

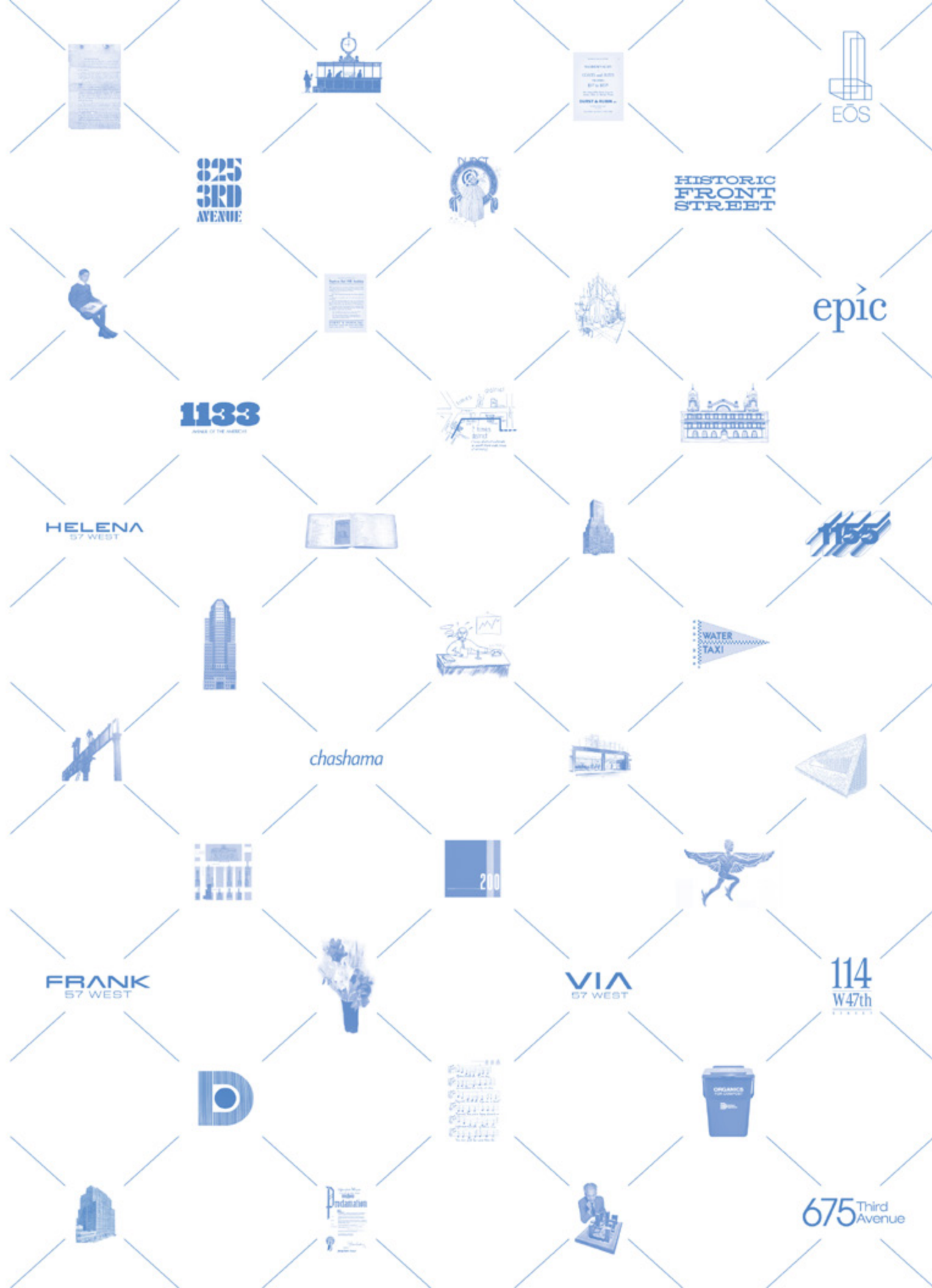


# The Durst Organization

1915-2015

CELEBRATING 100 YEARS

# CELEBRATING 100 YEARS



**“TO BUILD IN NYC REQUIRES AN ARCHITECT, AN ENGINEER AND 2 PSYCHIATRISTS.”**

**SEYMOUR B. DURST**  
*New York Times Bottom Line*

This book commemorates the 100-year history of The Durst Organization, a family real estate company that for four generations has built, owned and operated some of the world’s most innovative and efficient buildings. Since 1915, when Joseph Durst acquired his first piece of real estate in the emerging garment district, the company has advanced New York City’s evolution with its forward-looking mission to develop sustainable residential and commercial properties in which people live, work, and thrive.

**JOSEPH AND THE DURST BROTHERS**  
(From left): Roy, Joseph, Seymour, and David Durst. ca. 1958.



# BEGINNINGS

Joseph Durst's immigration story parallels the experience of many seeking new opportunities in America in the early 20th Century.



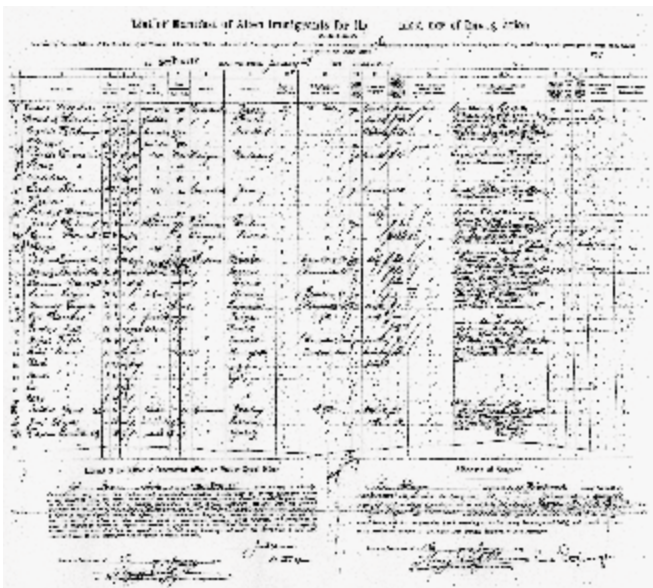
**LANDING AT ELLIS ISLAND**  
From 1892 to 1924, over 12 million people passed through Ellis Island.  
Library of Congress

**“MY FATHER CAME FROM POLAND... HE DID NOT KNOW THE LANGUAGE, HE DID NOT KNOW ANYONE HERE.”**

**DAVID DURST**



**INSPECTION AT ELLIS ISLAND**  
The immigration process involved an examination. Here, a man is detained, suspected of "defective eyesight."  
Library of Congress



**"LIST OR MANIFEST OF ALIEN IMMIGRANTS..."**  
At 19 years old, Joseph Durst set sail from Antwerp bound for Ellis Island.  
Hebrew Free Loan Society.



**DECLARATION OF INTENT**  
In this document, Joseph declares his allegiance to the United States on his path to citizenship.



**PETITION FOR NATURALIZATION**  
Following immigration, Joseph began applying to become a U.S. citizen.

Left to right:  
"Ellis Island, New York City",  
"Aliens Entering Building For Examination",  
"At The Gateway To America"  
Seymour B. Durst Old York Library Collection,  
Avery Architectural & Fine Arts Library,  
Columbia University



**1902**

Joseph Durst, a tailor from Gorlice, Austria (present-day Poland), arrives in the United States with three dollars to his name.

**1907**

Joseph Durst marries Rose Friedwald.

**1912**

Joseph Durst becomes a naturalized citizen of the United States.

*Joseph Durst, 1912, and his wife Rose Friedwald, wife of Galician Gorlice*

# PUTTING DOWN ROOTS



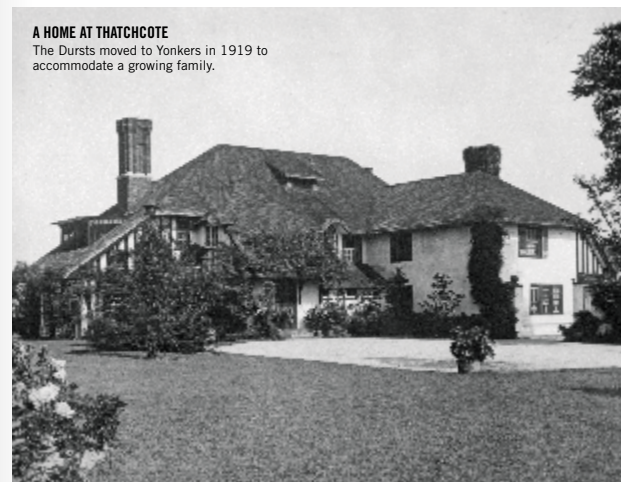
Joseph met Rose at her father's Brooklyn general store. They would soon marry and begin raising their family of five children.



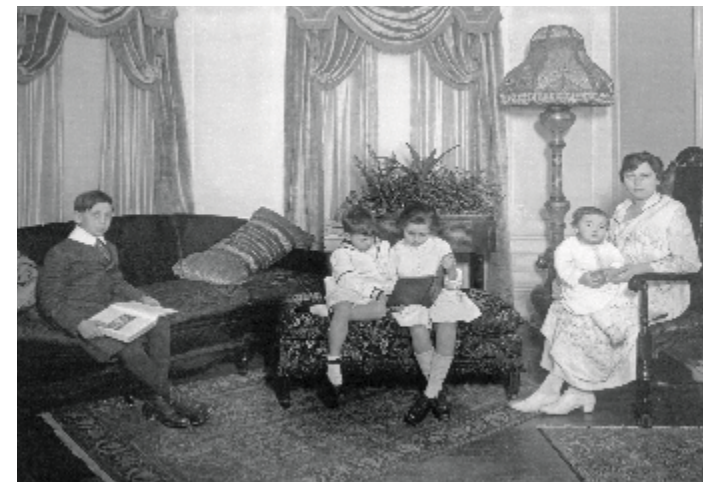
**WEDDING DAY**  
Joseph and Rose on their wedding day. Joseph was 25 and Rose was 19 years old.



