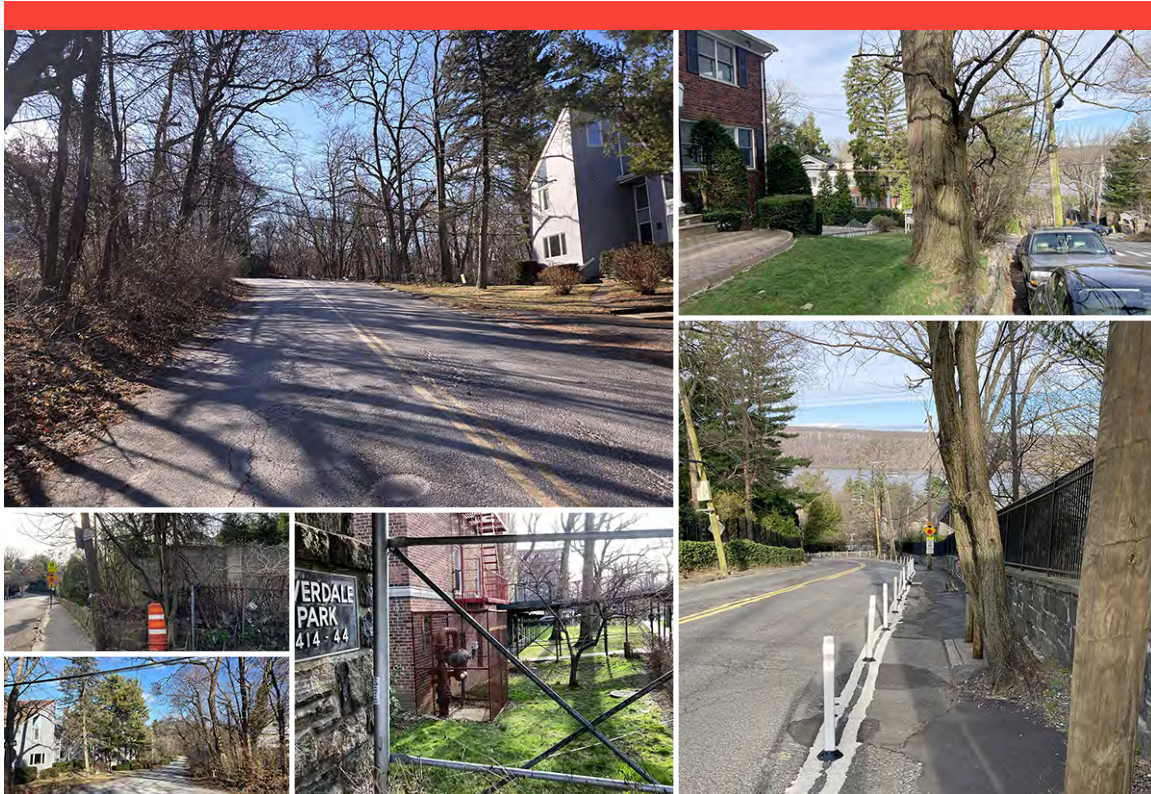


PHASE IA ARCHAEOLOGICAL ASSESSMENT NORTHWEST BRONX SCHOOL SAFETY PROJECT DDC CAPITAL PROJECT ID HWX406/SEX002274

Riverdale, Borough of the Bronx
Bronx County, New York



Prepared for:



NYC Department of Design and Construction
30-30 Thomson Avenue
Queens, New York 11101

Prepared by:



WSP USA Inc.
433 River Street, 7th Floor
Troy, New York 12180

April 23, 2025

Management Summary

Involved State and Federal Agencies	New York State Office of Parks, Recreation and Historic Preservation New York City Landmarks Preservation Commission
Phase of Survey	Phase IA Archaeological Sensitivity Assessment
Location Information	
<i>Town</i>	Borough of the Bronx
<i>County</i>	Bronx
Survey Area	Along W. 254th Street from Riverdale Avenue to Railroad Terrace, and along Palisade Avenue from W. 254 th Street approximately 257 feet. 0.83 hectare (2.06 acres)
USGS 7.5-Minute Quadrangle Map	<i>Yonkers, NY</i>
Archaeological Survey Overview	
<i>Methods Used</i>	Research to reconstruct landscape setting Historical cartographic research Pedestrian reconnaissance
<i>Artifacts Recovered/ Features Identified</i>	N/A
Results of Archaeological Survey	
<i>No./Name(s) of Prehistoric Sites Identified</i>	None
<i>No./Name(s) of Historic Sites Identified</i>	None
Recommendations	Phase IB Archaeological Survey recommended for all undisturbed areas where slope is less than 15 percent and before ground-disturbing activities commence within the Riverdale section of the project. Study should include evaluation of landscape features along W. 254th St. (1) as possible contributing elements of Riverdale Historic District and (2) for possible adverse effects from proposed project.
Report Author	Lauren Hayden, RPA (16286), and Kevin Sheridan, PhD, RPA (33420836)
Date of Report	March 19, 2025

Abstract

On behalf of the Department of Design and Construction (DDC), Office of Environmental and Hazmat Services (OEHS), the Department of Environmental Protection (DEP), and the New York City Department of Transportation (NYCDOT) RBA/WSP Parsons Brinkerhoff Joint Venture (JV) completed a Phase IA archaeological assessment for the Northwest Bronx School Safety project in Riverdale, the Borough of the Bronx, Bronx County, New York. The Phase IA study satisfies the requirements of New York State Office of Parks, Recreation and Historic Preservation, the NYC LPC, and the guidelines of the New York Archaeological Council and complies with the 2021 City Environmental Quality Review (CEQR) Technical Manual as necessary. The scope of the Northwest Bronx Safety Project also includes a section within Woodlawn Heights. This report exclusively covered the Riverdale neighborhood portion of the project.

The objectives of the assessment were to determine the study area's sensitivity for both pre-Contact and post-Contact (historical) archaeological resources, based on the potential for intact subsurface soils, the relationship to nearby known archaeological sites, and other criteria, including soils, topography, proximity to water, and historic land use. The study area for the project is generally bounded by West 254th Street from Riverdale Avenue to Railroad Terrace in the neighborhood of Riverdale extending from Arlington Avenue in the east to the NYC Rail Line in the west, totaling 0.83 hectare (2.06 acre) in area. The assessment included background research and intensive pedestrian reconnaissance for the Riverdale portion of the project.

The JV reviewed the history of the study area vicinity and previous archaeological work conducted within 0.8 kilometers (0.5 miles) of the study area, and investigated the soils, topography, and water sources in and around the study area. Three pre-Contact archaeological sites and one historic site have been previously recorded within 0.8 kilometers (0.5 miles) of the study area. Five historic properties listed in the National Register of Historic Places (NRHP) are present within 0.8 kilometers (0.5 miles) of the study area, and two NRHP-eligible historic districts are located adjacent to the study area.

After completing the research, the study area was inspected by pedestrian reconnaissance and photographed. The fieldwork was conducted on March 18, 2024 and January 14, 2025. In general, the landscape in the study area included lawns that appeared intact, with the potential to contain intact historic sheet middens dating to the nineteenth century. In some areas historic cultural material was visible on the surface. However, the west half of the study area included sections of slope greater than 15 percent. In addition, ground disturbance from road expansion, landscaping, and paving was present throughout the study area, and the possibility exists that subsurface utilities have been installed in the study area (the location of such utilities was not known at the time of survey).

It is the opinion of the JV that the study area has low sensitivity for intact pre-Contact archaeological resources because the study area is in a developed urban area. The study area does have potential to contain intact historic archaeological deposits relating to the nineteenth-century development of the neighborhood of Riverdale. It is the opinion of the JV that a Phase IB archaeological survey should be conducted in all undisturbed sections of the study area where ground slope is less than 15 percent and before ground-disturbing construction activities commence. The proposed work cannot be completed during the current design phase, as the property is not City-owned. The proposed work will need to take place between acquisition/title vesting (when it becomes City-owned property) and before ground-disturbing activities related to road construction.

Furthermore, it is the opinion of the JV that the Phase IB archaeological survey should include an evaluation of landscape features along West 254th Street to determine if these elements contribute to the Riverdale Historic District and whether they would be adversely affected by the proposed project.

The New York City Department of Transportation (NYCDOT) received a response from the New York State Historic Preservation Office (SHPO) with a determination of No Adverse Impact with Conditions based on the information submitted. The NYCDOT indicated that if historic stone walls or fences are impacted by the proposed work that the SHPO would be updated on the development and mitigation may be required.

Table of Contents

	Page
Management Summary.....	i
Abstract	ii
List of Figures	iv
List of Tables	iv
List of Photographs	iv
 I. Introduction	 1
II. Background Research.....	3
A. Environmental Setting.....	3
1. Project Setting	3
2. Physiography.....	3
3. Drainage.....	3
4. Modern Climate.....	3
5. Plant and Animal Resources.....	3
6. Soil Types	3
B. Pre-Contact Context.....	5
1. Paleoindian Period (11,000 to 10,000 BP).....	5
2. Archaic Period (10,000 to 3000 BP).....	6
a. Early Archaic Period (10,000 to 8000 BP)	6
b. Middle Archaic Period (8000 to 6000 BP)	7
c. Late Archaic Period (6000 to 3700 BP).....	7
3. Woodland Period (2700 to 400 BP).....	8
a. Early Woodland Period (2700 to 2000 BP)	8
b. Middle Woodland Period (2000 to 1000 BP).....	8
c. Late Woodland Period (1000 to 400 BP).....	8
4. Early Historic Contact (500 to 300 BP, ca. AD 1450 to 1650).....	9
C. Historic Context.....	10
1. Bronx County	10
2. Neighborhood of Riverdale	11
D. Previous Sites and Investigations.....	12
1. Previously Identified Sites	12
2. NRHP Properties in the Study Area Vicinity	12
3. Previous Cultural Resource Surveys.....	13
4. Historical Map Review	14
III. Pedestrian Reconnaissance and Sensitivity Assessment.....	19
A. Pedestrian Reconnaissance.....	19
B. Sensitivity Assessment.....	19
C. Historic Architectural Review	19
IV. Conclusions and Recommendations.....	276
V. References Cited.....	287
 Appendix A: Consultation.....	 A-1
Appendix B: Previous Historic Architectural Documentation	B-1

List of Figures

	<i>Page</i>
1 Location of Study Area	2
2 Soils Mapped in Study Area	4
3 Location of Study Area in 1776	15
4 Location of Study Area in 1853	16
5 Location of Study Area in 1885	17
6 Location of Study Area in 1914	18
7 Assessment of Archaeological Sensitivity in Study Area	22

List of Tables

	<i>Page</i>
Table 1: Soils Mapped in Study Area	5
TABLE 2: RECORDED ARCHAEOLOGICAL SITES WITHIN 0.8-KILOMETER (0.5 MILE) OF STUDY AREA	13
TABLE 3: National Register Properties Within 0.8 Kilometer (0.5 Mile) of Study Area	13
Table 4: Cultural Resource Management Projects Conducted Within 0.4 Kilometer (0.25 Mile) of Study Area	13
TABLE 5: National Register ELIGIBILITY Within Study Area	20

List of Photographs

	<i>Page</i>
1 Northeast Corner of Arlington Avenue and W. 254th Street, View East	23
2 Southeast Corner of Independence Avenue and W. 254th Street, View West	23
3 W. 254th Street, View West	24
4 W. 254th Street, View East	25
5 Palisade Avenue, View North	26
6 Palisade Avenue, View South	26

I. Introduction

On behalf of the Department of Design and Construction (DDC) Office of Environmental and Hazmat Services (OEHS), the Department of Environmental Protection (DEP), and the New York City Department of Transportation (NYCDOT), RBA/WSP Parsons Brinkerhoff Joint Venture (JV) has completed a Phase IA archaeological assessment for the Northwest Bronx School Safety project in Riverdale, the Borough of the Bronx, Bronx County, New York. The Phase IA study satisfies the requirements of New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the NYC LPC, and the guidelines of the New York Archaeological Council and complies with the 2021 CEQR Technical Manual as necessary. The study area for the project is generally bounded by West 254th Street from Riverdale Avenue to Railroad Terrace in the neighborhood of Riverdale extending from Arlington Avenue in the east to the NYC Rail Line in the west, totaling 0.83 hectare (2.06 acres) in area (Figure 1).

The proposed modifications to the study area include the following.

- Acquisition of street right-of-way.
- Reconstructing to NYCDOT design standards approximately 7,900 linear feet of street right-of-way, inclusive of the road surface and sidewalks and widening the street to its full mapped width, where needed.
- Installing new and replacement sanitary sewers with water main and hydrant replacement.
- Installing new combined sewer system.
- Replacing street lighting and traffic signals.
- Relocating existing utility poles (Con Edison) and gas lines (National Grid).

The assessment included background research and intensive pedestrian reconnaissance. Research collected information on the environmental characteristics and the pre-Contact and post-Contact history of the study area to inform the sensitivity assessment. Review of previously conducted cultural resource investigations and recorded archaeological sites and historic properties in the vicinity also contributed to the sensitivity analysis.

The field investigations and technical report meet the specifications of the OPRHP and the *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections* (New York Archaeological Council [NYAC] 2000) and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (*Federal Register* 48:190:44716-44742) (United States Department of the Interior 1983). The Project Manager and the Principal Investigator who performed these investigations exceed the qualifications described in the Secretary of the Interior's Professional Qualifications Standards (*Federal Register* 48:190:44738-44739) (United States Department of the Interior 1983).

The report is organized into five chapters. After the introduction in Chapter I, Chapter II presents the results of the background research. Chapter III contains a description and results of the pedestrian reconnaissance. Chapter IV provides a summary of the study area's archaeological sensitivity and recommendations. Chapter V contains a list of the references cited. Appendix A provides project plans.

Steve Eget of WSP served as the Project Manager for the project. Archaeologist Kevin Sheridan, PhD (Registered Professional Archaeologist [RPA] 33420836) conducted the background research. Archaeologists Thomas Blaber (RPA 5664) and Lauren Hayden (RPA 16286) performed the pedestrian reconnaissance. Dr. Sheridan and Mr. Blaber wrote the report with assistance from Ms. Hayden and Amber Courselle, Architectural Historian. Principal Editor Anne Moiseev supervised the editing and production of this report, and Principal Cartographer/GIS Analyst Jacqueline L. Horsford prepared the graphics.

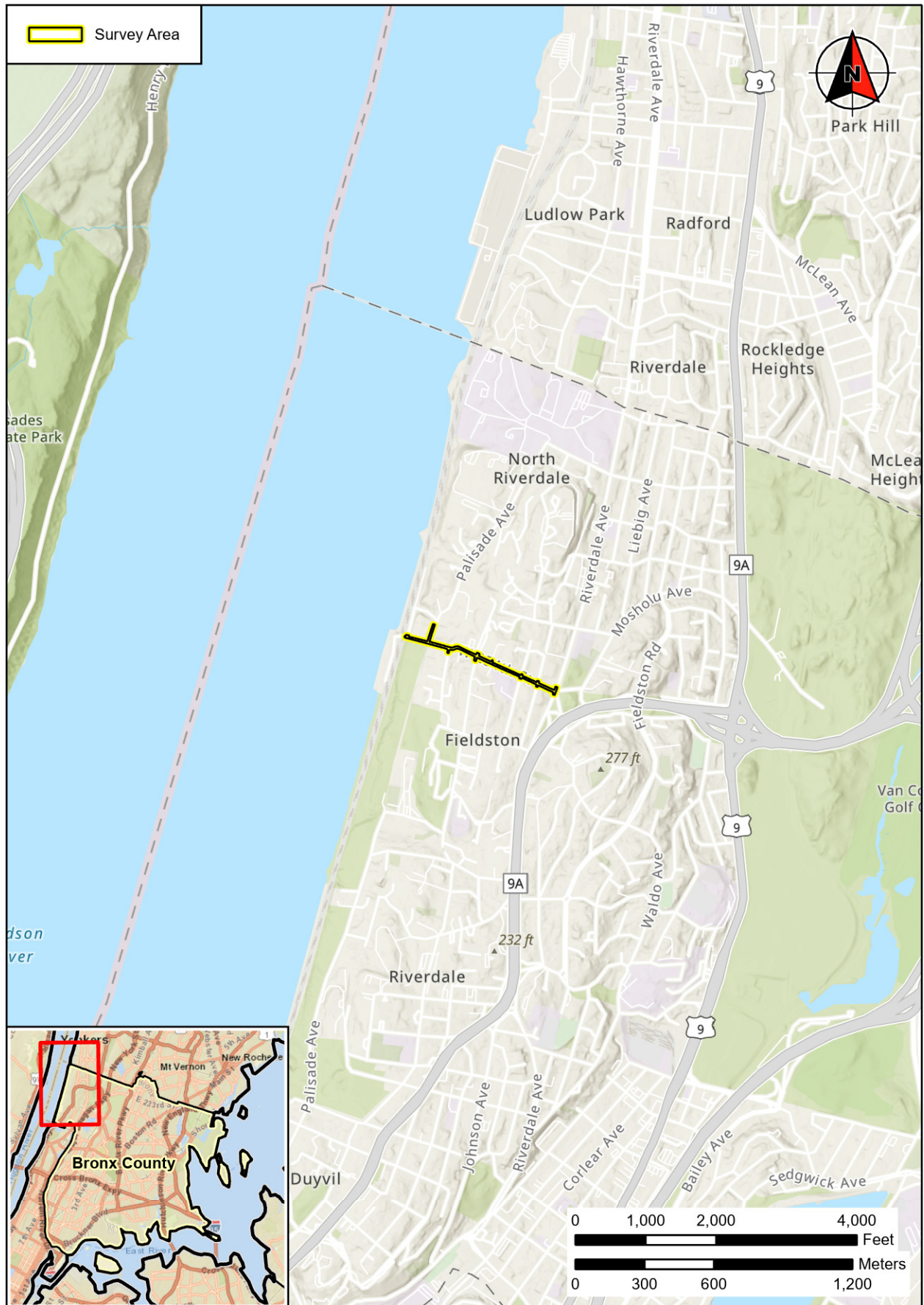


FIGURE 1: Location of Study Area (ESRI World Topographic Map 2024)

II. Background Research

A. Environmental Setting

1. Project Setting

The study area is in the northwest corner of the Borough of the Bronx on W. 254th Street in the neighborhood of Riverdale (see Figure 1). The Hudson River lies approximately 80 meters (262 feet) west of the west terminus of the study area. Palisade Avenue, Independence Avenue, Rivercrest Road, Arlington Avenue, and Sycamore Avenue all run perpendicular to the study area. The Metro North, Riverdale Station is located at the west end of the study area.

2. Physiography

The study area lies in the Coastal Plain physiographic province of the Atlantic Coastal Lowland Landform. The location is geographically part of the Ronkonkoma and Harbor Hill morainal ridges (Schubert 1968). The Bronx is a part of the Manhattan Prong, with underlying parent material within the morainal ridges consisting of schist, granite, "Inwood marble," and several other layers of metamorphosed shales, limestones, and several Cretaceous-period sediments (Barlow 1971; Kieran 1971).

3. Drainage

The study area is situated on a well-drained hillslope (varying between 3 and 65 percent slope) draining west to the Hudson River. Van Cortland Lake is located 2.57 kilometers (1.2 miles) southeast of the study area.

4. Modern Climate

The normal annual precipitation, including melted snow, is about 40.38 inches. The annual mean temperature is 53.4 degrees Fahrenheit. Temperature extremes include 102.3 degrees Fahrenheit in late August and -14 degrees Fahrenheit in February (National Oceanic and Atmosphere Administration 2025). The average temperature range is 32.7 to 76.1 degrees Fahrenheit.

5. Plant and Animal Resources

Prior to European contact, the Native Americans in the study area vicinity subsisted by hunting small game, fishing, collecting shellfish, and gathering local plants. The first European explorers, Henry Hudson and Giovanni Verrazzano, among others, took note (in some detail) of the surrounding environment: they remarked on the great quantities of fish, small game, oysters (larger than they had ever seen), and waterfowl (Kieran 1971). The early European settlements of the seventeenth century imported many of the initial foodstuffs they needed, including domestic animals (sheep, cattle, horses, swine, and fowl), seeds, grains, and root plants. These new agricultural species suffered very few adaptive problems when transplanted to local soils. Along with these importations, however, came an unwanted invasion of foreign insects and fungi that later proved detrimental to native species (Barlow 1971; Kieran 1971).

6. Soil Types

The study area contains soil types primarily found in association with low hills and backslopes (United States Department of Agriculture-Natural Resources Conservation Service [USDA-NRCS] 2023) (Figure 2; Table 1). These fall into two general categories: (1) soils found on the slopes of hills, backslopes and outwash plains, and (2) Urban Land soils consisting of asphalt placed over human-transported material.

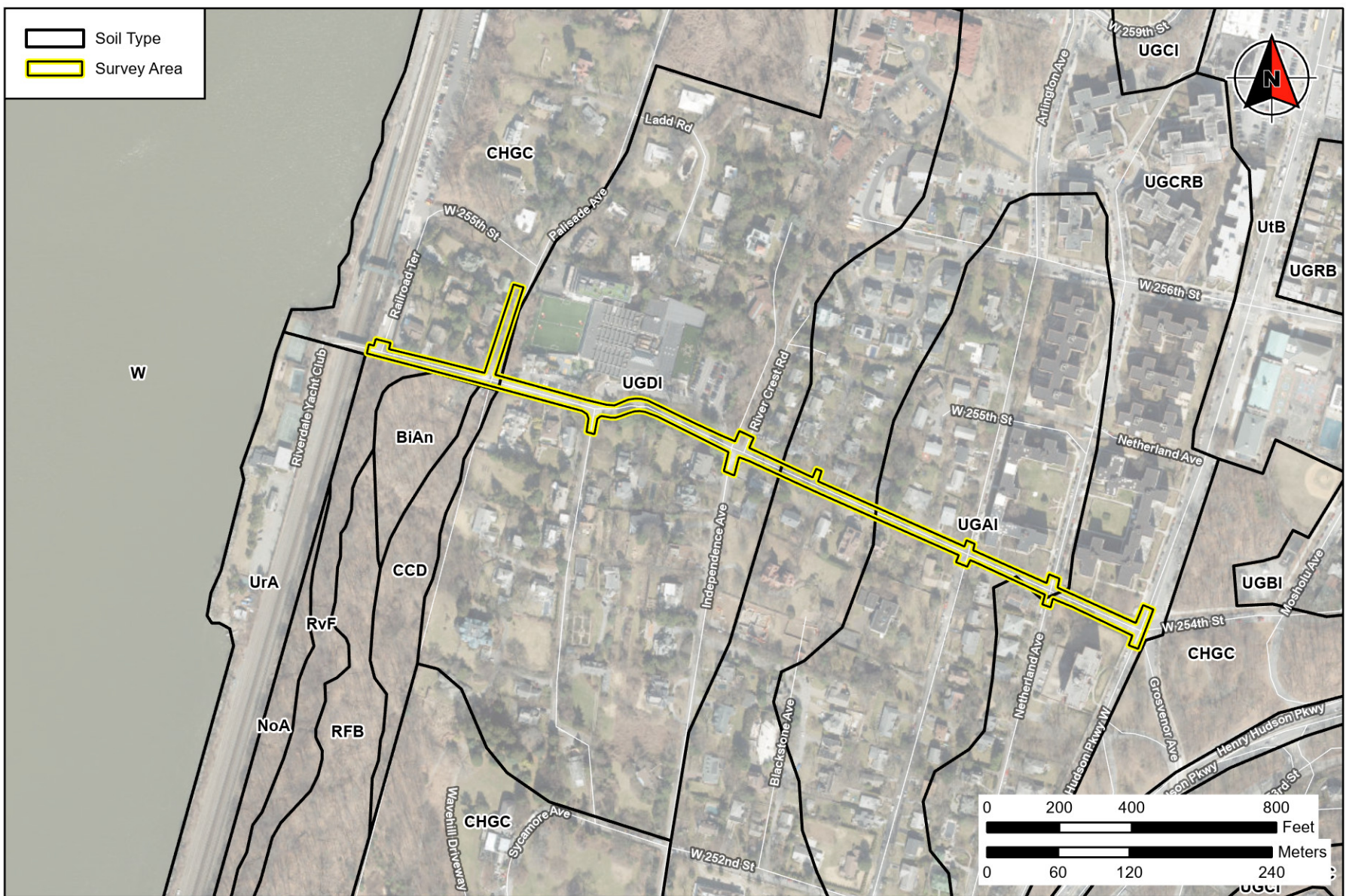


FIGURE 2: Soils Mapped in Study Area (ESRI World Imagery 2022; USDA-NRCS 2023)

TABLE 1: SOILS MAPPED IN STUDY AREA

NRCS DESIGNATION	NAME	SOIL HORIZON DEPTH	TEXTURE, INCLUSIONS	SLOPE PERCENT	DRAINAGE	LANDFORM
BiAn	Bigapple sandy loam, non-dredge material	A: 0-33 cm (0-13 in) Bw: 33-51 cm (13-20 in) C: 51-112 cm (20-44 in) 2Bwb: 112-201 cm (44-79 in)	Sandy loam Fine sand Fine sand Sandy loam	0-3	Well drained	Backslope
CCD	Chatfield-Charlton complex, very rocky	A: 0-18 cm (0-7 in) Bw: 18-63 cm (7-25 in) 2R: 63-201 cm (25-79 in)	Loam Fine sandy loam Bedrock	15-35	Well drained	Hills
CHGC	Chatfield-Hollis-Greenbelt complex, rocky	A: 0-10 cm (0-4 in) Bw: 10-59 cm (4-22 in) 2R: 59-201 cm (22-79 in)	Fine sandy loam Fine sandy loam Bedrock	0-15	Well drained	Hills
RVF	Riverhead loamy coarse sand, slopes	A: 0-20 cm (0-8 in) Bw: 20-79 cm (8-31 in) 2BC: 79-94 cm (31-37 in) 2C: 94-201 cm (37-79 in)	Loamy coarse sand Sandy loam Coarse sand Stratified gravel to coarse sand	25-60	Well drained	Outwash plains, moraines
UGA1	Urban land-Greenbelt complex, low impervious surface	M: 0-38 cm (0-15 in) 2C: 38-201 cm (15-79 in)	Cemented material Gravelly sandy loam	0-3	Well drained	Asphalt over human-transported material
UGCRB	Urban land-Greenbelt-Chatfield-Rock outcrop complex	M: 0-38 cm (0-15 in) 2^C: 38-201 cm (15-79 in)	Cemented material Gravelly sandy loam	0-8	Well drained	Asphalt over human-transported material
UGDI	Urban land-Greenbelt complex, low impervious surface	A: 0-13 cm (0-5 in) Bw1: 13-41 cm (5-16 in) Bw2: 41-76 cm (16-30 in) C: 76-201 cm (30-79 in)	Loam Loam Loam Loam	15-25	Well drained	Asphalt over human-transported material

B. Pre-Contact Context

1. Paleoindian Period (11,000 to 10,000 BP)

Traces of pre-Contact occupation have been largely eradicated from highly developed urban areas as a result of intensive development since early European occupation of the New York City area; however, early in the twentieth century, avocational archaeologists, such as Reginald Bolton (1934) and Alanson Skinner (1909, 1915, 1919, 1920), recorded and excavated archaeological sites throughout the metropolitan region and documented the location of previously encountered pre-Contact sites. Through the work of these and other avocational archaeologists a rough outline of the pre-Contact occupation of New York City has been constructed. Recent cultural resource management projects have augmented the earlier work, both to verify and expand understanding of pre-Contact lifeways in the metropolitan area (Cantwell and diZerega Wall 2001).

The earliest known occupation of New York City was on the southwest shore of Staten Island, where stone tools dating to about 10,000 years before present (BP¹) were found in disturbed soils associated with the Port Mobil oil tanks, and along Charleston Beach, just to the south (Boesch 1994). The avocational archeologists found a total of 21 fluted points and more than 120 stone tools in three separate areas of the Port Mobil Site (Cantwell and diZerega Wall 2001:41). The common stone tool recovered from the Port Mobil Paleoindian finds consists of a lanceolate-shaped

¹ BP: “present” is defined by archaeological convention as AD 1950.

spearpoint with a long, thin channel removed longitudinally from both faces of the point. This technique is known as “fluting” and is a hallmark of the Paleoindian period (Callahan 1979). Other stone tools recovered from the site include unfluted points, scrapers, knives, borers, and gravers (Kraft 1977).

This small collection of stone tools has been interpreted as prehistoric refuse from a small resource-procurement encampment (Funk 1977). Although the Port Mobil Site presently overlooks the Arthur Kill, sea levels were lower during the Paleoindian period, and the waterway did not exist when the site was occupied (Edwards and Merrill 1978). The lithic material recovered from the site indicate that the occupants were refining and manufacturing tools and may have processed animal hides and other products on site.

Port Mobil itself was more than just a hunting station. The items found there included not just weapons, but also scrapers for working on wood and animal skins, knives used for a variety of tasks, and drills and gravers for working on bone or antler. This wide range of tool types suggests that small groups of men, women, and children may have come to the area, stayed for a while, and had worked at a number of different activities before moving on...[Cantwell and diZerega Wall 2001:43-44].

The Paleoindian economy may have centered on the hunting of game. Although other economic activities, such as the gathering of plant foods or maritime resources, may have been equally important, they have left little or no trace in the archeological record (Jones et al. 2002; Roosevelt et al. 1996; Sandweiss et al. 1998). Lithic technological considerations may also have contributed to Paleoindian settlement patterns. Goodyear (1989) suggests that high-quality cryptocrystalline materials (i.e., chert, jasper, and chalcedony) were the materials most commonly used to manufacture fluted lanceolate projectile points because of the predictable manner in which these materials fractured, thereby decreasing the possibility of catastrophic fractures occurring as a result of the hidden flaws that are typically present in low-quality lithic materials. Other studies (LaPorta 1994; Moeller 1999) suggest that Paleoindians were occasionally manufacturing fluted projectile points on local and poorer quality lithic materials (Bamforth 2002).

The southwest shore of Staten Island remains the only location in New York City where Paleoindian artifacts have been uncovered. The distance from high-quality lithic sources may have been a factor (Custer et al. 1983; Goodyear 1989). In addition, many Paleoindian habitation sites near the ocean may now be underwater (Marshall 1982).

No Paleoindian sites have been identified in the study area or immediate vicinity. The Port Mobil Site suggests that the earliest inhabitants of the region may have favored high terraced sites close to a water source (Cantwell and diZerega Wall 2001:39). In Manhattan archeologists have identified the Collect Pond area in Lower Manhattan and portions of Washington Heights as having had similar topographic settings as the Port Mobil Site and therefore sensitivity for Paleoindian sites (Public Archaeology Laboratory [PAL] 2003:14; Rubinson and Winter 1991).

2. Archaic Period (10,000 to 3000 BP)

Archeologists typically divide the Archaic period in the Northeastern United States into three subperiods—the Early Archaic (10,000 to 8000 BP), the Middle Archaic (8000 to 6000 BP), and the Late Archaic (6000 to 3700 BP). These subperiods are distinguished by differences in tool assemblages, projectile point types, and preferred lithic materials.

a. Early Archaic Period (10,000 to 8000 BP)

Of the several Early Archaic sites (8000 to 6000 BC) identified in New York City, most are located on Staten Island, including the Old Place Site, the Ward’s Point Site, the H.F. Hollowell Site, and the Richmond Hill Site. All of these sites produced Kirk components, which yielded radiocarbon dates from 8250 to 7260 BP. Kirk refers to an Early Archaic assemblage associated with the Carolina Piedmont (Coe 1964). A radiocarbon date of approximately 9360 BP from the Richmond Hill Site has also been identified in relation to a Palmer (an Early Archaic variant) occupation (Ritchie and Funk 1971, 1973:38-39).

The assemblage recovered from the Ward’s Point Site provides the clearest window into past Early Archaic lifeways in this area. The Ward’s Point Site is a multicomponent site with the Early Archaic component represented in the earliest and most deeply buried deposit, Zone 5. Several hearths and associated fire-cracked rocks were found in this stratum, indicating that cooking, which included the use of stone boiling as a heating technique, occurred during the Early Archaic period on site. Heavy and smaller scraping tools were also found on site, reflecting initial and later-stage hide working on site. In addition, a total of 36 spearpoints were recovered from the site, including bifurcated points. Tools for manufacturing and refining stone tools and other evidence of lithic reduction were also found,

including hammerstones, cores, and spokeshaves for straightening wood into spear shafts (Cantwell and diZerega Wall 2001:51-52).

b. Middle Archaic Period (8000 to 6000 BP)

Archeological sites dating to the Middle Archaic (8000 to 6000 BP) are extremely rare in New York City, although extensive Middle Archaic shell midden sites are known from sites along the Hudson River approximately 30 miles to the north (Brennan 1974; Cantwell and diZerega Wall 2001; Claassen 1995). The Dogan Point Site consists of several large shell middens of oystering debris dating to the Middle and Late Archaic periods. The Dogan Point shell midden is significant because it represents one of the earliest shell midden sites along the Atlantic Coast, with radiocarbon dates ranging from 6900 to 4400 BP (Cantwell and diZerega Wall 2001:55). Given that so little is generally known about the Middle Archaic occupation of the metropolitan region, it is often linked with either the Early or Late Archaic in discussions of the pre-Contact era (Kraft and Mounier 1982).

c. Late Archaic Period (6000 to 3700 BP)

Late Archaic sites (6000 to 3700 BP), on the other hand, are better documented in New York City owing to the high quantity of diagnostically datable projectile points from this period that have been recovered. Two sites in northern Manhattan provide traces of information on Late Archaic settlement in the metropolitan region. These two sites, Tubby Hook and Inwood, are multicomponent sites, indicating that these locations were preferred habitation sites for several millennia (Cantwell and diZerega Wall 2001; Skinner 1920). Late Archaic sites in the metropolitan area are characteristically situated on tidal inlets, coves, and bays. Site location and contents suggest that Late Archaic hunter-gatherer groups exploited various marine resources, including shellfish and fish. The sites are typically small and multicomponent because of reoccupation as preferred locations for resource procurement. Changes that occurred in the Late Archaic toolkits reflect an expansion in the variety of utilized resources. Some of these changes include the manufacturing of fishing gear, such as netsinkers (weights), fishhooks, and an increase in the use of groundstone (Ritchie 1994:143). The increased use of marine and estuarine resources in this period may be associated with the eventual stabilization of coastal environments (Edwards and Merrill 1977), although sea levels continued to rise throughout the Archaic period (Bradley 1999; Salwen 1962).

Late Archaic remains found in New York City are mainly represented by narrow projectile points, including Poplar Island and Bare Island types (Silver 1984), other stone tools (endscrapers, bifacial knives, sidescrapers), and special items such as bannerstones, steatite bowls, grooved axes, cylindrical pestles, and hammerstones (Ritchie 1980:149). Groundstone implements are also known from the Late Archaic; these most likely would have been used to grind acorns into meal (Ritchie 1980). In the metropolitan area a significant proportion of the Late Archaic projectile points are made of argillite, a material that is not found locally. The nearest source of this material is in the Lockatong Formation of central New Jersey (Didier 1975; Venuto 1967).

The increased variety of stone implements in the Late Archaic implies increasingly complex development of the economic subsistence base. This population would have been able to subsist on maritime, terrestrial, and even arboreal resources using their increasingly sophisticated technology, possibly following a seasonal round of resource exploitation moving between coastal and inland sites, a mobility pattern suggested by global ethnographic accounts (Mazel and Parkington 1981; Thompson 1939).

