

CENTRAL PARK





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A Place to Relax and Dream

Manhattan's Central Park is the first urban landscaped public space in the United States. It spans two-and-a-half-miles, from 59th Street to 110th Street, and from Fifth Avenue to Eighth Avenue, and offers



A welcome repose in the heart of the city that never sleeps, Central Park offers a change of pace from the hectic city life. The 2.5 mile park is the perfect place to get back to nature, take a stroll, or even a pleasant nap.

an internal "loop" (officially known as Park Drive) that takes drivers through the park from side to side and runs approximately six miles around. Originally conceived in the salons of wealthy New Yorkers in the early 1850s, the Central Park project spanned over a decade and cost the city \$10 million.

Its purpose was to refute the European view that Americans possessed an unhealthy, materialistic preoccupation and lacked a sense of civic duty, an interest in common good, and appreciation for cultural refinement. Sensitive high-society New Yorkers envisioned a sweeping pastoral landscape where they could parade in their carriages, socialize and "be seen." It was recognized that all citizens could benefit from clean air and healthy recreation.

Central Park History

After years of debate over location, construction finally began in 1857. The park's design was based on the winner of a contest, the "Greensward Plan," submitted by Frederick Law Olmsted, the park superintendent, and architect Calvert Vaux. The city purchased 840 acres in the center of Manhattan, and those 1,600 residents then living in the rocky, swampy area were evicted. Though the city did pay landowners an average of \$700 per lot of land, many estimated this far below the value of what their lives and homes were worth.

The location was chosen by the city and park planners because the terrain was not suitable for commercial building, and offered many natural elements that could be refined, enhanced, diminished and eliminated to create a European-style park. Olmsted and Vaux's plan included four roads to carry crosstown traffic below park level, with only four architectural structures throughout.

Thousands of Irish, German and New England-area laborers worked 10-hour days for \$1.00-\$1.50 per day, until, in the winter of 1858, the park's first area was open to the public. That December, New Yorkers skated on the 20-acre lake south of the Ramble. Final stages of park construction began in 1863 in its furthest uptown sections, which were not as meticulously designed, as budgeting was tightened by the new incoming comptroller, Andrew Green.



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Sights in Central Park, in geographical order from North to South:

The Charles A. Dana Discovery Center 110th Street

Duke Ellington Circle 110th Street

Harlem Meer and Landscape 106th to 110th Street

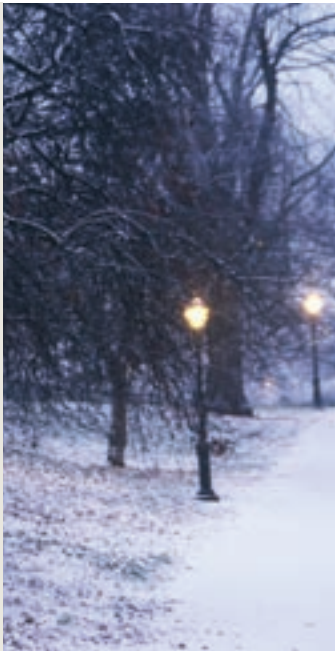
Lasker Rink and Pool 108th Street

Great Hill 103rd to 107th Street

Conservatory Garden 104th to 106th Street

North Meadow 97th to 102nd Street

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In the first decade after completion, it was clear for whom the park was built, as it was too far uptown for the working-class population to walk. Trainfare was an unaffordable luxury, as was traveling time, since most worked long six-day workweeks. So throughout the 1860s, the park remained the playground of the rich. By the late 19th century, when workers launched a successful campaign to hold Sunday concerts, they too began to frequent and crowd this desirable city paradise.

Moving into the 20th century, the lower reservoir was drained and turned into the Great Lawn. The first playground was established in 1926, despite opposition by conservationists who argued that the park was simply supposed to be a countryside escape for urban dwellers. The playground, used mostly by children of middle and working-class parents, was a huge success, and by the 1940s, parks commissioner Robert Moses had approved the opening of more than 20 playgrounds.



Central Park's uses continued to evolve based on the needs of the city's population, and by the middle of the 20th century, ball clubs were allowed to play there. In the 60s and 70s, the park's maintenance declined. A 1976 evaluation by Columbia University found many sections in sad disrepair, inspiring the 1980s "You Gotta Have Park" campaign in an attempt to involve New Yorkers in a massive clean-up effort.