**JOSEPH, ROSE AND THE SECOND GENERATION**  
Durst family portrait with (from left) Royal (Roy), Seymour, Edwin, Rose, Alma, David, and Joseph Durst at their Mount Vernon home.



**A HOME AT THATCHCOTE**  
The Dursts moved to Yonkers in 1919 to accommodate a growing family.



Above:  
**DURST FAMILY AT HOME**  
Rose Durst with her children (from left) Edwin, Seymour, Alma, and Royal Durst.

From Left:  
**FAMILY LIFE**  
Durst family with (from left) Alma, Joseph, Edwin, and Rose enjoying the outdoors.



**DURST'S FOUNDERS**  
With a marriage spanning more than 60 years, Joseph and Rose instilled the foundational values in the family and the company.

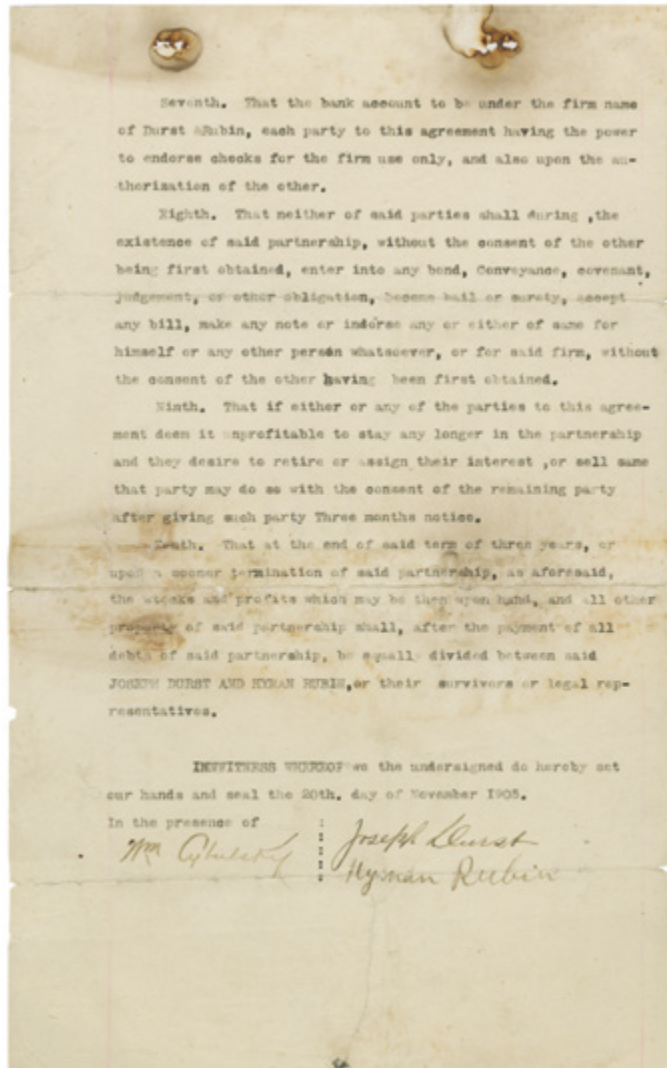


# EARLY PROFESSIONAL LIFE

The expansion of his garment business, along with the City's population, propelled Joseph Durst to invest in real estate.

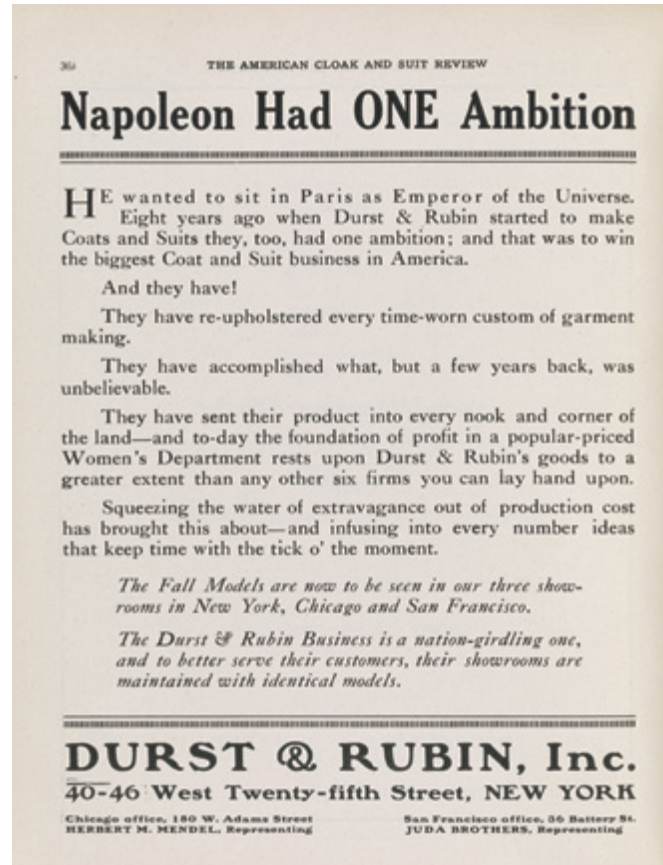
6

**"NAPOLEON HAD ONE AMBITION"**  
Durst & Ruben's business model included eliminating overhead costs to offer maximum value. Science, Industry & Business Library; The New York Public Library, Astor, Lenox and Tilden Foundations



**"CONTRACT-PARTNERSHIP"**  
Contract between Joseph Durst and Hyman Ruben, establishing Durst & Ruben, Inc.

**DURST & RUBIN CHECKS**  
Checks from Durst & Ruben to manufacturing suppliers indicate the increase in orders as showrooms were opened in Chicago and San Francisco.



1905

Joseph Durst becomes a partner in the Durst & Ruben manufacturing business, producing children's clothing, cloaks and suits.

1915

Durst & Ruben dissolves, and Joseph Durst incorporates under his own name. He eventually expands the business to real estate.

# JOSEPH DURST, INC. BEGINS



7



**DURST'S FIRST**  
Joseph Durst acquired the twelve-story 1 West 34th Street in 1915, marking his first foray into commercial real estate. NYC Municipal Archives



**JOSEPH DURST**  
ca. 1925.

**JOSEPH DURST, Inc.**  
FORMERLY OF DURST & RUBEN



**STAMP EMBOSSE**  
Joseph Durst's stamp embosser.



**"A NEW SPOT IN THE SUN"**  
Following the dissolution of Durst & Ruben, Joseph formed his new organization, which was the predecessor to The Durst Organization. Fashion Institute of Technology | SUNY, FIT Library Special Collections and FIT Archives, New York

DECEMBER 13, 1926

Joseph Durst acquires Temple Emanu-El, then located at Fifth Avenue and 43rd Street.

JULY 27, 1936

Joseph Durst acquires the Park Hill Theatre building in Yonkers, NY.

# A VISIONARY FAMILY

Joseph and Rose Durst instilled the values of innovation, integrity, community, and sustainability in their children. As the company flourished, Joseph and his children foresaw changes in future land use.



**EDWIN DURST**  
Edwin was the eldest of the five children.



**ALMA (DURST) ASKIN**  
An enthusiast of the arts, Alma composed songs and poems.



**SEYMOUR DURST**  
Following his studies in accounting, Seymour joined the family business focusing on property acquisition and assemblages.



**ROYAL ("ROY") DURST**  
Roy studied banking, business, and finance, and joined the company with a focus on building management and operations.



**DAVID DURST**  
David focused on construction and design. He is also an avid artist and philanthropist.



**DURST FAMILY PORTRAIT**  
Back row, from left: David, Roy, Joseph, Edwin, and Seymour; Alma and Rose seated in front.

## 1945

Roy Durst earns a Bronze Star medal from the United States Army for his military service in World War II.

## JULY 1966

Douglas Durst joins The Durst Organization.

## 1973

David and Alma publish *Free As a Bird*, the first of several illustrated songbooks for children of all ages.

## SEPTEMBER 1984

Jody Durst joins The Durst Organization.

# GENERATIONS OF BUILDERS



“THE RELATIONSHIPS BETWEEN GENERATIONS HAVE GUIDED THE DURST ORGANIZATION AND FORMED A POWERFUL WEB THAT SUPPORTS AND NURTURES US IN A COMPETITIVE AND CHALLENGING BUSINESS.”

## JODY DURST



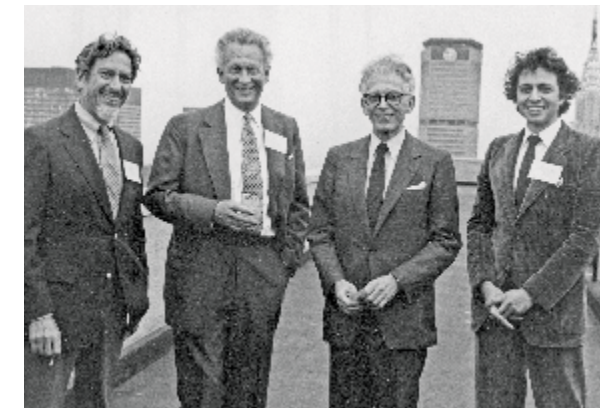
**Left: JOSEPH AND THE DURST BROTHERS**  
(From left): Roy, Joseph, Seymour, and David Durst. ca. 1958.



**Right: AT THE OFFICE**  
Joseph with his sons David, Seymour, and Roy at The Durst Organization main offices at 205 East 42nd Street. ca. 1958.



**Left: LEASE SIGNING**  
Representatives from Irving Trust sign a lease with the Dursts, giving Irving Trust four floors at 201 East 42nd Street. ca. 1964.



**Right: BUILDING FOR GENERATIONS**  
(From left) David, Roy, Seymour, and Douglas Durst atop the roof of 1133 Avenue of the Americas. ©Maggie Hopp, 1982



**Left: CONTINUOUS LEADERSHIP**  
(From left) Alexander, Jody, Helena, Douglas, and Kristoffer Durst represent the third and fourth generations of leadership. Gary Spector



**Right: BUILDING TODAY FOR TOMORROW**  
Alexander Durst, David Neil, Helena Durst and Kristoffer Durst stand before the future site of The Durst Organization's first development outside of Manhattan - Halletts Point, Queens. Michael Appleton/The New York Times/Redux

## NOVEMBER 1995

Kristoffer (Kris) Durst joins The Durst Organization.