Some archeologists identify a fourth subperiod toward the end of the Archaic, the Transitional or Terminal Archaic period (circa 3700 to 2700 BP). This period in the Northeast is often associated with the Orient culture, represented by the introduction of steatite (soapstone) vessels, a more efficient and heavier cooking technology than previous stone-boiling techniques, and distinctive fishtail types of diagnostic points (Cantwell and diZerega Wall 2001:62-63). A complex mortuary tradition, including funerary offerings and a variety of burial forms and treatments, associated with Terminal Archaic sites has been found on Long Island (Ritchie 1965); however, such traditions have not been identified to date in New York City. Terminal Archaic sites have been identified in the Bronx (Skinner 1919). The appearance of shell middens, which is characteristic of subsistence practices in the coastal areas of New York, continues from the Middle Archaic through the Woodland periods.

3. *Woodland Period (2700 to 400 BP)*

Archaeologists often typically divide the Woodland period into three subperiods—the Early Woodland (2700 to 2000 BP), the Middle Woodland (2000 to 1000 BP), and the Late Woodland (1000 to 400 BP). The subperiods are distinguished on the basis of technological changes, both ceramic and lithic, and interpreted cultural changes. The hallmark of the Woodland period in New York is the introduction of ceramic technology. The earliest ceramics recognized in coastal New York are grit-tempered wares similar to a Vinette I-style series that is U-shaped with a rounded conical point when seen from top edge to bottom.

a. Early Woodland Period (2700 to 2000 BP)

Few Early Woodland sites have been identified in the region. Aside from a few shell midden sites that have produced early ceramic sherds, the North Beach Site, near LaGuardia Airport, provides the best glimpse into lifeways during this period. Diverse artifacts were recovered at this site from a refuse pit, including:

pottery sherds, hunting equipment, woodworking and hide-working tools, paint stones, bone awls that could be used in basket making or for punching holes in hides to make clothing, and a few bone needles. The diversity of these tool types and their everyday functions suggest that North Beach may have been a base camp for a small family group [Cantwell and diZerega Wall 2001:76].

b. Middle Woodland Period (2000 to 1000 BP)

Changes in pottery temper, vessel form, and surface treatments are some chronological indicators marking the transition to the Middle Woodland period. Middle Woodland ceramics include shell-tempered wares with cord and net impressions. Several Woodland sites have been identified in New York City, but only a few sites on Manhattan have yielded Woodland-period material. The largest sample of Woodland sites come from Staten Island, although sites in the Bronx have yielded information regarding exchange networks in the metropolitan region and have suggested ritual behavior and possible social stratification in the area during this period (Cantwell and diZerega Wall 2001). Many of the Middle Woodland sites in the region have been found at the mouths of estuaries, streams, bays, and coves. These locations reflect the importance of marine resources within the economic and social lifeways of Middle Woodland people. Cantwell and diZerega Wall (2001:91) suggest that the locations of these sites may reflect not just the importance of fish and other marine-based mammals as a food resource, but also noneconomic factors, such as aesthetic or spiritual considerations.

c. Late Woodland Period (1000 to 400 BP)

The Late Woodland period in the Northeast is marked by technological shifts with respect to weaponry, storage equipment, and cooking. Triangular stone arrowheads, reflecting bow and arrow technology, constitute one hallmark of the Late Woodland period. Ceramic vessels became bigger, rounder, and more thinly walled, and decorative treatments became more elaborate and extensive, with various collared vessels exhibiting incised as well as dentate and cordmarked decoration (Ritchie 1994). Archaeologists often associate this time period with the introduction of full-scale farming, of primarily maize but also beans and squash. The economic shift to intensive farming would have required increased, possibly permanent sedentism in the vicinity of the agricultural fields (Cantwell and diZerega Wall 2001:94).

The Aqueduct Site in Queens is a Late Woodland site that contains evidence of increasing sedentism. Excavations at the site uncovered extensive refuse pits with faunal remains, postholes reflecting the presence of temporary or more permanent structures, and potential secondary burials with associated grave goods, suggesting mortuary ritual behavior during this period. Analysis of the human burials at Late Woodland sites has indicated that the Late Woodland occupants of coastal New York did not rely upon an exclusively agricultural diet. Rather, the relatively small presence of the nutrients associated with a maize-based diet within these individuals suggests that agriculture played a small role in the Late Woodland diet in the region, and that the Late Woodland occupants of coastal New York may have exploited the diverse resources in the area and only supplemented these resources with limited horticulture. They most likely occupied an annual base camp from which select groups would visit specific resource procurement sites throughout the year. In this way the Late Woodland occupants of this region may have differed from much of the Late Woodland occupation in the rest of the Northeast, where agriculture played a more dominant role (Cantwell and diZerega Wall 2001:109-116).

Several Woodland village sites and associated planting fields have been identified in northern Manhattan. These sites, all previously recorded by Arthur C. Parker during the 1920s, were located along the Hudson and Harlem rivers. Site NYSM 4067, on the eastern shore of the Hudson River at Fort Washington Point, is one of the more extensive sites identified by Parker, with an assemblage that included shell middens, charcoal, and projectile points (PAL 2003:17; Parker 1922).

Two Woodland sites identified by Parker are located within 1 mile of the current project. Site NYSM 4065 was recorded as a Woodland village site in the vicinity of 155th Street and the Harlem River. Site NYSM 7249 is a smaller, unaffiliated site at 145th Street and the Harlem River. Bolton has also identified a former Native American trail along the general alignment of present-day St. Nicholas Avenue (Bolton 1922; PAL 2003:17; Parker 1922).

4. Early Historic Contact (500 to 300 BP, ca. AD 1450 to 1650)

The end of the Woodland period is marked by the encounter between the Indigenous Native American population occupying the metropolitan region and European explorers looking for the elusive route to the spice-laden lands of southeast Asia. Around 1524 Giovanni Verrazzano sailed into New York Harbor and commented on the general pleasantness of the Native Americans riding along in canoes as they came close to his ship (Burrows and Wallace 1999). During this period, following the Late Woodland and before permanent European settlements were established, the Indigenous population began trading and interacting with the Dutch and English travelers exploring New York Harbor who eventually settled in Manhattan.

The Indigenous inhabitants of New York whom the early explorers encountered are known as the Munsees. The Munsees, part of a larger group known as the Lenape or Delaware. The Lenape represented a loosely organized group of people united by similar Algonquian languages (Cantwell and diZerega Wall 2001:119). Those Lenape who lived in the New York region spoke a dialect called Munsee and had social and economic ties with similar-speaking people across a territory stretching from the Hudson Valley and western Long Island to northern New Jersey and then across to northeastern Pennsylvania. These seventeenth-century people were called Munsee, after their dialect, but there was no single Munsee political unit at that time; instead, there were a number of autonomous groups [Cantwell and diZerega Wall 2001:120].

The Munsee groups that most likely occupied the vicinity of the APE included the Siwanoy, the Wiechquaeskeek, and the Rechgawawank. Ethnographic accounts of the Munsee indicate that these groups were organized in societies most similar to an egalitarian form of social organization. Grumet (2009:17) indicates that Munsee society at the time of European contact was governed by “sets of principles regulating ancestry, descent, affiliation, and sociability.” Grumet also contends that Munsee society was fostered upon customs of flexibility, which provided the Munsee with adaptive favorability to change and made them “tailor-made for dealing with the ambiguities of contact, often providing margins of flexibility, helping Munsees counter colonial intrusions” (2009:17).

Evidence of the interaction between the Native population and the European explorers has been documented archeologically in the Bronx (Skinner 1919). Cantwell and diZerega Wall observe that identifying Munsee sites from the Contact period is difficult because the material culture of the Munsee was similar if not identical to that of the Late Woodland period. To distinguish Late Woodland sites from Contact sites, archaeologists look for the presence of European trade goods. Archeological sites from this period in New York have often only produced a small number of European artifacts. An additional problem in identifying Contact sites is that “as trade and contact increased through time, Munsee material goods become increasingly indistinguishable from those of their European neighbors” (Cantwell and diZerega Wall 2001:123).

Throughout the seventeenth century interactions between the Munsees and Europeans consisted of an uneasy trade relationship with intermittent periods of violence and warfare. European traders were primarily interested in acquiring furs and pelts. In exchange for these items, the Native American traders acquired iron axes, knives, glass beads, fishhooks, brass kettles, jewelry, items of clothing, guns, tobacco pipes, powder and lead for guns, rum, and beer, among other items (Kraft 1991:208). In light of the small number of European trade items that have been found at pre-Contact sites in northeastern New Jersey and adjacent parts of New York, Edward Lenik analyzed 12 Contact period sites in northeastern New Jersey and southeastern New York in an attempt to discern the nature of the relationship between the Indigenous community in these areas and the Europeans. Lenik concludes that these groups must have had occasional contacts with Europeans that did not deeply influence or impact indigenous lifeways. In particular, Lenik (1989:116) notes, “No evidence has been found to suggest that the introduction of European material

culture during the Contact period caused the rapid decline of Native American technologies. On the contrary, the data presented indicate that the Indian's stone toolmaking technology and the utilization of ceramic pots persisted into the 18th century." Grumet's findings regarding the flexibility of Munsee society may further explain the lack of European items within Contact period archeological sites, further supporting Lenik's conclusions.

Alternatively, Kraft has speculated that the relative lack of European trade items at archaeological sites in the Lower Hudson Valley may reflect the effects of flooding and scouring episodes in addition to more recent construction, or that it may reflect the fact that to acquire pelts to trade with the Europeans, Native American traders had to move farther up the Hudson and Mohawk rivers (Griswold 1999:12-14; Kraft 1991:214).

European contact resulted in the introduction of violence and European-developed warfare technology, alcohol, and exotic diseases to the Munsee. The impact of these European introductions upon the Indigenous population in the area was tremendous and to some extent incalculable. By the beginning of the eighteenth century, only a small number of Munsee continued to live in coastal New York and the Lower Hudson Valley. With the close of the Seven Years' (French and Indian) War in 1763, the remaining Munsee began to migrate westward, settling in Ohio, Indiana, Oklahoma, and Ontario (Cantwell and diZerega Wall 2001:147-148; Grumet 2009:15, 208-212, 273-286).

C. Historic Context

Although earlier voyages had been made to the region, permanent European settlement began in the metropolitan New York City area in the 1620s. The land was claimed by the Netherlands and was under the direct control of the Dutch West India Company, a chartered company founded in 1621 to control trade with, among other locations, the New Netherlands (present-day New York and New Jersey). As a chartered company, the Dutch West India Company was granted a trading monopoly and governing privileges for the lands under its jurisdiction.

1. Bronx County

Bronx County consists entirely of the Bronx, which is one of New York City's five boroughs. The county covers 109 square kilometers (42 square miles) and is the only New York City borough on the North American mainland. Its land is divided in half by the Bronx River, flowing north to south; the west half features hilly terrain stretching to the Hudson River, and the east half slopes down to meet Long Island Sound. Today, 24 percent of the land is covered in parkland (more than any other borough), which includes the Bronx Zoo and the New York Botanical Garden (Hermalyn and Ultan 2021).

Its history is long, however, with European exploration dating to Henry Hudson's 1609 search for the northwest passage. The standard practice of the Dutch West India Company was to purchase land from local Native Americans who were presumed to have the right to sell such land. The Company would then sell the land to settlers. In August 1639 the Native American sachems Tequeemet, Rechgawac, and Pachimiens arrived at Fort Amsterdam on Manhattan Island. At this point historians differ on the nature of the agreed-upon purchase. The sachems either agreed to cede all the land west of the Bronx River or only the area around the Fordham and University Heights section. In return, the sachems received "a certain lot of merchandise" (Brodhead 1853: 290; Grumet 1981; Jenkins 1912: 25-26).

Early European settlements soon followed, but they were plagued by disputes and conflicts with neighboring Native people. It was not until 1654, when Thomas Pell of Connecticut settled the village of Westchester, that Europeans gained a foothold. This village served as the seat of Westchester County from 1683 to 1714, during which time it was the only town in the colony with an elected mayor and an electorate without property qualifications. By 1700 the town was thriving with success in cloth production and agricultural products like livestock and wheat. However, the population was divided between by nationality (English and Dutch) and religion (Anglicans, Presbyterians, Quakers, and Dutch Reformed), and once slavery arrived from the West Indies, 10 to 15 percent of the population consisted of enslaved people of African descent. These divisions were further amplified by the two town divisions of Westchester and Eastchester and the four feudal grants for the wealthy Pell, Morris, Archer, and Philipse families (Hermalyn and Ultan 2021).

In 1776, just months after the Continental Congress issued the Declaration of Independence, New York City and the Bronx were occupied by British forces, where they would remain throughout the course of the war (Mann 2013:3). George Washington's army was stationed farther north on the Hudson River, leading to years of conflict and destruction as both sides engaged in raids. The war did not end for the Bronx until the British departure on November

25, 1783, and arrival of Generals Washington and Clinton to reclaim New York City (Hermalyn and Ultan 2021; Mann 2013:3).

The 1800s was a time of growth and prosperity for the Bronx County area. The War of 1812 introduced industry as paint, glass, and pottery factories opened west of the Bronx River where farms had long dominated the landscape. The Irish potato famine and political unrest and warfare in Europe brought immigrants into the city and its surrounding area, filling the Bronx with German shopkeepers, brewers, and barkeepers, as well as Irish laborers who became instrumental in constructing major projects like the High Bridge over the Harlem River in 1837–1838, the New York and Harlem Railroad in 1841, and the Croton Viaduct in 1842. In addition, the advent of the Erie Canal encouraged commerce and brought large quantities of Midwestern agricultural products to the city, and local railroads enabled commuter access from the Bronx into Manhattan. The Bronx was still rural, however, and as such, by the second half of the nineteenth century, its shorelines were lined with the homes of wealthy industrialists and financiers escaping the city (Hermalyn and Ultan 2021).

At the end of the 1800s, incorporation into New York City was imminent, leading to a series of town annexations, land purchases, and construction projects to better consolidate the communities into New York City. Between 1874 and 1888, multiple towns, parks, and areas were annexed to New York City, becoming known as the Annexed District under the jurisdiction of the city's parks department. Within a few years, despite some discontent, the state legislature passed a bill in 1895 that annexed the whole area, placing it under the Commissioner of Street Improvements for a few years until the city as a whole was consolidated with Manhattan, Brooklyn, Queens, and Staten Island in 1898, when the Bronx was officially designed as its own borough (Hermalyn and Ultan 2021).

Much like the previous century, the early 1900s brought unprecedented immigration and industry to the Bronx. Italian, Irish, Serbian, Croatian, Armenian, and eastern European Jewish immigrants flooded the borough, precipitating the construction of subway and trolley lines, residential buildings, neighborhood shopping districts, theaters. Yankee Stadium was first built in 1924. The Great Depression of the 1930s hit hard, however, ending the industrial boom, but the New Deal brought public works projects that repaired streets and built schools for the ever-growing population throughout the 1930s. After World War II the Bronx changed as its longtime and mostly Jewish residents moved northward and 170,000 mostly Black and Puerto Rican residents displaced from Manhattan's urban development projects moved into the South Bronx. Economic opportunities plummeted and crime and arson plagued many areas of the Bronx through the 1960s and 1970s, but the situation gradually improved, and the Bronx also became a center for artistic expression and ethnic diversity (Hermalyn and Ultan 2021).

From 1900 to 1930, the Bronx experienced a population boom, jumping from 200,507 to 1,265,258 (Hermalyn and Ultan 2021). The diverse population has oscillated over time but today stands at 1,472,654, with 513,890 households and 18,451 employer establishments. In 2020, 20.4 percent reported a bachelor's degree or higher level of education, and the median annual household income was \$41,432. Common industries include retail; arts, entertainment, and recreation; and education services, healthcare, and social assistance (United States Census Bureau 1920).

2. *Neighborhood of Riverdale*

Riverdale is a residential neighborhood in the northwest corner of the Bronx. The neighborhood was originally farmland until the 1840s, when a syndicate of wealthy businessmen settled in the area. This syndicate included Henry Lee Atherton (a businessman and diplomat), Samuel D. Babcock (a banker), William W. Woodworth (a businessman and U.S. Representative), Charles W. Foster (a businessman and U.S. Representative), and William D. Cromwell (a businessman). Several factors influenced the development of the suburban "estate" era of New York City. The romantic notion of the "rural idyll" was becoming prominent, with residents with sufficient means seeking a respite from urban life during summers and weekends (NYC LPC 1990). This was exacerbated by a number of disease outbreaks within the city, such as a cholera outbreak in 1853 (Schmidt and Walla 2018). Another factor in the historical development of Riverdale was the development of the New York City Railroad system linking the boroughs of the city and nearby communities, which enabled the creation of suburban communities on the outskirts of New York City (French 1860).

The development of the Riverdale neighborhood was slowed by the financial panic of 1857 and the Civil War. In the late nineteenth century the Riverdale district became known as “the chosen home of a few families” (Kane 1947). The Riverdale Institute was established in 1862 as a “collegiate school for young ladies (Kane 1947).

Riverdale was annexed by New York City in 1874. A decision was made both to preserve the relative rural character of the neighborhood and not to extend the grid pattern of New York City into Riverdale. This resistance to urbanization and modification of the neighborhood came from the wealthy residents, who were eager to preserve the character of the neighborhood (Delafield 1913).

The “Estate Era” is generally viewed as ending in 1935, when subdivision of the original properties first began. This was a result of the Depression, which caused many wealthy owners to sell off portions of their properties. Modifications to the neighborhood at that time also allowed greater automobile access to the neighborhood. Following World War II, development pressures increased in the neighborhood. In 1953 the Riverdale Community Planning Association prevented through lobbying the further development of the Riverdale neighborhood, seeking to maintain the historic character of the area. (NYC LPC 1990). Nonetheless, the neighborhood experienced diversification in housing and socioeconomic status of the population. One prominent example is the Riverdale Park Apartments, which were constructed in 1939–1940 to accommodate population growth in New York City. The apartment complex sought to retain the suburban character of the neighborhood for residents, and an advertisement for the building claimed the complex would bring “country life to city life” (Riverdale Park Inc. 1940).

The Riverdale neighborhood has been a center of Jewish education from the mid-twentieth century to the present day. The Salanter Akiba Riverdale Academy is a coeducational Orthodox Jewish day school on W. 254th Street. The academy was constructed in 1974 and is located on the former property of conductor Arturo Toscanini (Fowler 1975). The Academy is affiliated with the SAR High School, also located in Riverdale (Salanter Akiba Riverdale Academy 2024).

D. Previous Sites and Investigations

1. *Previously Identified Sites*

According to the information available in the Cultural Resource Information System (CRIS) maintained by the OPRHP, three pre-Contact archaeological sites and one historic site are within 0.8 kilometer (0.5 mile) of the study area (Table 2). The Riverdale Park Prehistoric Site (00501.000073) consists of a shell midden with associated lithic tools and incised pottery, indicating a Woodland component. This site is listed in the National Register of Historic Places (NRHP). The Chapel Farm II Archaeological Site (00501.000791) is a possible Late Archaic lithic scatter, which was determined to be eligible for the NRHP. The Wave Hill Site (00501.000068) consists of an unaffiliated pre-Contact lithic scatter. This NRHP status of this site is undetermined. The Visitation Sisters Monastery Cemetery (00501.003484) is a historic cemetery associated with a Roman Catholic convent. The NRHP status of the site is undetermined.

2. *NRHP Properties in the Study Area Vicinity*

Five historic properties listed in the NRHP are present within 0.8 kilometer (0.5 mile) of the study area (Table 3). The Robert Colgate House (90NR00053) is a mid-nineteenth-century villa at 5225 Sycamore Avenue. Wave Hill (90NR00055) is mid-nineteenth-century Greek Revival house at 675 West 252nd Street. The Riverdale Presbyterian Church Complex (90NR00064) is a nineteenth-century church complex at 4765 Henry Hudson Parkway. The Henry F. Spaulding Coachman’s House (90NR00067) is a nineteenth-century coachman’s dwelling associated with the Henry Foster Spaulding estate. The Christ Church Complex (90PR04584) is a Gothic Revival nineteenth-century church at 5030 Riverdale Avenue.

Two historic districts are located adjacent to the study area (see Table 3). The Riverdale Apartment Complex is an early twentieth-century apartment complex constructed in the 1930s to accommodate the changing demographics of the city. The Riverdale Historic District encompasses a series of nineteenth-century estates associated with the founders of the Riverdale neighborhood. Both districts are listed as eligible for the NRHP.

TABLE 2: RECORDED ARCHAEOLOGICAL SITES WITHIN 0.8-KILOMETER (0.5 MILE) OF STUDY AREA

SITE No. / NAME	SITE TYPE / TIME PERIOD	ARTIFACTS / FEATURES	NRHP STATUS	REPORTED BY
00501.000073 / Riverdale Park Prehistoric	Shell Midden / Woodland Component	Oyster shells, quartz flakes, chert flakes, chert scrapers, quartz scrapers and bifaces, chert bifaces, undecorated and incised pottery, quartz cores, chert side-notched point, 2 quartz side-notched points, fire-cracked rocks/Thermal features	Listed	Valerie DeCarlo, 1989
00501.003484 / Visitation Sisters Monastery Cemetery	Catholic Convent Cemetery / Nineteenth Century	Not listed	Undetermined	Elizabeth Meade, 2020
00501.000068 / Wave Hill	Lithic Scatter / Unaffiliated Pre- Contact	Chert, quartz and quartzite flakes (apparent retouch)	Undetermined	Valerie DeCarlo, 1988
00501.000791 / Chapel Farm II Archaeological Site	Lithic scatter / Possible Late Archaic	329 quartz flakes, 44 quartz bifaces, 8 quartz large cores / cobbles, 9 quartz tools (scrapers), 3 quartzite flakes, 1 quartzite large cores/cobbles, 1 sandstone flake, 1 sandstone gouge tip, 1 hammerstone	Eligible	Historical Perspectives, Inc, 1991

TABLE 3: NATIONAL REGISTER PROPERTIES WITHIN 0.8 KILOMETER (0.5 MILE) OF STUDY AREA

PROPERTY NUMBER / NAME	DISTANCE FROM STUDY AREA / USGS QUADRANGLE	PROPERTY TYPE	NRHP STATUS
90NR00053 / Colgate, Robert, House	0.16 km (0.1 mi) / Yonkers, NY	Nineteenth-century residence	Listed
90NR00055 / Wave Hill	0.26 km (0.16 mi) / Yonkers, NY	Nineteenth century residence and outbuildings	Listed
90NR00064 / Riverdale Presbyterian Church Complex	0.64 km (0.4 mi) S / Yonkers, NY	Nineteenth-century residence and outbuildings	Listed
90NR00067 / Spaulding, Henry F., Coachman's House	0.48 km (0.3 mi) S / Yonkers, NY	Nineteenth-century residence and outbuildings	Listed
90PR04584 / Christ Church Complex	0.43 km (0.2 mi) SE / Yonkers, NY	Nineteenth-century church	Listed
00501.003630 / Riverdale Park Apartment Complex	Adjacent S / Yonkers, NY	1939-1940 Colonial Revival apartment complex	Eligible
00501.001819 / Riverdale Historic District	Adjacent E / Yonkers, NY	Nineteenth-century estate complex	Eligible

CRIS, New York State OPRHP

3. Previous Cultural Resource Surveys

Two cultural resource investigations have been conducted within 0.4 kilometer (0.25 mile) of the study area (Table 4).

TABLE 4: CULTURAL RESOURCE MANAGEMENT PROJECTS CONDUCTED WITHIN 0.4 KILOMETER (0.25 MILE) OF STUDY AREA

REFERENCE	PROJECT	RESULTS	SURVEY No./BIBLIO ID.
VHB Engineering, Surveying and Landscape Architecture, P.C., 2016	Phase IA Archaeological Assessment, Hebrew Home at Riverdale (NYOPRHP #USN 00501.001110), Bronx County, Riverdale, New York. Prepared for Hebrew Home Foundation by VHB Engineering, Surveying and Landscape Architecture, P.C.	Phase IA Archaeological Assessment for proposed housing development in Riverdale, Bronx County. Prior disturbance had removed any potential archaeological sensitivity. No further archaeological work recommended.	17SR00904
WSP Golder, 2022	Phase I Marine Cultural Resources Assessment for the Clean Path New York Project, Hudson River, Harlem River and East River. Prepared for Clean Path New York, LLC by WSP Golder.	Sunken cultural resources identified in the Hudson River. No submerged resources identified within 0.8 kilometer (0.5 mile) of study area.	22SR00507

CRIS, New York State OPRHP

4. *Historical Map Review*

The JV reviewed the historic-period development of the study area through maps from the eighteenth through the twentieth centuries (Figures 3–6).

A British Army map of the environs of New York City made in 1776 shows the area as located in the vicinity of Tetards Hill. No structures or settlements are shown in the study area (see Figure 3) (Faden 1776).

The Cornell (1853) *Map of Riverdale in the Town of Yonkers* (Riverdale was part of Yonkers at that time) shows the study area as containing structures on only two parcels south of W. 254th Street (River Avenue). The farthest west include two structures on the property of Woodworth and Foster. To the east of that is a parcel belonging to “Ch & W. Foster” with one house south of the study area. To the north (across W. 254th Street) is an empty parcel belonging to Henry L. Atherton (see Figure 4).

The Robinson and Pidgeon (1885) atlas of New York shows the study area as containing dispersed structures within areas that appear to be large estates encompassing entire blocks. The area north of W. 254th Street (River Avenue) included the estates of (from west to east) Chas. G. Landon and G.P. Morosini, and the area south of W. 254th street includes the estates of (from west to east) H.L. Stone, W.S. Duke, and James N. Wells Jr. (see Figure 5).

The Sanborn Map Company (1914) fire insurance map shows the study area as largely similar in character to the 1885 map. The neighborhood remains an area of wealthy estates with sparse structures along W. 254th Street. A total of six structures are located in or directly adjacent to the study area (see Figure 6).

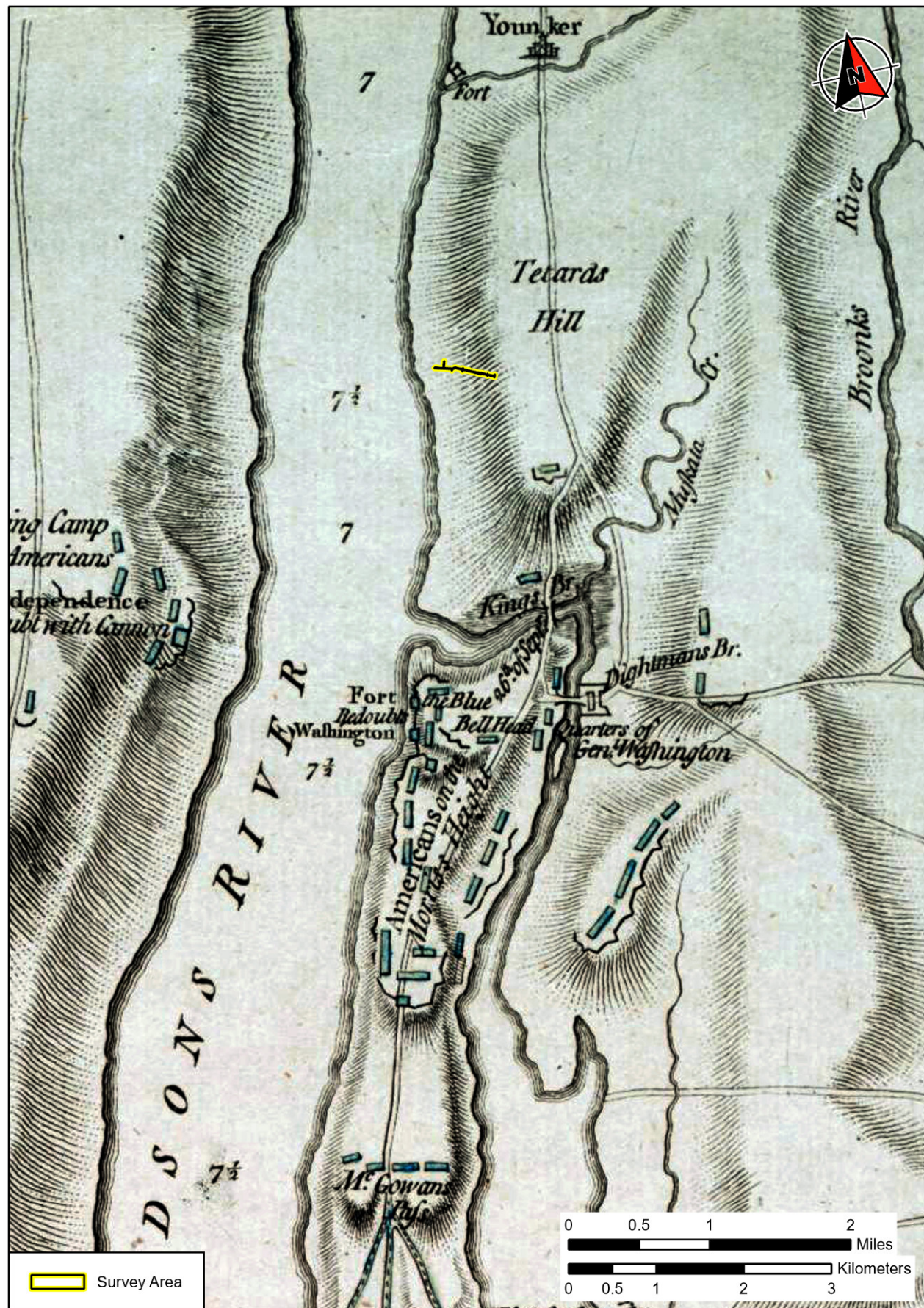


FIGURE 3: Location of Study Area in 1776 (Faden 1776)

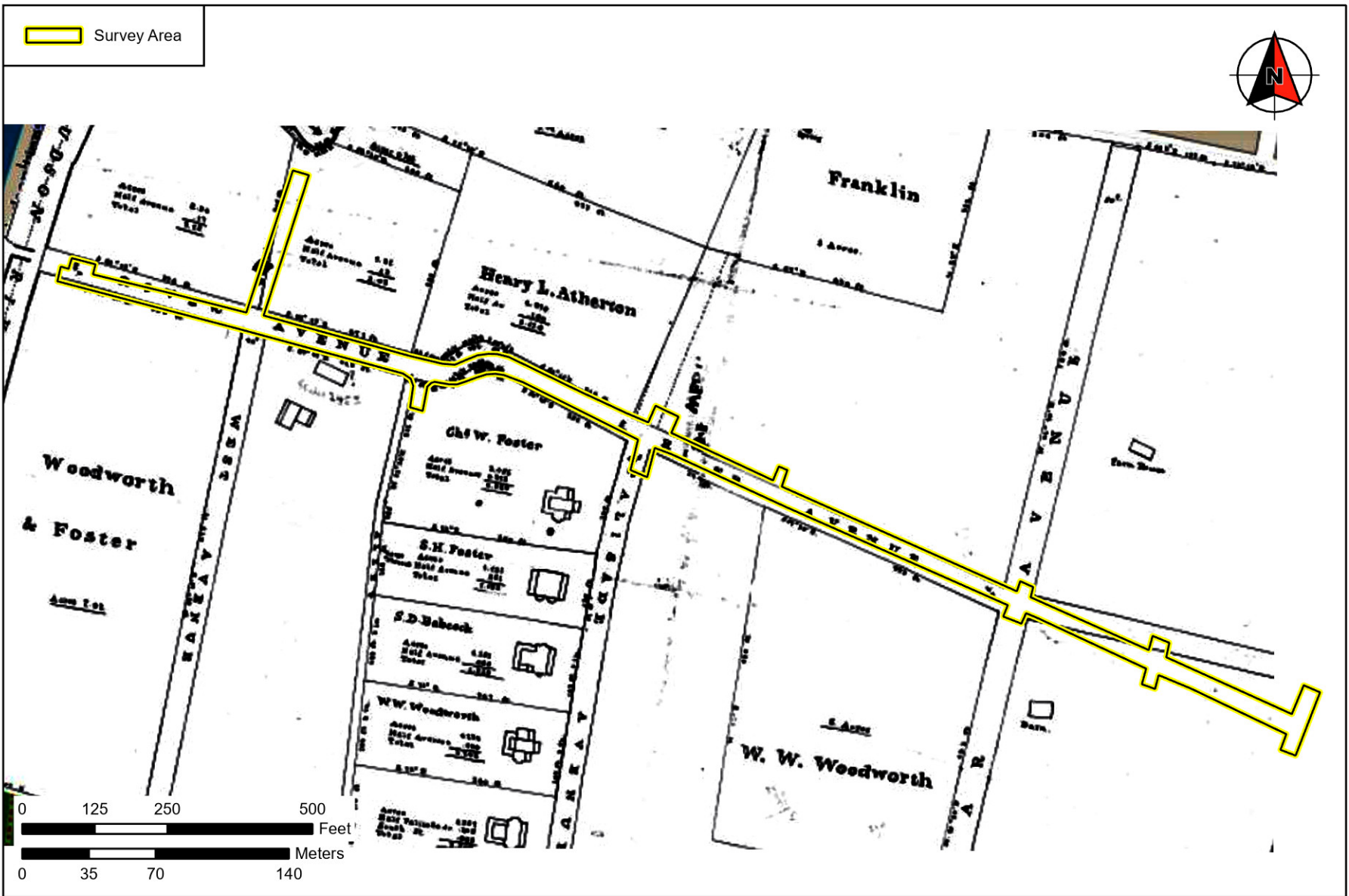


FIGURE 4: Location of Study Area in 1853 (Cornell 1853)



FIGURE 5: Location of Study Area in 1885 (Robinson and Pidgeon 1885)

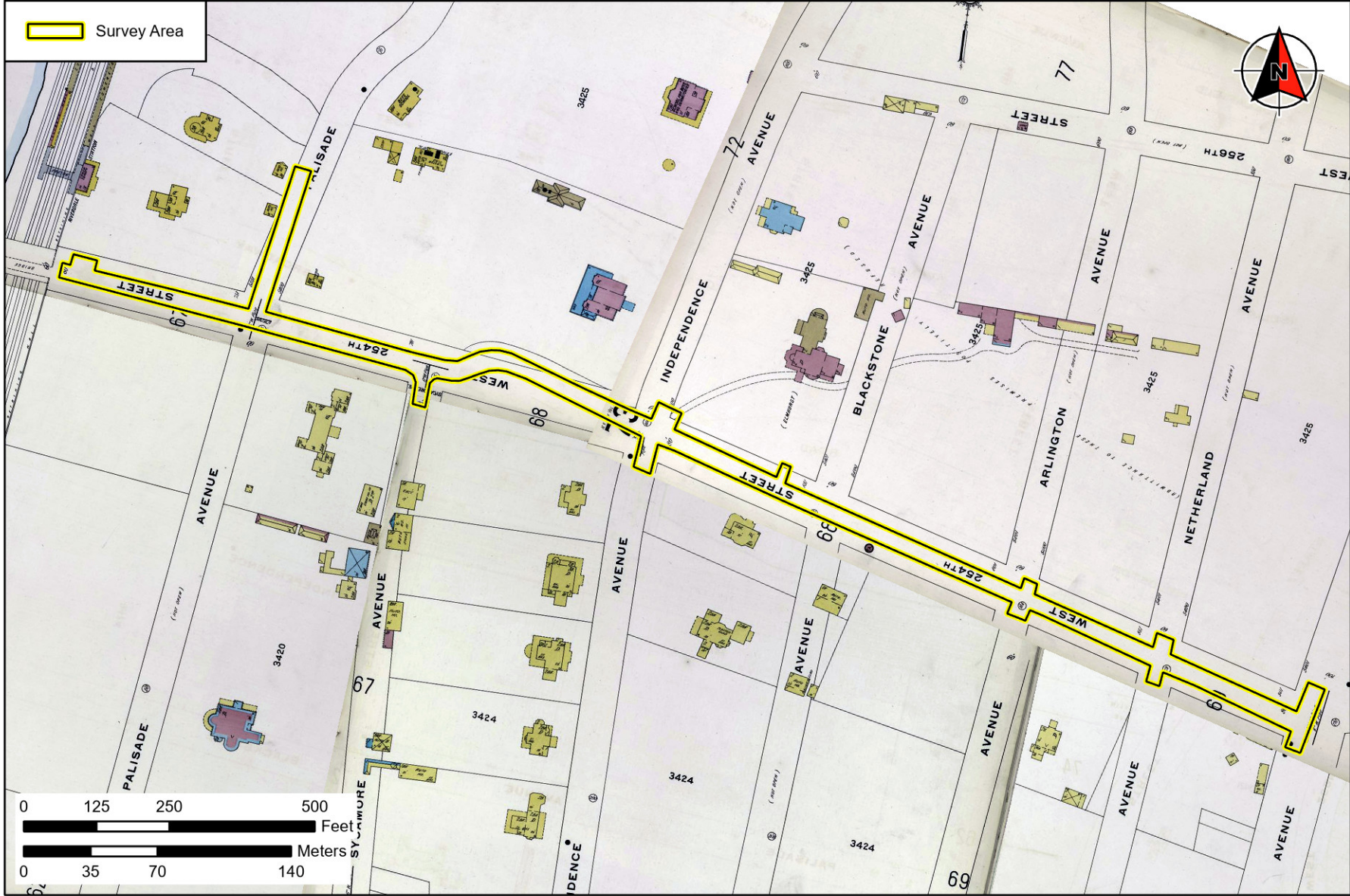


FIGURE 6: Location of Study Area in 1914 (Sanborn 1914)

III. Pedestrian Reconnaissance and Sensitivity Assessment

A. Pedestrian Reconnaissance

The JV conducted the pedestrian reconnaissance of the study area on W. 254th Street between Arlington Avenue and the Hudson River on March 18, 2024 and along Palisade Avenue on January 14, 2025 (Photographs 1–6). The reconnaissance assessed and documented the potential of the study area for containing intact soils that may contain archaeological deposits, especially shell middens.

