

Hamilton Heights–Sugar Hill Historic District Extension

Historic District

149th–150th Streets between Edgecombe and Convent Avenues

Designation Date: October 3, 2001



2-4 ST. NICHOLAS PLACE. New York City Landmarks Preservation Commission Hamilton Heights/Sugar Hill Historic District Extension Designation Report. Photo by Carl Forster.

The extension of the Hamilton Heights–Sugar Hill Historic District Extension consists of 15 buildings, built between 1885 and 1909. Located in northwestern Manhattan, from West 149th to 150th Streets, and from the westside of Edgecombe Avenue to the east side of Convent Avenue, the Extension expands the district’s present boundaries, designated in June 2000, to reflect the neighborhood’s architecture and cultural history more completely.

Three building types reflect distinct and overlapping stages in the district’s residential development. The earliest structure is 8 St. Nicholas Place, a single-family house designed in the Queen Anne style by Richard S. Rosenstock in 1885. Now part of the Dawn Hotel, it is connected by a modest addition to the former Jacob P. Baiter house, a fine example of the French Renaissance Revival style, designed by Theodore G. Stein. Built in 1893–94, this four-story house features a finely detailed tan brick and terra cotta facade.

Ten well-preserved rowhouses, completed in 1897 and 1898, are also included in the district. On West 150th Street, the brick and limestone facades are decorated with an unusual mixture of finely tooled Romanesque and Renaissance Revival–style details. The six houses on

Convent Avenue are linked by a common cornice and feature modest details fashioned in brick and limestone.

The district has two particularly fine apartment buildings, both designed by architects who were very active in this section of Harlem. The Plaza, designed by A.B. Ogden and Son, stands at the southwest corner of St. Nicholas Avenue and West 150th Street. Seven stories tall, the well-preserved Roman brick facade has a rusticated base, projecting triple-arch entrance portico, and terra cotta window surrounds. At the southwest corner of Edgecombe Avenue and West 150th Street is a six-story apartment house designed by John Hauser in 1909. Clad in red brick, limestone and terra cotta, this large Beaux-Arts style structure is one of the most dignified buildings in the district.

In subsequent decades, the area became known as "Sugar Hill." Most residents were black professionals, active in law, business, medicine, and the arts. Few changes have been made to the neighborhood's architectural fabric since this celebrated era. By expanding the boundaries of the present District to the north and west, the NYC Landmarks Preservation Commission seeks to not only preserve buildings of architectural distinction, but to represent the area's historical and cultural development more fully.

[Read the full NYC LPC designation report here.](#)