## JULY 2001

Helena Durst joins The Durst Organization.

## JANUARY 2006

Alexander Durst joins The Durst Organization.

## FEBRUARY 2009

David Neil joins The Durst Organization.

# A CITY GROWS

New York City serves as the gateway to opportunity for immigrants seeking religious and political freedom, and for businesses seeking a worldwide presence.

### MAKING HEADLINES

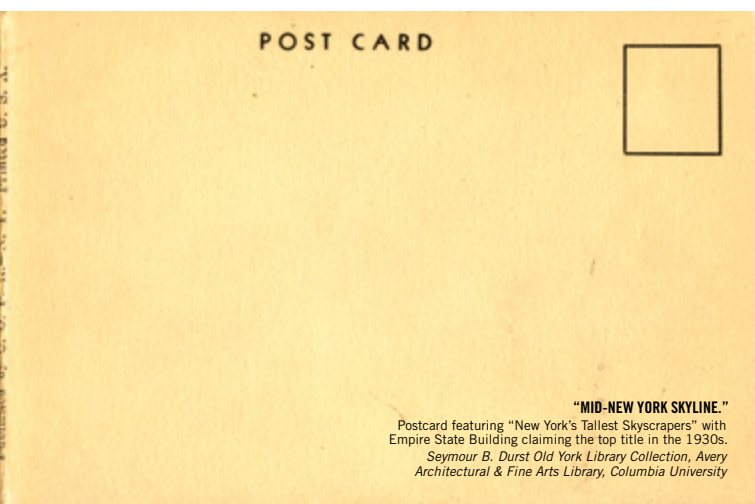
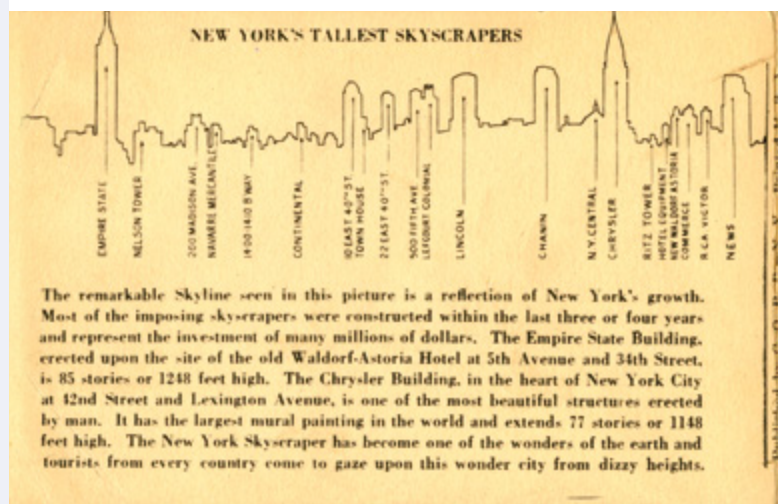
The Durst Organization's pioneering contributions to Third Avenue's development were the subject of a 1964 article. *New York World-Telegram*, December 23, 1964

NEW YORK WORLD-TELEGRAM AND SUN,  
WEDNESDAY, DECEMBER 23, 1964

## Durst Brothers Helping Growth of Third Avenue



42ND STREET (CA. 1890)  
Two girls walk east on 42nd Street, passing by the present site of 4 Times Square.  
NYC Municipal Archives



1901

The New York State Tenement House Act is passed, mandating standards for lighting, ventilation, and fire safety.

1904

The first electric underground railway (subway) opens in New York, running from City Hall through Times Square to 145th Street.

1909

Queensborough Bridge opens, linking the boroughs of Queens and Manhattan.

1916

The City of New York passes the Zoning Resolution, the nation's first comprehensive zoning ordinance.

1925

New York becomes the most populous city in the world.

1931

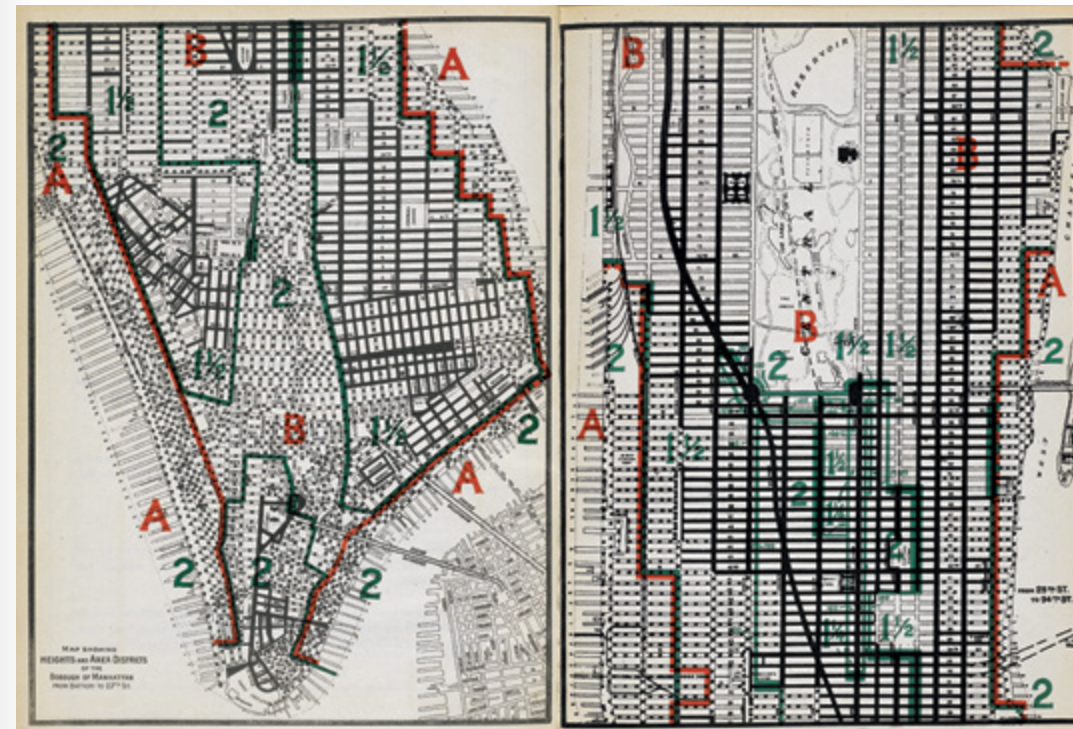
The George Washington Bridge opens; with the main span of 3,500 feet—the longest in the world at that time.

1938-1939

Demolition of the Sixth Avenue elevated train (the "E").

1955

Demolition begins on the Third Avenue elevated train.



### NEW YORK BUILDING ZONE RESOLUTION

Detail map view shows designation for residential, commercial, and manufacturing uses to manage the City's surging growth.  
Seymour B. Durst Old York Library Collection, Avery Architectural & Fine Arts Library, Columbia University

### TIMES SQUARE CA. 1920'S

These vibrant Times Square scenes illustrate the creative advertisements and bustling activity still familiar to visitors to the area today.  
Images from "Times Square: The Host To A Million A Day" Arkraft Strauss scrapbook.



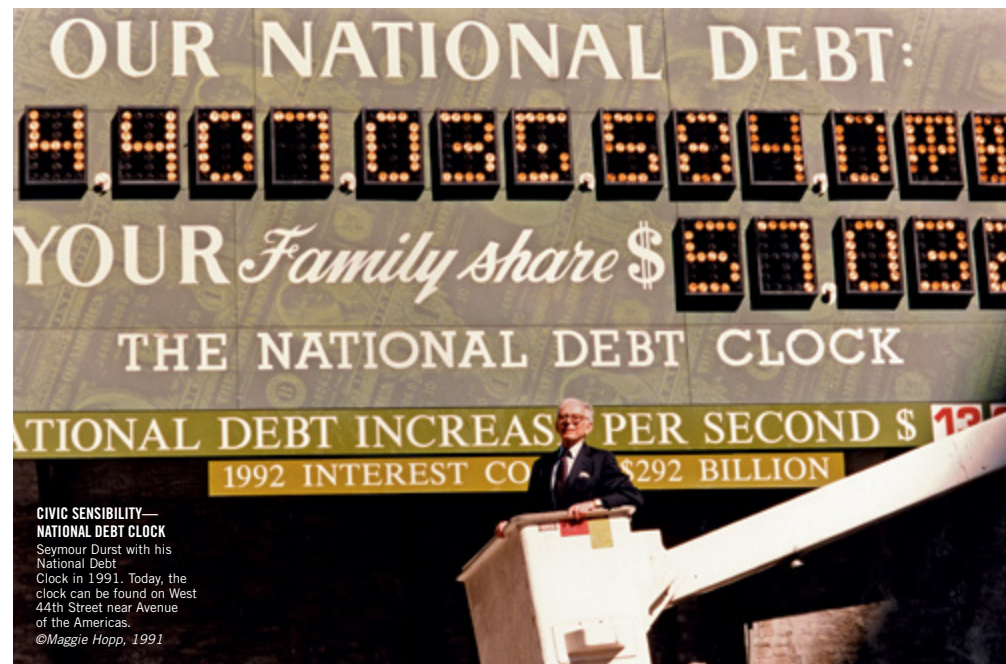
Through the generations, the Dursts have actively participated in the life of the City, supporting the arts and non-profit organizations.

**HEBREW FREE LOAN SOCIETY PAINTING**  
Painting by Hedy Pagremanski features members of the Hebrew Free Loan Society's board, including members of the Durst family.