Several properties with intact lawns occupy both sides of W. 254th Street and the west side of Palisade Avenue; however, the degree to which they have altered the study area is hard to determine. There is extensive evidence of modern landscaping, including evidence of surface and underground sprinkler systems, which may affect archaeological sensitivity. There was also evidence along the roadway and on the edges of many lawns of small pieces of ceramic irrigation pipes that may indicate historic-era alterations. Some areas exhibit a high degree of slope, which is most pronounced from approximately Independence Avenue heading west to the river and along Palisade Avenue, with some areas of level surface interspersed. The area of the Riverdale Park Trail seems to be the most intact—there may be fewer alterations to this area than any other in the vicinity.

The JV observed a single broken clam shell along the roadway of Sycamore Avenue, below steeply graded lawn above. This is the only shell or shell fragment observed during the reconnaissance, and no other indication of a shell midden was present. In addition to the shell, along W. 254th Street there was evidence of historic-era artifacts at various points, much of it along the drainage channels on either side of the road. This material included glass, ceramic, unidentified metal, and a rusted horseshoe.

B. Sensitivity Assessment

The primary deterrent to archaeological sensitivity in the study area is the areas of slope greater than 15 percent, located primarily in the west and north portions of the study area. In addition, it was not immediately apparent whether buried modern utilities are present beneath intact lawns and to what extent landscaping may have disturbed potential deposits.

The pedestrian reconnaissance of the study area identified several apparently intact lawns in the study area with slopes of less than 15 percent. Historic artifacts were identified on the study area surface along W. 254th Street in an area adjacent to the Riverdale Historic District (ceramics, glass, and ferrous metal artifacts, including a horseshoe); these are likely associated with the nineteenth- through early twentieth-century occupation of the estates by wealthy landowners who were central to the founding of the Riverdale neighborhood. Although the material was readily apparent on the surface, the context of the material is unclear without subsurface assessment of the surrounding soil matrix.

By contrast, the east portion of the study area represents mid-twentieth-century development of the neighborhood, with houses dating to the 1930s and later, following the post-Depression subdivision of the prior wealthy estates. This suggests that, if present, intact historic-era sheet middens along the study area may yield comparative data regarding class and consumption patterns in the Riverdale neighborhood throughout the nineteenth and twentieth centuries. Thus, it is the opinion of the JV that portions of the study area located on slope less than 15 percent area potentially sensitive for historic archaeological resources that have the potential to yield data relevant to the historical development of the Bronx and New York City (Figure 7).

The study area includes areas of potential architectural sensitivity, including stone and timber border and retaining walls, occasionally surmounted by metal fences, that line property fronts on both sides of West 254th Street. These features vary in material and date and also include stone and brick pillars, steps, and gates defining property entrances. Given the absence of sidewalks in most of the study area, these elements are often located directly alongside the street and parked cars. These elements represent several periods in the development history of the area and in some cases predate the houses in the corresponding parcels.

The south side of West 254th Street from Independence Avenue to just west of Sycamore Avenue is within the boundary of the NRHP-eligible Riverside Historic District. The historic narrative on file for the Riverdale Historic District notes that the properties in the historic district “are linked and defined by landscaping and original estate features including stone border and retaining walls; terraces, steps, paths, and driveways; cobbled street gutters; and individual specimen trees and rows of trees and hedges” (Pearson et al. 1990:1). In the JV’s opinion the landscape features along West 254th

Street should be evaluated to determine if these elements are character-defining features in the historic district and contribute to its significance.

C. Historic Architectural Review

The study area for historic properties was established as a 150-foot buffer from the centerline of West 254th Street, from Arlington Avenue to Railroad Terrace. The majority of these properties have an existing determination of NRHP eligibility (Table 5). Documentation previously submitted to CRIS with additional information for this project is attached in Appendix B.

TABLE 5: NATIONAL REGISTER ELIGIBILITY WITHIN STUDY AREA

PROPERTY NUMBER / NAME	ADDRESS	PROPERTY TYPE	NRHP STATUS
00501.003630 / Riverdale Park Apartment Complex	Netherland Ave.	1939-1940 Colonial Revival apartment complex	Eligible
00501.003576 / Dwelling	5403 Arlington Ave.	Mid-20 th Century Single Family Dwelling	Not Eligible
00501.003580 / Dwelling	611 W. 254 th St.	Mid-20 th Century Single Family Dwelling	Not Eligible
00501.003582 / Dwelling	621 W. 254 th St.	Mid-20 th Century Single Family Dwelling	Not Eligible
00501.003589 / Dwelling	1 Rivercrest Rd.	c. 1935 Single Family Dwelling	Not Eligible
00501.003590 / Dwelling	2 Rivercrest Rd.	c. 1935 Single Family Dwelling	Not Eligible
00501.003578 / Dwelling	1 Hudson River Rd.	c. 1935 Single Family Dwelling	Undetermined
00501.003631 / Salanter Akiba Riverdale Academy	655 W. 254th St.	1974 Educational complex	Undetermined
00501.003588 / Salanter Akiba Riverdale Academy Admin Building / Villa Pauline Gatehouse	775 W. 254 St.	c. 1906 Gatehouse / Now Administration Building	Not Eligible
N/A	5401 Palisade Ave.	1984 Single Family Dwelling	Under 50 years
N/A	791 W. 254th St.	1985 Single Family Dwelling	Under 50 years
N/A	795 W. 254th St.	1984 Single Family Dwelling	Under 50 years
00501.003587 / Dwelling	740 W. 254 th St.	c. 1920 Single Family Dwelling	Not Eligible
00501.003586 / Dwelling	720 W. 254 th St.	c. 1960 Single Family Dwelling	Not Eligible
00501.001819 / Riverdale Historic District	Bounded by W. 254 th St., Independence Ave., W. 252 nd St., Sycamore Ave.	Nineteenth-century residential complex	Eligible / LPC-Listed
00501.000991 / Stone Estate	5275 Sycamore Ave.	c. 1955 Single Family Dwelling	Non-contributing to Riverdale Historic District
00501.000987 / Foster Estate	5294 Sycamore Ave.	c. 1938 Single Family Dwelling	Non-contributing to Riverdale Historic District
00501.000988 / Foster Estate	5297 Independence Ave.	c. 1950 Single Family Dwelling	Non-contributing to Riverdale Historic District
00501.003585 / Dwelling	640 W. 254 th St.	c. 1940 Single Family Dwelling	Not Eligible
00501.003584 / Dwelling	636 W. 254 th St.	c. 1930 Single Family Dwelling	Not Eligible
00501.003583 / Dwelling	630 W. 254 th St.	c. 1950 Single Family Dwelling	Not Eligible
N/A	626 W. 254 th St.	2010 Single Family Dwelling	Under 50 Years
00501.003581 / Dwelling	620 W. 254 th St.	c. 1940 Single Family Dwelling	Not Eligible
00501.003575 / Dwelling	5295 Arlington Ave.	c. 1950 Single Family Dwelling	Not Eligible
00501.003577 / Dwelling	5380 Arlington Ave.	c. 1950 Single Family Dwelling	Not Eligible

CRIS, New York State OPRHP

Two properties over 50 years of age in the study area currently have a status of “Undetermined.” The Salanter Akiba Riverdale Academy (USN 00501.003631) is recommended National Register Eligible, under Criteria A, B and C. A full evaluation by Kevin Barni of NYCDOT is included in Appendix B. The circa 1935 Single Family Dwelling at 1 Hudson River Road is a two-story Colonial Revival building of similar age and design to several other surrounding buildings with a determination of “Not Eligible.” These buildings do not appear have any significant associations with events, patterns, or people important to our history, nor are they of high artistic value, an important example of a style or type of architecture, or the work of a master. They are unlikely to yield significant archaeological data due to their age and location. The dwelling at 1 Hudson River Road is recommended Not Eligible for listing in the NRHP.

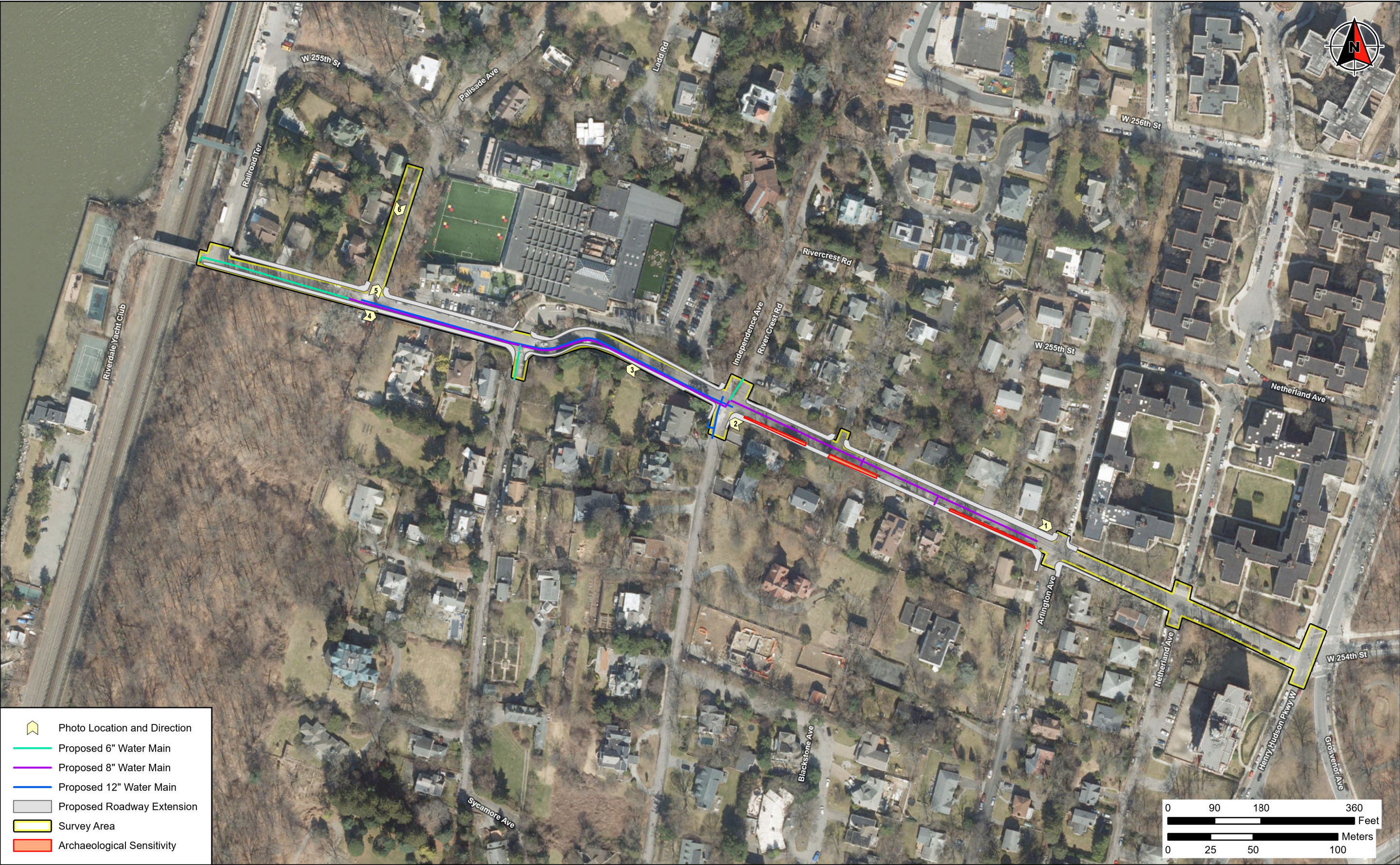


FIGURE 7: Assessment of Archaeological Sensitivity in Study Area (ESRI World Imagery 2023)



PHOTOGRAPH 1: Northeast Corner of Arlington Avenue and W. 254th Street, View East



PHOTOGRAPH 2: Southeast Corner of Independence Avenue and W. 254th Street, View West



PHOTOGRAPH 3: W. 254th Street, View West



PHOTOGRAPH 4: W. 254th Street, View East



PHOTOGRAPH 5: Palisade Avenue, View North



PHOTOGRAPH 6: Palisade Avenue, View South

IV. Conclusions and Recommendations

On behalf of the DDC, OEHS, the DEP, and the NYCDOT, the JV has completed a Phase IA archaeological assessment for the Northwest Bronx School Safety project in Riverdale, the Borough of the Bronx, Bronx County, New York. The Phase IA study satisfies the requirements of the OPRHP, NYC LPC, and the guidelines of the NYAC (2000) and complies with 2021 CEQR Technical Manual as necessary.

The Phase IA archaeological assessment included background research and intensive pedestrian reconnaissance. The objectives of the survey were to determine the study area's sensitivity for archaeological resources, based on the potential for intact subsurface soils, the relationship to nearby known archaeological sites, and other criteria, including soils, topography, proximity to water, and historic land use. The study area for the project is generally bounded by West 254th Street from Riverdale Avenue to Railroad Terrace in the neighborhood of Riverdale extending from Arlington Avenue in the east to the NYC Rail Line in the west, totaling 0.83 hectare (2.06 acres) in area.

The JV reviewed the environmental and historical background of the area and previous archaeological work conducted within 0.4 kilometer (0.25 mile) of the study area. After completing the research, the study area was inspected by pedestrian reconnaissance and photographed.

In general, the landscape in the study area included lawns that appeared intact, with the potential to contain intact historic sheet middens dating to the nineteenth century. In some areas historic cultural material was visible on the surface. However, the west half of the study area included sections of slope greater than 15 percent. In addition, ground disturbance from road expansion, landscaping, and paving was present throughout the study area, and the possibility exists that subsurface utilities have been installed in the study area (the location of such utilities was not known at the time of survey).

It is the opinion of the JV that the study area has low sensitivity for intact pre-Contact archaeological resources because the study area is in a developed urban area. The study area does have potential to contain intact historic archaeological deposits relating to the nineteenth-century development of the neighborhood of Riverdale. Furthermore, it is the opinion of the JV that a Phase IB archaeological survey should be conducted in all undisturbed sections of the study area where ground slope is less than 15 percent and before ground-disturbing construction activities commence. The proposed work cannot be completed during the current design phase, as the property is not City-owned. The proposed work will need to take place between acquisition/title vesting (when it becomes City-owned property) and before ground-disturbing activities related to road construction.

Furthermore, it is the opinion of the JV that the Phase IB archaeological survey should include an evaluation of landscape features along West 254th Street to determine if these elements contribute to the Riverdale Historic District and whether they would be adversely affected by the proposed project.

The NYCDOT received a response from the New York SHPO with a determination of No Adverse Impact with conditions based on the information submitted. The NYCDOT indicated that if historic stone walls or fences are impacted by the proposed work that the SHPO would be updated on the development and mitigation may be required.

V. References Cited

- Bamforth, D.B.
2002 High-tech Foragers? Folsom and Later Paleoindian Technology on the Great Plains. *Journal of World Prehistory* 16(1):55-98.
- Barlow, Elizabeth
1971 *The Forests and Wetlands of New York City*. Little, Brown, New York.
- Boesch, E.J.
1994 *Archaeological Evaluation and Sensitivity Assessment of Staten Island, New York*. Prepared for the New York City Landmarks Preservation Commission.
- Bolton, Reginald Pelham
1922 *Indian Paths in the Great Metropolis. Indian Notes and Monographs*. Miscellaneous series #23. Museum of the American Indian Heye Foundation, New York.
- 1934 *Indian Life of Long Ago in the City of New York, New York*. Expanded edition published 1972, Harmony Books, New York.
- Bradley, R.S.
1999 *Paleoclimatology: Reconstructing Climates of the Quaternary*. 2nd edition. International Geophysics Series, Volume 64. Academic Press, San Diego.
- Brennan, L.A.
1974 The Lower Hudson: a Decade of Shell Middens. *Archaeology of Eastern North America* 2:81-93.
- Brodhead, John Romeyn
1853 *History of the State of New York, First Period 1609-1664*. Harper Brothers: New York
- Burrows, E.G. and M. Wallace
1999 *Gotham: A History of New York City to 1898*. Oxford University Press, New York and Oxford.
- Callahan, E.
1979 The Basics of Biface Knapping in the Eastern Fluted Point Tradition. *Archaeology of Eastern North America* 7:1-180.
- Cantwell, A.M. and D. diZerega Wall
2001 *Unearthing Gotham: The Archaeology of New York City*. Yale University Press, New Haven and London.
- Claassen, C. (editor)
1995 *Dogan Point: A Shell Matrix in the Lower Hudson valley*. Archaeological Services, Bethlehem, Connecticut.
- Coe, Joffre L.
1964 The Formative Cultures of the Carolina Piedmont. *Transactions of the American Philosophical Society* 54 Part 5, Philadelphia.
- Cornell, T.C.
1853 *Map of Riverdale in the Town of Yonkers*. T.C. Cornell, Civil Engineer. Kkingsbridge Historical Society, Bronx, New York. <https://kingsbridgehistoricalsociety.org/forums/topic/19th-century-composite-map-of-riverdale/>.
- Custer, J., J. Cavallo, and R.M. Stewart
1983 Lithic Procurement and Paleo-Indian Settlement Patterns on the Middle Atlantic Coastal Plain. *North American Archaeologist* 4(4):263-276.

Delafield, Edward C.

1913 A Fashionable Suburban Section. *Real Estate Record and Guide* 92 (Nov. 22, 1913):939-940.

Didier, M.A.

1975 The Argillite Problem Revisited: An Archaeological and Geological Approach to a Classical Archeological Problem. *Archaeology of Eastern North America* 3(1):90-100.

Edwards, R.L., and A.S. Merrill

1978 *Paleo-Indian Settlement Pattern in the Hudson and Delaware Drainages*. Occasional Publications in Northeastern Anthropology 4. Franklin Pierce College, Rindge, New Hampshire.

Faden, William (engraver)

1776 *A plan of New York Island, with part of Long Island, Staten Island & east New Jersey*. The New York Public Library Digital Collections, 1776-10-19. <https://digitalcollections.nypl.org/items/6f6f0330-c5aa-012f-4d37-58d385a7bc34>.

Fowler, Glenn.

1975 Bard Awards Honor 8 Examples of Good Urban Design. *The New York Times*, June 12, 1975.

French, J.H.

1860 *Gazetteer of the State of New York*. R. Pearsall Smith, Syracuse, New York.

Funk, R.

1977 Early Cultures in the Hudson Drainage. In *Amerinds and Their Paleoenvironments*, edited by W. Newman and B. Salwen, pp. 316-331. *Annals of the New York Academy of Sciences* 288, New York.

Goodyear, A.C., III

1989 A Hypothesis for the Use of Cryptocrystalline Raw Materials Among Paleoindian Groups in North America. In *Eastern Paleoindian Lithic Resource Use*, edited by C. Ellis and J.C. Lothrop, pp. 1-9. Westview Press, Boulder, Colorado.

Griswold, William A.

1999 *Castle Clinton Archeological Overview and Assessment, Castle Clinton National Monument, New York, New York*. Northeast Cultural Resource Center, Northeast Region, National Park Service, United States. Department of the Interior, Lowell, Massachusetts.

Grumet, R.S.

1981 *Native American Place Names in New York City*. Museum of the City of New York, New York.

2009 *The Munsee Indians: A History*. University of Oklahoma Press, Norman.

Hermalyn, G., and Lloyd Ultan

2021 The Bronx: A Historical Sketch. The Bronx County Historical Society, Bronx, New York. Accessed December 8, 2021, <http://bronxhistoricalsociety.org/about/bronx-history/>.

Jenkins, Stephen

1912 *The Story of the Bronx*. G.P. Putnam's Sons, New York.

Jones, T.L., R.T. Fitzgerald, D.J. Kennett, C.H. Miksicek, J.L. Fagan, J. Sharp, and J.M. Erlandson

2002 The Cross Creek Site (CA-SLO-1797) and Its Implications for New World Colonization. *American Antiquity* 67(2):213-230.

Kane, Mary E.

1947 *Yesterday in Riverdale and Spuyten Duyvil*. Riverdale Neighborhood and Library Association, New York.

Kraft, H.C.

- 1977 The Paleo-Indian Sites at Port Mobil, Staten Island. In *Current Perspectives in Northeastern Archeology: Essays in Honor of William A. Ritchie*, edited by R.E. Funk and C.F. Hayes III, pp. 1-19. New York State Archaeological Association, Rochester and Albany.
- 1991 European Contact and Trade in the Lower Hudson Valley and Coastal New York. In *The Archaeology and Ethnohistory of the Lower Hudson Valley and Neighboring Regions: Essays in Honor of Louis A. Brennan*, edited by Herald C. Kraft. Occasional Publications in Northeastern Archaeology 11. Bethlehem, Connecticut.
- Kraft, Herbert C., and R. Alan Mounier
- 1982 The Archaic Period in New Jersey: ca. 8000 B.C.-1000 B.C. In *New Jersey's Archaeological Resources from the Paleo-Indian Period to the Present: A Review of Research Problems and Survey Priorities*, edited by Olga Chesler, pp. 52-102. Office of Cultural and Environmental Services, New Jersey Department of Environmental Protection, Trenton.
- LaPorta, P.
- 1994 Lithostratigraphic Models and the Geographic Distribution of Prehistoric Chert Quarries Within the Cambro-Ordovician Lithologies of the Great Valley Sequence, Sussex County, New Jersey. *Journal of Middle Atlantic Archaeology* 10:47-67.
- Lenik, Edward J.
- 1989 New Evidence on the Contact Period in Northeastern New Jersey and Southeastern New York. *Journal of Middle Atlantic Anthropology* 5:103-120.
- Mann, Frank Paul
- 2013 The British Occupation of South New York during the American Revolution and the Failure to Restore Civilian Government. PhD dissertation, Department of History, Syracuse University, Syracuse, New York.
- Marshall, Sydne
- 1982 Aboriginal Settlement in New Jersey During the Paleo-Indian Cultural Period. In *New Jersey's Archaeological Resources from the Paleo-Indian Period to the Present: A Review of Research Problems and Survey Priorities*, edited by O. Chesler, pp. 10-51. Office of Environmental Protection, Trenton, New Jersey.
- Mazel, A., and J. Parkington
- 1981 Stone Tools and Resources: A Case Study from Southern Africa. *World Archaeology* 3(1):16-30.
- Moeller, R.W.
- 1999 A View of Paleo-Indian Studies in Connecticut. *Bulletin of the Archaeological Society of Connecticut* 62:67-77.
- New York Archaeological Council [NYAC]
- 1994 *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State*. New York Archaeological Council. Available through the New York State Office of Parks, Recreation and Historic Preservation, Historic Preservation Field Services Bureau, Peebles Island, Waterford, New York.
- New York City Landmarks Preservation Commission [NYC LPC]
- 1990 *Riverdale Historic District*. Prepared by the Research Division, NYC LPC.
- National Oceanic and Atmospheric Administration [NOAA]
- 2025 National Centers for Environmental Information, Climate at a Glance: Statewide Time Series, published February 2025, retried from <https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/statewide/time-series>
- Parker, A.C.
- 1922 *The Archaeological History of New York, Part Two*. Bulletins 237 and 238. New York State Museum, Albany.

Pearson, Marjorie, Jay Shockley, and Eliza Urbanelli.

1990 Riverdale Historic District. Prepared by the Research Department of the New York City Landmarks Preservation Committee, New York.

Public Archaeology Laboratory [PAL]

2003 *Phase IA Sensitivity Assessment /Literature Search Hamilton Grange National Memorial Site and St. Nicholas Park, New York, New York*. Prepared for National Park Service, Denver Service Center, Denver.

Ritchie, W.A.

1965 *The Stony Brook Site and its Relation to Archaic and Transitional Cultures of Long Island*. New York State Museum and Science Service, Bulletin 372. The State University of New York, Albany.

1980 *The Archaeology of New York State*. Purple Mountain Press, Fleischmanns, New York.

1994 *The Archaeology of New York State*. Purple Mountain Press, Fleischmanns, New York.

Ritchie, W.A., and R.E. Funk

1971 Evidence of Early Archaic Occupations on Staten Island. *Pennsylvania Archaeologist* 41:45-59.

1973 *Aboriginal Settlement Patterns in the Northeast*. Memoir 20. New York State Museum and Science Service, Albany.

Riverdale Park, Inc

1940 Riverdale Park Apartments. Riverdale Park, Inc., New York, New York. Copies on file, the Avery Architectural and Fine Arts Library, Columbia University, New York. Accessed January 2024, <https://dlc.library.columbia.edu/nyre/cul:80gb5mkn9c>.

Robinson, Elisha, and Roger H. Pidgeon (cartographers)

1885 *Robinson's Atlas of the city of New York: embracing all territory within its corporate limits from official records, private plans & actual surveys*. E. Robinson Co., New York. New York Public Library. <https://digitalcollections.nypl.org/items/510d47e2-098a-a3d9-e040-e00a18064a99>.

Roosevelt, A.C., M.L. de Costa, C.L. Machado, M. Michab, N. Mercier, H. Valladas, J. Feathers, W. Barnet, M.I. da Silveira, A. Henderson, J.

1996 Paleoin Indian Cave Dwellers in the Amazon: The Peopling of the Americas. *Science* 272:373-384.

Rubinson, Karen S. and Frederick A. Winter

1991 *East Harlem Triangle Site, Block 1791, Part of Lot 1, Block 1792, Blocks 5, 9, 10, CEQR #89-106M*. Prepared for the New York City Department of Housing and Development, New York.

Salanter Akiba Riverdale Academy (SAL)

2024 Our History. Salanter Akiba Riverdale Academy. Accessed March 2024, <https://saracademy.org/this-is-sar/history/>.

Salwen, B.

1962 Sea Levels and Archaeology in the Long Island Sound Area. *American Antiquity* 28:46-55.

Sanborn Map Company

1914 *Insurance Maps of the City of New York*. Sanborn Map Company, New York.

Schmidt, Alexa, and Samantha Walla

2018 Looking Back: The History of Riverdale. *The Quadrangle. The Student Newspaper of Manhattan College*. Accessed March 2024, <https://mcquad.org/2018/04/20/looking-back-the-history-of-riverdale/#:~:text=Riverdale%20was%20originally%20farmland%20until,families%20to%20flee%20the%20borough.>

Silver, A.

- 1984 The Smoking Point Site (STD 14-3), Staten Island, New York. *Proceedings of the Staten Island Institute of Arts and Sciences* 33:1-46.

Skinner, A.

- 1909 The Lenape Indians of Staten Island. *Anthropological Papers of the American Museum of Natural History* 3:3-62.

- 1915 *The Indians of Manhattan Island and Vicinity*. Leaflet 41. American Museum of Natural History Guide, New York.

- 1919 *Explorations of Aboriginal Sites at Throgs Neck and Clasons Point, New York City*. Contribution Series, V(4). Museum of the American Indian, Heye Foundation, New York.

- 1920 *Archaeological Investigations on Manhattan Island, New York City*. Indian Notes and Monographs 2. Museum of the American Indian, Heye Foundation, New York.

Thompson, D.F.

- 1939 The Seasonal Factor in Human Culture Illustrated from the Life of a Contemporary Nomadic Group. *Proceedings of the Prehistoric Society* 5:209-221.

United States Census Bureau

- 2020 Bronx County, New York. Decennial Census, United States Census Bureau, Washington, DC. Accessed December 8, 2021, <https://data.census.gov/cedsci/profile?g=0500000US36005>.

United States Department of Agriculture-Natural Resource Conservation Service [USDA-NRCS]

- 2023 *Bronx County, New York*. Web Soil Survey, Soil Survey Geographic (SSURGO) Database. U.S. Department of Agriculture, Natural Resources Conservation Service, Washington, D.C. Accessed online March 2024, <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>.

United States Department of the Interior

- 1983 Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines. *Federal Register*, Part IV, 48(2):44716-44742. Annotated version showing later technical and officially adopted revisions available from the National Park Service's preservation laws, regulations, and standards webpage, https://archives.federalregister.gov/issue_slice/1983/9/29/44695-44744.pdf#page=22.

Venuto, P.B.

- 1967 The Oakland Lake Site, Bayside, New York. II. Physiochemical Analysis and Possible Sources of Argillite Artifacts. *Bulletin of the New Jersey Academy of Science* 12(1):21-29.

Appendix A: Consultation

ENVIRONMENTAL REVIEW

Project number: 77DOT044X (DEPARTMENT OF TRANSPORTATION)
Project: HWX406/SEX002274 NW BRONX SCHOOL SAFETY
Date Received: 4/14/2025

☒ No architectural significance

☒ No archaeological significance

☐ Designated New York City Landmark or Within Designated Historic District

☐ Listed on National Register of Historic Places

☐ Appears to be eligible for National Register Listing and/or New York City
Landmark Designation

☐ May be archaeologically significant; requesting additional materials

Comments:

Adjacent to the project area: Riverdale Historic District, LPC designated and S/NR
eligible.

LPC concurs with the SHPO findings of No Adverse Effect with Conditions issued
3/27/25. As proposed, the above referenced project will not create impacts to
historic properties. In the event that above-ground construction or alterations would
occur on any properties that are LPC designated or eligible, and/or S/NR listed or
eligible, the Commission and/or the NYS SHPO should be notified so that the
applicable permits or approvals may be issued.

Cc: SHPO 23PR10237



4/15/2025

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 37619_FSO_DNP_04152025.docx



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

March 27, 2025

William Ullom
New York City Department of Transportation
55 Water St
6th Floor
New York, NY 10041

Re: DOT
NW Bronx School Safety
West 254th Street, Bronx, NY
23PR10237
HWX406/SEX002274

Dear William Ullom:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We have reviewed the project scope of work update with supporting documentation dated February 6, 2025. Based upon that review, it is the OPRHP's opinion that the proposed transportation and water/sewer main improvements, as described, will continue to have No Adverse Impact on historic and archaeological resources, provided the following conditions are met:

1. For all work taking place adjacent to the historic resources mentioned above, produce and implement a Construction Protection Plan. The National Park Service has published a document titled "Protecting a Historic Structure During Adjacent Construction," located at: <https://www.nps.gov/orgs/1739/upload/tech-note-temporary-protection-03-duringconstruction.pdf>.
2. Avoid damaging the existing masonry walls, pillars, and sidewalk components, as is feasible. Repair and replace in kind as necessary.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Sara McIvor
Historic Site Restoration Coordinator
518-268-2127 | sara.mcivor@parks.ny.gov

Appendix B: Previous Historic Architectural Documentation



February 14, 2024

Ms. Linda Mackey
Historic Preservation Program Analyst, Division for Historic Preservation
NY State Office of Parks, Recreation and Historic Preservation
625 Broadway
Albany, NY 12238

RE: 23PD10237 NW Bronx School Safety Improvements
W 254th Street between W 255th Street and Arlington Avenue. Riverdale, Bronx, Bronx
County, New York. Response to Request for Additional Information Initiation

Dear Ms. Mackey:

Enclosed in this letter is the additional information requested for project number 23PD10237. Additional information requested included architectural descriptions and histories for the Riverdale Park Apartments (00501.003579), the Salanter Akiba Riverdale Academy Administration Building/Villa Pauline Gatehouse (00501.003588), and the Riverdale Historic District (00501.001819). While compiling this information it was discovered that the Salanter Akiba Riverdale Academy (No USN) at 655 W 254th Street had not been previously identified and was 50 years old as of 2024. Although it was not requested a description and history have been included for this resource. In addition to the request for architectural descriptions and histories, the information include also assessed the resources eligibility for inclusion on the National Register of Historic Places and has rendered potential eligibility statuses for the Riverdale Park Apartments (00501.003579), the Salanter Akiba Riverdale Academy Administration Building/Villa Pauline Gatehouse (00501.003588), and the Salanter Akiba Riverdale Academy (No USN). The Riverdale Historic District is a New York City Landmarks Preservation Commission Historic District which they determined eligible and designated an LPC Landmark district in 1990.

With the exception of the Riverdale Historic District Report, the information attached was compiled by Kevin Barni, Historic Resource Coordinator for New York City Department of Transportation. Mr. Barni exceeds the standards established for Architectural Historians as set forth by the Secretary of the Interior. If you have any additional questions, please do not hesitate to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Barni", is written over a light blue horizontal line.

Kevin Barni
Historic Resource Coordinator
New York City Department of Transportation

Enc: Attachment 1. Riverdale Park Apartments (00501.003579)
Attachment 2. Salanter Akiba Riverdale Academy admin building (00501.003588)
Attachment 3. Salanter Akiba Riverdale Academy (No USN)
Attachment 4. Riverdale Historic District

Riverdale Park Apartments (00501.003579)

Architectural Description

The Riverdale Park Apartments located at the northwest corner of Riverdale Avenue and West 254th Street are situated on two parcels on the north side of West 254th Street at the northwest identified as Block 5950 Lot 406 and 475 on tax parcel maps creating an area of approximately 4.12 acres. The surrounding area is residential, in an area of the city that does not adhere to the traditional grid layout. Tree lined streets slope towards the Hudson River and also run north-south along it. To the west is Riverdale Avenue. The parcel is moderately built up with the apartment buildings comprising 25% of the total lot size. The remainder of the parcels are maintained lawns, mature trees, low box hedges and gardens, with walkways throughout. The parcels are separated by Netherland Avenue, which is considered a private road as it passes through the complex and does not connect to its northern segment instead it turns left and connects to Arlington Avenue (Appendix A, Figure 1-2).

