215-foot-tall, 15-story medical building scheduled to open in 2026.



Northeast Corner of East 76th Street Ave & Third Avenue

Then: The 76th Street end of the same block on Third Avenue, lined 4-story buildings and small businesses and a restaurant on the ground floor.

Now: The Goldman Health Care Pavilion spans the entire east side of Third Avenue from 77th to 76th Street.



Southeast Corner of East 75th Street & Third Avenue

Then: A row of 5-story buildings with a grocery store, café, restaurant, and a beauty supply shop—local businesses that served the community—with affordable apartments above.

Now: The construction is nearing completion for a 214-foot, 18-story residential building that will include 125 condo units with ground-floor retail space.

FRIENDS

of the UPPER EAST SIDE

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OUR MISSION

FRIENDS of the Upper East Side, founded in 1982, is an independent, not-for-profit membership organization dedicated to preserving and celebrating 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 131 individual landmarks, FRIENDS has also been a leader in successful efforts to improve the zoning laws governing the area's avenues and residential streets. Through effective advocacy and successful education and community outreach programs, FRIENDS acts as a steward safeguarding the future of the Upper East Side. Our goal is to stimulate an interest in architecture, history, and preservation, while also instilling a sense of community pride and awareness.

STAY CONNECTED WITH US!

Sign up for our upcoming events—including walking tours—using the QR code below or by visiting friends-ues.org/programs/events/