Across a broad spectrum, The Durst Organization supports numerous organizations committed to its shared values of sustainability, preservation, conservation, community and education. Listed here are just a few:

- Brooklyn Public Library
- Children of Chernobyl
- Citizens Budget Commission
- City Parks Foundation
- Governors Island Alliance
- GrowNYC
- Hebrew Free Loan Society
- Just Food
- Lincoln Center
- The Lower East Side Ecology Center
- Metropolitan Museum of Art
- National Audubon Society
- New York Public Library
- Project for Public Spaces
- The Roundabout Theatre
- Trust for Public Land



**CIVIC SENSIBILITY— NATIONAL DEBT CLOCK**  
Seymour Durst with his National Debt Clock in 1991. Today, the clock can be found on West 44th Street near Avenue of the Americas.  
©Maggie Hopp, 1991

## JANUARY 20, 1941

Joseph Durst joins the board of the Hebrew Free Loan Society.

## MARCH 19, 1945

The Hebrew Free Loan Society elects Joseph Durst as President.

## 1966

David Durst joins the Board of the Hebrew Free Loan Society, later serving as Board President for a decade.

## 1972

Joseph Durst serves his final term as President of the Hebrew Free Loan Society, completing a tenure of 27 consecutive years.



## HENRY MILLER'S THEATRE RESTORATION

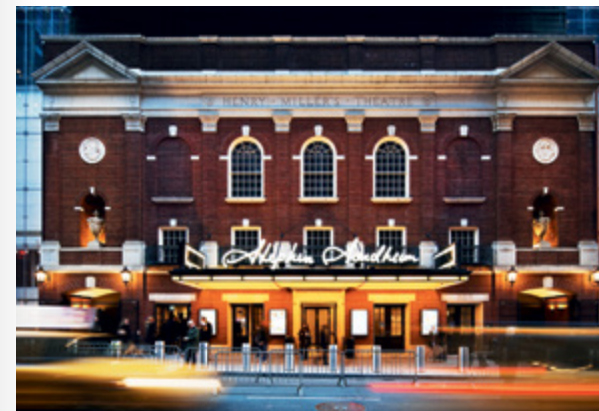
The historic façade of the 43rd Street theatre (known today as the Stephen Sondheim Theatre) is preserved and protected during the theater's restoration in 2005.



**HENRY MILLER'S THEATRE, CA. 1919**  
Photograph by the Wurts Brothers, Museum of the City of New York



**HENRY MILLER'S THEATRE RESTORATION**  
Structural supports are used to keep the historic facade of the 43rd Street theatre intact while the interior is reconstructed during the 2005 restoration. The theatre officially reopened in 2009 with Roundabout Theatre's production of *Bye Bye Birdie*.



**STEPHEN SONDHEIM THEATRE**  
In 2010, Henry Miller's Theatre was renamed in honor of the legendary composer and lyricist's 80th birthday.  
COOKFOX

## 1973

Seymour Durst and financier Irving Kahn establish the NYC Job and Career Center, teaching job skills to high school students.

## 1989

Seymour B. Durst installs the National Debt Clock on West 42nd Street.

“LEAVE THIS PLACE BETTER THAN YOU FOUND IT.”

JOSEPH AND ROSE DURST



## GREEN ROOFS INITIATIVE

The Durst Organization maintains an acre of green roofs across its Midtown Manhattan portfolio, capturing stormwater, providing wildlife habitat and biophilic views, and alleviating the heat island effect. Soil used to plant these rooftops includes compost from McEnroe Organic Farm, which accepts food scraps from Durst buildings into its composting process.

## BUILDING PRODUCT ECOSYSTEMS



A transparent, multi-disciplinary collaboration for optimizing building quality to improve health, initiated by The Durst Organization, in partnership with The New School and The City University of New York.

**PANEL DISCUSSION**  
From the “Building Product Ecosystems | Launching a Framework for Progress” kick-off event, held at The New School University Center on September 17, 2014.

## RESIDENTIAL AND COMMERCIAL COMPOSTING

Established in 2013, the Durst Organics Collection Program was designed to support local agriculture in the Harlem Valley. The Program's goal is to reduce the amount of greenhouse gas emissions released into the atmosphere during the transportation, landfill, and incineration processes associated with conventional organic waste disposal. HELENA 57 WEST was the first high-rise residential property in NYC to participate in communal composting. The pioneering program was extended to Durst's commercial portfolio in 2015. Collected food waste is transported to McEnroe Organic Farm to be processed.





# PARTNERS & AFFILIATES

A vibrant, healthful and culturally rich New York City is a synergetic element of the success of the family business.

**CHASHAMA ON 42ND STREET**  
North side of 42nd Street between Broadway and Sixth Avenue with chashama's artwork and performance spaces as seen in 2001. Nestled between 4 Times Square and One Bryant Park, an outdoor esplanade christened *Anita's Way* stands there today.  
*Peter Bill*



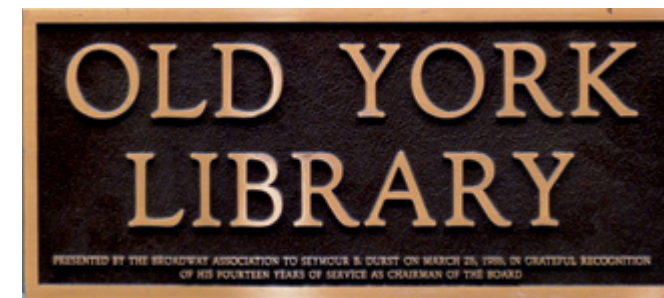
**CELEBRATING 20 YEARS**  
Anita Durst makes a grand entrance at chashama's 20th Anniversary Gala.  
*Billy Farrell Agency (BFA)*



**JUXTAPOSITION (ETC.)**  
Paul Nam lobby exhibition at 1133 Avenue of the Americas, June 2015.  
*Courtesy of Marc Dale*



**NEW PAINTINGS**  
Peter Zonis lobby exhibition at 4 Times Square, April 2015.  
*Courtesy of Marc Dale*



**OLD YORK LIBRARY PLAQUE**  
Presented from the Broadway Association to Seymour Durst commemorating his board service.

## OLD YORK LIBRARY

Seymour Durst preserved three centuries of New York City history with his "Old York Library", including photographs, maps, newspapers, books, and memorabilia, filling his five-story townhouse. Today, the collection lives on at the Avery Architectural & Fine Arts Library at Columbia University. The collection can be accessed online by visiting <https://dlc.library.columbia.edu/durst>.

## CHASHAMA

Founded in 1995 by Anita Durst, chashama (which means "to have vision" in Farsi) nurtures artists and enlivens New York City's communities by transforming underutilized properties into affordable work and presentation spaces – including rotating exhibitions in the lobbies of several Durst properties.

# chashama

## McENROE ORGANIC FARM

Farming more than 1,000 acres in the Harlem Valley, McEnroe Organic Farm is committed to organic and sustainable agriculture. McEnroe is also the site where all food waste collected in Durst properties is processed into compost.



McEnroe Organic Farm



## NEW YORK WATER TAXI

Established in 2001, New York Water Taxi serves sightseers and residents with reliable transportation 365 days a year.

New York Water Taxi



1987

Led by Douglas Durst, the Durst family partners with the McEnroe family to start an organic farm with a large composting facility.

1995

chashama is founded by Anita Durst.

2002

Led by Douglas Durst, the Durst family partners with New York Water Taxi.

2010

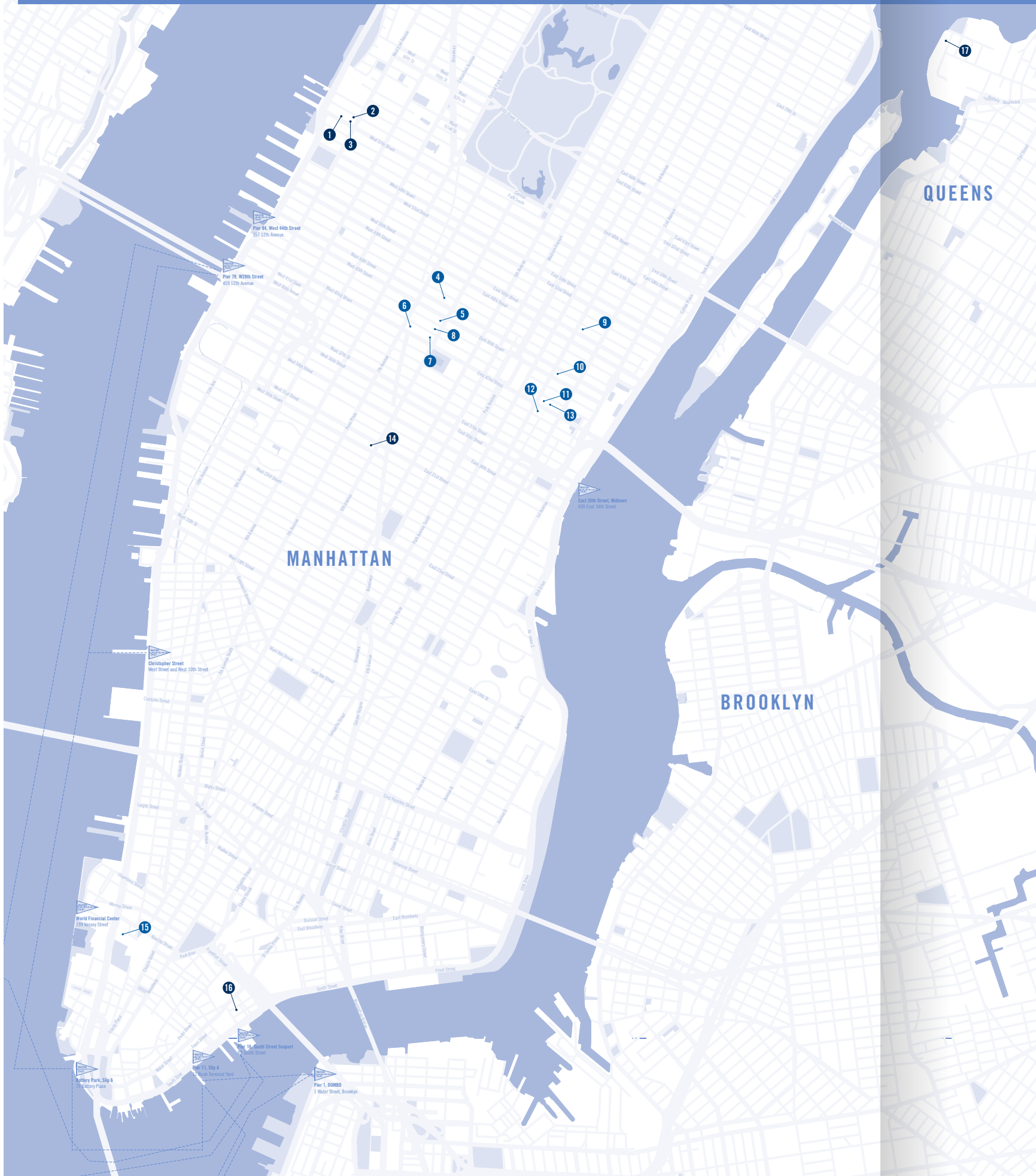
Helena Durst is named President of New York Water Taxi.