Exterior

The Riverdale Park Apartments are two, six-story apartment blocks each comprising five individual apartment buildings. They were constructed from 1939-1940 in a muted Colonial Revival style designed by the architecture firm of Jardine, Murdock & Wright of New York. The brick foundation supports brick structural system laid in common bond. A cast stone string or belt course runs along the buildings between the first and second floors, and the fifth and sixth floors (Appendix A, Figures 3-10). These courses are unbroken and serve to give the appearance that the apartment blocks are one unit instead of five smaller ones. The buildings are covered with flat roofs sheathed in a vinyl membrane. A cast stone cornice runs along the bottom of the roofline, above it is a metal clad parapet wall topped by a railing. Prior to this the parapet wall was crenelated with a decorative railing between the merlons (Appendix A, Figure 11). This would have provided views of the surrounding area including the Hudson River. The crenels were infilled in the 1980s.

The primary entrances on each section are filled with single-leaf, full-glazed metal frame doors with one-light sidelights and transoms. They feature a cast stone lintel with a cast stone door surround. Service doors are located on the buildings as well and are plain, metal doors with brick jack arches. They are distinguished from main doors by their red color and signs above that read "service entrance". The main entry doors were replaced prior to the 1980s. The original doors were double-leaf, wood, arched six-light-over-one-panel with multi-light lattice transom and sidelights. The windows are predominately one-over-one double hung sash vinyl units. These replaced six-over-six double hung sash wood units. On units with corner exposures vinyl frame, one-light casements are set in groups of four for maximum light. These replaced earlier 20-light wood casement windows. The garage, located at section B appears to have been closed to cars. However, it retains its wooden paneled garage door and entry button. It also retains its flattened arch cast stone lintel with cast stone key stone engraved with "Riverdale Park Apartments" (Appendix A, Figure 12). The windows flanking the former entrance also retain their cast stone arches and keystones but have been replaced with glass block. A doorway to the north of the garage provides access to the roof which was once the community sundeck.

Interior

Interior access was not requested at this time. Sale listings provided for units from 2017-2022 show that the units recently available have had no modification to the layout of the apartments. Hardwood floors, wide baseboards and crown molding are still present in all units recently listed (Appendix A, Figures 13-15). It also seems that the decorative arched doorways between hallways, living rooms, and dining rooms are intact. As-built typical floorplans for buildings A, D, F, G, H, J, and K are available online and included in Appendix A figures 14-20 (Jardine, Murdock & Wright 1939).

History

From the third quarter of the 19th century until 1936 the site of the Riverdale Park Apartments was the Morisini Estate called “Elmhurst.” The large country estate fit well within the setting of Riverdale and comprised the area between Riverdale Avenue to the east, Independence Avenue to the west, W 256th Street to the north, and W 254th Street to the south (Appendix A, figure 16) (Bromley 1921). It is unclear when the house was built but it can be narrowed down to sometime between 1855 and 1868 when Giovanni Pertinax Morosini was working for the Erie company (Renahan 2006). Throughout his life Morosini amassed a large collection of arms and armory and housed the collection in a purpose-built storage building on the estate. A large portion of his collection forms the foundation of the Metropolitan Museum of Arts Arms and Armory collection (Time 1932). Much can be said about the Morosini family as their public escapades were extensively documented. However, the history of the current resource is divorced from that of Elmhurst and the Morosinis.

After Morosini's death in 1908, he willed most of his estate to his daughter Julia Morosini (New York Times 1908). Julia was a well-regarded horsewoman, who was known for her Sunday rides through Central Park where she was the only woman allowed to drive a three-horse carriage, and lavish displays of wealth. She was once quoted as saying \$1000 for a single dress was reasonable and that any man with good standing in society should be willing to spend \$100,000 annually to properly dress his wife. By the end of her life, she was reclusive, and did not leave Elmhurst (Renahan 2006). Upon her death her estate, estimated at from \$7,000.000 to \$10,000,000, was one of the largest estates ever filed for probate in the history of Bronx County. Elmhurst was sold to William J. Buckley, and the sale was recorded in the codicil of her will (New York Times 1932).

William J. Buckley, a land developer, purchased the Elmhurst Estate in 1932 with the intention of razing the estate house to build 26 single-family homes. His plan was to construct the buildings in a 'Colonial Style' with seven rooms and air conditioning retailing for around \$23,000, and to maintain all 2,600 trees on the estate (New York Times 1936). By 1937, 15 homes had been built on Hudson River Road and Rivercrest Road among the trees and hilly landscape of the former Elmhurst Estate (New York Times 1937a). The dwellings were designed by Dwight James Baum and are colonial revival in style and include both brick and frame construction. The construction of these homes was financed, in part, through the Federal Housing Administration (New York Times 1936).

Within a few months of completing 15 of the 26 planned houses Buckley changed course and began working to build the Riverdale Park Apartments (New York times 1937b). At the time

Riverdale and the northwest portion of the Bronx were experiencing a tremendous amount of growth, primarily in the form of new retail locations and multi-family buildings. On November 20, 1937, the Bronx Department of Buildings received plan submissions for roughly \$10,000,000 worth of new planned multi-family housing (New York Times 1937c). This was enough to accommodate 1,000 families, and included shops, a theater, and multiple family housing complexes (New York Times 1937c).

Given the rapidly changing landscape the Riverdale Park Apartments were not a novel idea, but rather, they were on trend for the time. This is due, largely, to the relatively recent establishment of the Federal Housing Administration (FHA) and their mortgage insurance program (HUDUser.gov 2024). In the wake of the great depression the FHA's mortgage insurance programs were created to revitalize residential building trades, and to help provide much needed housing options to middle and working-class Americans (HUDUser.gov 2024). It should be noted that this idea applied, overwhelmingly, to white Americans (Gross 2017). African Americans and other people of color were left out of the new suburban communities — and pushed instead into urban housing projects. Author Richard Rothstein notes that “the FHA furthered the segregation efforts by refusing to insure mortgages in and near African American neighborhoods — a policy known as ‘redlining.’ At the same time, the FHA was subsidizing builders who were mass-producing entire subdivisions for whites — with the requirement that none of the homes be sold to African Americans.” (Gross 2017). Within this context the Riverdale Park Apartments are a product of federally mandated exclusionary practices that greatly favored white Americans over minorities.

The residents of Riverdale were displeased with the idea of an apartment complex in their neighborhood and protested. To stop the construction members of the community wrote to the FHA administrator, Mayor La Guardia, senators, representatives, and the chairman of the New York City Planning Commission urging them to stop the complex from being built (New York Times 1939a). The group went as far as retaining Charles Evans Hughes Jr, the son of a Supreme Court Justice, to act as their spokesperson. They asked for a rezoning of the area to “G” which would only allow for single family homes to be built in the area (New York times 1939a). The case they aid out stated that the apartments would destroy the residential character of the area. They also insinuated that the wealthy homeowners *might* choose to not spend money at New York City businesses if the rezoning request was denied or they may leave the city entirely (New York Times 1939b). The planning commission ruled in opposition to the rezoning, noting that other areas that had been rezoned as ‘G’ had already been heavily developed with single family houses (New York Times 1939c). In areas like nearby Fieldston the introduction of apartments would crowd the established houses, and that Riverdale had large sections of undeveloped land where garden style apartments could be placed with no detriment to the existing housing stock (New York Times 1939c). Thus, the path was cleared to build the Riverdale Park Apartments (New York Times 1939d).

It seems that the plans for the apartments changed prior to their construction. An article from 1939 notes that Buckley was going to build eight, eight-story, garden style apartments on the remaining Morosini estate (New York Times 1939e). Another article from February 1939 shows a rendering of the Riverdale Park Apartments with three, six-story buildings (Appendix A, Figure 24) (New or Times 1939e). The two in the foreground were built and the third, a U-shaped building with its

own interior courtyard, was not built. This third building would have been located between Arlington Avenue and Rivercrest Road. The article accompanying the rendering also specifically notes that the FHA approved the plan for three buildings that would house 438 families and was the “first FHA large-scale operation of its kind to be undertaken in the Bronx since the passage of the National Housing Act” (New York Times 1939f). The article continues by saying that only 25 percent of the lot would be building with the remaining square footage being devoted to landscaping and recreational areas (New York Times 1939f). In August 1939 and 1940 more renderings appeared in the *New York Times* but this time only two buildings were shown (Appendix A, Figures 25-26) (New York Times 1939g and 1940a). It is not clear why the third building was removed from the plan, but it resulted in a decrease in units from 438 to 270 (New York Times 1940a).

The apartments were designed by Jardine, Murdock and Wirght who were no strangers to designing controversial buildings due to zoning regulations. 20 years earlier they designed the 16-story office building at the southwest corner of Madison Avenue and 38th street in Murry Hill which, until this time, had been deed restricted to only residential properties (New York times 1916). The firm was well known for their multiple office buildings throughout New York City. They were founded in 1855 by David Jardine, by 1858 he had set up the firm Jardine & Thompson which lasted until 1860 (Shockley and Modica 2004). David’s brother John soon started a practice with his brother called D. & J. Jardine, which lasted until David's death, was one of the more prominent, prolific, and versatile architectural firms in the city in the second half of the 19th century (Shockley and Modica 2004). Aside from the Riverdale Park Apartments, the firm's multiple-residential structures, few of which survive, included the Wilbraham, the Jardine Apartments (1872, demolished), 203-205 West 56th Street, one of New York City's earliest French flats buildings; 26 Clermont Apartments (1878, demolished), 1706-1708 Broadway; St. Marc Hotel (1880, demolished), 434 Fifth Avenue; Palermo Apartments (1882, demolished), 125 East 57th Street; Dundonald Flats (1885), 71 West 83rd Street;27 and the Alpine (1886-87, demolished), bachelor flats at 1282-1286 Broadway (Shockley and Modica 2004). The firm went through many iterations in the 20th century, but was known as Jardine, Murdock, & Wright post 1936 (Shockley and Modica 2004).

This complex was not in keeping with what the firm usually designed, however, changing developmental trends required new building types to meet evolving needs. Garden style apartments were not new by 1939. The term was coined in 1917 by the Queensboro Corporation who named their new complex “The Gardens” in Jackson Heights. They later changed the name to Greystone since garden apartment had by then become the generic term for this kind of building (Karatzas 1990). Edward Archibald MacDougall, President of the Queensboro Corporation, asserted garden apartments required comprehensive, full block development, maximum sunlight and ventilation, buildings set back from the property lines with space for lawns, detached or semidetached buildings that provided many opportunities for corner rooms in each apartment, and an interior garden or landscaped area (Karatzas 1990). The mid-1930s saw an explosion in the construction of garden apartments. Some, including Riverdale Park, touted the design as being good for your health due to the access to fresh air and light (Karatzas 1990, Riverdale Park Inc 1940). The garden apartment provided a small piece of green space to city residents, and as the 1940 pamphlet for

Riverdale Park says, brought “country living to city life” (Riverdale Park Inc 1940). Overtime the garden apartment fell out of favor in New York, as space was becoming increasingly limited and new construction methods allowed developers to begin building vertically. Garden style apartment complexes remained popular throughout less developed areas of the nation throughout the 20th century. Their definition also evolved to embrace shorter, two to three story buildings surrounded by heavily landscaped gardens, and often contain amenities such as a pool (Trieschmann and Schoenfeld 2011). These more modern iterations have become more closely associated with the suburbs and California (Trieschmann and Schoenfeld 2011).

By the fall of 1940 the Riverdale Park Apartments were complete. In the year leading up to their opening units were being leased by tenants viewing plans (New York Times 1940c). Early lessees included doctors, scientists, engineers, businessmen, teachers, police officers, and various other skilled laborers. This suggests that the apartments catered to, and housed, mainly middle-class individuals. At least two pamphlets were circulated providing prospective residents with information regarding floor plans and amenities at the complex. Units ranged from one-and-a-half rooms to five rooms. Bedrooms, living rooms, kitchens and dining rooms contributing to the room counts. Amenities included, a daycare, an attended fireproof garage for 160 cars, landscaped grounds, a playground, private roads, recreation rooms, laundry onsite, a sundeck on top of the garage, and a private bus that connected residents to shopping centers or nearby subway stations for easy commuting into the city (Riverdale Park Inc 1940). Rent was between \$58 and \$120 a month in 1940 (Byrne Bowman & Forshay 1940). At the same time the average annual salary was around \$1,318 placing the complex in the upper-middle class price range (Petro 2012).

Since its construction the property has remained an apartment complex. The building is now a co-op; however, units are still available to rent. There have been material alterations to the building, but it appears that the interior and exterior remain intact and the original landscaping and hardscaped pathways still on site. The Riverdale Park Apartments have transformed from a complex residents protested to a highly sought-after place to live in the area.

Evaluation

The Riverdale Park Apartments located at the intersection of Riverdale Avenue and W 254th street, is a complex of six-story, garden style apartments built in 1940 in a muted Colonial Revival style. The site has remained relatively unchanged since the construction of the complex. The landscaped interior courtyards are still in use, and the trees, relics from the Elmhurst Estate, still provide a secluded feel to the apartments. The intention to create a garden style apartment is still evident on the landscape. Therefore, the Riverdale Park Apartments retain a high level of integrity of feeling, association, setting, workmanship, design, and location. There has been very little alteration to the resource on the exterior with the most notable changes being replacement windows and doors. Of the current available photos and floorplans from the interiors suggest that there has been little modification to the floorplans and finishes. Therefore, the Riverdale Park Apartments retain a moderate level of integrity of materials.

The Virginia Department of Historic Resources (VDHR) has produced a Multiple Property Document (MDP) to help identify and nominate garden style apartments to the National Register

of Historic Places. As this was a nationwide trend, the themes and criteria presented by the MPD are applicable to the study resource. They defined key elements necessary for eligibility within the MPD these key elements include; siting within or at the perimeter of neighborhoods; within close proximity to public transportation; typically within walking distance to shopping centers, religious facilities, social activities, schools, and libraries; landscaped green space with courtyards created by the form and siting of the buildings within the complexes; landscaped green space surrounding the individual buildings with plantings and shrubs; and connecting walkways (paved with concrete) to each building, to public sidewalk, and to parking lots (Trieschmann and Schoenfeld 2011). These key elements also include building heights, number of buildings, and building form (Trieschmann and Schoenfeld 2011). The Riverdale Park Apartments possesses all the key elements presented by VDHR, which provides a solid foundation for classification as a good example of a garden style apartment complex. Further, they retain all identified secondary elements including colonial revival style, flat roof, colonial revival entry surrounds, brick as a primary material, and window massing and form. In addition to the physical characteristics presented in the MPD the Riverdale Park Apartments possess all four outlined associative characteristics.

“...properties should have an association with one or more of the following: 1) the demand for quality multi-family housing between 1934 and 1954 for civil servants and other moderate income families, 2) New Deal programs designed to stimulate the economy and reverse the precipitous decline of the construction industry in the Great Depression, 3) Growth of population with expansion of the federal government, first with the New Deal, then World War II and, after 1945, returning veterans, and 4) Urban planning and housing reform movements that sought to bring the benefits of quality housing design and construction and well-planned communities to people of moderate incomes. The properties should represent new trends in suburban residential multi-family housing and the effects of the Federal Housing Administration (FHA) between 1934 and 1954...” (Trieschmann and Schoenfeld 2011).

The MPD, while written for use in Virginia provides a thorough context and typology for garden style apartments built from 1934-1954. Again, as this was a nationwide trend this MPD provides a solid basis for the broader history and typing of garden style apartments, of which the Riverdale Park Apartments is a part of.

The Riverdale Park Apartments represents local trends that relate to the broader patterns of American history. The complex is representative of changing demographics of Riverdale and the Bronx from the end of the Great Depression to World War II. The proliferation of multiple family housing units built outside of the downtown core of the city, spurred by the FHA and New Deal Era programs, and provided new housing options to middle-class citizens. **Therefore, it is recommended that the Riverdale Park Apartments are eligible for listing on the National Register of Historic Places under Criterion A at the local level for its association with changing demographics and community development in the Riverdale section of the Bronx.**

Research was not able to uncover any association or connection to any prominent historic figures at the local, state, or national level. **Therefore, it is recommended that the Riverdale Park**

Apartments are not eligible for listing on the National Register of Historic Places under Criterion B.

Eligibility for Criterion C encompasses buildings, structures, sites, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Shrimpton et al. 1990). The Riverdale Park Apartments are a well-preserved, intact example of a New York City, pre-war, garden style apartment complex. **Therefore, it is recommended that the Riverdale Park Apartments are eligible for listing on the National Register of Historic Places under Criterion C, at the local level as an example of a pre-war garden style apartment complex.**

As a resource constructed in 1939, it is unlikely to provide new information related to materials, design, and construction that differs from what is already available in other sources or architectural resources. It was not evaluated as an archaeological resource. **It is recommended not eligible as an architectural resource under Criterion D.**

In sum the Riverdale Park Apartments retain a high level of integrity of feeling, association, setting, workmanship, design, and location and a low level of integrity of materials on the interior. The resource is recommended eligible for the National Register of Historic Places under Criteria A and C at the local level. Further, it is recommended as not eligible under Criteria B and D as an architectural resource.

References

Bryne Bowman & Forshay

- 1940 Riverdale Park Apartments. Bryne, Bowman & Forshay, New York, New York. Copies on file at the Avery Architectural and Fine Arts Library, Colombia University. Electronic document, <https://dlc.library.columbia.edu/nyre/cul:dv41ns1t42>, accessed January 2024.

Google Earth

- 2024 Google Earth [Computer Program]. Electronic document, <http://www.google.com/earth/download/ge/agree.html>, accessed January 2024.

Gross, Terry

- 2017 A 'Forgotten History' of Host the U.S. Government Segregated America. National Public Radio [NPR] Washington, D.C. Electronic document, <https://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america>

HUDUser.gov

- 2024 The Federal Housing Administration: 80 Years Young and Going Strong. Electronic document, https://www.huduser.gov/portal/pdredge/pdr_edge_frm_asst_sec_081114.html, accessed January 2024.

Jardine, Murdock and Wright

- 1939 Riverdale Park Apartments, W. 254 Street and Riverdale Avenues, various floorplans. Jardine Mudrock and Wright. New York, New York. Copies on file at the Avery Architectural and Fine Arts Library, Colombia University. Electronic document, dlc.library.columbia.edu, accessed January 2024.

Kartazas, Daniel

- 1990 Jackson Heights: A Garden in the City. Daniel Kartazas, New York, New York.

McCullar, Michael

- 1978 *Whatever Happened to the Open School Plan?*. Texas Architect Vol. 28, No. 5 pp 15-17. Texas Society of Architects, Austin, Texas. Electronic document, <https://magazine.texasarchitects.org/wp-content/uploads/2018/06/SeptOct-1978.pdf>, accessed January 2024

New York Times [New York, New York]

- 1916 Favorite Child Gets Morosini Fortune. 19 January:RE1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1916 Trade Invasion in Murray Hill Section Threatens Doom of Ancient Restrictions. 9 January:RE1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.

- 1936 Large Sums Willed by Miss Morosini. 18 February:19. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1936 26 Homes Planned on Morosini Tract. 6 July:L 1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1937a 15 Riverdale Homes Built on Old Morosini Estate. 28 March:R 1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1937b Buys More Land in Riverdale Area. 19 February:L 17. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1937c Riverdale to get \$10,000,000. 21 November:R 1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1939a Riverdale Opposes Apartment Colony. 19 February:L 17. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1939b Plan Board Hears Riverdale Debate. 29 March:L 25. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1939c Riverdale's Plea on Zoning Denied. 13 April:L 2. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1939d Work Will Start March 1 on Apartments on the Old Morosini Estate in Riverdale. 5 February:RE 1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1939e Work Will Start March 1 on Apartments on the Old Morosini Estate in Riverdale. 5 February:RE 1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1939f Three Large-Scale Rental-Housing Projects Being Built Under the FHA Mortgage plan. 5 February:RE 1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1939g Work Will Start March 1 on Apartments on the Old Morosini Estate in Riverdale. 5 February:RE1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1940a Apartments Being Built on Old Riverdale Estate. 1 June:RE1. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.

- 1940b Apartments Nearing Completion on Old Morosini Estate. 7 April:RE1 and RE2. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1940c Active Leasing Done from Building Plans. 16 May:L 43. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1940d Riverdale House Draws 59 Lessees. 10 August:L 24. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- 1956 Board of Standards' Head, 77, on Job 24 Years. 5 April:R1 and R6. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.
- Petro, Diane
2012 Brother Can you Spare A dime? The 1940 Census: Employment and Income. *Genealogy Notes* Spring 2012 Vol. 44, No. 1. Electronic document, <https://www.archives.gov/publications/prologue/2012/spring/1940.html#:~:text=The%2016th%20decennial%20census%20of,5.2%20percent%20in%20the%201920s.,> accessed January 2024.
- Renahan, Edward J.
2006 Dark Genius of Wall Street: The Misunderstood Life of Jay Gould King of the Robber Barons. Basic Books New York, New York
- Rivedale Park, Inc
1940 Riverdale Park Apartments. Riverdale Park, Inc., New York, New York. Copies on file at the Avery Architectural and Fine Arts Library, Columbia University. Electronic document, <https://dlc.library.columbia.edu/nyre/cul:80gb5mkn9c>, accessed January 2024.
- Shockley, Jay and Glenn Modica
2004 The Wilbraham. New York City Landmarks Preservation Commission, New York, New York. Electronic document, <https://s-media.nyc.gov/agencies/lpc/lp/2153.pdf>, accessed January 2024
- Trebach Realty
2020 Spacious Jounor-4 (Convertible to 2-bd.) Prewar Co-op a Riverdale Park. Electronic document, <https://www.trebachrealty.com/coops-condos/694-spacious-junior-4-convertible-to-2-bd-prewar-co-op-at-ri>, accessed January 2024.
- Trieschmann, Laura and Andrea Schoenfeld
2011 Garden Apartments, Apartment Houses, And Apartment Complexes in Arlington County, Virginia 1934-1954. EHT Traceries Washington D.C.. Copy on file with Virginia Department of Historic Resources (VDHR). Electronic Document, www.dhr.virginia.gov/wp-content/uploads/2018/04/000-

8825_Garden_Apartments_MPD_2012_AdditionalDocumentation_FINAL.pdf,
accessed January 2024.

**Riverdale Park Apartments
(00501.003579) Appendix
A: Figures**



Figure 1- Site plan/location map showing Riverdale Park Apartments (GoogleEarth 2024)

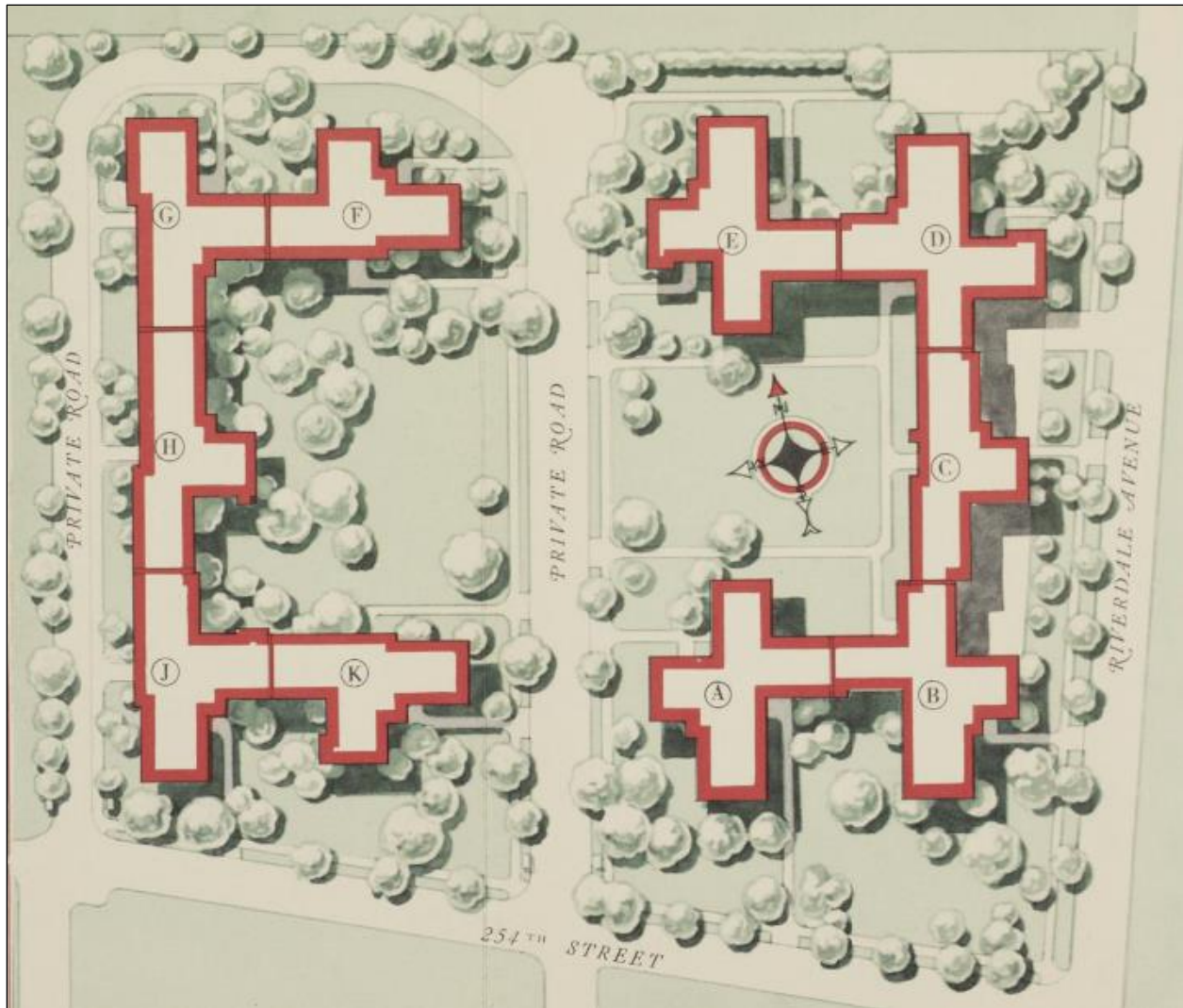


Figure 2- Site plan of Riverdale Park Apartments with buildings lettered A-K, note there is no building I (Riverdale Park, Inc 1940). Not to Scale.



Figure 3- View of Riverdale Park Apartments showing sections B, C, and D looking northwest.



Figure 4- View of Riverdale Park Apartments showing south elevation of sections A and B, looking north.



Figure 5-View of Riverdale Park Apartments showing south elevation of sections A and B, looking northeast showing tree cover.



Figure 6- View of Riverdale Park Apartments showing south elevation of sections J and K, looking northeast showing tree cover.



Figure 7-View of Riverdale Park Apartments showing south elevation of sections J and K, looking northeast showing tree cover.



Figure 8- View of Riverdale Park Apartments showing east elevation of sections F,G,H,J, and K, looking east (Treabach Reality 2020)



Figure 9- Northwest oblique View of Riverdale Park Apartments showing elevations of sections C,D, and E, looking east (Treabach Reality 2020)



Figure 10-Derail view of Riverdale Park Apartments Post



Figure 11- Detail showing original crenelation at the roofline with decorative railings (Riverdale Park, Inc 1940).



Figure 12-Detail view of original garage entrance that retains the wooden garage door, and entry button. The segmental brick arches with cast stone keystones are one of the remaining colonial revival elements on



Figure 13- view of living room in unidentified unit circa 1942 (Wurts Brothers 1942).



Figure 14- View of living room in unit D-54, not the similarities in finishes and doorways (Treabach Reality 2020).



Figure 15- View of entry foyer into Building K showing original doors, windows, floor, and wallpaper circa 1942 (Wurts Brothers 1942).

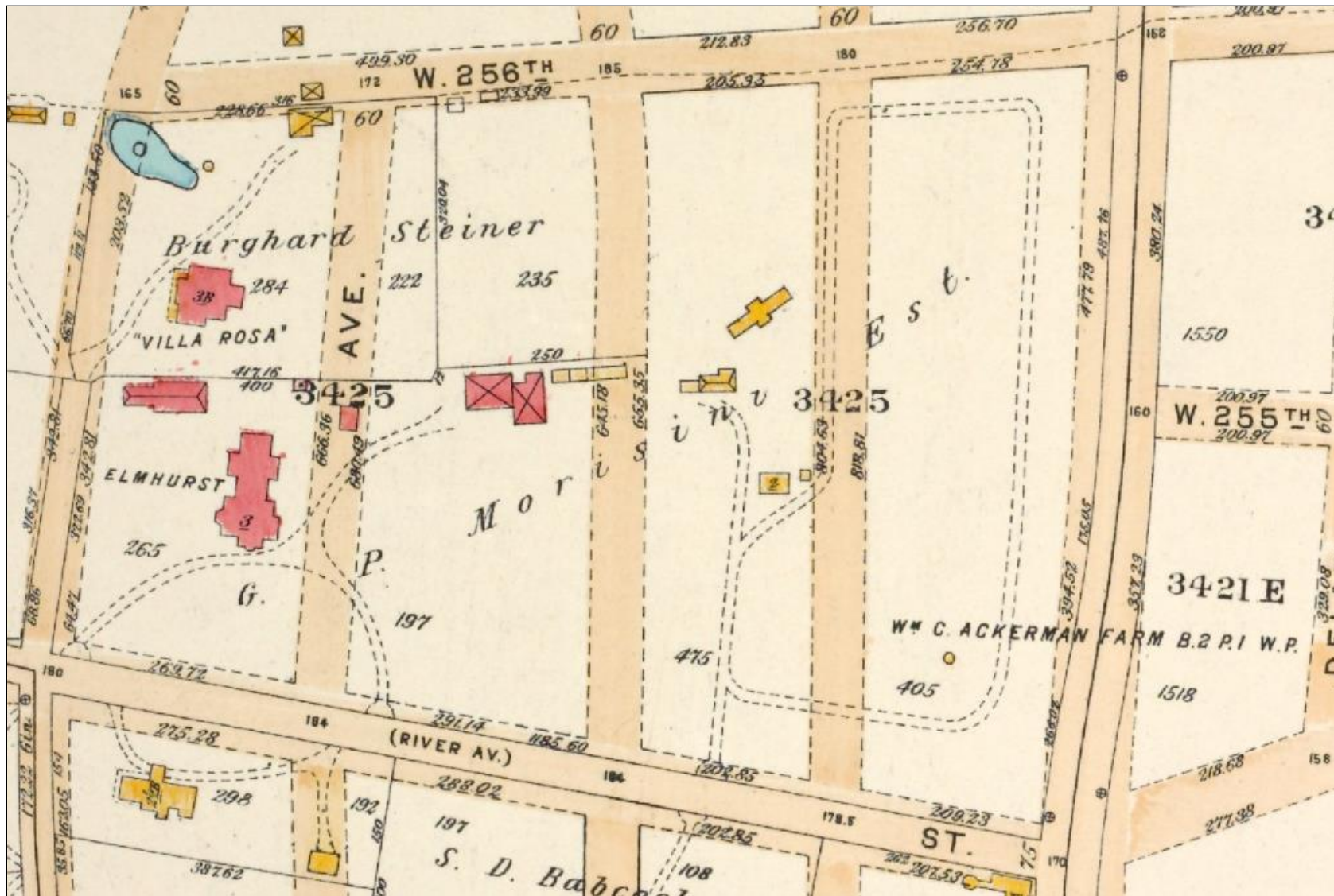


Figure 16- Detail of *Atlas of Borough of the Bronx* Showing the Elmhurst/Morosini Estate (Bromley 1921). Not to scale.

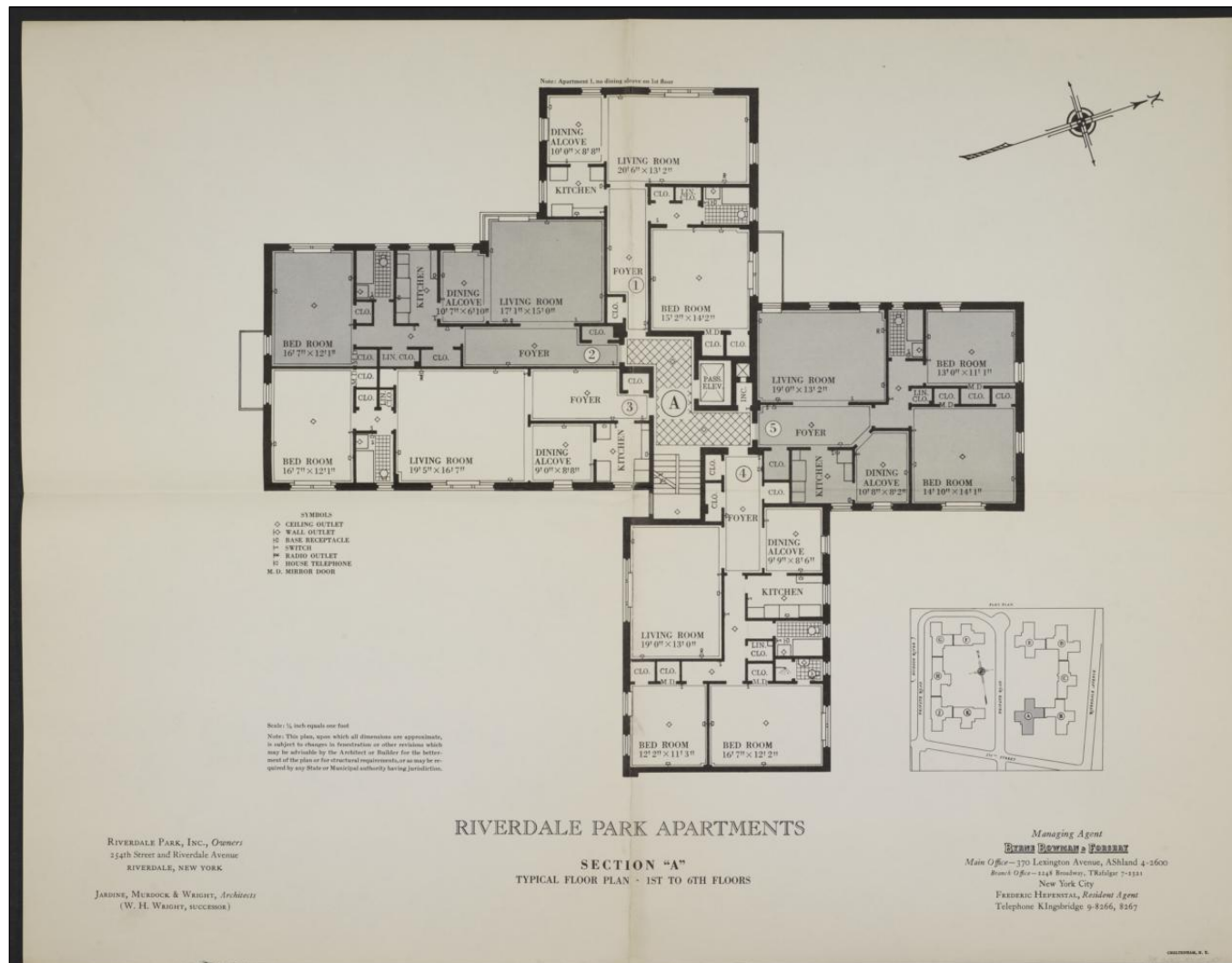


Figure 17- Typical floorplans in Section A of the Riverdale Park Apartments (Jardine Murdock & Wright 1939).

