The Durst Organization 1915-2015
Celebrating 100 Years
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.

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

SEYMOUR B. DURST
New York Times Bottom Line
Joseph Durst’s immigration story parallels the experience of many seeking new opportunities in America in the early 20th Century.

“My father came from Poland... he did not know the language, he did not know anyone here.”

**David Durst**

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

DECEMBER 13, 1926

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

1915

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

1905

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

"CONTRACT-PARTNERSHIP"

Contract between Joseph Durst and Hyman Rubin, establishing Durst & Rubin, Inc.

"DURST & RUBIN CHECKS"

Checks from Durst & Rubin to manufacturing suppliers indicate the increase in orders as showrooms were opened in Chicago and San Francisco.

"A NEW SPOT IN THE SUN"

Following the dissolution of Durst & Rubin, 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

STAMP EMBOSSER

Joseph Durst's stamp embosser.

"NAPOLEON HAD ONE AMBITION"

Durst & Rubin's business model included eliminating overhead costs to offer maximum value.
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.

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1945
Roy Durst earns a Bronze Star medal from the United States Army for his military service in World War II.

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JULY 1966
Douglas Durst joins The Durst Organization.

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1973
David and Alma publish *Free As a Bird*, the first of several illustrated songbooks for children of all ages.

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SEPTEMBER 1984
Jody Durst joins The Durst Organization.

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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

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

**A CITY GROWS**

**Durst Brothers Helping Growth of Third Avenue**

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.

1955
Demolition begins on the Third Avenue elevated train.
CORPORATE RESPONSIBILITY

Through the generations, 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
- Gramercy
- Hebrew Free Loan Society
- Just Food
- Lewis Center
- The Lower East Side Ecology Center
- Metropolitan Museum of Art
- New York Public Library
- Project for Public Spaces
- The Roundabout Theatre
- Trust for Public Land

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
- Gramercy
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- The Roundabout Theatre
- Trust for Public Land

SUSTAINABILITY

“LEAVE THIS PLACE BETTER THAN YOU FOUND IT.”

JOSEPH AND ROSE DURST

GREEN ROOFS INITIATIVE

The Durst Organization maintains an array of green roofs across its Midtown Manhattan portfolio, capturing stormwater, providing wildlife habitat and beehive areas, 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.

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.

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 theatre’s restoration in 2005.

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 theatre’s restoration in 2005.

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.

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.

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.

1991

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

1991

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

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

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

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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.

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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.

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

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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.

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PARTNERS & AFFILIATES

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.

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

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

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1987

1995
Joseph Durst introduced his sons to the family business when he acquired this classic Midtown office building in 1944.

**200 EAST 42ND STREET**

- **1927**: 205 East 42nd Street is completed, designed by Starrett & Van Vleck.
- **1944**: The Durst Organization acquires 205 East 42nd Street.
- **200 EAST 42ND STREET BROCHURE**: Marketing brochure with renderings and floor plans highlights building’s proximity to Grand Central Terminal.

**655 THIRD AVENUE**

- **1927**: 200 East 42nd Street is completed. 655 Third Avenue was the first project the Durst family built from the ground up.
- **1958**: Formerly known as 200 East 42nd Street, 655 Third Avenue was the first project the Durst family built from the ground up.

**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.

**A VISIONARY ACQUISITION**

East 42nd Street was once home to Third Avenue Elevated. 205 East 42nd Street, with its Art Deco facade, is a testament to the site’s history.

**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.
- View of 205 East 42nd Street following demolition of the Third Avenue El.

**INCREASING EFFICIENCY**

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

**18 19 LOCATION:**

- **COMPLETED:**
- **ARCHITECT:**
- **FLOORS:**
- **TOTAL SQ. FT.**

**GREEN ROOFS INITIATIVE**

- View of green roofs at 200 East 42nd Street, completed in 2014.

**SUSTAINABILITY**

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

**A VISIONARY ACQUISITION**

42nd Street facing west towards Third Avenue with elevated train. 205 East 42nd Street is featured on the right.

**A VISIONARY ACQUISITION**

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

**INCREASING EFFICIENCY**

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

**REINVESTMENT**

- Street view of 655 Third Avenue with the Windward sculpture and renovated front entrance, 2010.

**MIDDLE:**

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

**INCREASING EFFICIENCY**

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

**REINVESTMENT**

- Street view of 655 Third Avenue with the Windward sculpture and renovated front entrance, 2010.