2011

The Durst Organization donates the Old York Library Collection to Columbia University's Avery Architectural & Fine Arts Library.







1  
VIA  
57  
WEST



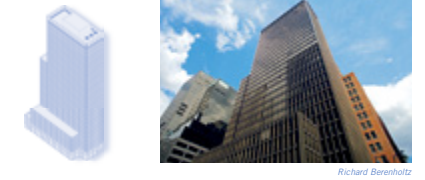
10  
733  
THIRD  
AVENUE



2  
FRANK  
57  
WEST



11  
675  
THIRD  
AVENUE



3  
HELENA  
57 WEST



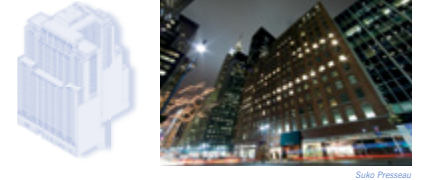
12  
655  
THIRD  
AVENUE



4  
114 WEST  
47TH  
STREET



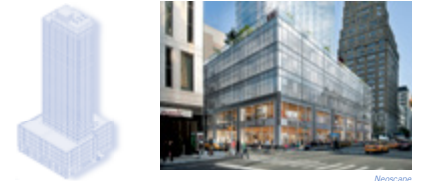
13  
205 EAST  
42ND  
STREET



5  
1155 AVENUE  
OF THE  
AMERICAS



14  
EÖS



6  
1133 AVENUE  
OF THE  
AMERICAS



15  
ONE  
WORLD  
TRADE  
CENTER



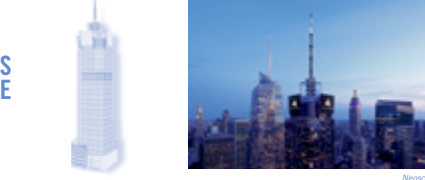
7  
ONE  
BRYANT  
PARK



16  
HISTORIC  
FRONT  
STREET



8  
4 TIMES  
SQUARE



17  
HALLETTS  
POINT



9  
825 THIRD  
AVENUE



● RESIDENTIAL / MIXED-USE  
● COMMERCIAL



# 205 EAST 42ND STREET

Joseph Durst introduced his sons to the family business when he acquired this classic Midtown office building in 1944.

LOCATION:	East 42nd Street between Second and Third Avenues
COMPLETED:	1927
ARCHITECT:	Starrett & Van Vleck
FLOORS:	21
TOTAL SQ. FT.	532,000



**LEGACY OF CONTINUOUS OWNERSHIP**  
An elegant and historical testament to early-mid 20th Century construction, 205 East 42nd Street has been upgraded to suit today's tenant requirements.  
*Suko Presseau*



**INCREASING EFFICIENCY**  
In 2004, all windows were replaced with double-glazed glass to deflect glare and reduce heat gain.  
*Suko Presseau*

# 655 THIRD AVENUE



Formerly known as 200 East 42nd Street, 655 Third Avenue was the first project the Durst family built from the ground up.

LOCATION:	Third Avenue between East 41st and 42nd Streets
COMPLETED:	1958
ARCHITECT:	Emery Roth & Sons
FLOORS:	30
TOTAL SQ. FT.	425,000



**200 EAST 42ND STREET**  
Detail of front entrance illustration from 200 East 42nd Street Brochure.

**A VISIONARY ACQUISITION**  
42nd Street facing west towards Third Avenue with elevated train. 205 East 42nd Street is featured on the right.  
*NYC Municipal Archives*



**Middle:**  
**205 EAST 42ND STREET**  
View of 205 East 42nd Street following demolition of the Third Avenue El.  
*Wurts Brothers, 1957*

**THIRD AVENUE EL DEMOLITION**  
In 1955, the Third Avenue elevated train was removed, opening up opportunities for office development.



**REINVESTMENT**  
View of main lobby with restored Art Deco elevator cabs.  
*Paul Rivera/archphoto*

**SUSTAINABILITY GREEN ROOFS INITIATIVE**

View of green roofs at 205 East 42nd Street, completed in 2014.



## 1927

205 East 42nd Street is completed, designed by Starrett and Van Vleck.

## 1944

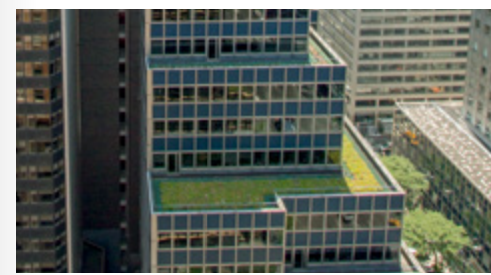
The Durst Organization acquires 205 East 42nd Street.

## 2013

\$15 million capital improvement program includes new life safety systems, windows, bathrooms, and LED lighting

**SUSTAINABILITY GREEN ROOFS INITIATIVE**

Green roofs were installed on the set backs of 655 Third Avenue in 2013 and 2014.



## 1958

200 East 42nd Street, a 29-story building designed by Emery Roth and Sons, is completed. The building's property name and address would be later changed to "655 Third Avenue."

## 1962

Jan Peter Stern's *Windward* is installed outside of the building, the first free-standing abstract sculpture on a NYC sidewalk.



**200 EAST 42ND STREET BROCHURE**  
Marketing brochure with renderings and floor plans highlights building's proximity to Grand Central Terminal.  
ca. 1958.

**"SOON ANOTHER HORN & HARDART"**  
The building nears completion with sign announcing return of Horn & Hardart Cafeteria, July 18, 1958.  
*LeW Rosen*



**REINVESTMENT**  
Street view of 655 Third Avenue with the *Windward* sculpture and renovated front entrance, 2010.  
*Richard Berenholtz*

## 1991

After more than 30 years in operation, the last Horn & Hardart Automat restaurant closes at 655 Third Avenue.

## 2010

Main lobby is renovated with turnstile security and additional lobby improvements.



# 733 THIRD AVENUE

A testament to the Durst family's perseverance and foresight, this office tower required a dozen separate transactions over a decade.

LOCATION:	Third Avenue between East 45th and 46th Streets
COMPLETED:	1961
ARCHITECT:	Emery Roth & Sons
FLOORS:	24
TOTAL SQ. FT.	445,000

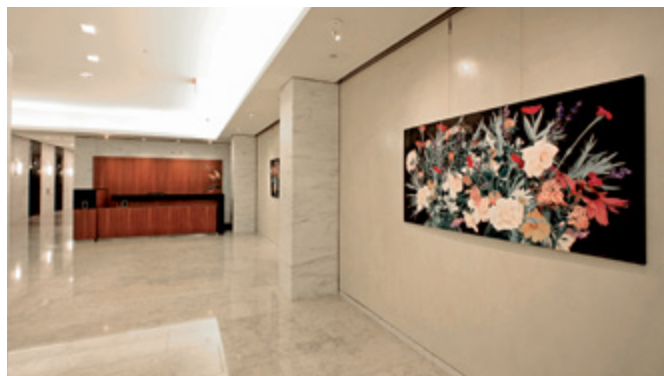
**UNDER CONSTRUCTION**  
View looking southeast of construction site at 733 Third Avenue, February 17, 1961. Norman R. Harrison

**Middle: SPOTLIGHT ON THIRD AVENUE**  
Created prior to the building's opening, this rendering prominently showcases Third Avenue's recently installed street lights. ca. 1961



**733 THIRD BROCHURE: "ANOTHER FIRST FOR THIRD."**  
Fold-out brochure includes illustrations, photographs, and floor plans. ca. 1960.

**Below: REINVESTMENT**  
Extensive renovation work in 2005 included improved entry, lobby, and elevators. Richard Berenholtz



1961

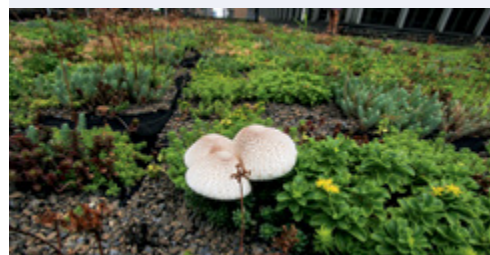
733 Third Avenue, a 24-story building designed by Emery Roth & Sons, is completed.

2005

Complete renovation of the entry, lobby, and elevator cabs.



**733 THIRD AVENUE AT NIGHT**  
Evening view of 733 Third Avenue facing southeast. Suko Presseau



**SUSTAINABILITY GREEN ROOFS INITIATIVE**  
View of green roofs at 733 Third Avenue, completed in 2014.

# 675 Third Avenue

# 675 THIRD AVENUE

Formerly known as 201 East 42nd Street, this office tower continued the Durst-led redevelopment of Midtown.

LOCATION:	Third Avenue between East 42nd and 43rd Streets
COMPLETED:	1966
ARCHITECT:	Emery Roth & Sons
FLOORS:	32
TOTAL SQ. FT.	342,000



**FROM CLASSIC TO CONTEMPORARY**  
With continued reinvestment in 675 Third Avenue, The Durst Organization has kept the building contemporary. It continues to offer commercial tenants a variety of attractive pre-built options. Richard Berenholtz



**AN ARTIST'S VIEW**  
Rowe Langston was commissioned to create an illustration of the building under construction. ca. 1965.