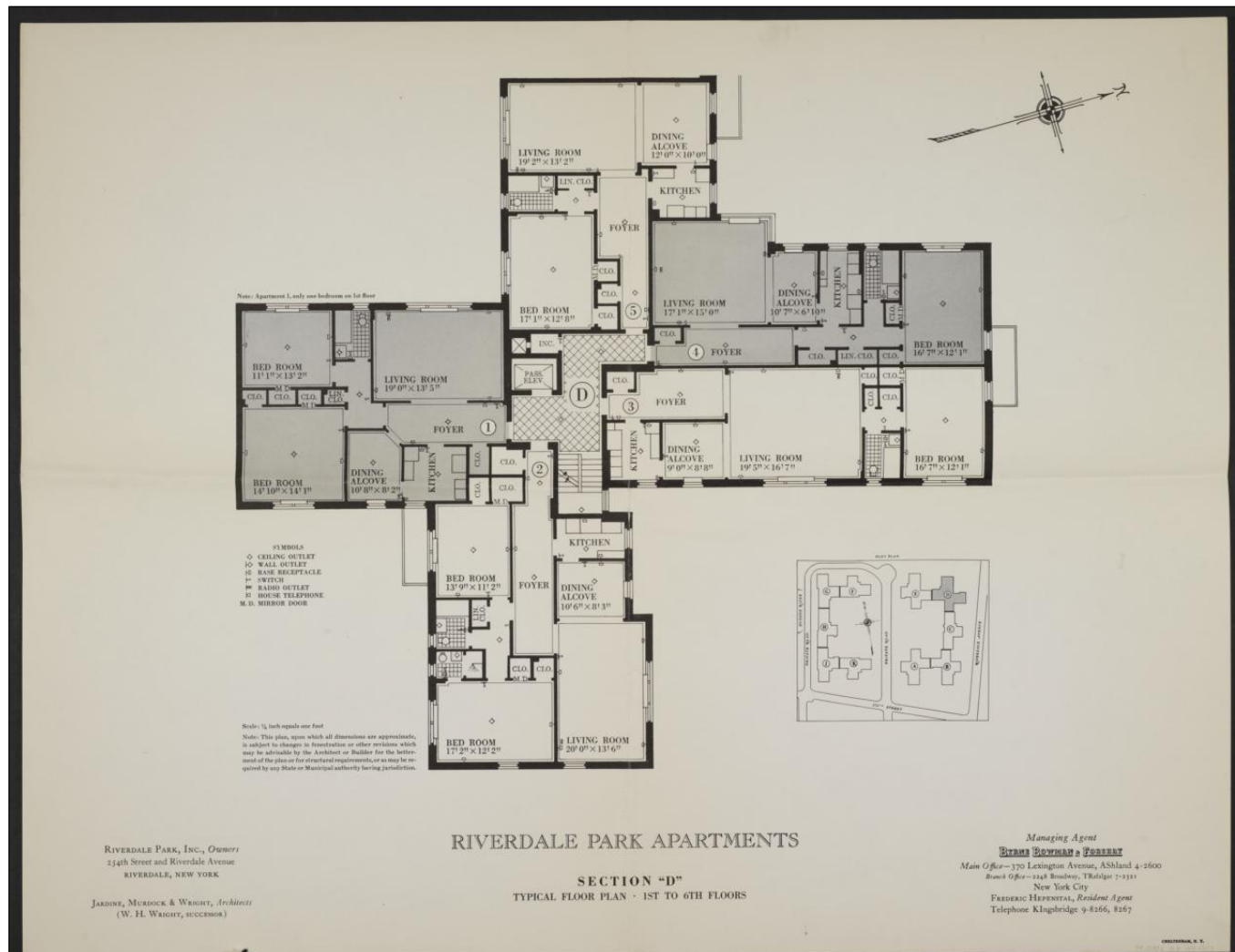


Figure 18- Typical floorplans in Section D of the Riverdale Park Apartments (Jardine Murdock & Wright 1939).

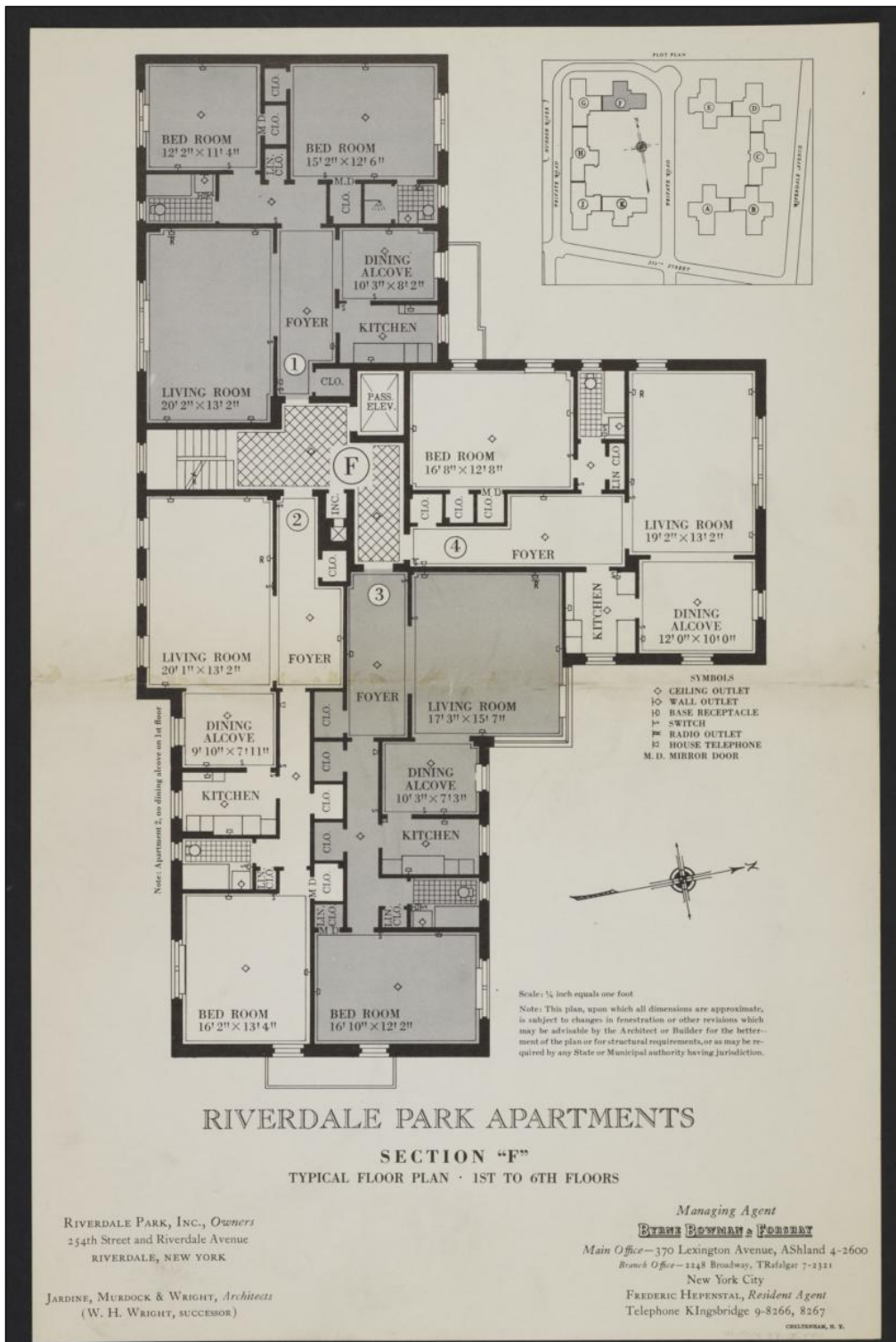


Figure 19: Typical floorplans in Section F of the Riverdale Park Apartments (Jardine Murdock and Wright 1939).

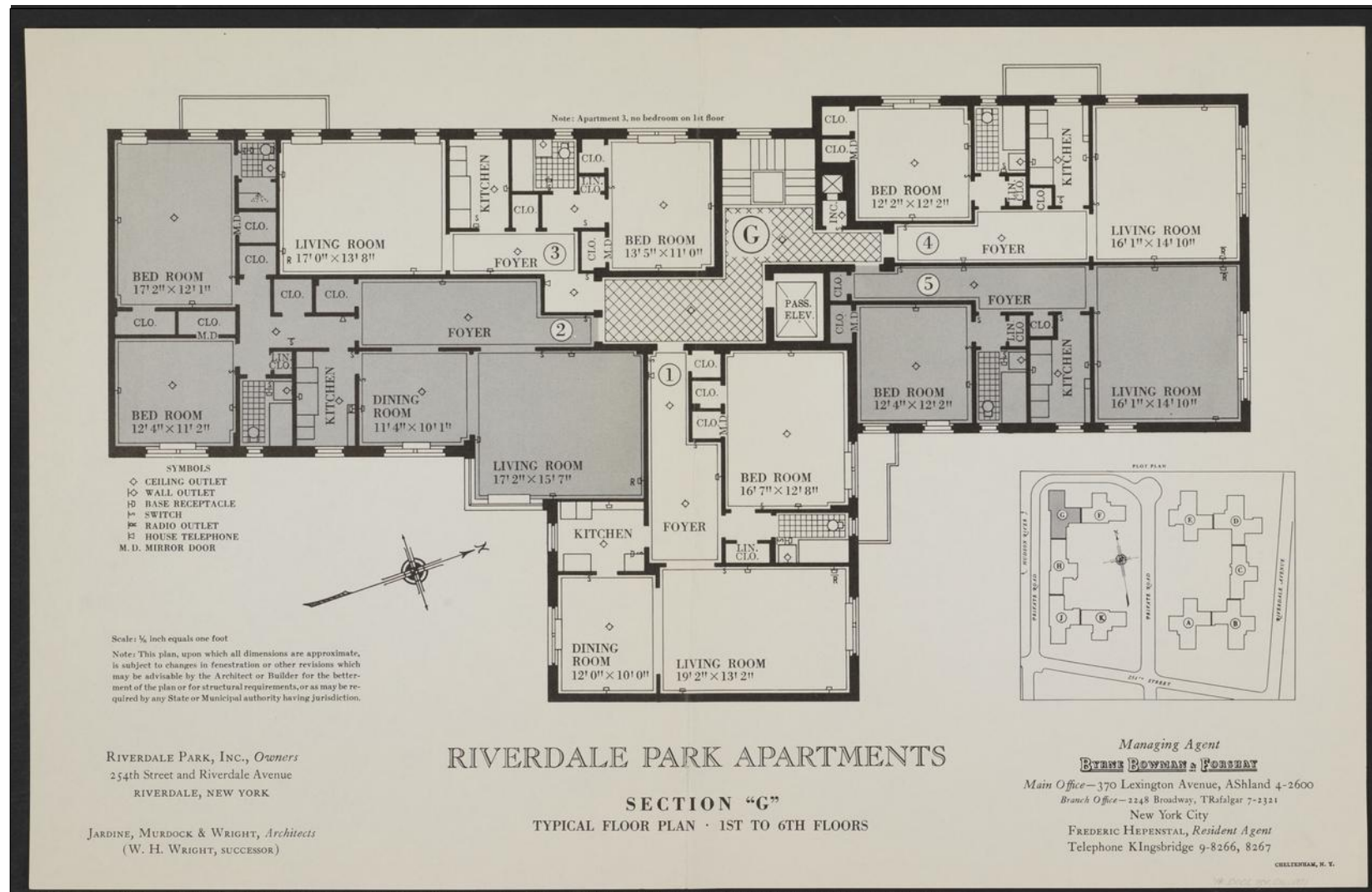


Figure 20: Typical floorplans in Section G of the Riverdale Park Apartments (Jardine Murdock and Wright 1939).

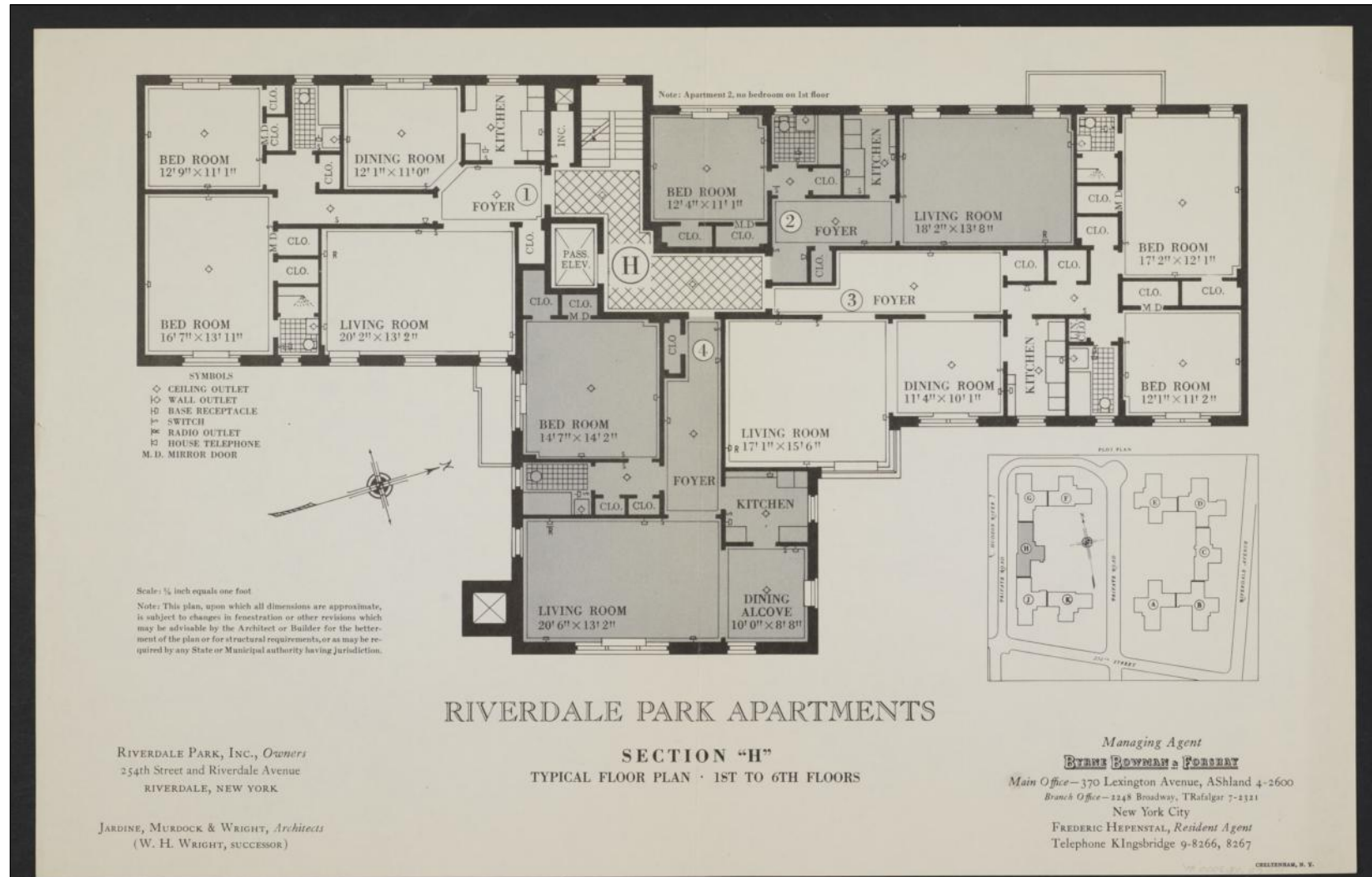


Figure 21: Typical floorplans in Section H of the Riverdale Park Apartments (Jardine Murdock and Wright 1939).

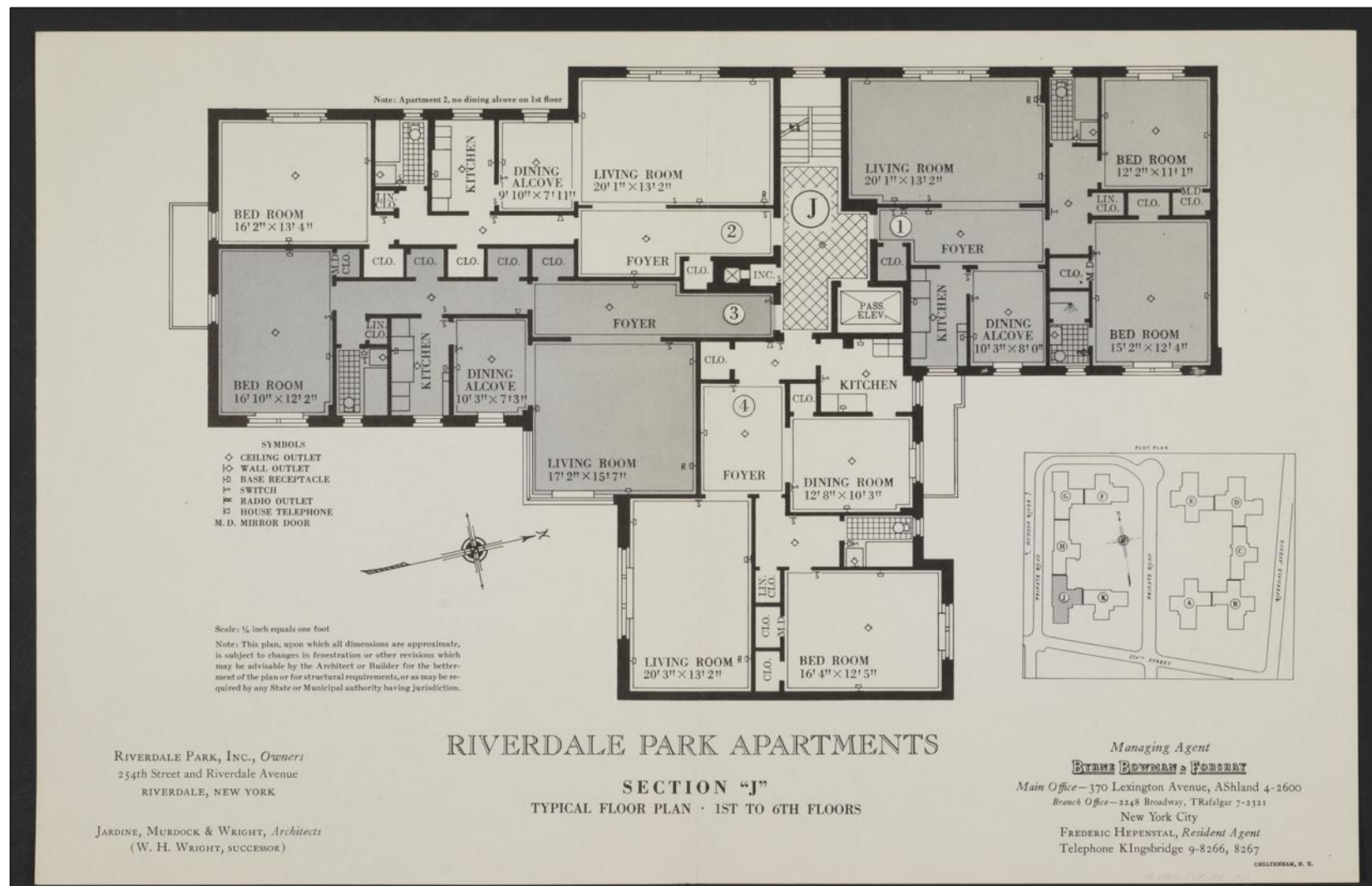


Figure 22: Typical floorplans in Section J of the Riverdale Park Apartments (Jardine Murdock and Wright 1939).

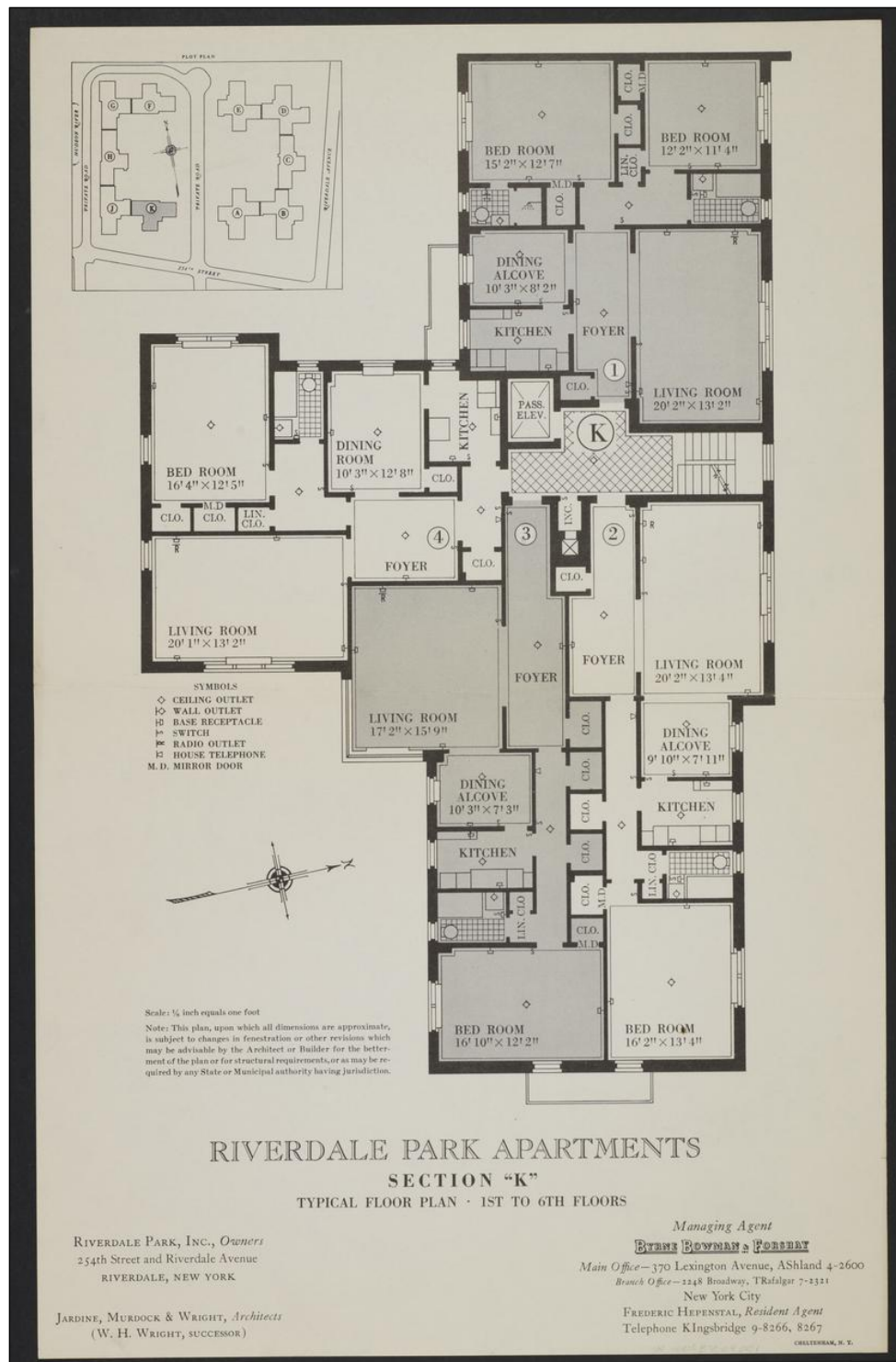


Figure 23: Typical floorplans in Section A of the Riverdale Park Apartments (Jardine Murdock and Wright 1939).

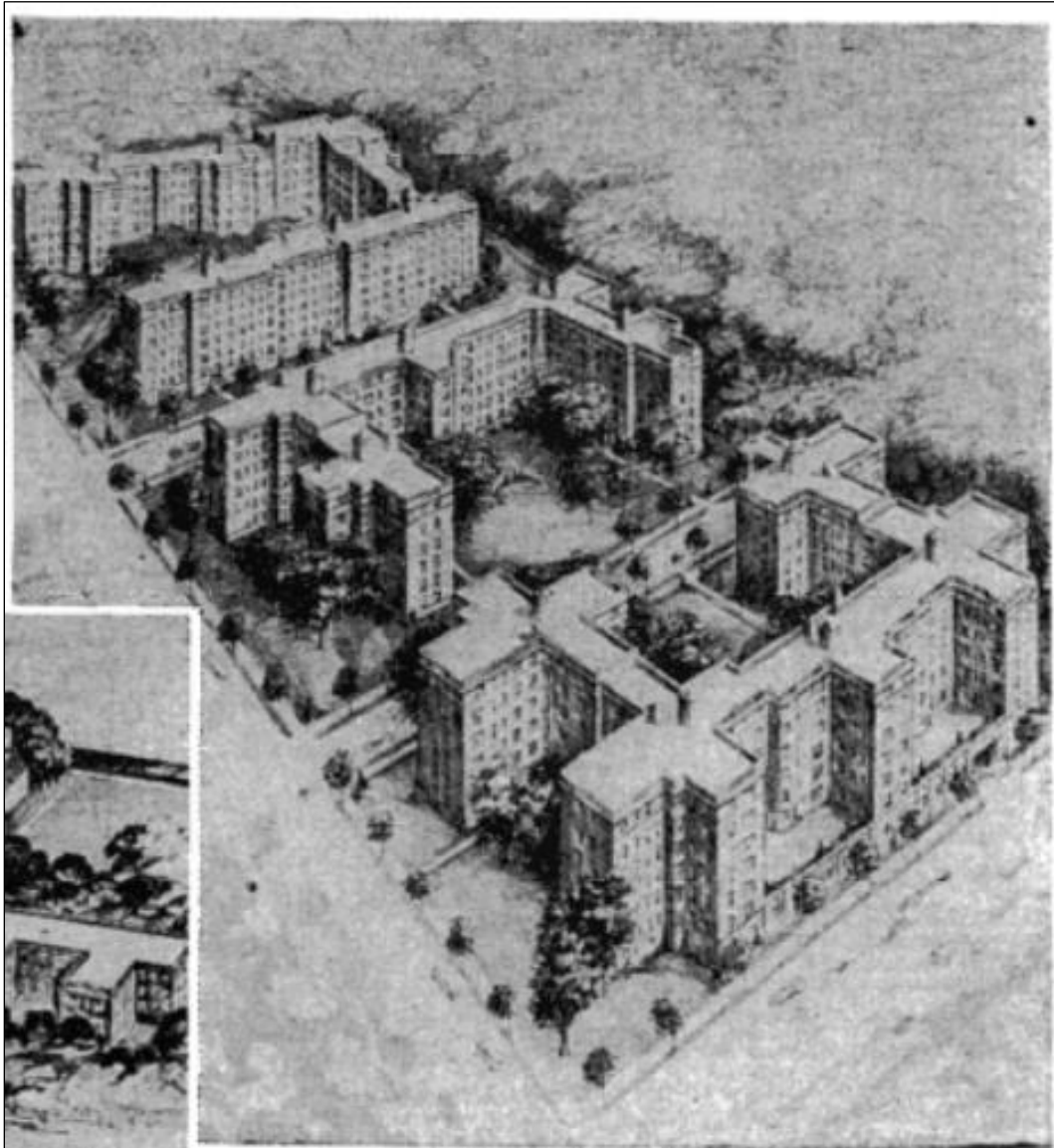


Figure 24- An original sketch of the Riverdale Park Apartments showing three proposed buildings. The U-shaped building in the far background was not constructed (New York Times 1939e)



Figure 25- Sketch of aerial view of Riverdale Park Apartments looking northwest (New York Times 1940f)



Figure 26- Sketch of Riverdale apartments showing sections A, B, J, And K. (New York Times 1940a).



Figure 27- View of Riverdale Park Apartments, facing northwest, circa 1942 (Wurts Brothers 1942)



Figure 28- View of interior courtyard looking southwest, circa 1942 (Wurts Brothers 1942).



Figure 29- Riverdale Park Apartments Bus with building in background, circa 1942 (Wurts Brothers 1942).



Figure 30- View of onsite laundry room circa 1942 (Wurts Brothers 1942).

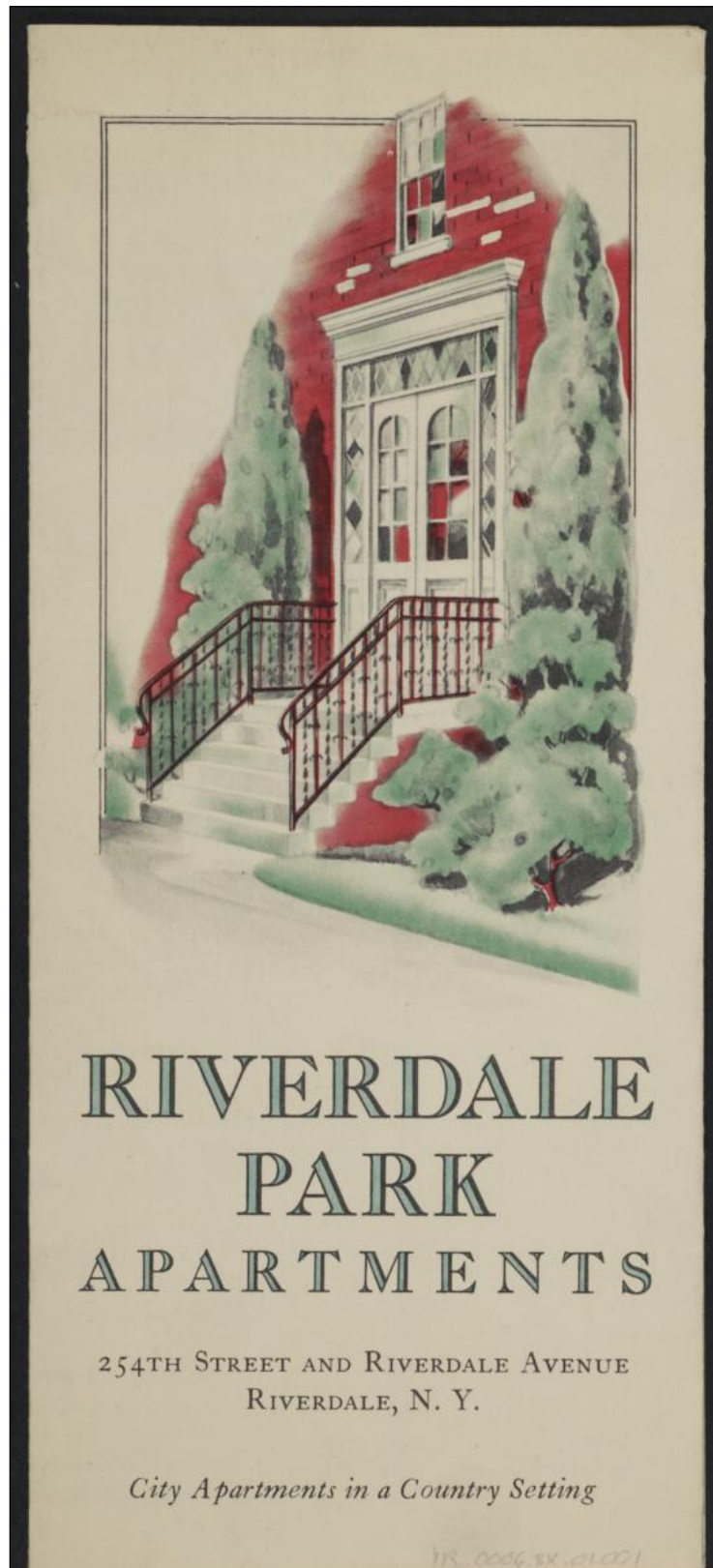


Figure 31: Front page of pamphlet *Riverdale Park Apartments*. Showing rendering of original entry door style which is more reflective of the Colonial Revival style than what is present now (Riverdale Park, Inc 1940).



Figure 32: Rendering from pamphlet titled *Riverdale Park Apartments* showing the completed apartment complex. Note that William Buckley's fifteen houses are depicted in the background. Figures can also be seen on the 'sundeck' located on the roof of the garage. The clusters of trees correspond to the plantings presently on site (Riverdale Park, Inc 1940).



Figure 33- View of Riverdale Park Apartments looking northeast from the pamphlet *Riverdale Park Apartments*, circa 1940 (Riverdale Park, Inc 1940).



Resource Information:

Date: March 07, 2024
Staff: Chelsea Towers
Name: Riverdale Park Apartments
Location: Netherland Ave, Bronx, NY 10471

Resource Status:

1. **Determination:** Determined SR/NR eligible by the Commissioner of the Office of Parks, Recreation and Historic Preservation on the date noted above.
2. **Contributing:** Not Determined

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns in our history.
- B. ☐ Associated with the lives of persons significant in our past.
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.





Summary Statement:

Information compiled by Kevin Barni, New York City Department of Transportation

The Riverdale Park Apartments, located at the northwest corner of Riverdale Avenue and West 254th Street, appears eligible for the State and National Register of Historic Places under criterion C in the area of architecture as an intact example of New York City, pre-war, garden-style apartment complex. The Riverdale Park Apartments are two, six-story apartment blocks each comprising five individual apartment buildings. They were constructed from 1939-1940 in a muted Colonial Revival style design. The complex also appears eligible under criterion A as a housing development representative of changing demographics of Riverdale and the Bronx from the end of the Great Depression to World War II. The proliferation of multiple family housing units built outside of the downtown core of the city, spurred by the FHA and New Deal Era programs, and provided new housing options to middle-class citizens. At the time Riverdale and the northwest portion of the Bronx were experiencing a tremendous amount of growth, primarily in the form of new retail locations and multi-family buildings, and Riverdale had large sections of undeveloped land where garden style apartments could be placed with no detriment to the existing housing stock.

The apartments were designed by Jardine, Murdock and Wirght. The firm was most well known for their multiple office buildings throughout New York City, but were versatile in their various building commissions. Aside from the Riverdale Park Apartments, the firm's multiple-residential structures, few of which survive, included the Wilbraham, the Jardine Apartments (1872, demolished), 203-205 West 56th Street, one of New York City's earliest French flats buildings; 26 Clermont Apartments (1878, demolished), 1706-1708 Broadway; St. Marc Hotel (1880, demolished), 434 Fifth Avenue; Palermo Apartments (1882, demolished), 125 East 57th Street; Dundonald Flats (1885), 71 West 83rd Street; and the Alpine (1886-87, demolished), bachelor flats at 1282-1286 Broadway (Shockley and Modica 2004).

Edward Archibald MacDougall, President of the Queensboro Corporation, asserted garden apartments required comprehensive, full block development, maximum sunlight and ventilation, buildings set back from the property lines with space for lawns, detached or semidetached buildings that provided many opportunities for corner rooms in each apartment, and an interior garden or landscaped area (Karatzas 1990). The garden apartment provided a small piece of green space to city residents, and as the 1940 pamphlet for Riverdale Park says, brought "country living to city life" (Riverdale Park Inc 1940). Overtime the garden apartment fell out of favor in New York, as space was becoming increasingly limited and new construction methods allowed developers to begin building vertically.