The Central Park Conservancy, a private, not-for-profit organization, was formed in 1980 to raise funds for repairs to restore the park to national prominence. In 1998, the city awarded the Conservancy a contract to manage the park. The major site of most every New Yorker's recreation today, Central Park hosts millions of visitors each year, engaging in every activity, from rollerblading to dining at Tavern on the Green, watching free performances of Shakespeare in the park, or exciting their children at the Zoo and just relaxing on the Great Lawn.

“Real beauty transcends beyond the spectacular park, however, and extends into the breathtaking buildings themselves that surround it.”

Tennis Center
94th to 96th Streets

The Reservoir
85th to 96th Streets

The Great Lawn
79th Street to 85th Street

Metropolitan Museum of Art
80th to 84th Street

Cleopatra's Needle Obelisk
81st Street

Delacorte Theater
80th Street

Shakespeare Garden
80th Street

Swedish Cottage
79th Street

Belvedere Castle
79th Street

Alice in Wonderland
74th Street

Loeb Boathouse
74th Street

The Ramble
73rd Street to 79th Street

Hans Christian Andersen
74th Street

Strawberry Fields
71st Street

Bethesda Fountain
72nd Street

Sheep Meadow
66th Street to 69th Street

Mother Goose
71st Street

**Rumsey Playfield and
The Bandshell**
70th Street

Tavern on the Green
67th Street

Children's Zoo
65th Street

The Carousel
64th Street

Chess and Checkers House
65th Street

The Dairy
65th Street

Central Park Zoo
63rd Street

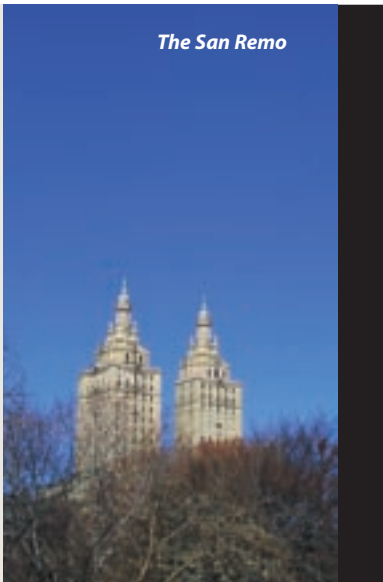
Wollman Rink
62nd Street

**Merchant's Gate at
Columbus Circle**
59th Street

Grand Army Plaza
59th Street



The San Remo



Real beauty transcends beyond the spectacular park, however, and extends into the breathtaking buildings themselves that surround it, all rich with architectural detail and painstaking craftsmanship. When it comes to real estate, just like in sections of the Upper East Side, this is the big leagues. If you can handle possibly waiting years and paying exceptionally high prices for the most desirable and glamorous apartments and condos on the market, then the streets along Central Park, especially Central Park West and South, as well as Fifth Avenue to the East, are where you want to be. While not technically in a neighborhood in and of themselves, these areas are admired for their unique, distinguished character and offer the most magnificent and prestigious addresses in all of New York City.



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Most apartments along Fifth Avenue and Central Park West were built between the turn of the century and the 1930s, and feature large, elegant units complemented by uniformed doormen and other fine amenities. The area’s population, mainly over 45, is undoubtedly wealthy. The Central Park area offers everything from ice skating and cross country skiing in the winter to bicycling, concerts, and Shakespeare in summer. But living next to Central Park, while most New Yorkers’ wildest dream, also comes with a large price tag. Residents don’t seem to mind the hordes of tourists and city dwellers sharing their neighborhood in fair weather...in fact, they are downright proud of it.





● **Office Locations**

Upper West Side
465 Columbus Avenue

Upper East Side
400 East 84th Street

Upper East Side
1456 First Avenue

Upper West Side
222 West 72nd Street

Midtown West
346 West 57th Street

Chelsea
155 Seventh Avenue

Gramercy/Flatiron
32 East 22nd Street

Gramercy/Flatiron
27 East 22nd Street

Corporate Headquarters
Sales Headquarters
250 Park Avenue South

Union Square
250 Park Avenue South

West Village
114 Perry Street

East Village
37 Third Avenue

Greenwich Village
1 Great Jones Street

Financial District
100 John Street

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