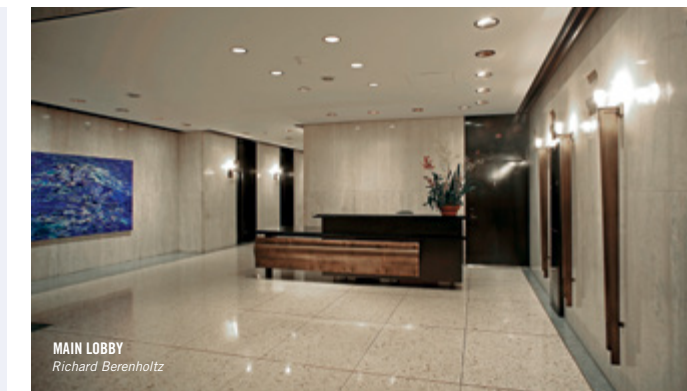


**TRANSITIONS ON THIRD AVENUE**  
View looking east showing the building site before construction began, December 15, 1963. Lew Rosen

**Below: 201 EAST 42ND STREET BROCHURE**  
Brochure notes building features such as the outdoor plaza, high-speed elevators, and three-pipe air-conditioning.



A new 42nd Street business address one block from Grand Central



**MAIN LOBBY**  
Richard Berenholtz

1966

201 East 42nd Street, is completed. The building's property name and address would be later changed to "675 Third Avenue."

2015

Renovation of the plaza, entry, lobby, and elevator cabs begins.

## SUSTAINABILITY GREEN ROOFS INITIATIVE

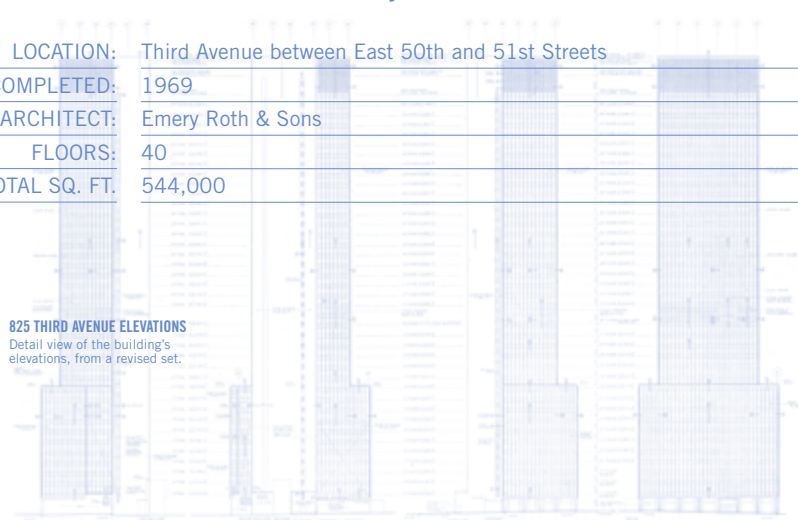
Green roofs were installed in 2012 and 2013 at 675 Third Avenue.



This tower completed the redevelopment of Third Avenue as a dynamic business district.

LOCATION:	Third Avenue between East 50th and 51st Streets
COMPLETED:	1969
ARCHITECT:	Emery Roth & Sons
FLOORS:	40
TOTAL SQ. FT.	544,000

**825 THIRD AVENUE ELEVATIONS**  
Detail view of the building's elevations, from a revised set.



**825 THIRD AVENUE BROCHURE**

Building brochure with distinctive die-cut cover featuring floor plans, rental information, and street map, 1967.

*Middle:*  
**825 THIRD AVENUE**  
Rendering featured in a Durst scrapbook that collected news clippings and other marketing collateral.



**AN AERIAL VIEW**  
Aerial view of 825 Third Avenue outlining the building's proximity to East 50th and 51st Streets.  
*Skypan*

## 1969

825 Third Avenue, a 40-story building designed by Emery Roth & Sons, is completed.



**PRESENT-DAY VIEW**  
View of 825 Third Avenue facing northeast.  
*Richard Berenholtz*



**MAIN LOBBY**  
*Suko Presseau*

With this sleek office building, The Durst Organization led the transformation of Avenue of the Americas into a business hub.

LOCATION:	Avenue of the Americas between West 43rd and 44th Streets
COMPLETED:	1970
ARCHITECT:	Emery Roth & Sons
FLOORS:	45
TOTAL SQ. FT.	1,101,300

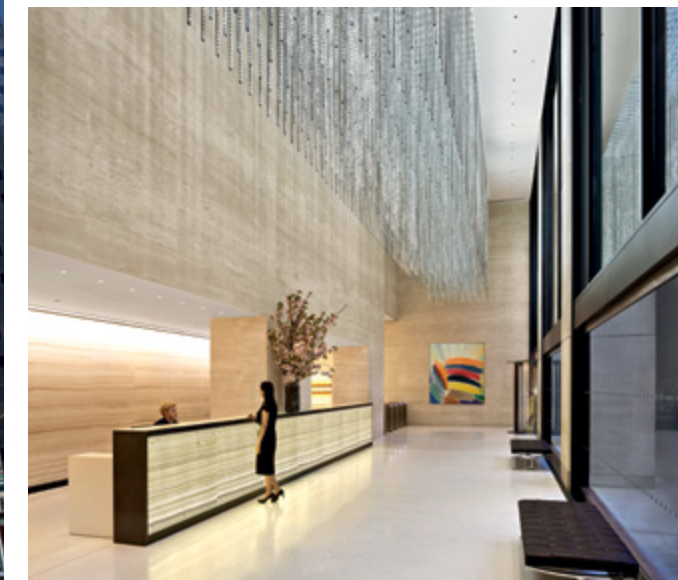


**EXCEPTIONALLY WELL POSITIONED**  
The building maintains a distinctive presence with opportunities for landscaped terraces, private entrances, and views of Bryant Park.  
*Richard Berenholtz*



**ORIGINAL 1133 AVENUE OF THE AMERICAS BROCHURE**  
Historic brochure notes the easy walking distance to mass transportation and listing of distinguished clubs unique to the area.  
*ca. 1968*

**A DRAMATIC ENTRANCE**  
A glittering LED sculpture by artist Leo Villareal crowns the newly renovated lobby at 1133 Avenue of the Americas, completed in 2013.  
*Paul Rivera/archphoto*



*Above:*  
**SIXTH AVENUE PANORAMA**  
1948 view of the block where 1133 Avenue of the Americas stands today.  
*Todd Webb, ©The Todd and Lucille Webb Trust*



**SUSTAINABILITY GREEN ROOFS INITIATIVE**  
Green roof at 1133 Avenue of the Americas, completed in 2013.



**OPENING 1969**  
An early promotional brochure featured a roster of signed tenants even prior to the building's completion.  
*ca. 1968*

## 1970

1133 Avenue of the Americas is completed. Emery Roth & Sons designed the 45-story building.

## 2013

A \$10 million building enhancement program is completed, including a renovated lobby, elevator upgrades and an LED sculpture by artist Leo Villareal.

As swiftly as it was constructed, 1155 Avenue of the Americas became a prominent icon of midtown's premier "business hub."

LOCATION:	Avenue of the Americas between West 44th and 45th Streets
COMPLETED:	1984
ARCHITECT:	Emery Roth & Sons
FLOORS:	41
TOTAL SQ. FT.	790,000

**"THE DEFINITIVE CORPORATE ENCLAVE"**  
The brochure illustrates the building's core features: distinguished polished granite exterior, energy efficient operations, sophisticated fire safety systems.



**SUSTAINABILITY**  
**ICE STORAGE SYSTEM**

In 2002, anticipating the green building revolution, Jody and Douglas Durst supplemented the building's conventional cooling systems with an innovative ice storage system. The very first of its kind in New York City, the system produces over 30,000 gallons of ice at night to cool the building the following day, thus easing the strain on an overtaxed electrical grid and keeping tenants' operating costs down.



**FROM A MOUNTAIN TO MIDTOWN**  
The exterior façade of the building is clad in polished black Brazilian granite, hand selected from a single mountain.  
*Richard Berenholtz*



**AN EARLY VIEW**  
Rendering with a view facing north towards West 44th Street ca. 1982.  
*Lanny Powers*

**TOPPING OUT**  
(From left) Carl Teschmacher, Irving Frankel, Marvin Harrison, Harold Bjornson, Roy Durst, and Seymour Durst at the topping off ceremony.  
*©Maggie Hopp, 1982*

**1984**

1155 Avenue of the Americas, a 41-story building designed by Emery Roth & Sons, is completed.

**2015**

Plaza, lobby and façade transformation at 1155 Avenue of the Americas begins, including new casement windows with curtain wall chamfer.

This building's development represented a passing of the torch from the second generation of Dursts to the third generation.

LOCATION:	West 47th Street between Avenue of the Americas and Seventh Ave.
COMPLETED:	1989
ARCHITECT:	Fox & Fowle
FLOORS:	26
TOTAL SQ. FT.	658,000

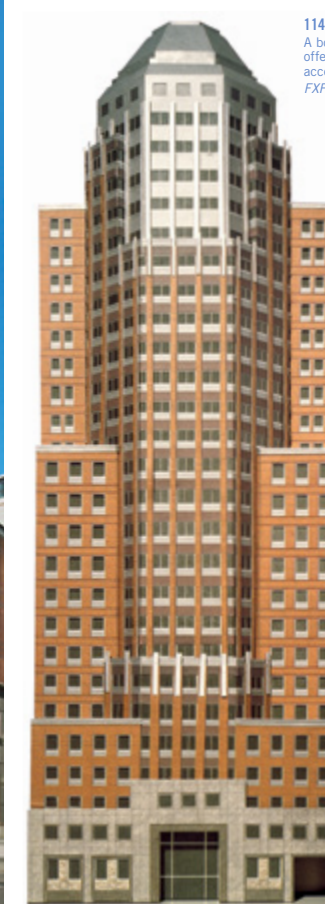


**REINVESTMENT**  
In 2013, a \$7 million renovation program was completed featuring a dramatic, contemporary LED backlit luminous portal at the entry.  
*Paul Rivera/archphoto*



**SUSTAINABILITY**  
**GREEN ROOFS INITIATIVE**

Green roofs installed at 114 West 47th Street, completed in 2013.