**Salanter Akiba Riverdale Academy Administration Building/Villa Pauline Gatehouse
(00501.003588)**

Architectural Description

The Salanter Akiba Riverdale Academy Administration Building (referred to by its historic name Villa Pauline Gatehouse throughout this report) at 775 West 254th Street is located on a 4.86-acre parcel on the north side of West 254th Street at the northwest corner of the intersection of West 254th Street and Palisade Avenue identified as Block 5947 Lot 1 on tax parcel maps (Appendix A, Figure 1). It presently serves as an administrative building for the Salanter Akiba Riverdale Academy. The surrounding area is residential, in an area of the city that does not adhere to the traditional grid layout. The tree lined streets slope towards the Hudson River and run north-south along it. To the west is Riverdale Avenue. The Gatehouse is located at the southwest corner of the parcel. Other resources on the parcel include the Salanter Akiba Riverdale Academy (1974), the Salanter Akiba Riverdale Academy Gatehouse (c.2016), the Salanter Akiba Riverdale Early Learning Center (2019), and stone walls along West 254th Street (c.1906). The parcel contains a soccer field, a basketball court, a playground, and three parking lots. The three main buildings are arranged in a U-shape around the soccer field. The parcel is heavily built up and is fully covered by buildings, turf, parking, or recreation areas. Trees surround the parcel and provide a layer of privacy to the school campus. There are no evident internal circulation systems except for the bus and car lanes to the south of the school all entrances to the campus end at a parking lot. It is now the Salanter Akiba Riverdale Academy Administration building but will be referred to as the gatehouse throughout this report (Appendix A, Figure 1).

Exterior

The Villa Pauline gatehouse a two-story, three-bay, resource built circa 1906 as a gatehouse/servant quarter in the Tudor Revival Style. The continuous foundation supports a wood-frame structural system that is clad with plaster and faux half timbering. The building is covered by a jerkinhead roof with kicked eaves sheathed with asphalt shingles. A front, gable roof, wall dormer with flared eaves is centrally located on the south slope of the roof. There is one exterior, brick chimney with chamfered corners, a cast stone crown, and corbeled brick cap on the west elevation.

The primary entrance on the south elevation (façade) is a single-leaf, four-panel, steel door with lunette-window. The windows are primarily single or paired one-over-one vinyl-frame, double-hung-sash units and those on the façade are flanked by fixed, paneled vinyl shutters. A kicked eave, hipped roof, portico is located on the central bay of the main block. It is supported by two wood posts with a railing connecting it to the building. The entire resource features half timbering as a surface treatment. The gatehouse was expanded in 2011, this expansion included a one and two-story flat, and shed roof addition to the west of the main block, and a one-story, flat roof, one-car garage to the west of the other addition. These additions are frame, with the same half-timber and plaster surface finish as the main block to give them a cohesive appearance (Appendix A, Figure 2).

Interior access was not requested.

History

The Villa Pauline gatehouse was commissioned by Henry Boettger sometime around 1906 in the Tudor Revival style. Boettger purchased the property one year earlier from Matildia J. Carnochan, who had been willed the property by her mother upon her death in 1902 (New York Times 1902 and New-York Tribune 1905). At the time Carnochan inherited the property it was known as Diefendorf and was described in 1905 by the *New-York Tribune* as “consisting of 5 acres, with a large brick house, stables, and greenhouses” (New York Times 1902 and New-York Tribune 1905). The Sandborn Fire Insurance Company Map (Sanborn Map) published in 1902 confirms that description and depicts the property as it was during the last five years it would have been known as Diefendorf. In 1902 the main house on the estate was two-stories, to the north was a long, low, hipped roof building (most likely the stables) with a green house and two outbuildings at the northwest border of the property at Palisades Avenue (Appendix A, Figure 3).

It appears Boettger purchased the property for its land and location as a building plan announcement from June 21, 1906, in the *New-York Tribune* indicated that a new building was to be built that was a two-story frame dwelling measuring 27x21.8 feet designed by the architectural firm of Reiley & Steinback (New-York Tribune, 1906). In addition to the 1906 designs for the gatehouse, he engaged Reiley & Steinback to design a large, three-story brick dwelling between the months of August and September of 1905, just three months after buying the property (New-York Tribue 1905, Record and Guide 1905). It is estimated that the house cost \$50,000.00 to construct, and the gate house cost \$5,000.00 (New-York Tribue 1905, Record and Guide 1905). It can be assumed that the estate was named “Villa Pauline” for Boettger’s wife, Pauline Stoppel Boettger, although there is no documentation with this name, post Boettger occupation, until the mid-twentieth century. The Boettger family would retain ownership of the property until 1945.

There is very little mention of the gatehouse or the estate from 1905 through the middle of the 20th century. The 1915 Sanborn map shows the new main dwelling and gatehouse as well as another a two-and-a-half story resource in the northwest corner of the property. This resource is labeled as an “auto house” and had two bathrooms and a fireproof safe (Appendix A, Figure 3-4). Google Streetview from 2018 shows this resource was also built in the Tudor Revival Style and matched both the main house and gate house. 1921 G.W. Bromley Atlas of New York depicts the estate as it looked on the 1915 Sanborn Map, with the minor addition of a winding roadway from the gate house to the main house and the auto house. There is also a pond in the center of the property in 1921 (Appendix A, Figure 5).

Henry’s son, Theodore Boettger, sold the estate to world renowned conductor Arturo Toscanini on June 22, 1946 (Daily News 1946). In the years leading up to this purchase, Toscanini had rented out the nearby Wave Hill Estate having been drawn to the area by the works of Washington Irving (Daily News 1967). In a posthumous article about the conductor’s life and impressive sound recording collection, The Daily News described the house as a “30-room Tudor-mansion” and “baronial”. Sources disagree with the number of rooms in the dwelling with another claiming “Situated in Riverdale, an area of the Bronx northwest of Manhattan, Villa Pauline was an imposing three-story, twenty-eight-room mansion overlooking the Hudson River, built in the early 1900s in a Tudor Revival style. It was surrounded by five acres of land, where a stable-garage and

another small house had previously been the servants' lodgings.” (Veroli 2005). Regardless, these descriptions, both written after Toscanini's death underscore the scale and siting of the dwelling.

The estate remained in the Toscanini Family until Walter Toscanini sold the property to the Salanter Akiba Riverdale Academy on February 17, 1970 (New York City Department of Finance Office of the City Register, New York City: 1970 Reel 127, page 436). Salanter Akiba Riverdale Academy used the estate house until they built a new school building in 1974. As school attendance and faculty grew so did the need for additional space and parking. To achieve this, they demolished Villa Pauline on December 1, 1980 (American Horticulturist 1984).

The few remaining photos of Villa Pauline feature, most prominently, the rear elevation and are facing the opposite direction of the gatehouse (Appendix A, Figure 6). However, it is evident that the architects heavily drew inspiration from the main dwelling on the property and mimicked the jerkinhead roof, faux-half timbering, and the large, corbeled brick chimneys to create a resource which mimicked the main house and helped unify the resources on the estate. The now demolished auto house also featured the same style and decorative elements.

Over the last 44 years the landscape of the Villa Pauline estate has changed to serve the needs of the Salanter Akiba Riverdale Academy. In 2018 the auto house was demolished to construct a new Early Learning Center, and now most of the grounds are covered in buildings, pavement, or turf. As for the gatehouse, it retained its original form and massing until 2011. At that time the addition and garage were appended to the west elevation (Appendix A, Figure 7).

In addition to the gatehouse the stone gate posts, and stone wall are still extant along West 254th Street. These resources feature stone laid in a similar style to a large stone wall that enclosed a courtyard off the rear of Villa Pauline.

Evaluation

The Villa Pauline Gatehouse (00501.003588) at 775 West 254th Street, is a two-story, three-bay, dwelling turned administ building, built circa 1906 in the Tudor Revival style. Given the loss of the main dwelling and the other ancillary structures of Villa Pauline, and the change in use the gatehouse retains a low amount of integrity of feeling, association, and setting. The gatehouse has undergone renovation which includes additions to its west elevation, and replacement windows both in 2011. The replacement windows did not alter the fenestration pattern but do make the openings on the first floor smaller. The additions, which have the same half-timber and plaster finish as the main core, do not obscure the original form and massing of the main core. It is unclear what the roof was originally sheathed in. It appears that there have been no other material alterations to the exterior of the resource. Therefore, the gatehouse retains a moderate level of integrity of material, workmanship, and design. Finally, the gatehouse has not been moved since its construction, therefore, it retains a high level of integrity of location.

The resource shares a similar history to other estates included in the NYC LPC Riverdale Historic District, and exhibits trends related to early exurban and suburban development in New York City. The Riverdale Historic District report refers to their period from 1860–1935 as the “Estate Era” in

Riverdale and indicates that at this time estates, often referred to as villas, were established or modified from one of seven early estates in the area. Of the nearby historic district, the report says.

“Physical changes within the historic district took place incrementally on each of the estates over the years between 1860 and about 1915, such as landscaping and other estate features, remodeling of and additions to the villas, and alteration or replacement of older carriage houses and other outbuildings. These changes often reflected stylistic trends of the period or accommodate the differing needs of the families at the time. As automobiles came into use after the turn of the century, a stable was altered to accommodate this function and several garage buildings were constructed within the district.” (NYC LPC 1990).

Villa Pauline and its gatehouse were constructed circa 1906 which situates them firmly within the Estate Era. Although the resource could be associated with this local trend, without the main estate house or the associated landscape and resources the gatehouse is removed from most, if not all, of its historic context and is not reflective of this period or local trend. **Therefore, it is recommended that the Villa Pauline Gatehouse is not eligible for listing on the National Register of Historic Places under Criterion A.**

Villa Pauline is associated with two prominent individuals from the 20th century; Henry Boettger and Arturo Toscanini. Boettger, the individual responsible for the construction of the resource, was the founder of the Silk Finishing Company in the Bronx, NY and Lodi, NJ. In 1912 Boettger helped incorporate four silk finishing companies (the Boettger Silk Finishing Company, The Charavay and Bodvin Company, The Zurich Silk Finishing Company, and the Henshall Brothers Silk Business). This incorporation created the Silk Finishing Company of America, the largest silk finishing and piece dyeing business in the United States, and Boettger became the chief executive. Although Boettger has local relevance the loss of the landscape he created makes this resource a poor candidate for nomination under Criterion B for its association with Boettger. Further, his silk finishing factory is still extant at 395 Brook Avenue, Bronx, New York. Given his achievements are more closely tied to his professional life this would be a more suitable site to represent him under Criterion B. In the last eleven years of his life Arturo Toscanini split his time between Villa Pauline and his villa on San Giovanni, Italy. The decades leading up to his tenure on site he made a name for himself, with his final performance occurring on April 4, 1954. After his passing the main house at Villa Pauline served as a repository of the “Toscanini Legacy Collection” which was donated to the New York Public Library collection in 1986. However, the gatehouse is not representative of Toscanini’s life or contributions to history. **Therefore, it is recommended that the Villa Pauline Gatehouse is not eligible for listing on the National Register of Historic Places under Criterion B.**

To be eligible under Criterion C a resource must embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The gatehouse is an example of Tudor Revival residential architecture which was popular in the United States from 1880 to 1940. The Tudor style is an eclectic mixture of early and Medieval English building traditions to create a picturesque, traditional appearance.

In the early part of the 20th century, less ornate versions of this medieval English style became very popular for the design of homes, spreading across the country through pattern books, builders' guides, and mail order catalogs. The gatehouse was designed in conjunction with the main house to create a unified landscape. Although the gatehouse mimicked key elements of the main house such as the half timbering, prominent corbeled brick chimneys, and the jerkinhead roof with a front facing gable, the gatehouse is substantially more diminutive than its main house counterpart. Alterations overtime to the windows and doors may have removed more typical features such as diamond pane windows and a board and batten door, however, the overall design and style of the building is still evident. Additionally, the gatehouse does serve as an example of a Tudor Revival Style Gatehouse within the limits of New York City. A survey of the CRIS database for previously identified gatehouses within the five boroughs of New York City showed that of the 177 resources identified as gatehouses only ten (~5.6%) were located within the limits of the city. None of these resources are examples built in the Tudor Revival Style.

The gatehouse was designed by the firm of Rieley & Steinback which was formed from a partnership between Robert J. Reiley and Gustave E. Steinback and lasted from 1904 until 1913. The two men, both graduates of Colombia University, continued to work throughout the twentieth century. Much of their renown is derived from their work on Catholic churches. In fact, the most well-known works from their time together are Catholic churches in New York, New Jersey, and Connecticut such as the Queen of All Saints Catholic Church (04701.008122) located within the Fort Greene Historic District (90NR01318) in Brooklyn, New York. After the dissolution of the firm the men continued to work in the area where Steinback focused his efforts on churches and Reiley began work on Catholic churches, schools, and hospitals. Given their focus on ecclesiastic buildings much of their designs are monumental in scale and are typically Gothic Revival, Romanesque, and Neo-classical styles. This makes Villa Pauline and the Villa Pauline gatehouse outliers in their careers that represents, possibly, the only known residential resource designed and completed by the firm. Unfortunately, the resource retains an overall low to moderate amount of integrity due to the changing landscape, material alteration, and removal of the other estate resources from the parcel. **Therefore, it is recommended that the Villa Pauline Gatehouse is not eligible for listing on the National Register of Historic Places under Criterion C.**

Given the period of construction and the later alterations the resource is unlikely to provide new information related to materials, design, and construction that differs from what is already available in other sources or architectural resources. Further, given the alterations to the landscape surrounding the resource it is unlikely that intact archeological deposits are still present within the area around the resource. **Therefore, it is recommended that the Villa Pauline Gatehouse is not eligible for listing on the National Register of Historic Places under Criterion D.**

In sum, the Villa Pauline Gatehouse is recommended not eligible for the National Register of Historic Places under Criteria A–D.

References

Bromley, G.W.

- 1921 *Atlas of the Borough of the Bronx*. G.W. Bromley & Co., Philadelphia, Pennsylvania. Electronic document, <https://digitalcollections.nypl.org/items/510d47e2-54ff-a3d9-e040-e00a18064a99>, accessed January 2024.

Daily News [New York, New York]

- 1967 Toscanini' Buys &100,000 House. 22 June:147. Electronic document, www.newspapers.com, accessed January 2024.
- 1967 Toscanini's Son Talks Fondly of His Father. 5 March:34. Electronic document, www.newspapers.com, accessed January 2024.

Google Earth

- 2024 Google Earth [Computer Program]. Electronic document. <http://www.google.com/earth/download/ge/agree.html>, accessed September 2024.

Loewer, Peter

- 1984 Wave Hill. *American Horticulturist* Vol 63, No 13, pp 24-29. American Horticultural Society, Alexandria, Virginia. Electronic document, <https://ahsgardening.org/wp-content/pdfs/1984-12r.pdf>, accessed January 2024.

New York City Department of Finance Office of the City Register

- n.d New York City Deed Books. Automatic City Register Information System. 1970 Reel 127, page 436. Electronic document, <http://acrisweb.csc.nycnet/cp/>, accessed January 2024.

New York City Landmarks Preservation Commission [NYC LPC]

- 1990 Riverdale Historic District. New York City Landmarks Preservation Commission, New York, New York. Electronic document, <https://s-media.nyc.gov/agencies/lpc/lp/1663.pdf>, accessed January 2024.

New York Times [New York, New York]

- 1902 Will of Mrs C.M. Goodridge. 14 March:9. Electronic document, www.newspapers.com, accessed January 2024.

New-York Tribune [New York, New York]

- 1905 Carnochan Property is Sold. 14 May:11. Electronic document, www.newspapers.com, accessed January 2024.
- 1906 The Bronx Building Plans. 21 June:14. Electronic document, www.newspapers.com, accessed January 2024.

Real Estate Record and Builders' Guide Company

- 1905 The Real Estate Record and Builders Guide. Real Estate Record and Builders' Guide Company. New York, New York. Electronic document, https://rerecord.library.columbia.edu/pdf_files/ldpd_7031148_035_13.pdf, accessed January 2024.

Sanborn Map Company

- 1902 *Sanborn Fire Insurance Map from New York, Bronx, Manhattan, New York* Company. New York, New York. Electronic document, <https://www.loc.gov/>, accessed January 2024.
- 1915 *Sanborn Fire Insurance Map from New York, Bronx, Manhattan, New York* Company. New York, New York. Electronic document, <https://www.loc.gov/>, accessed January 2024.

**Salanter Akiba Riverdale
Academy Admin Building
(00501.003588) Appendix
A: Figures**



Figure 1: Site Plan (GoogleMap 2024).



Figure 2: South Elevation of Villa Pauline Gatehouse, Facing North (GoogleMap 2024).

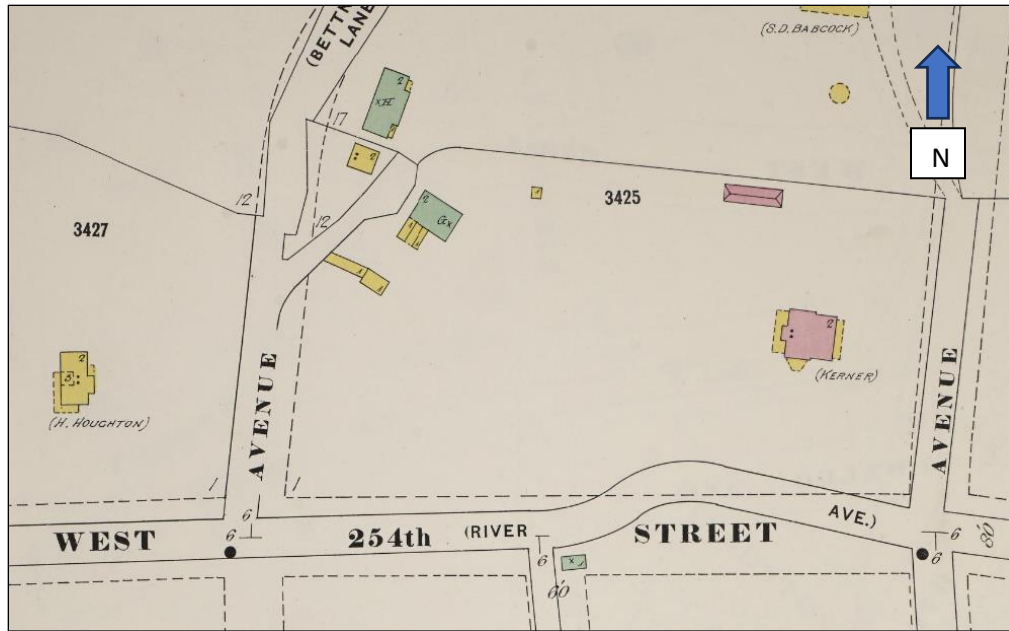


Figure 3: 1902 Sanborn Map showing “Diefendorf” and the Future Site of Villa Pauline (Sanborn 1900). Not to scale



Figure 4: 1915 Sanborn Map showing “Villa Pauline” with the Gatehouse in the Southwest Corner of the Property (Sanborn 1915). Not to scale.

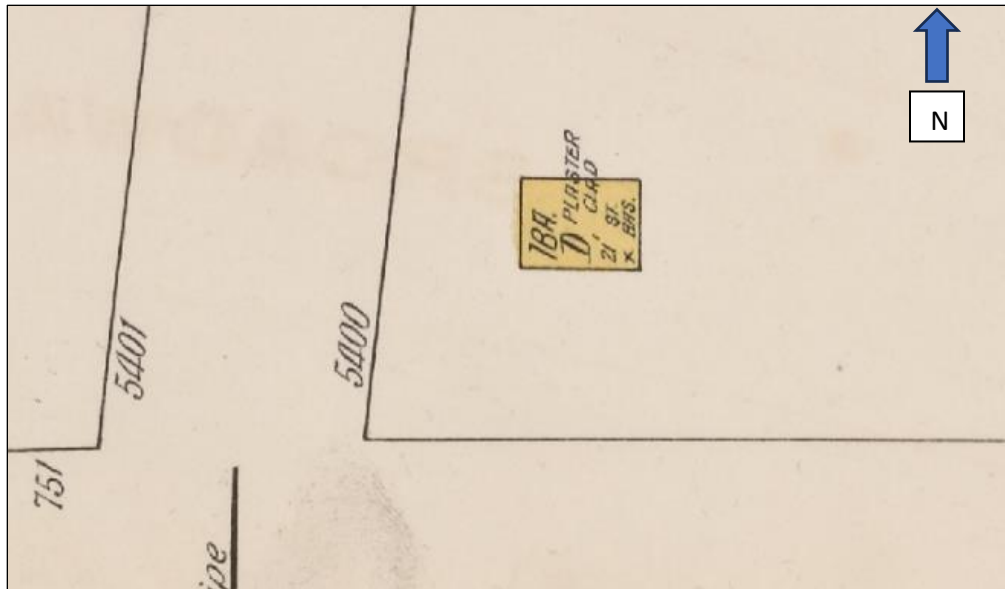


Figure 5: 1915 Sanborn Map Detail of Gatehouse (Sanborn 1915). Not to scale.

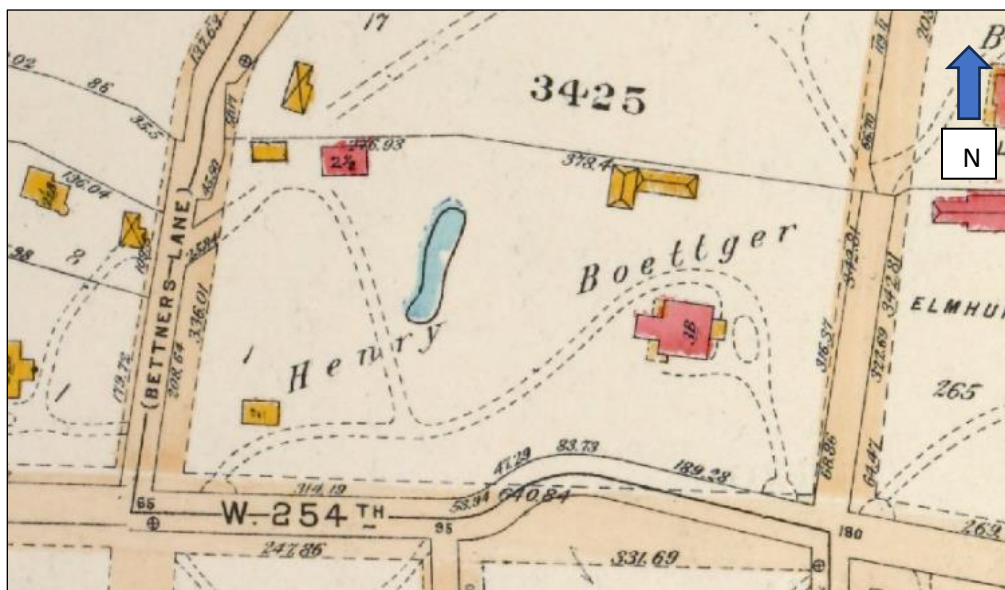


Figure 6: Detail of *Atlas of Borough of the Bronx* Showing the Villa Pauline Estate (Bromley 1921). Not to scale.



Figure7: Arturo Toscanini with Villa Pauline in the background (Daily News 1967). Note the half timbering, jerkinhead roof and the prominent chimneys.



Figure 8: View of Gatehouse in 2011 With New Additions Under Construction, Facing North (GoogleMaps 2024).

Criteria

Spatial

1. Navigate to your area of interest

Option A: Zoom to a City

Bronx THE BRONX

Option B: Find an Address

type address here

2. Define or refine the area of interest

Click a button below to define the area of interest

Point

3. Generate a search area

Generate a

Search

Reset

Eligibility Evaluation Details

Eligibility Evaluation for USN 00501.003588

Unnamed USN

Eligibility Determination: Not Eligible

Determined By: Chelsea Towers

Determination Date: 03/07/2024

Edited By:

Edited Date:

Criteria for Inclusion in the National Register

A: Associated with events that have made a significant contribution to the broad patterns of our history

B: Associated with the lives of persons significant in our past

C: Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artist individual distinction

D: Have yielded, or may be likely to yield information important in prehistory or history

Criteria Considerations

A: owned by religious institution or used for religious purposes

B: removed from its original location

C: a birthplace or grave

D: a cemetery

E: a reconstructed building, object or structure

F: a commemorative property

G: less than 50 years of age or achieved significance within the past 50 years

Summary Statement of Significance:

No summary statement of significance specified

Salanter Akiba Riverdale Academy (No USN)

Architectural Description

The Salanter Akiba Riverdale Academy (SAR) at 655 W 254th Street is located on a 4.86-acre parcel on the north side of West 254th Street at the northwest corner of the intersection of West 254th Street and Palisade Avenue identified as Block 5947 Lot 1 on tax parcel maps. The surrounding area is residential, in an area of the city that does not adhere to the traditional grid layout. Tree lined streets slope towards the Hudson River and also run north-south along it. To the west is Riverdale Avenue. Other resources on the parcel include the Villa Pauline Gatehouse/Salanter Akiba Riverdale Academy administration building (c.1906), the Salanter Akiba Riverdale Academy Gatehouse (c.2016), the Salanter Akiba Riverdale Early Learning Center (2019), and stone walls along West 254th Street (c.1906). The parcel contains a soccer field, a basketball court, a playground, and three parking lots. The three main buildings are arranged in a U-shape around the soccer field. The parcel is heavily built up and is fully covered by buildings, turf, parking, or recreation areas. Trees surround the parcel and provide a layer of privacy to the school campus. There are no evident internal circulation systems, except for the bus and car lanes to the south of the school, all entrances to the campus end at a parking lot (Appendix A, Figure 1).

Exterior

SAR is a multiple level, multiple-bay, school completed in 1974 in the International Style, designed by Caudill, Rowlett, and Scott of Houston, Texas. The concrete block and reinforced concrete slab foundation supports a steel-frame structural system. The building is embanked into the hillside of the parcel. Seven, full span terraces along the west elevation, comprise the main massing of the building. Heavy built-up steel roof trusses slope down with the site, the diagonal members are H-shaped to carry drainage from the stepped roofs. The horizontal sections are arranged so that windows between their lower chord and the next roof down provide a view of the Hudson River at every level. All other portions are covered by flat roofs with rolled asphalt or vinyl membrane sheathing, a projecting cornice can be seen along portions of the south elevation. The flat roof section of the building located to the east is covered in turf, is level with the top of the hill, and has seating on it. Exterior walls are typically untreated concrete block, however, much of the exterior walls are made of ribbon windows. Fins running east-west along the terraces are clad in bronze-coated aluminum cladding and divide the terrace into 8 sections.

The primary entrance on the south elevation (façade) is paired, single-leaf, full-glazed, metal frame door. A sunken plaza on the south elevation leads to an additional entry area, but the doors were not visible from the street. The ribbon windows that comprise much of the exterior walls are typically paired, vertical, one-light picture windows over four, one-light, hopper windows. Other ribbon windows are made up of continuous rows of small, one-light, fixed windows located close to the roofline. The building has three additions; these include the circa 1990, period II, flat roof addition to the north, the circa 2000 period III addition to the south and west which includes the atrium on the south and an extension of the terrace to the west, and the 2016 period IV addition to the east and north (Appendix A, Figure 2).

Interior

Interior access was not requested at this time. However, when the school was built it had three key areas, the terraced classroom, a chapel, and a gym/cafeteria. The terraced portion was made of four stepped levels, with no interior walls dividing the main educational spaces (Appendix A, Figure 3). The chapel was in the main entry area which also served to link the classrooms to the gym. The gym was located to the east of the chapel and was a partially embanked, concrete block structure. These spaces were designed to flow from one into another. The terracing of the classrooms, and the almost uninterrupted ribbon windows on the west elevation provided unobstructed views of the Hudson River. While the placement of the synagogue at the main entrance reminded visitors of the church's central role in their lives (Appendix A, Figure 4-6). Recent photos available online indicate that the main, open plan remains intact, and that the chapel has been unaltered.

An article written by art historian and SAR alum Rachel Federman provides a thorough description of the chapel. The following is adapted from her description. The Children's Chapel, a building within the building, was designed by Amiram Shamir, an Israeli artist and former art advisor to the City of Tel Aviv who settled in New York in 1969 (Federman 2022). The chapel was originally located at the main entrance to the school, in the vestibule that connected the classrooms to the auditorium. The location provided ample amounts of ambient light which Shamir utilized in his design. Federman, described it as "a walk-in sculpture with an elaborate visual program circling its exterior" (Federman 2022). The walls of the chapel are cast concrete, inlaid with slab glass (Federman 2022). The exterior is littered with symbolism, including a large menorah on the south side of the wall created by individual panels of concrete and glass with symbolism embedded into the shapes (Federman 2022). On the opposite wall is a Holocaust memorial comprising two tablets, one fractured one inscribed with the names of eleven Nazi labor and extermination camps and the other with a blessing made when learning of a death (Federman 2022). According to Federman, although this chapel is not a Holocaust memorial per se, the "inclusion of this element follows a pattern that developed in the post-war period of locating small memorials to the Holocaust in synagogues" (Appendix A, Figures 7-9) (Federman 2022).

The interior of the chapel features three rows of stepped benches encircling a central table. Between the second and last rows is a half-wall and a curvilinear metal screen designed to separate older male and female students (Federman 2022). A large aron kodesh made of cast concrete dominates the east end of the room. The doors are covered in a richly embroidered cloth created by fiber artist and feminist scholar Ita Aber who worked six months of eight-hour days to complete the 116,000 stitches of Shamir's design for the ark doors. The chapel remains intact (Appendix A, Figures 10-11) (Federman 2022).

Secondary Resources

There are three secondary resources on the property the Villa Pauline/Salanter Akiba Riverdale Academy administration building (c.1906), the Salanter Akiba Riverdale Academy Gatehouse (c.2016), the Salanter Akibia Riverdale Early Learning Center (2019). These three buildings all mark separate entrance areas to the parcel, with the Villa Pauline/Salanter Akiba Riverdale Academy administration building located to the southwest of the school, the Salanter Akiba Riverdale Academy Gatehouse located to the southeast of the school, and the Salanter Akibia Riverdale Early Learning Center located to the northwest of the school.

Villa Pauline/Salanter Akiba Riverdale Academy Administration Building

This resource is a two-story, three-bay, resource built circa 1906 as a gatehouse/servant quarter in the Tudor Revival Style. The continuous foundation supports a wood-frame structural system that is clad with plaster and faux half timbering. The building is covered by a jerkinhead roof with kicked eaves sheathed with asphalt shingles. A front, gable roof, wall dormer with flared eaves is centrally located on the south slope of the roof. There is one exterior, brick chimney with chamfered corners, a cast stone crown, and corbeled brick cap on the west elevation.

Salanter Akiba Riverdale Academy Early Learning Center

The Early Learning Center is a five-story, three-bay, school built in 2019. The reinforced concrete foundation supports a steel beam structure. The building has a flat roof, clad in astroturf with a playground. Windows are primarily metal frame 1-light fixed, or 1-light hopper. Doors are single and double leaf, full glaze metal frame. Floors 3, 4, and 5 are terraced, and have full span balconies on the west elevation. The terracing mimics the main school building. As built plans of the interior show that the early learning center is a mixture of open, flexible space with classrooms facing and connecting to multipurpose common areas. These common areas allow for different learning methods and activities.

Salanter Akiba Riverdale Gatehouse

This is a one story, one-bay, gate house built/installed circa 2016. The frame structure rests on a concrete pad and has a gable roof sheathed in asphalt or composite shingles. The building is clad in vinyl siding. Windows include 1-light, fixed metal frame, and 1:1, metal frame sliding windows.

History

The Salanter Akiba Riverdale Academy was founded in 1967 and was formed through the merger of three schools Salanter Yeshiva, Akiba Hebrew Academy, and the Riverdale academy (50 Stories Editorial Committee 2019). In the years leading up to the merger the three schools faced declining enrollment, lack of space, and inadequate facilities. Notably the Akiba Hebrew Academy, was in poor repair (Eidman 2019). Community members were eager to have an alternative to public school that they felt was inadequate. Four individuals are considered the “founders” of SAR; Erica and Ludwig Jesselson, and Edmond and Lucy Lang (David 2019). In addition to these four, founding dean Rabbi Yitz Greenwood and his wife Blu Greenwood helped round out the group. The Jesselson’s were founders of the Yeshiva University Museum, and philanthropists. Ludwig Jesselson was a metal trader who eventually became president and CEO of Philipp Brothers (Storli 2018). During his time as President and CEO, Phillip Brothers Jesselson focused on the needs of new countries formed from decolonization which needed capital to develop their resources and channels to sell their production: Philipps Brothers loaned funds to develop new mines using the metals and minerals produced as collateral with the condition that Philipp Brothers would also secure exclusive long-term sales contracts to sell the output of the mine (Storli 2018). Erica Jesselson focused her attentions on philanthropic pursuits and served on the board of the UJA-Federation of New York and was vice chairman of the Center for Jewish History and a co-founder of Partnership in Excellence in Jewish Education. Both were awarded honorary degrees from the

Hebrew University's National Library (McNeil 2008). It is said that the two of them redefined Jewish philanthropy, bringing unprecedented generosity to countless institutions (McNeil 2008). The Langs proved to be more elusive than the Jesselson's, and there was relatively little information on them. It is known that Lucy Lang was Erica's sister, and that she and Edmond were indispensable in the founding of the school (50 Stories Editorial Committee 2019).

The last two founding members to discuss are the Greenberg's. Rabbi Dr. Irving (Yitz) Greenberg served as the founding dean of the school, and his ideology was influential in shaping the education offered at SAR and the architecture of the building (Federman 2022). Throughout his career he advocated for a holistic synthesis of traditional Judaism with modern secular learning and values (Federman 2022). He was a pioneer in the development of Holocaust education and commemoration, and in the mid-1960s taught history and offered one of the first college-level courses on the Holocaust, at Yeshiva University (Rosenblatt 2023). He served as the Executive Director of the President's Commission on the Holocaust. The Commission recommended and drew the blueprint for the creation of the United States Holocaust Memorial Museum on the National Mall in Washington (Hadar.org 2023). Notably, Rabbi Greenberg, along with his wife, Blu, has been a leading advocate for enhancing the status of women and, more recently, LGBTQ Jews in religious life (Rosenblatt 2023). This advancement of women and LGBTQ members of the community are reflective of his support of the concept of "Tikkun Olam" (repairing the world) as humanity working, as co-creator with God, in improving the world. He sees the Jewish people's covenant with God as enjoining them to set an example for the moral edification of mankind. Another concept is his idea that the image of God in all humans implies that each person has "infinite value, equality, uniqueness (Greenberg 1997). Greenburg also advocates for allowing the Holocaust to shape how Judaism is practiced. He espouses the idea that the Holocaust was a broken covenant between God and the Jewish people and felt people must work alongside God to move forward. This idea of a broken covenant is represented on the wall of the Children's Chapel in the form of a broken tablet bearing the names of eleven Nazi labor and extermination camps. In his book, *Interpreters of Judaism in the Late Twentieth Century*, Professor Steven T. Katz wrote: "No Jewish thinker has had a greater impact on the American Jewish Community in the last two decades than Irving (Yitz) Greenberg." (Hadar.org 2023).

Blu Greenberg is a well-known Orthodox Feminist Jewish writer who, much like her husband, seeks to embrace tradition while still advancing the role of woman within the orthodox community. She was the opening speaker for the First National Jewish Women's Conference in 1973, an event that is now seen as a turning point for Jewish female communal life (Shalvi et al 2023). She founded the Jewish Orthodox Feminist Alliance and worked diligently towards female ordination in the Orthodox church. Much like her husband her philosophies center around pluralism and feels that women have the same potential as men, "whether in the realm of spirit, word, or deed" (Shalvi et al 2023). This mirrors Rabbi Greenberg's belief that each person has infinite value, equality, and uniqueness. In addition to supporting Orthodox female rabbis, Greenberg is known for her advocacy for agunot, or Orthodox women whose husbands will not give them a get or a bill of divorce (Shalvi et al 2023). Greenberg helped create the International Beit Din (IBD), a religious court established in the United States to find systemic halakhic methods to help resolve the crisis

(Shalvi et al 2023). Much like her husband her work has merged ancient tradition with the modern world.