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**INCREASING EFFICIENCY**

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

**REINVESTMENT**

- Street view of 655 Third Avenue with the Windward sculpture and renovated front entrance, 2010.
Third Avenue between East 45th and 46th Streets
1961
Emery Roth & Sons
24
445,000

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: 1961
ARCHITECT: Emery Roth & Sons
FLOORS: 32
TOTAL SQ. FT: 342,000

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

733 Third Avenue
1961
Emery Roth & Sons
24
445,000

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

GREEN ROOFS INITIATIVE
733 Third Avenue green roofs were installed in 2012 and 2013.

SUSTAINABILITY
GREEN ROOFS
View of green roofs at 675 Third Avenue

R 20 21
LOCATION: 733 Third Avenue
COMPLETED: 1961
ARCHITECT: Emery Roth & Sons
FLOORS: 24
TOTAL SQ. FT: 445,000

AN ARTIST’S VIEW
Rowe Langston was commissioned to create an illustration of the building under construction in 1965.
With this sleek office building, The Durst Organization led the transformation of Avenue of the Americas into a business hub.

**1133 AVENUE OF THE AMERICAS**

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

**825 THIRD AVENUE**

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

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**1969**

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

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**1970**

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

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

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**AN AERIAL VIEW**

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

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**GREEN ROOFS INITIATIVE**

Green roof at 1133 Avenue of the Americas, completed in 2013.

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**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
**1155 Avenue of the Americas**

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

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**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.

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

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**114 West 47th Street**

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

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**114 West 47th Street Rendering**

A boutique headquarters property, the building offers both single and multiple floor opportunities accentuated by private tenant terraces.

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**Brochure Illustrates the Building’s Core Features**

The brochure illustrates the building’s core features: distinguished polished granite exterior, energy efficient operations, sophisticated fire safety systems.

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**114 West 47th Street Brochure**

Brochure illustrates the building’s convenient location for transportation, restaurants, hotels, and private clubs.

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**RENOVATION PROGRAM**

The luminous new entrance, part of the 2013 renovation program.

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**Lobby Rotunda**

View of renovated main lobby with concierge desks, turnstiles, and enhanced lighting.

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**Sustainability**

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

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**Sustainability Green Roofs Initiative**

The initiative was completed in 2013.

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**2013**

114 West 47th Street is completed. A $7 million renovation program was completed, featuring significant entrances, lobby and building upgrades.

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**1989**

114 West 47th Street is completed. This building represented a passing of the torch from the second generation of Dursts to the third generation.

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**1984**

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

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

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.

2015
Plans are finalized for the renovation of the lobby and entryways.

2010
Designed by COOKFOX, the 55-story One Bryant Park opens.

2015
A joint venture with Spireworks, The Durst Organization illuminates the spires of 4 Times Square and One Bryant Park for the first time.
Rising 104 stories, One World Trade Center sets the standard for 21st century commercial design, construction, and prestige.

LOCATION:
Fulton Street between Washington and West Streets

COMPLETED:
2014

ARCHITECT:
SOM

FLOORS:
104

TOTAL SQ. FT:
3,000,000

NEW YORK'S NUMBER ONE

“The Durst Organization is overseeing construction, leasing, and management of One World Trade Center.”

NYOnAir

ONE WORLD TRADE CENTER DEVELOPMENT PROPERTIES

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

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 Pelli 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.
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.

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

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.

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 and services, as well as over 50 residences, the portfolio is owned and managed by The Durst Organization.
EPIC

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.

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: 125 West 35th St. between Avenue of the Americas and Seventh Ave.
COMPLETED: 2006
ARCHITECT: SLCE
FLOORS: 58
UNITS: 459 residential units

LOCATION: 601 West 57th Street at Eleventh Avenue
COMPLETED: 2006
ARCHITECT: Fox + Fowle (FXFOWLE)
FLOORS: 58
UNITS: 597 residential units

Fetner
Jeff Goldberg/Esto

HELENA 57 WEST

LOCATION: 601 West 57th Street at Eleventh Avenue
COMPLETED: 2006
ARCHITECT: Fox + Fowle (FXFOWLE)
FLOORS: 58
UNITS: 597 residential units
VIA 57 WEST

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.

FRANK 57 WEST

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

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.

**EOS**

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.

**HALLETTS POINT**

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.
ROSE DURST PAINTING
UNTITLED

From its origins, The Durst Organization has operated as a close-knit family business, which extends to the employees.