**114 WEST 47TH STREET RENDERING**  
A boutique headquarters property, the building offers both single and multiple floor opportunities accented by private tenant terraces.  
*FXFowle*



**114 WEST 47TH STREET BROCHURE**  
Brochure illustrates the building's convenient location for transportation, restaurants, hotels, and private clubs.



**RENOVATION PROGRAM**  
The luminous new entrance, part of the 2013 renovation program.  
*Paul Rivera/archphoto*



**LOBBY ROTUNDA**  
View of renovated main lobby with concierge desks, turnstiles, and enhanced lighting.  
*Richard Berenholtz*

**1989**

114 West 47th Street is completed. Architects Fox & Fowle design the 26-story building.

**2013**

A \$7 million renovation program was completed, featuring significant entrance, lobby and building upgrades.

# 4 TIMES SQUARE

Located at the crossroads of Midtown, this iconic tower was the nation's first "green" skyscraper.

LOCATION:	Broadway between West 42nd and 43rd Streets
COMPLETED:	1999
ARCHITECT:	Fox & Fowle
FLOORS:	48
TOTAL SQ. FT.	1,800,000

### "A TOFFENETTI TOAST TO NEW YORK"

Postcard for Toffenetti's Restaurant at Broadway and 43rd Street, at the present site of 4 Times Square.



### INTERNATIONALLY RECOGNIZED

4 Times Square has one of the world's most identifiable spires, serving as a major television and radio broadcast facility. One Bryant Park is just to the left.



Left to right:

**TIMES SQUARE SCENE**  
View across Broadway depicting future site of 4 Times Square.  
Edmund V. Gillon, ca. 1975, Museum of the City of New York

**4 TIMES SQUARE BROCHURE**  
Noting the building's location "at the crossroads of the world," this brochure details Times Square's unparalleled visibility.  
ca. 1997

**"THE MIDTOWN VICE MAP"**  
A map depicting a more savory period of Times Square, spanning 40th-57th Streets between Fifth and Ninth Avenues.  
Office of Midtown Planning and Development, Office of the Mayor, 1973, Shubert Archive



**TIMES SQUARE REVITALIZATION**  
Durst's bold commitment to development in the midst of the 1990s real estate recession was rewarded when 4 Times Square was fully occupied soon after opening.  
Andrew Gordon



## 1999

4 Times Square is completed. The 48-story building was designed by Fox & Fowle.

## 2004

385-foot broadcast antenna with the capacity to support 17 TV and 18 FM station signals installed at 4 Times Square. The antenna was extended 30 feet in 2014.

## DECEMBER 9, 2010

A joint venture with *Spiroworks*, The Durst Organization illuminates the spires of 4 Times Square and One Bryant Park for the first time.

## 2015

Plans are finalized for the renovation of the lobby and entryways.

# ONE BRYANT PARK



Setting a new standard in sustainable construction, this skyscraper was the first in North America to achieve LEED Platinum certification.

LOCATION:	Avenue of the Americas between West 42nd and 43rd Streets
COMPLETED:	2010
ARCHITECT:	Cook + Fox
FLOORS:	55
TOTAL SQ. FT.	2,354,000



**A NEW STANDARD**  
One Bryant Park incorporates innovative, high-performance technologies to reduce waste, ensure environmental sustainability, and promote the health and productivity of tenants.  
Richard Berenholtz



**URBAN GARDEN ROOM**  
Open to the public daily as an indoor extension of Bryant Park.  
©Ryan R. Browne/COOKFOX

**Below:**  
**MAIN LOBBY**  
One Bryant Park houses Bank of America's corporate and investment banking business, The Durst Organization's corporate headquarters, and several other prestigious tenants.  
Richard Berenholtz



The brightly colored pipes of the gray water system.

### SUSTAINABILITY GRAY WATER



Green roof on the 7th floor of One Bryant Park, installed 2012-2014.

The green roofs at One Bryant Park utilize compost from McEnroe Organic Farm, which accepts food scraps from Durst buildings into its composting process. They also provide insulation and, along with four storage tanks, collect rainwater. The captured water is filtered and used as "gray water" to cool the building and flush toilets, saving millions of gallons of water annually.



**SIXTH AVENUE EL**  
Elevated train station looms above Sixth Avenue and 42nd Street, at the future site of One Bryant Park.  
Museum of the City of New York, ca. 1939.

## 2008

Designed by COOKFOX, the 55-story One Bryant Park opens.

## 2010

One Bryant Park receives LEED Platinum certification.



### SUSTAINABILITY HONEY BEES

Wildflower honey is produced by the three beehives on the 7th floor green roof. The peak population of each hive can reach 50,000!

**ABOVE** Chase Emmons (Brooklyn Grange Farm) and Lauren Leppia (The Durst Organization) check on the beehive's health.  
**LEFT** New queen bee is introduced to a hive on the roof of One Bryant Park.



Rising 104 stories, One World Trade Center sets the standard for 21st century commercial design, construction, and prestige.



**NEW YORK'S NUMBER ONE**  
"The Durst Organization is overseeing construction, leasing, and management of One World Trade Center."  
NYOnAir

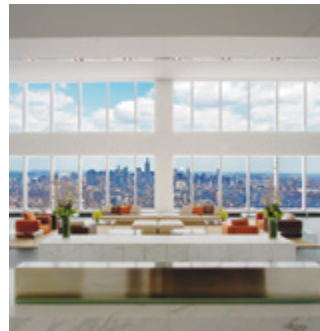


**SOUTH ENTRANCE**  
Exterior and Interior light displays greet visitors.

LOCATION:	Fulton Street between Washington and West Streets
COMPLETED:	2014
ARCHITECT:	SOM
FLOORS:	104
TOTAL SQ. FT.	3,000,000

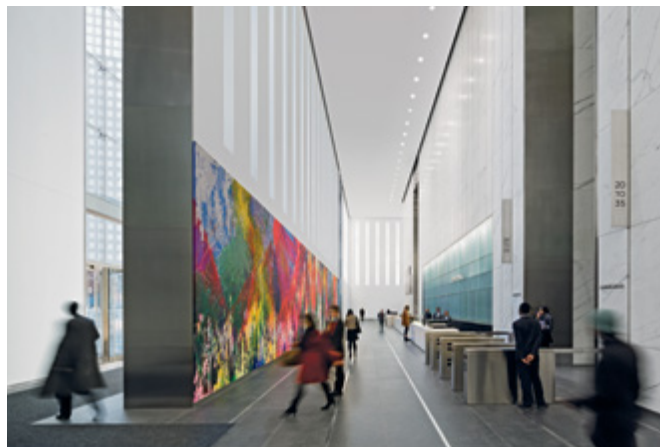


**ONE WORLD TRADE CENTER OPENING**  
Douglas Durst addresses the media at the building's opening on November 3, 2014.  
Michael Priest Photography



**Left: REACHING NEW HEIGHTS**  
The final section of the spire is installed on May 2, 2013.

**Right: TOWERING VIEWS**  
The 64th Floor Sky Lobby also doubles as a premier event space.  
Jeremy Frechette/Caridad Bojorquez



**MAIN ENTRANCE**  
Colorful artwork is featured in the main lobby.  
©James Ewing

## JULY 2010

The Durst Organization becomes an equity partner with the Port Authority of New York and New Jersey in One World Trade Center.

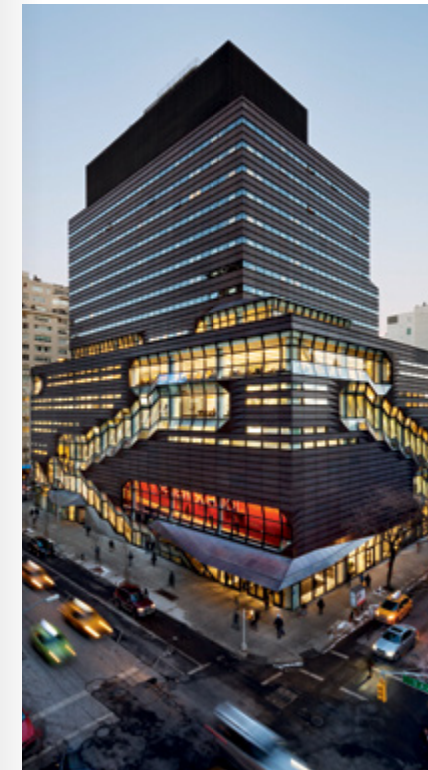
## MAY 10, 2013

One World Trade Center reaches its full height of 1,776 feet (541 meters), becoming the tallest building in North America.



With a long history of real estate development focused on the future, The Durst Organization continues to lead the way in smart, sustainable development in Manhattan and beyond.

## THE NEW SCHOOL UNIVERSITY CENTER



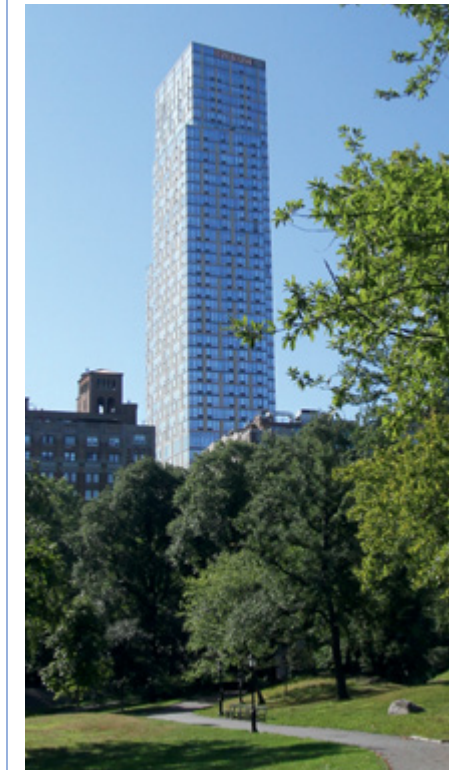
The Durst Organization worked with The New School to develop a University Center building on Fifth Avenue and 14th Street. It is a 354,000 square foot, 17-story mixed-use "vertical campus" incorporating academic, residential (dormitory), and retail uses.