In 1968 school trustees made an arrangement to use the former estate of Arturo Toscanini “Villa Pauline” as a school and began to hold classes in the main estate house and carriage house for the 1969-1970 school year (Federman 2022). The children played on the large fields at recess. The SAR trustees purchased the villa in 1970. By 1971 the carriage house had been renovated and many of the classes were held there (Appendix A. Figure 12) (Eidman 2019).

The board engaged the firm of Caudill, Rowlett, and Scott to design the new school, and Israeli artist Amiram Shamir to design the Children’s chapel (Federman 2022). Caudill, Rowlett, and Scott were an architecture firm based in Houston Texas which specialized in institutional architecture. Notably they were responsible for the designs of The Jesse H. Jones Hall for the Performing Arts in Houston and the Texas Pavilion at the 1968 World’s Fair “*HemisFair*” (New York Times 1966 and 1968). Locally they were engaged, primarily, to design schools with three examples of their work: Long Beach High School, Borough of Manhattan Community College, and SAR still extant (Porterfield 1966, Jones 1980). The firm also designed the Rehabilitation Center for Mental Patients on Ward’s Island, but it was demolished in 2011 (New York Times 1967). A review of their most well-known works indicates that the firm was often hired to create buildings in, or reminiscent of, the International Style. Hallmarks of the firms work focused on large expanses of unbroken surface with ribbon windows, rectangular forms, and buildings supported by a series of large piers or buildings surrounded by full height columns. Often their work is a combination of cast concrete, steel, and glass with few other materials visible on the exterior.

SAR founders were interested in the open education and open plan school pedagogy that had become popular in the 1950s before fading out in the mid-to-late-1970s. The concept was first implemented in England post-World War II, and soon gained traction in the United States (Bennett and Hyland 1979). The open school plan was embraced by educators who sought collaboration amongst their students and with their colleagues and by architects who felt this flexible plan matched contemporary teaching styles (Bennett and Hyland 1979). However, it was not without its flaws. In fact, much of the early literature on open schools touted the ideas of collaboration and flexibility theoretically but did not have any real practical data to back this claim (Bennett and Hyland 1979). Further, teacher education was still rooted in the “one teacher one classroom” model, and the built environment, what educators and architects saw as a significant shift in primary school teaching, and teacher education styles never matched (Bennett and Hyland 1979). As the 70s ended public opinion on open plans changed, and the plans, once considered an improved way to educate, became seen as a “better stage for supervised chaos than formal education” (McCullar 1978). In more recent writings and reflections on the open plan school movement historians note that architects were drawn to the plan as it represented a turn from order, and authority in a post-war society (Cuban 2004).

One of the earliest and strongest proponents of the open plan school was Bill Caudill. Caudill maintained his support of the design choice and continued to evolve it by maintaining the open footprint of the building with clearly delineated spaces for different purposes (McCullar 1978). Caudill’s evolution of the design is visible at SAR. Instructional spaces on each side of the center stairway

are linked with a shared, central core of administrative and additional learning resource areas which are a half step below the instructional spaces at every level of the building. Instructional spaces were identifiable through color-coding of walls and are further defined by large, brightly colored abstract designs consisting of letters of the Hebrew alphabet (Appendix A, figures 13-14) (Texas Architect 1978). The founders of SAR took the idea one step further and interpreted the design and teaching style as a symbolic way to show students and faculty that everyone was equal in the eyes of God (50 Stories Editorial Committee 2019). Promotional literature for the school also noted the open plan's similarity to the "spirit and model of the classic *Beit Midrash* of rabbinic study." (Federman 2022). A *Beit Midrash* is a hall or room dedicated to the study of the Torah. Thus, the design further fused long held traditions with modern approaches to education and architecture.

Initially the school was to be built as a single floor on the flat portion of the parcel where the soccer field is today, however, upon seeing the sites potential the architects devised the terraced plan we see today (Munch 2017). This took advantage of the steeply sloping topography of the parcel, giving each level a clear view of the Hudson River, and served to preserve two 150-year-old copper beach trees (Appendix A, figure 12) (Tomason 1973). The trees have since been removed.

As the foundations for the school were laid the SAR Board still faced opposition from the neighboring property owners who fought to limit the size of the school, argued that it was a public nuisance, and said that 19th century building covenants restricted the land to residential use only (Tomason 1973). In truth the site was zone R-1 which allowed for single family detached houses and "Community facilities serving residential areas or needing a residential environment for effective functioning and creating no significant objectionable influences" (Tomason 1973). It was also questioned whether the school, being a private Hebrew school, served the area (Tomason 1973). Others contended that the majority of the students came from outside the community. The president of the board, Rabbi Chwat, maintained that 43% of the student body came from Riverdale. Technically not a majority of the students, but a figure that Chwat argued "demonstrated a clear service to the neighborhood" (Tomason 1973). The case was heard by three state courts and the state supreme court (Tomason 1973). All rulings favored the school.

The "school without walls" opened its doors to students for the 1974-1975 school year. A mezuzah-affixing ceremony was held on June 23, 1974 (50 Stories Editorial Committee 2019). During the months before the move, teachers were primed to make effective use of the open school format. They took part in classes and trainings and were advised by educational consultants from local colleges. The open space afforded great opportunities for class projects and under the tutelage of talented teachers, learning became involving and even fun for the students (50 Stories Editorial Committee 2019). Blu and Rabbi Yitz Greenwood said "As for the noise - it was there, and still is - but the constant hum has become part of the fabric of the school. And when it's quiet, one might think there must be something wrong." (50 Stories Editorial Committee). The founding of the school brought with it an influx of orthodox Jewish families and is credited with reshaping the demographics of Riverdale (McNeil 2018).

The building was given the Albert S. Bard Award in 1975, and had numerous write ups, extolling its design and interior layout (Fowler 1975). That year it received the highest honor prompting the

jury to say that the firm had produced a building “literally interwoven into the landscape” (Fowler 1975). Caudill, Rowlett, and Scott also received the 1977 Texas Architecture Merit Award for their work on SAR. At the time of its completion SAR was compared to the Harvard’s Gund Hall, built in 1969. Gund Hall predates SAR by five years, but the two were designed independently around the same time (Murphy 1978). Critics noted that the stepped design of the two buildings was better suited to the setting of SAR than to Harvard’s campus (Texas Architecture 1975).

Presently SAR still operates as an elementary school. In 2019 the Villa Pauline auto house was demolished, and a new early childhood learning center was constructed. The design is heavily influenced by the main school building and features four terraces on the roof, and flexible open space inside.

Evaluation

The Salanter Akiba Riverdale Academy at 4500 Palisade Avenue, is a multiple level, terraced school built in 1974 in the international style. The site has evolved since SAR first purchased it and has transformed from an early 20th century estate to a landscape suited to early childhood education. The removal of the Villa Pauline buildings has created a site that is uniquely designed for and shaped by the needs of the school. Therefore, the Salanter Akiba Riverdale Academy retains a high level of integrity of feeling, association, and setting, and location. Those aspects of integrity will only strengthen as SAR advances beyond 50 years. The school has undergone three periods of expansion dating to 1990, 2000, and 2016 to accommodate their growing student population. Two of these additions have partially obscured the west and south elevations, however they are sympathetic to the original design. While interior access was not requested at the time of survey, recent photos available online indicate that the main, open plan remains intact, and SAR remains a functioning open plan school. Additionally, the children’s chapel remains almost entirely unaltered from its original design and construction, therefore the Salanter Akiba Riverside Academy retains a moderate to high level of integrity for material, workmanship, and design.

SAR represents multiple local, regional, and national trends related to the broader patterns of American history. It is reflective of changing demographics and community development in the Riverdale section of the Bronx. It is also reflective of educational trends of the mid-twentieth century, and its continued use as an open plan school is evidence of this teaching styles effectiveness in some instances. Finally, the Children’s Chapel is representative of the post-war trend of including small-scale holocaust memorials within or on synagogues, and the growing effort to commemorate and remember the holocaust in the United States. **Therefore, it is recommended that the Salanter Akiba Riverdale Academy is eligible for listing on the National Register of Historic Places under Criterion A for its association with demographic changes, education, and community development.**

SAR was established by a group of community members looking for a new school for their children. While its founding would not be possible without the determination and generosity of Erica and Ludwig Jesselson, and Edmond and Lucy Lang the school’s close association and foundation on the ideas of Rabbi Yitz and Blu Greenberg has shaped its trajectory. So much so that references to Rabbi Greensburg are embedded into the architecture and design of the building.

Rabbi Greensburg is an influential leader in the Jewish American community, and Blu Greensburg is a leading voice for Orthodox feminists. The two of them have contributed extensively to their field of study and have been influential leaders locally, nationally, and internationally. **Therefore, it is recommended that the Salanter Akiba Riverdale Academy is eligible for listing on the National Register of Historic Places under Criterion B for its association with Dr Rabbi Irving (Yitz) Greenburg and Blu Greenberg.**

SAR, like many Jewish institutions of its time, embraced new, modern forms of architecture for their building (Gruber 2017). In the case of SAR, they commissioned an international style school that accounted for the contours of the land to create a unique structure that is both imposing, and unobtrusive. On the interior, the spaces reflect modern, for the time, educational ideologies while also blending them with traditional Jewish ideas such as the *Beit Midrash* (a hall or room dedicated to the study of the Torah). The inclusion of Shamir's Children's Chapel, a walk-in sculpture embedded with symbolism, fully realized SAR's goal of integrating ancient tradition into the modern world. Further, the architects Caudill, Rowlett, Scott received numerous awards and much praise for their design that remains relatively unaltered both inside and outside and retains a moderate to high level of all seven aspects of integrity. **Therefore, it is recommended that the Salanter Akiba Riverdale Academy is eligible for listing on the National Register of Historic Places under Criterion C.**

As a steel frame resource with a concrete block and reinforced concrete foundation built in , it is unlikely to provide new information related to materials, design, and construction that differs from what is already available in other sources or architectural resources. Given the sites occupational history, and the known ground disturbance related to the construction of the resources on site, including paving and landscaping it is likely the site will not provide additional information related to history or prehistory. **It is recommended not eligible under Criterion D.**

In sum the Salanter Akiba Riverdale is recommended eligible for the National Register of Historic Places under Criteria A–C.

References

50 Stories Editorial Committee

- 2019 A School with No Walls. Salanter Akiba Riverdale Academy, New York, New York. Electronic document, <https://www.sar50celebration.org/50-stories/a-school-with-no-walls>, accessed January 2024.

Bennett, Neville and Terry Hyland

- 1979 Open Plan: Open Education?, British Education Research Journal. Vol.5, No. 2 pp 159-166. Wiley Publishing Hoboken, New Jersey.

Cuban, Larry

- 2004 The Open Classroom: Were Schools Without Walls Just Another Fad?, Education Next Vol.4, No. 2 pp 68-71. Harvard University, Cambridge, Massachusetts.

David, Deborah

- 2019 The Fantastic Four at SAR. Salanter Akiba Riverdale Academy, New York, New York. Electronic document, <https://www.sar50celebration.org/50-stories/fantastic-four>, accessed January 2024.

Eidman, Diane

- 2019 A “Start-Up” Education. Salanter Akiba Riverdale Academy, New York, New York. Electronic document, <https://www.sar50celebration.org/50-stories/startup-education>, accessed January 2024.

Federman, Rachel

- 2022 In the Image of God: Amiram Shamir’s Children’s Chapel. Sources A Journal for Jewish Ideas. Shalom Hartman Institute, New York, New York. Electronic document, <https://www.sourcesjournal.org/articles/in-the-image-of-god-amiram-shamirs-childrens-chapel-1974>, accessed January 2024.

Fowler, Glenn

- 1975 Bard Awards Honor 8 Examples of Good Urban Design. New York Times, New York, New York. 12 June:41. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.

Google Earth

- 2024 Google Earth [Computer Program]. Electronic document, <http://www.google.com/earth/download/ge/agree.html>, accessed January 2024.

Greenburg, Irving

- 1997 Seeking the Religious Roots of Pluralism: In the Image of God and Covenant. Journal of Ecumenical Studies. Vol.34, No. 3 pp 387-394. University of Pennsylvania Press, Philadelphia, Pennsylvania.

Gruber, Samuel D.

2019 Modern Synagogue Architecture. *Modern Jewish Architecture from Biblical Israel to Modern Judaism*. Brill Publishers, Boston, Massachusetts.

Hadar.org

2024 Rabbi Yitz Greenberg. Electronic document, <https://www.hadar.org/about/people/rabbi-yitz-greenberg>, accessed January 2024.

Homes.com

2024 Salanter Akiva Riverdale Academy. Electronic document, <https://www.homes.com/school/bronx-ny/salanter-akiba-riverdale-academy-school/1q84gf2md8rgh/?idk=lgvwxdtqwzrbs>, accessed January 2024.

Jones, Jill

1980 Construction Update A Campus in Prospect. New York Times, New York, New York. 29 June:5R. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.

McCullar, Michael

1978 *Whatever Happened to the Open School Plan?*. Texas Architect Vol. 28, No. 5 pp 15-17. Texas Society of Architects, Austin, Texas. Electronic document, <https://magazine.texasarchitects.org/wp-content/uploads/2018/06/SeptOct-1978.pdf>, accessed January 2024

McNeil, Kate

2008 Riverdale Philanthropist, Eric Jesselson Dies at 86. Riverdale Press, New York, New York. 20 March. Electronic document, <https://www.riverdalepress.com/stories/riverdale-philanthropist-erica-jesselson-dies-at-86,27862>, accessed January 2024.

Munch, Janet Butler

2017 Salanter Akiba Riverdale Academy. Lehman College Bronx, New York. Electronic document, <https://www.lehman.edu/vpadvance/artgallery/arch/buildings/sar.html>, accessed January 2024.

Murphy, Jim

1975 *Tilt to the River*. Progressive Architecture Vol LVI, No. 12. Industrial Publishing Company, Cleveland, Ohio. Electronic document, <https://usmodernist.org/PA/PA-1975-12.pdf>, accessed January 2024.

New York Times [New York, New York]

- 1966 Model of Houston's Cultural Center Unveiled Here. 13 April:39. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024
- 1967 Concrete Piers to Dominate State Hospital Unit. 24 September:14R. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024
- 1968 HemisFair, Opening Tomorrow, Isn't Texas-Size, but It's Fun. 5 April:49 and 59. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.

Porterfield, Byron

- 1966 Long Beach School Will be Outfitted for Oceanography. *New York Times*, New York, New York. 24 July:R1 and R9. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.

Rosenblatt, Gary

- 2023 At 87, a New Career Move for Rabbi Yitz Greenberg . *Cleveland Jewish News*, Cleveland, Ohio. 4 August. Electronic document, https://www.clevelandjewishnews.com/jta/at-87-a-new-career-move-for-rabbi-yitz-greenberg/article_560e8492-9576-5927-8951-e8a1354a7578.html, accessed January 2024.

Shalvi, Alice Shulamit Peck, and Rabba Sara Hurwitz

- 2021 Blu Greenberg. *Jewish Women's Archive* Brookline, Massachusetts. Electronic document <https://jwa.org/encyclopedia/article/greenberg-blu>, accessed January 2024.

Storli, Espen

- 2018 Ludwig Jesselson. *Immigrant Entrepreneurship*. Electronic document, <http://www.immigrantentrepreneurship.org/entries/ludwig-jesselson/>, accessed January 2024.

Texas Architect 1978

- 1980 *Academy on a Hill*. *Texas Architect* Vol. 28, No. 5 pp 36-37. Texas Society of Architects, Austin, Texas. Electronic document, <https://magazine.texasarchitects.org/wp-content/uploads/2018/06/SeptOct-1978.pdf>, accessed January 2024

Tomasson, Robert E.

- 1973 On Land Once Toscanini's Disharmony is Heard. *New York Times*, New York, New York. 4 March: Section 8:pg 81. Electronic document, www.TimesMachine.NYTimes.com, accessed January 2024.

**Salanter Akiba Riverdale
Academy (No USN) Appendix
A: Figures**



Figure 1: Site plan of Salanter Akiba Riverdale Academy (GoogleMap 2024).



Figure 2: Periodization of the Salanter Akiba Riverdale Academy. Period I, 1974, is in red. Period II, c. 1990, is outlined in green. Period III, c 2000, is outlined in yellow. Period IV, 2016, is outlined in pink. (GoogleMap 2024).



Figure 3: View of Salanter Akiba Riverdale Academy, facing northeast. (homes.com 2024).

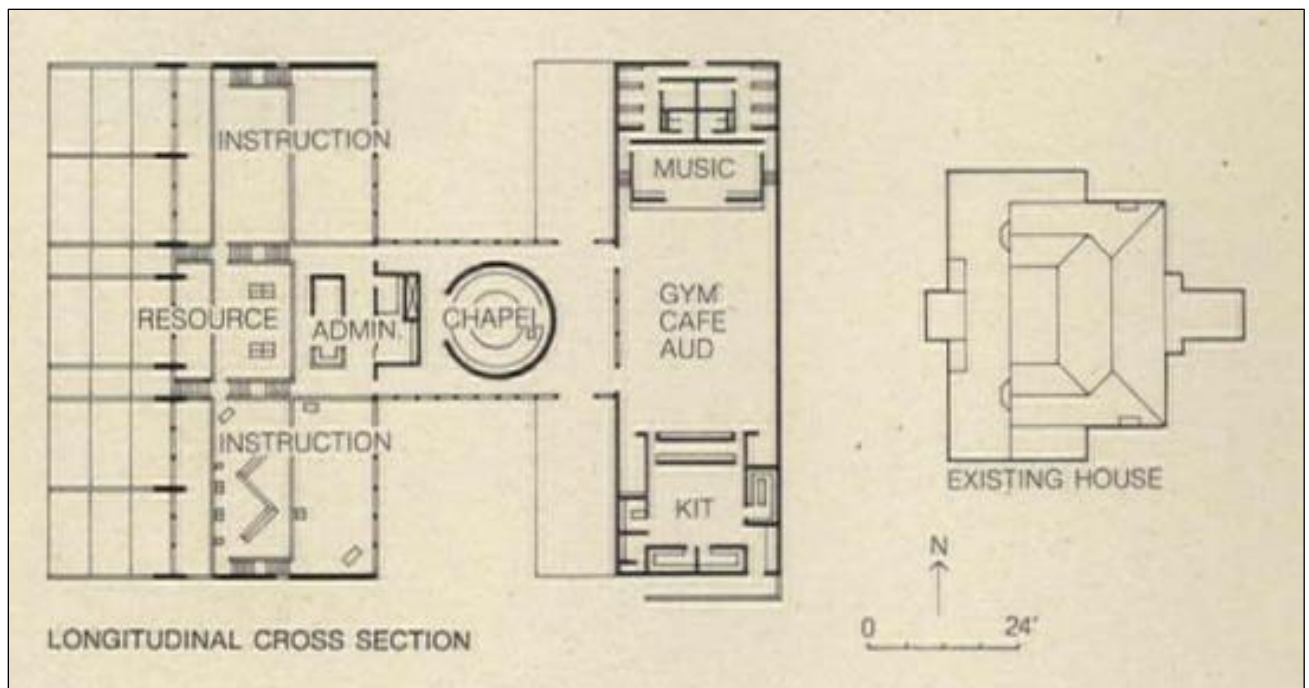


Figure 4: Floor plan of SAR showing spatial arrangements and footprint of Villa Pauline (Murphy 1975).

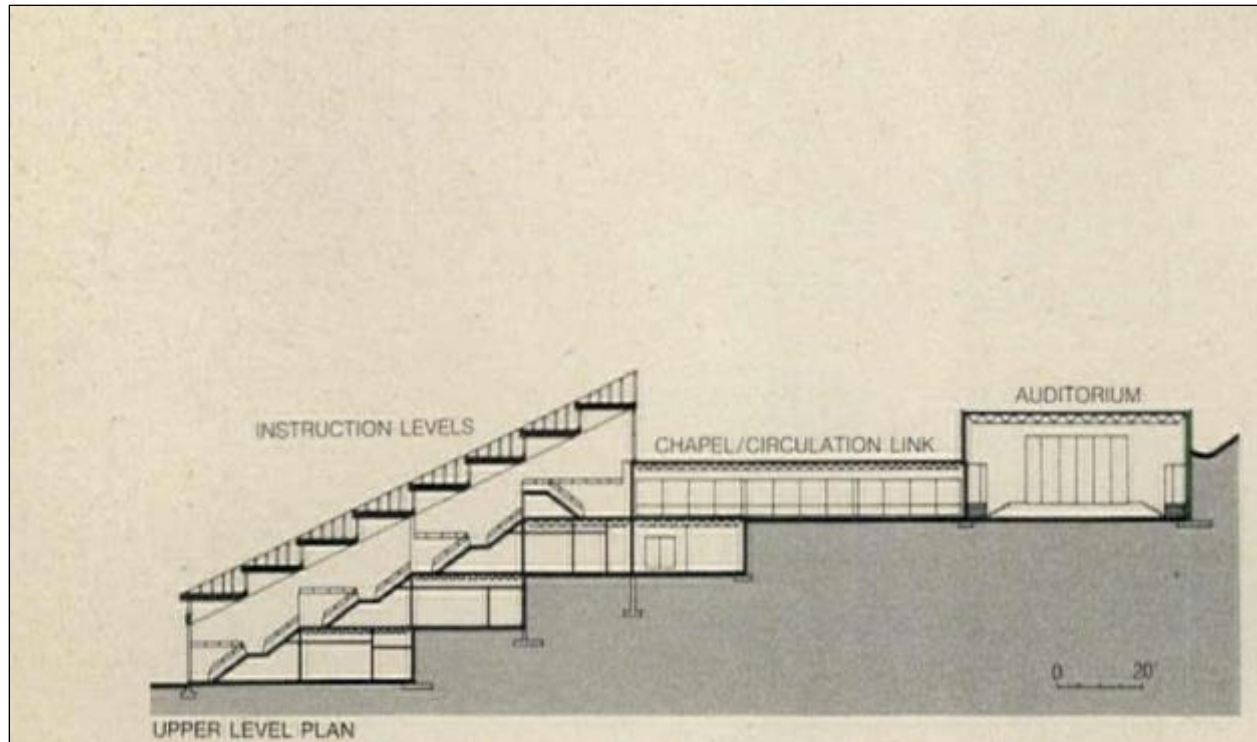


Figure 5: Longitudinal Section of SAR showing instruction area, chapel/circulation link, and auditorium. This image also shows how embanked the auditorim is, as well as how low profile the educational are (Murphy 1975).

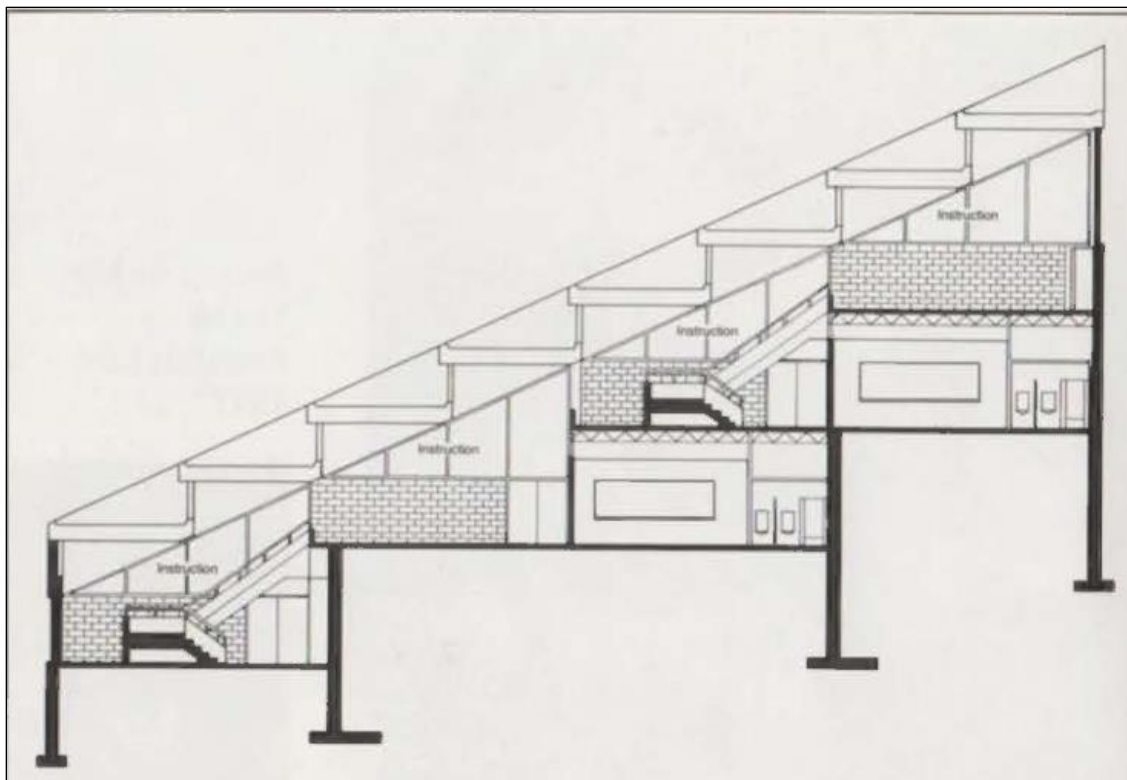


Figure 6: Detail of longitudinal section showing instructional areas (Murphy 1975).



Figure 7: Exterior view of Children's Chapel soon after completion (Federman 2022).



Figure 8: Exterior view of Children's Chapel showing the abstract menorah (Federman 2022).

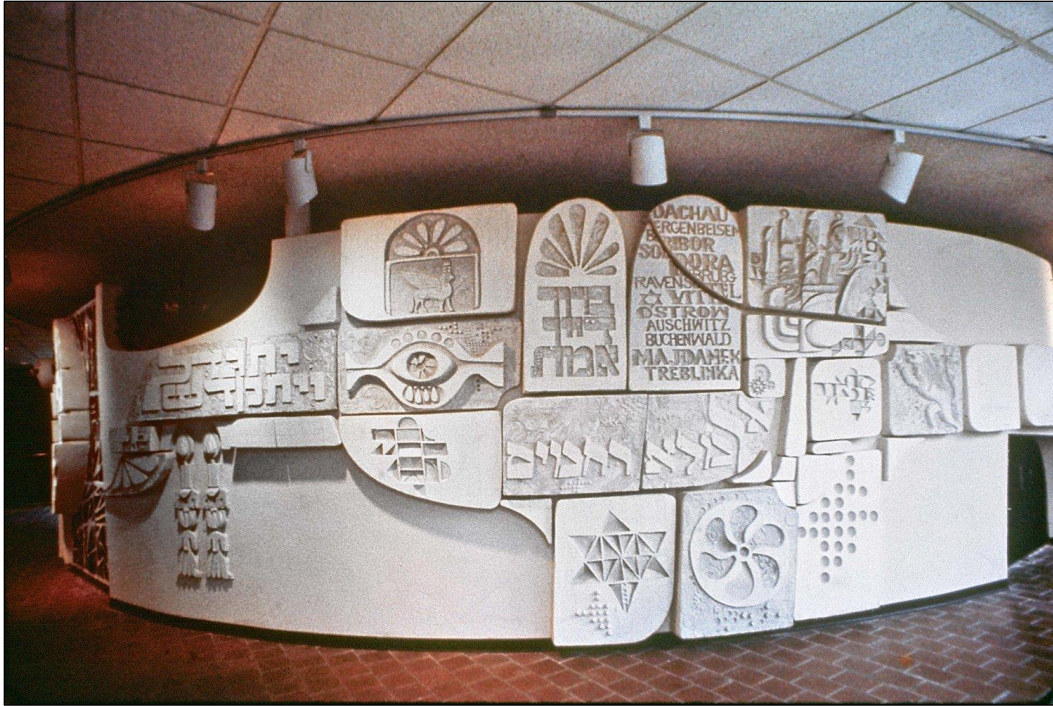


Figure 9: Exterior of the Children's Chapel showing the tables that serve as a Holocaust Memorial. (Federman 2022).

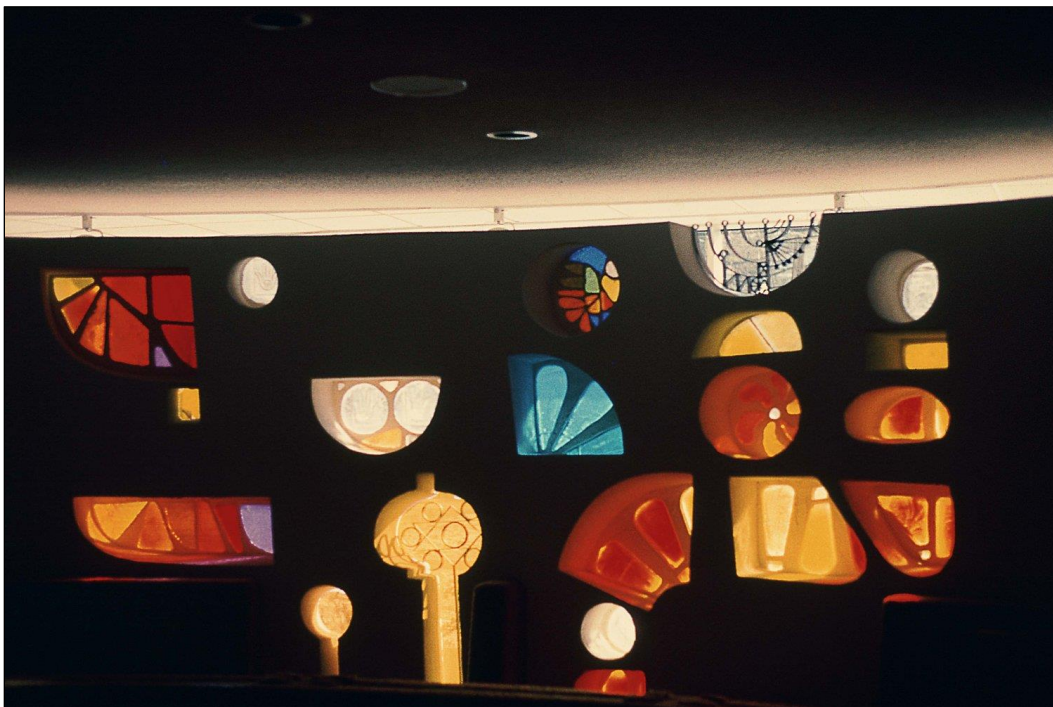


Figure 10: Interior of Children's Chapel with light coming through the slab glass, and the space between the walls and roof (Federman 2022).



Figure 11: Interior view of Childrens chapel showing seating, chazan, mechitzah, and *aron kodesh* (Federman 2022).



Figure 12: View of Historic Carriage House (Eidman 2019).



Figure 13: Interior of SAR showing staircase and exit on to play fields (Texas Architect 1978).



Figure 14: Interior view of SAR Showing Multiple Levels (Texas Architect 1978).



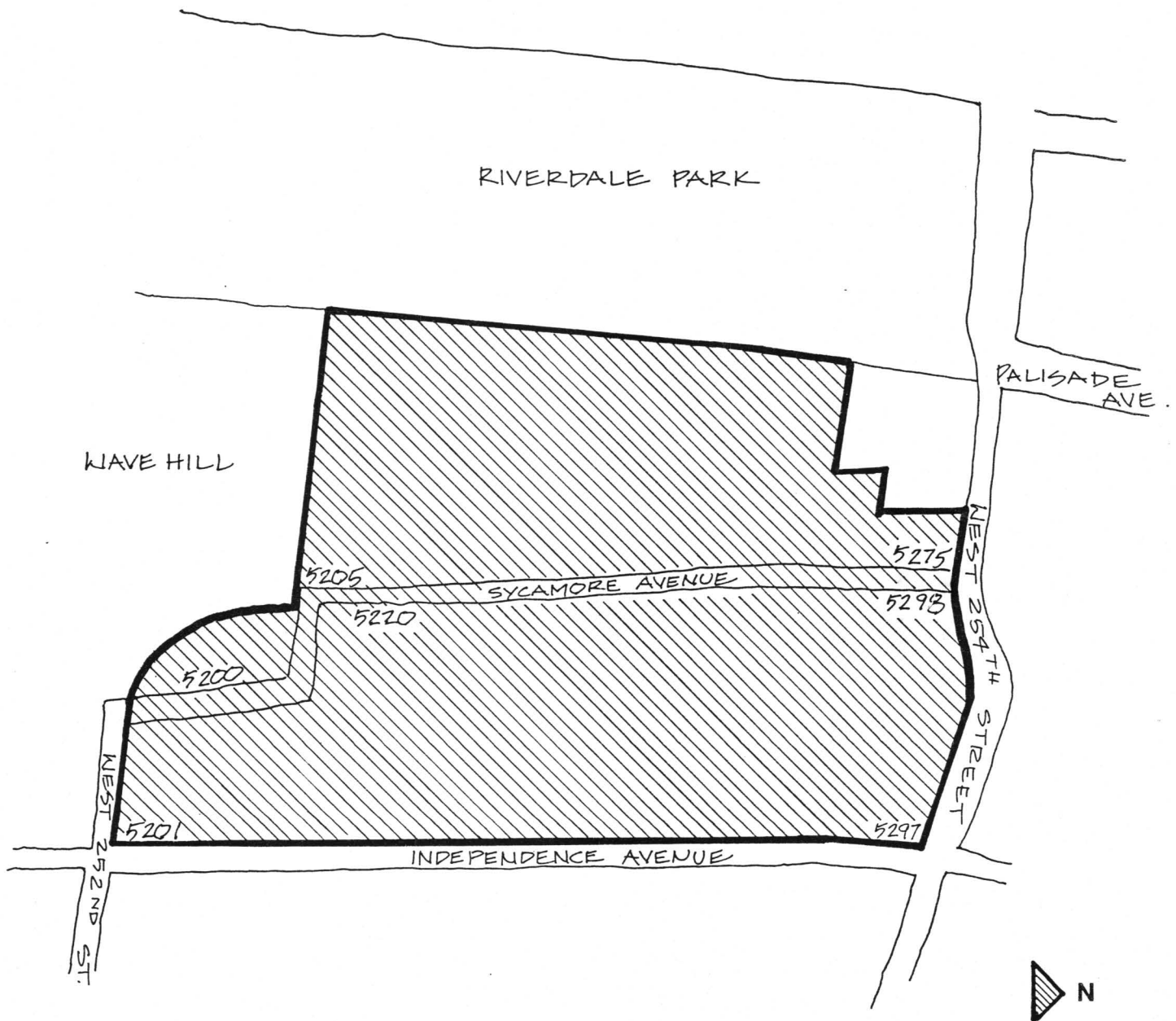
Figure 15: Exterior of SAR with Villa Pauline in the Background (Federman 2022).