## 1212 FIFTH AVENUE



1212 Fifth Avenue is a classic prewar condominium building designed by S. Russell Groves comprising 55 residences, located at the meeting point of Central Park, Fifth Avenue, and Museum Mile. In 2011, the Durst Fetner partnership renovated the building.

## 1214 FIFTH AVENUE



1214 Fifth Avenue is a 50-story high-rise rental building with 185 residences, with the lower floors used by Mount Sinai Hospital. Located in the Upper East Side, the LEED-Silver building was designed by Pelli Clarke Architects, and developed by the Durst Fetner partnership.

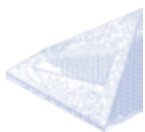


## CARVEL PROPERTY DEVELOPMENT



The Durst Organization is developing a 2,300-acre site in the towns of Pine Plains and Milan in northern Dutchess County as a sustainable second home and recreational community.

Neoscape



# RESIDENTIAL EXPANSION

“A CITY SHOULD PROVIDE A PLACE TO LIVE, A CHANCE TO WORK AND MEANS OF GETTING BACK AND FORTH.”

## SEYMOUR DURST

*Chelsea Clinton News,  
March 27, 1986*

In 1928, Joseph Durst acquired his first residential property at Fifth Avenue and 85th Street. Over the decades, that initial acquisition has grown to a portfolio that will soon include over 3,400 residences in New York City, apartment homes ranging from classic brownstones to historic landmarks to state-of-the-art high-rises.

Throughout the Company’s residential portfolio, The Durst Organization has been a pioneer in sustainable design, construction, and management. The Durst Organization remains committed to developing the healthful and fulfilling environments in which its tenants can live and grow. Joseph and Rose Durst began their real estate business with one simple idea: “Leave each place better than you found it” — a principle that resonates to this day.

## BRICK PROPERTIES

The Brick Properties include a diverse portfolio of residential and commercial properties in Midtown East and Midtown West. Comprising approximately 25 commercial units, with office space, restaurants, and neighborhood retail services, along with over 50 residences, the portfolio is owned and managed by The Durst Organization.



Left to Right:  
142 West 44th Street  
125 West 43rd Street  
147 West 43rd Street  
156 West 44th Street

# HISTORIC FRONT STREET

HISTORIC FRONT STREET

Located in one of Manhattan’s oldest neighborhoods, Historic Front Street presents a facade that looks almost exactly as it did 200 years ago and maintains the feel of a waterfront community.

LOCATION:	Front St. between Beekman St. and Peck Slip
COMPLETED:	2005
ARCHITECT:	COOKFOX Architects
FLOORS:	Varies
UNITS:	95 residential, 15 commercial units



COOKFOX Architects



Left:  
View of Historic Front Street from Peck Slip.  
Ryan R. Browne/COOKFOX Architects

Right:  
Two interior courtyard gardens showcase high performance green design with usage of modern materials.  
COOKFOX Architects



LOCATION: 125 West 35th St. between Avenue of the Americas and Seventh Ave.

COMPLETED: 2006

ARCHITECT: SLCE

FLOORS: 58

UNITS: 459 residential units

The Epic is a LEED Gold residential rental building with generous amenities located in the heart of midtown. It is the first building erected by the Durst Fetner partnership. In May 2015, The Durst Organization transferred its ownership position of the building to Fetner.



View facing north shows The Epic's convenient location amidst the iconic New York midtown skyline.

*Left:* The Epic offers unparalleled views, with energy-efficient lighting, programmable thermostats, and building-wide water and air filtration.

*Right:* 2,400 sq. ft. residents lounge and living room features media center.



HELENA 57 WEST holds the distinction of being the first voluntary LEED-certified residential tower in New York City to receive a Gold rating. Innovative features include the blackwater recycling system, which reclaims 43,000 gallons of wastewater each day.

LOCATION: 601 West 57th Street at Eleventh Avenue

COMPLETED: 2005

ARCHITECT: Fox + Fowle (FXFOWLE)

FLOORS: 38

UNITS: 597 residential units



Jeff Goldberg/Esto



*Left:* View of the main lobby shows the expansive glass walls that maximize natural light.

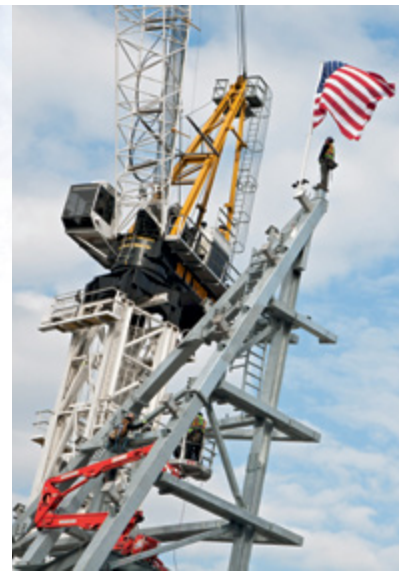
*Right:* Helena Durst and NYC Sanitation Commissioner John Doherty announce The Helena's pioneering residential composting program.

LOCATION:	625 West 57th Street at Twelfth Avenue
SLATED COMPLETION:	2016
ARCHITECT:	Bjarke Ingels Group (BIG)
FLOORS:	32
UNITS:	709 residential units with 45,000 sq. ft. commercial retail space

A hybrid between a European perimeter block and a traditional Manhattan high-rise, VIA 57 WEST introduces a site-specific residential typology and will reflect Durst's commitment to improving the standard of sustainable development.



Bjarke Ingels Group (BIG)

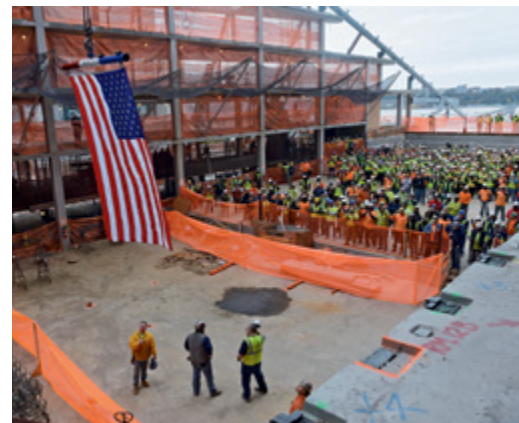


Rick Kariolic



Left:  
VIA's unique design provides the courtyard open views of the Hudson River, connecting the building site to the waterfront.  
Bjarke Ingels Group (BIG)

Right:  
Scene from the building's topping out on October 31, 2014.  
Don Pollard



FRANK 57 WEST is a mixed use building with residences, commercial and community space, and a roof terrace.

LOCATION:	600 West 58th Street at Eleventh Avenue
SLATED COMPLETION:	Fall 2016
ARCHITECT:	Studio V Architecture
FLOORS:	10
UNITS:	65 residential units



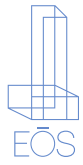
Rendering showing the view of the building facing west that will complete the development of the block.  
Studio V Architecture



Left:  
IRT Powerhouse under construction with view of lumberyard at current development site, June 23, 1904.  
NYC Municipal Archives



Right:  
View facing east highlighting the through-block passage opened up between West 57th to 58th Streets.  
Studio V Architecture



# EOS

LOCATION:	100 West 31st St. at Avenue of the Americas
SLATED COMPLETION:	2016
ARCHITECT:	COOKFOX
FLOORS:	41
UNITS:	375 residential units with 192,000 sq. ft. combined commercial and retail space

EOS is a mixed-use development consisting of a residential tower on a commercial base with separate entries, lobbies, and elevators. The building offers two levels of block-wide retail.



Above: Rendering of the 20,000 sq. ft. sixth floor terrace. Neoscape

Right: Construction photo showing installation of curtain wall, April 2015.



Exterior rendering facing southwest. Neoscape

# HALLETTS POINT

## HALLETTS POINT

LOCATION:	Astoria, Queens
SLATED COMPLETION:	Construction to start in 2016
ARCHITECT:	Dattner Architects
FLOORS:	Varies
UNITS:	Up to 2,400 residential units

The first major foray outside of Manhattan for The Durst Organization, Halletts Point comprises seven apartment buildings, a public waterfront esplanade, retail space, a supermarket, and significant neighborhood infrastructure improvements.



Aerial view rendering of the Halletts Point development project. Studio V Architects



Left: Rendering of the first building on the Halletts Point site. Dattner Architects



Right: "Hell Gate Bridge and Surroundings" postcard illustrates homes and factories on the site ca. 1920. Seymour B. Durst Old York Library Collection, Avery Architectural & Fine Arts Library, Columbia University

**ROSE DURST PAINTING  
(UNTITLED)**  
From its origins, The  
Durst Organization has  
operated as a close-  
knit family business,  
which extends to the  
employees.



SEYMOUR, ROY  
& DAVID DURST

DURST

OLD YORK  
LIBRARY



675 Third  
Avenue



JOSEPH DURST, Inc.  
FORMERLY OF DURST & RUBIN



VIA  
57 WEST

ONE  
WORLD TRADE CENTER

**The Durst  
Organization**  
1915-2015  
CELEBRATING 100 YEARS

©2015 The Durst Organization and its affiliates. All images from  
The Durst Organization archives except where noted. Additional  
images used with permission. All rights reserved. No part of this  
book may be reproduced or transmitted in any form or by any  
means whatsoever without express written permission.



Durst & Rubín  
44-51 East 119th Street New York

MCENROE  
ORGANIC FARM



1905 - 1915

**Durst & Rubin**  
41-51 East 11th St. New York

1915

**DURST**

1915

**JOSEPH DURST, Inc.**  
FORMERLY OF DURST & RUBIN

1940'S - 1950'S

**THE DURST ORGANIZATION**

1950'S - 1990'S



1990'S



**THE DURST ORGANIZATION**

2000'S



**The Durst  
Organization**

2015



**The Durst  
Organization**  
1915-2015

**CELEBRATING 100 YEARS**