RIVERDALE HISTORIC DISTRICT



*New York City
Landmarks Preservation Commission
October 16, 1990*

RIVERDALE HISTORIC DISTRICT



LANDMARKS PRESERVATION COMMISSION

Designated 16 October 1990

New York City Landmarks Preservation Commission

RIVERDALE HISTORIC DISTRICT

Prepared by the Research Department

Writing and Editing:

Marjorie Pearson, Director of Research
Jay Shockley, Deputy Director of Research
Elisa Urbanelli, Research Department Editor

Research:

Betsy Bradley
Michael Corbett
Gale Harris
Jay Shockley

Graphics: Margaret M. Pickart

Commissioners

Laurie Beckelman, Chair
David F.M. Todd, Vice-Chairman

Thomas Evans	Adolf Placzek
Sarah Bradford Landau	Mildred Schmertz
George S. Lewis	Gaston Silva
Lee Weintraub	

Cover Drawing: William S. Duke Carriage House
(1886, Frederick Clarke Withers), 5286 Sycamore Avenue

Credit: Robert J. Kornfeld, Jr., based on an original drawing

Acknowledgements

A proposal for a potential historic district along Sycamore Avenue was first suggested to the Landmarks Preservation Commission by residents in the early 1970s. Led by Robert J. Kornfeld, Sr., residents conducted research, photographed the area, and submitted material in the early 1980s to the then Bronx - Upper Manhattan staff of the Commission. At the end of 1987 Chairman Gene A. Norman directed the Research Department of the Commission to forward its recommendations concerning a potential historic district to the Commissioners. Based on preliminary research, the staff recommended that additional properties along Independence and Sycamore Avenues be included, in order to represent the full historic interrelationship between Sycamore Avenue (the original carriage alley), and the land and buildings that comprised the adjacent estates. The Commission held a public hearing on the proposed historic district in April of 1988. Subsequent research unveiled further aspects of the history of Riverdale as a mid-nineteenth-century New York City suburb.

The Commission expresses its appreciation to the residents of the historic district who cooperated with the Commission in assembling its historical and architectural research, and for allowing their properties to be photographed. The Commission particularly wishes to thank Robert J. Kornfeld, Sr., for his research and leadership role in the community, and Robert J. Kornfeld, Jr., for all current photographs included in this report. Michael Corbett, formerly on the Research Department staff, wrote a preliminary draft designation report on the district.

TABLE OF CONTENTS

Boundaries of the Riverdale Historic District	1
Testimony at the Public Hearing	1
Introduction	3
Historical Background	7
The Initial Development of Riverdale (1853-1860)	8
Mid-Nineteenth-Century American Suburbs	11
Riverdale in the "Estate Era" (1860-1935)	14
Subdivision of the Original Riverdale Estates (1935-present)	17
Architecture of the Riverdale Historic District	17
Landscape and Estate Features of the Riverdale Historic District.....	20
Map of Riverdale: Estate and Building Numbers	31
Estate Histories, Individual Building Entries, and Related Features...	33
I. Henry L. Atherton Estate	35
II. William W. Woodworth Estate	45
III. Samuel D. Babcock Estate	53
IV. Samuel H. Foster Estate	59
V. Charles W. Foster Estate	67
VI. Henry L. Stone Estate	77
VII. William D. Cromwell Estate (later Stonehurst)	81
VIII. 5200 Sycamore Avenue (Wave Hill Estate)	93
Map of Riverdale: Current Block and Lot Numbers	95
Photographs of the Riverdale Historic District	97
Independence Avenue	99
Sycamore Avenue	113
Owners Appendix	141
Architects Appendix	157

Historic Maps	169
Findings	175
Bibliography	177
Historic Map Listing	181

RIVERDALE HISTORIC DISTRICT BOUNDARIES

The Riverdale Historic District consists of the property bounded by the intersection of the western edge of the paved roadbed of Independence Avenue and the southern edge of the paved roadbed of West 254th Street, westerly along the the southern edge of the paved roadbed of West 254th Street, southerly along the western property line of Tax Map Block 5937, Lot 494 ([5265] Sycamore Avenue), southerly along part of the western property line of Tax Map Block 5937, Lot 494 ([5265] Sycamore Avenue), westerly along the northern property line of 5255 Sycamore Avenue, southerly along the western property lines of 5255 through 5215 Sycamore Avenue, easterly along the southern property lines of 5215 and 5205 Sycamore Avenue, easterly along a line extending easterly from the southern property line of 5205 Sycamore Avenue to the intersection of the western property line of 5200 Sycamore Avenue, southerly and easterly along the western property line of 5200 Sycamore Avenue, easterly across the roadbed of West 252nd Street and easterly along the northern edge of the paved roadbed of West 252nd Street, and northerly along the western edge of the paved roadbed of Independence Avenue, to the point of beginning.

TESTIMONY AT THE PUBLIC HEARING

On April 19, 1988, the Landmarks Preservation Commission held a public hearing on the proposed designation of this historic district (Item No. 14). The hearing had been duly advertised in accordance with the provisions of law. Thirty-three people offered testimony at the public hearing; thirty people, including thirteen owners of property within the proposed district, spoke in favor of the proposed district. One owner of property within the proposed district along with his representative spoke in opposition to the inclusion of his property within the district. Another owner of property within the proposed district spoke in favor of an historic district but in opposition to the proposed boundaries of the district. The Commission has received two letters from owners of property in the proposed district expressing opposition to the inclusion of their properties within the district. The Commission has received a few statements expressing support for an historic district but with reservations about the proposed boundaries of the district. The Commission has also received numerous letters and other statements expressing support for the proposed historic district.

INTRODUCTION

The Riverdale Historic District in the Bronx, located along Independence and Sycamore Avenues and extending from West 252nd Street to West 254th Street, encompasses about fifteen acres of steeply sloping land overlooking the Hudson River with views to the Palisades in New Jersey. The district contains thirty-four buildings of several types situated on landscaped lots, once comprising larger estate properties, that are linked and defined by landscaping and original estate features including stone border and retaining walls; terraces; steps, paths, and driveways; cobbled street gutters; and individual specimen trees and rows of trees and hedges. The historic district is the nucleus of a 100-acre parcel, purchased in 1852 from William Ackerman for a suburban development which was given the name "Riverdale." This nucleus, including the first portion to be immediately developed, is also the most visually cohesive part of the original Riverdale development which survives.

The founders of Riverdale, five wealthy and influential businessmen--William W. Woodworth of Yonkers, and Charles W. Foster, Henry L. Atherton, William D. Cromwell, and Samuel D. Babcock of New York City -- planned Riverdale as a suburban summer community beside what became at the time the only stop on the Hudson River Railroad between Spuyten Duyvil and Yonkers. Riverdale is the earliest known railroad suburb in New York City, and it has most of the features commonly associated with the American romantic suburb of the mid-nineteenth century: genesis by a group of businessmen; an appropriate name associated with natural features; picturesque site, landscaping, and architecture; connection to the city by accessible transportation; and a layout adapted to the topography, in this case incorporating an existing road (Ackerman's farm road).

From the outset Riverdale was intended to have larger estates, each with a freestanding house of the sort known as a "villa" and related outbuildings, surrounding a core of smaller estate lots, which were also developed with freestanding houses and related outbuildings. The area of the Riverdale Historic District corresponds to seven original estates linked by a carriage alley (now Sycamore Avenue) and one parcel later subdivided from the adjacent Wave Hill Estate. The core of five lots (corresponding to the present-day block bounded by West 254th Street on the north, West 252nd Street on the south, Independence Avenue on the east, and Sycamore Avenue on the west) comprised the first portion of Riverdale to be developed. Each lot received a freestanding villa (at least one of which was designed by Thomas S. Wall) facing Independence Avenue, which was completed by the end of 1853, as well as stables and carriage houses. The two larger estates (the Cromwell Estate [later Stonehurst], and the Stone Estate) between the carriage alley (Sycamore Avenue) and the Hudson River were developed by the end of the 1850s. The Cromwell (Stonehurst) residence is little changed from its original Italianate villa style appearance.

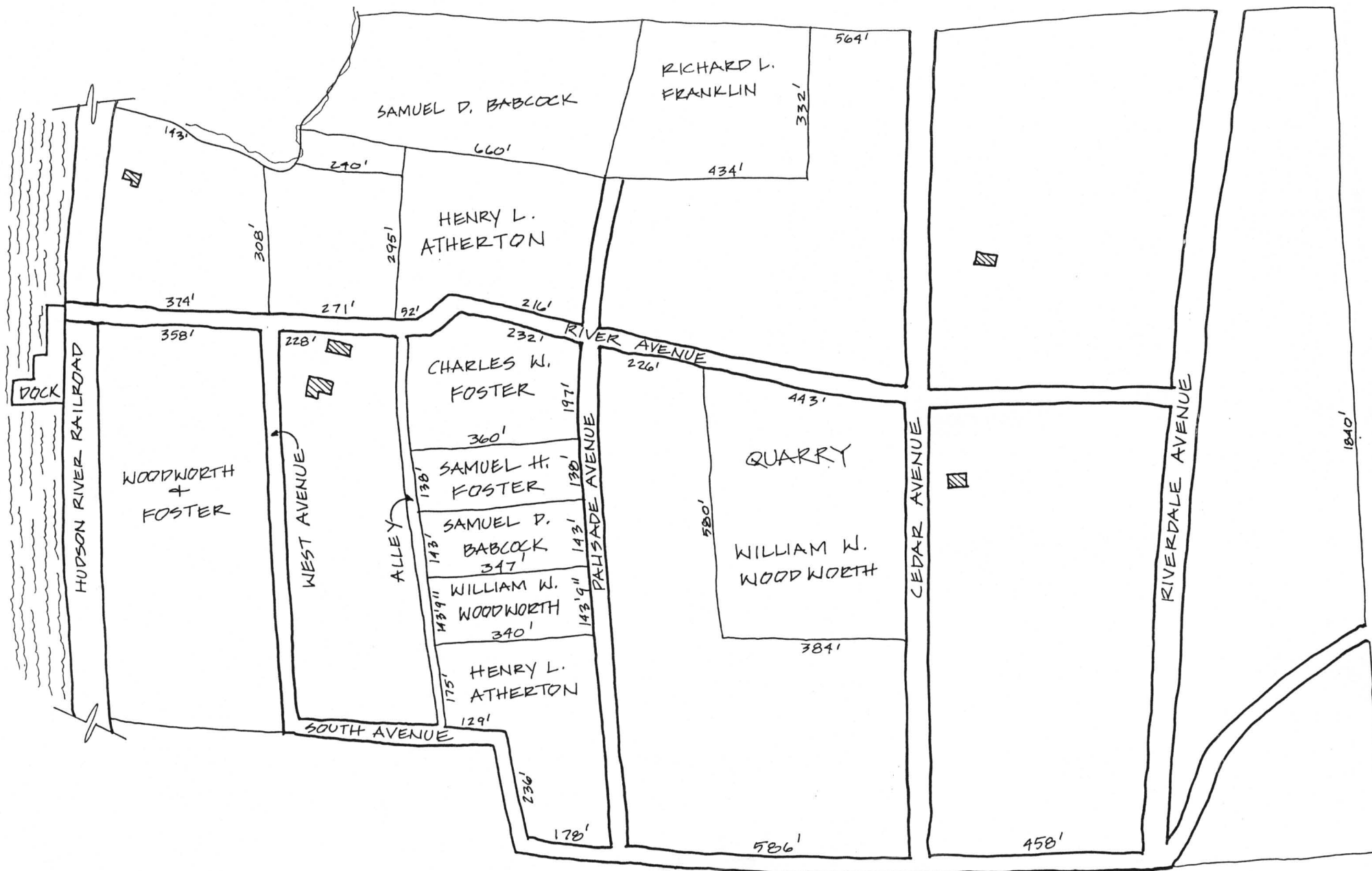
The configuration of these seven parcels of property remained intact until 1935, even though the villas were altered to accommodate new architectural tastes and changing family needs, such as the shift to year-round living. This may be seen in the four surviving villas on Independence

Avenue. In the case of the house at 5291 Independence Avenue, it was thoroughly remodeled in 1886 by the distinguished American architect, Frederick Clarke Withers. Along the common carriage alley (Sycamore Avenue), carriage houses, stables, and a cottage were built and/or altered in the late-nineteenth and early-twentieth centuries. As automobiles began to replace horse-drawn carriages, garages were constructed. The picturesque, physical interrelationship among the outbuildings and continuous stone walls and wrought-iron fence along the carriage alley, as well as the interrelationship of these buildings to the houses either up or down the sloping sites, is unique in New York City. In some cases, these outbuildings were designed to relate stylistically to the villas, such as the carriage house on the Cromwell (Stonehurst) Estate (5253 Sycamore Avenue) and that designed by Frederick Clarke Withers at 5286 Sycamore Avenue in conjunction with his work on the house at 5291 Independence Avenue. The carriage house at 5255 Sycamore, designed by the architectural firm of Brite & Bacon, also related architecturally to the mansion it served (later destroyed by fire and demolished). In other cases, these buildings have a more vernacular character, but still incorporate picturesque features and relate to the landscape.

Beginning in 1935 with the Charles Foster Estate and the Cromwell (Stonehurst) Estate, the original parcels were subdivided for development. With one exception (the house at 5200 Sycamore Avenue, architect Dwight James Baum, 1923-24), the twentieth-century houses within the district were built following these subdivisions. Most of these houses are designed in traditional architectural styles, such as the neo-Colonial and neo-Federal, use natural materials, and are sited in such a way that they relate to the overall landscape and topography of the seven original estates. Many of them are also oriented to the north and south private roads leading from Sycamore Avenue which were created from the approximate position of the Cromwell (Stonehurst) carriage drive. The carriage houses and stables were subsequently converted for residential use.

Today the Riverdale Historic District is characterized by several building types -- villas of the 1850s with later alterations, stables and carriage houses of the nineteenth and early twentieth centuries (later converted for residential use), and houses mostly from the second and third quarters of the twentieth century -- which reflect the changing nature of suburbanization from the mid-nineteenth century to the present. Equally characteristic of the district are landscaping and estate features, including stone border and retaining walls; terraces; steps, paths, and driveways; cobbled street gutters; and rows of trees and hedges, which survive throughout the district.

The historical significance of the Riverdale Historic District also comes in part because of its prominent residents over several generations, many of them related by the close ties of business and family, who have sought to preserve its character as a distinct suburban development.



MAP OF RIVERDALE IN THE TOWN OF YONKERS

(ORIGINAL MAP FILED 12-29-1853)

DESIGNATED 16 OCT. 190



(NOTE: MAP NOT TO SCALE)

Historical Background¹

The Riverdale area of the Bronx was part of the large region inhabited by the Mahican Indians until 1646. In that year the land bounded by the Bronx, Harlem, and Hudson Rivers as far north as the present northern border of Yonkers became the patroonship of Adriaen Van der Donck, a Dutch trader. Van der Donck's family retained title to his holdings following the English takeover of Nieuw Netherlands in 1664. Most of Van der Donck's acreage was sold by his heirs in 1672, the majority going to Frederick Philipse I over a period of years. In the 1680s Philipse built a simple stone house (later incorporated into Philipse Manor Hall, Yonkers, still standing), as well as another stone house and mill farther north (Philipsburg Manor, North Tarrytown, still standing); in 1693 the entire property was royally patented as the Manor of Philipsburg. Frederick Philipse owned ship, lumber and lime kiln businesses, as well as rented land to farmers, and in 1693 built a toll bridge called Kingsbridge over Spuyten Duyvil Creek to Manhattan. During the American Revolution his great-grandson, the loyalist Frederick Philipse III, fled with his family to England and the Philipse land was confiscated by New York State. In 1785 the old Manor of Philipsburg was divided into a number of parcels which were sold by the Commissioners of Forfeiture; land, including the area of the historic district, was sold to George Hadley, a local farmer. In 1843 Hadley sold 100 of these acres to William G. Ackerman.

Several wealthy New York families, such as the Schermerhorns and the Delafields, began purchasing large tracts of land in the area, along the Hudson River, as early as the late 1820s. In 1836 William Lewis Morris, a prominent New York lawyer, and his wife, the former Mary Elizabeth Babcock, purchased property from Hadley to the south of what became the Ackerman purchase. He established an estate there (at some point named Wave Hill)² and built a stone Greek Revival style residence in 1843-44 (today a designated New York City Landmark); the family soon moved there as the wealthy Morris became a country "gentleman." Fontheill, a stone castellated Gothic residence constructed for actor Edwin Forrest in 1848-52 just south of Yonkers, was another early example of a villa estate in the vicinity (a designated New York City Landmark, it is now part of the College of Mt. St. Vincent).

The Hudson River Railroad, proposed in 1842 and chartered in 1846, was completed from New York City to Poughkeepsie in late 1849 and ran along the western edge of these estates and properties, including Ackerman's land. A map from 1851³ shows an irregular access road from the high land at the eastern end of the farm to a dock, known as "Ackerman's Dock," on the river. This access road appears to correspond to the route of what is today West 252nd Street, Sycamore Avenue, and part of West 254th Street, which would have been one of the gentlest routes down an irregular and steep slope. Just southwest of the northern bend of the road (now the corner of Sycamore Avenue and West 254th Street) were two of the farm buildings, Ackerman's house and barn, the first known construction within what is now the historic district. Deeds mention a stone bridge, known as "Ackerman's Bridge," which the railroad built over its tracks at what is now West 254th Street to

provide access to the dock.⁴ In July of 1852, when the steamboat Henry Clay sank in the river just south of the dock, Ackerman's house was used as a temporary hospital.⁵

With the construction of the railroad, land along the virtually undeveloped east bank of the Hudson River immediately acquired a higher speculative value, and development was soon to follow. The attractions of the Hudson River valley as a picturesque location for villas had been promoted for some time by painters, writers and others. Although the lower Hudson River valley had less hilly topography, the New York side in particular did have the advantages of proximity to New York City and scenic views of the Palisades in New Jersey. By 1851 the editor of the American Agriculturalist noted that "within the past twelve years, the number of country houses for gentlemen, on the banks of the Hudson River have [sic] greatly increased, and the style of them has undergone an entire change."⁶ In 1852 William Ackerman sold his land to a syndicate of businessmen⁷ who planned to create a suburban development, known as "Riverdale," beside what became the only railroad stop between Spuyten Duyvil and Yonkers. Initially conceived as a summer retreat, it is the earliest known suburban railroad development in New York City.

The Initial Development of Riverdale (1852-1860)⁸

In September of 1852 William Ackerman sold his 100-acre Bronx farm to a syndicate of five wealthy and influential businessmen. The tract, located on a steep site above the Hudson River with picturesque views of the Palisades in New Jersey, was bounded by the Hudson River Railroad along the Hudson River on the west, the Schermerhorn property on the north, the Morris property (Wave Hill) on the south, and just beyond what became Riverdale Avenue on the east. William Woodworth, who was a former United States Congressman, a major real estate developer in the Yonkers area, and the contractor for the construction of the section of the Hudson River Railroad between Spuyten Duyvil and Hastings-on-Hudson (1847-49), appears to have been the leader of this syndicate. The other four men were Samuel D. Babcock, a financier, Charles W. Foster, an auctioneer, and Henry L. Atherton and William D. Cromwell, both importers. These men are known to have had a number of business, social, and family connections -- for example, Atherton and Babcock were next-door neighbors in Greenwich Village -- and all but one had membership in common in either the Century or Union Clubs. [For more information on these men, see the Owners Appendix]. The syndicate secured \$40,000 worth of mortgages from Ackerman and proceeded to plan streets (based partially on the existing Ackerman farm road) and to subdivide a portion of the land in the middle of the proposed development for the immediate construction of five villas on smaller estate lots (included in the historic district) as a community nucleus; they subsequently restructured the ownership so that these villa estates were held individually. Parts of the remaining surrounding land were soon used for the creation of larger villa estates, while some land was held for future development.

Charles Foster started out as a majority partner in the syndicate, having a one-third interest compared to a combined two-thirds of the others, and he continued in this vein for the remaining transactions of the syndicate. In February of 1853 Cromwell sold out his shares to the others, Foster and Woodworth bought a tract next to the railroad, and Atherton and Babcock purchased large lots north of what is now the historic district. A map entitled Map of Riverdale in the Town of Yonkers, as drawn by civil engineer Thomas Clapp Cornell, was filed at the end of December of 1853.⁹ The map (and deeds) indicate that by that time the five villas were completed and the estates were under separate ownership by the syndicate members. Although Woodworth's name appears on the map in connection with one of the estates, this property was actually the second estate owned by Charles Foster. Foster's brother, Samuel H. Foster, had by this time also purchased one of the five estates. The area of the historic district -- the nucleus of the Riverdale development -- was, as shown on the map, bounded on the north by River Avenue (now 254th Street), on the south by South Avenue (now 252nd Street), and on the east by Palisade Avenue (now Independence Avenue). The "alley" (now Sycamore Avenue),¹⁰ was intended as a carriage alley for the estates, and "West Avenue" (never cut through) divided the land between the alley and the railroad. The western boundary of the present historic district is roughly just west of where "West Avenue" is indicated on the 1853 map. The existing Ackerman farm road was basically incorporated into the layout of South Avenue, the alley, and the portion of River Avenue west of the alley. In addition to Palisade (now Independence) and West Avenues, other new streets shown on the map were the eastward extension of River Avenue, which curved due to the topography of the hill, and, east of the historic district, Cedar Avenue (not cut through) and Riverdale Avenue. The planning of streets parallel to the river seems to have been dictated by natural terracing and a necessity due to the steeply sloping site, while the placement of the five villas close to Palisade (Independence) Avenue both facilitated the construction of the houses and provided the best vantage point for views of the river and the Palisades to the west. The location of the carriage alley down the hill also provided a convenient separation of residential and auxiliary functions. In addition to the Woodworth-Foster land to the west and the Atherton and Babcock properties to the north, the 1853 Riverdale map also shows the land next to the latter which was purchased for an estate by Richard Franklin, Babcock's father-in-law, as well as a quarry to the east owned by Woodworth. A covenant on the quarry, which limited its operation to the winter months not to extend beyond April of 1856, seems to indicate that the initial conception of Riverdale was as a summer suburb; it is not known to what extent this quarry was employed during the erection of houses in Riverdale, although certainly stone was also needed in the construction of necessary landscaping features, such as retaining walls, and the walls bordering the estates and lining the alley. While the railroad is clearly marked on the map, a railroad station is not indicated, so it is probable that the station was established shortly thereafter; it was located next to the dock (shown on the map) at the end of River Avenue and was for some time the only station between Spuyten Duyvil and Yonkers.

In October of 1854 Woodworth sold out his shares in the syndicate's holdings; at this time Charles Foster solely owned the tract by the railroad and owned a half-interest in the rest of the unsold land, while Atherton and Babcock each owned one-fourth. In the first few months of 1855, Ackerman received payment and released the mortgages he held and the Atherton and Babcock villas north of the historic district were completed. These two men then sold their properties on Palisade (Independence) Avenue; Babcock's was acquired by former syndicate partner William Cromwell. In June of 1856 the partners agreed to de-map West Avenue, which had separated Foster's parcel by the railroad from two parcels to the east (one still held by the partners and another purchased in 1855 by Henry Stone), and to widen the alley (Sycamore Avenue) to twenty-five feet. At the same time Cromwell purchased the southern portion of the land west of the alley and adjacent to the Morris (Wave Hill) property,¹¹ and Stone bought the remaining parcel to the west of the one he already owned. In October of 1857 Samuel Foster sold his villa on Palisade (Independence) Avenue to Atherton, who apparently sold and moved out of his larger estate north of the district around this time. Charles Foster had also sold out by this time.¹² Cromwell sold his property on Palisade (Independence) Avenue in February of 1859¹³ and moved into the newly completed stone villa on his property west of the alley; he died in August of that year and the estate was sold in the following May for \$52,500 by his widow, Ann, to Robert Colgate,¹⁴ a wealthy businessman of the famous soap manufacturing family. Stone's villa was also completed by this time.

In summary, by 1859 none of the first five estates developed in 1853 on Palisade (Independence) Avenue were owned by any of the original syndicate members. These properties (all located in the historic district) were intended to provide a nucleus for the suburban community and appear to have been held for a combination of personal use, investment, and sale to family and associates. Soon after the appearance of these first villa estates, larger estates were created surrounding them, including two that are partly included in the historic district. Stone was the only initial developer of a property included in the historic district who still owned it after 1863, although Atherton and Babcock maintained villa estates within the original 100-acre development of Riverdale, and Babcock also owned undeveloped land.

During the initial development period of Riverdale, the area became increasingly attractive for the construction of villas and received some attention in published accounts. Henry F. Spaulding led another group of merchants (Henry L. Atherton, Levi P. Morton, and W. Kent) in the development after 1856 of a community of villas known as "Park-Riverdale,"¹⁵ south of the Morris (Wave Hill) property, which included a park; a road across the Morris land connected the two communities after 1864. An English visitor remarked in 1855 that villas were

starting up like mushrooms on spots which five years ago were part of the dense and tangled forest; and the value of property everywhere, but especially along the various lines of railroad, has increased in a ratio almost incredible. Small fortunes have been made by owners of real estate at Yonkers, and other places on the Hudson River.¹⁶

The Gazetteer of the State of New York of 1860 dryly noted "a group of villas and a R.R. station"¹⁷ at Riverdale, while Godey's Lady's Book in 1864 enthused that "if we were asked to point out the most delightful place for a residence on that most noble river, we should at once mention Riverdale...", remarking that steamboats were not even allowed to dock there, presumably because it was such an exclusive enclave.¹⁸ A.A. Turner's Villas on the Hudson, published in 1860, included photographs and plans of the Atherton villa on Palisade (Independence) Avenue, Babcock's villa "Hillside" north of the historic district, and Spaulding's "Parkside" villa in Park-Riverdale.

Mid-Nineteenth-Century American Suburbs¹⁹

Consciously planned to have larger villa estates, a core of smaller lots with villas built immediately, and a common carriage alley, Riverdale has most of the features commonly associated with the American romantic suburb of the mid-nineteenth century: genesis by a group of businessmen or a wealthy individual; an appropriate name associated with natural features; picturesque site, landscaping, and architecture; connection to the city by accessible transportation (the railroad); and a layout adapted to the topography, here incorporating a road that already existed. The survival today of several villas, the original road pattern, many estate features, landscaping, and carriage houses of the nineteenth and early twentieth centuries, mark the importance of the Riverdale Historic District in the context of surviving early suburban development in New York City.

By the late 1830s and 1840s, those American urban dwellers with sufficient means sought, in increasing numbers, to escape the city for the countryside for the entire summer and, if possible, on weekends. Many early nineteenth-century Americans, such as writers, artists, reformers, transcendentalists, religious leaders, and politicians, promoted a view of the countryside as fostering health, virtue, and democratic values. In contrast, cities were often seen, realistically or not, as associated with congestion, disease, heat in the summer, poverty, corruption, and vice. As the United States grew in population and its commerce and industry expanded rapidly in the nineteenth century, certain sections of the nation became increasingly urbanized, and one result of these changes was that the character of established urban residential areas was often threatened by commerce. This was particularly true in New York City as it grew as the nation's major urban center; during the years from 1830 to 1850 the population of New York City increased two-and-one-half times to over 500,000, most living south of 42nd Street.²⁰ In this same period sizable merchant and professional upper-middle classes emerged that settled newer neighborhoods in the city, but also had the desire and means to maintain a "country" house.

While in the eighteenth and early nineteenth centuries some aristocratic families had held country seats in the greater New York City area, in the 1830s and 1840s a larger number of the wealthy New Yorkers established estates on the near outskirts of the city -- in northern Manhattan, Brooklyn, Long Island, the Hudson Valley, the New Jersey shore,

and Staten Island. Farmland or undeveloped land could be acquired relatively inexpensively; estate owners had a preference for sites along a waterfront or on a hill, which would provide views and cooling breezes. Such events as the major cholera epidemics in 1832 and 1849 heightened the desire to get away from New York City during the summer months. Developments in transportation -- improved roads, steamboats, ferries, and railroads -- opened the "borderlands" to the prosperous upper-middle classes and allowed for the first time the possibility of living there year-round, still connected to the city on a daily basis. By the early 1850s the conflict in America between urban and rural values began to be resolved with the development of suburbs in which the disadvantages of each were consciously avoided. The connotation of "suburb" changed from that of the outskirts of a city to that of a positive combination of urban and rural characteristics, what Frederick Law Olmsted later (1871) identified as "detached dwellings with sylvan surroundings yet supplied with a considerable share of urban convenience."²¹ As land on the outskirts of the city was subdivided for speculation and development, the suburbs also changed from being areas with large seasonal homes for the wealthy, to communities with smaller year-round homes for the upper-middle classes.

The pattern of early suburbs in nineteenth-century America was largely influenced by English precedents and taste. The English picturesque romantic landscape, with its integral architecture, was promoted in a variety of forms which had an influence on American architecture, landscape, and suburban planning.²² Private "estates" (i.e. communities) for the wealthy emerged in England, particularly for seasonal residence in resort towns, such as the Pittsville Estate, Cheltenham (1824). Located slightly away from the town, they combined detached villas and landscaped open areas. Middle-class commuter suburbs, such as Victoria Park, Manchester (1837), later developed along similar forms established by those private estates. Publications, including the Suburban Gardener, and Villa Companion (1838) by John C. Loudon, extolled the advantages of the suburb and set forth various ideals of planning, and were influential in making these precedents known in the United States. Picturesque landscaped English parks that were opened to the public,²³ and the first American "rural" cemeteries of the 1830s²⁴ -- picturesquely-planned landscapes for burial and visitation -- had a noticeable impact as accessible landscapes visited by and popular with a wide public and were the predecessors of public parks in this country. Architect Alexander Jackson Davis and landscape gardener Andrew Jackson Downing had a profound impact on the architecture and landscape of American country houses through their writings, including Davis's Rural Residences (1837-38) and Downing's Cottage Residences (1842) and The Architecture of Country Houses (1850). These works advocated the style, form, and planning of country villas and cottages sited in a picturesque romantic landscape.

The suburban development that occurred in the 1830s was a collective expansion of the influence of Downing and Davis and generally took two different forms, either as an extension to the existing city or as a separate community. An example of the former is Hillhouse Avenue in New Haven, where in the 1830s and 1840s villas were built to the designs of Town & Davis along a boulevard on the edge of town. Several suburban communities, among the earliest known in the New York City area, were

proposed or begun in the late 1830s. Aspects of these projects may have later influenced the concept behind Riverdale, particularly the siting of a development of villas in relation to the landscape. A drawing of 1836 shows Ravenswood, a proposed development in Astoria, Queens, with a row of villas designed in different styles by A.J. Davis lining the waterfront.²⁵ Like Riverdale, a number of these early projects were conceived by wealthy businessmen. The New Brighton Association, a group of New York City businessmen led by Thomas E. Davis and George A. Ward, formed in 1834 to develop New Brighton, a residential and resort community on the north shore of Staten Island, connected to the city by ferry service. Four rows of hillside villas were to be sited parallel to the waterfront; development of New Brighton was largely thwarted by the Panic of 1837, although the streets were laid out and several houses were constructed. Clifton (1837), started by another group of New York City businessmen as the Staten Island Association, and Elliottsville (1839), founded by oculist Samuel Mackenzie Elliott, were two other early suburban villa communities on the Staten Island waterfront.²⁶ In 1847 William Ranlett, an architect active on Staten Island, produced what is believed to be the first published American prototype of a suburban development, in his book The Architect (1847). Essentially a concentration of the type of properties promoted by Downing and Davis, it consisted of sixteen rectangular plots, each having a detached villa, picturesque landscaped grounds with curving walks, and a carriage house at the rear of the property. This bears a conceptual similarity to the later scheme for Riverdale. Ranlett concurred with other writers and tastemakers of the time that a suburban residence "combines, to some extent, the advantages and pleasures of city, and country life."²⁷

A number of suburban communities were begun in the eastern United States in 1851 -- just one year before the land was purchased for the development of Riverdale -- all of which reflected in varying degrees the suburban ideals of the picturesque romantic tradition. Wealthy Philadelphia landowners subdivided estates in the area that became West Philadelphia, commissioning architect Samuel Sloan to design villas for speculative sale on the major streets, and building smaller semi-detached houses and rowhouses for the side streets, a scheme which basically made it an extension of the city. Some of these same developers, as the Riverton Improvement Company, retained Sloan in the same year to plan a summer community along the Delaware River north of Camden, N.J. Known as Riverton, it consists of a slightly curving waterfront street lined with ten villas, a carriage alley at the rear, and a grid of streets beyond; it was connected to Philadelphia via railroad and boat.²⁸ Evergreen Hamlet, northwest of Pittsburgh, Pa., is a community of wood-frame Greek and Gothic Revival style villas on a picturesque hilly site, planned in 1851 by six merchants and professional men. Glendale, near Cincinnati, Ohio, was established by the thirty businessmen of the Glendale Association to create a larger (200 acres) railroad suburb with winding roads, a lake, and common parkland. Two features of these latter three communities would become standard themes in mid-nineteenth-century American suburbs -- picturesque sites on hills or near water, and names associated with natural features.

The year after the land for Riverdale was purchased, Llewellyn P. Haskell, a wealthy pharmaceutical manufacturer, began to acquire the first

of about 750 acres in West Orange, New Jersey. He commissioned A.J. Davis to improve and landscape his proposed suburban community, Llewellyn Park, and over the next three years a ramble, park areas, and plantings along the curving roads were completed. Lots were offered for sale in 1857 and houses in styles deemed appropriate to the picturesque landscape were built. Considered by historians to be the first fully planned and executed American romantic suburb, integrating picturesque planning, architecture, and landscape, Llewellyn Park was a mature extension of the concepts explored by earlier developments such as Riverdale. By the time Riverside (1869, Olmsted, Vaux & Co.) -- another milestone in American suburban planning-- was begun near Chicago, the form of the American suburb had been firmly established.

Riverdale in the "Estate Era" (1860-1935)²⁹

The Riverdale area developed only gradually through the 1860s and 1870s, due in part to the financial Panic of 1857 and the Civil War. A few institutions were established by many of the early residents of the historic district and other neighbors. The first two churches in the vicinity, both designed by distinguished architects, were Riverdale Presbyterian Church (1863, James Renwick) and Christ (Episcopal) Church (1865-66, Richard Upjohn & Son), at Riverdale Avenue and, respectively, 249th and 252nd Streets; both are designated New York City Landmarks. The Riverdale Institute (c. 1862-63), "a collegiate school for young ladies," also founded by residents of the district, was next to Christ Church. The original prospectus for the Institute emphasized Riverdale's convenience and exclusivity:

The location is fourteen miles from the City of New York, accessible many times daily by trains of the Hudson River Railway -- half an hour's ride from 30th Street station. Riverdale is not a public town with a mixed population, but the chosen home of a few families.³⁰

Prominent New Yorkers were increasingly attracted to the area for estates. The Morris Estate (Wave Hill) was purchased in 1866 by prominent publisher William H. Appleton, who proceeded to remodel the existing house.

Railroad improvements made the connection to New York City easier. In 1853 a railroad bridge over Spuyten Duyvil Creek replaced the former ferry service there. Commodore Vanderbilt obtained the Hudson River Railroad in 1865 and merged it with his New York Central Railroad in 1869 to form the New York Central & Hudson River Railroad. In 1871 a link was provided that allowed Riverdale passengers to travel to Grand Central Station, whereas previously the railroad only followed the river down the west side of Manhattan. A new station was finally built at Riverdale in 1889, on the site of the previous one, to the design of the architectural firm of Shepley, Rutan & Coolidge (demolished).³¹

The section of the Bronx west of the Bronx River, including Riverdale, was annexed to New York City in 1874. As the city government prepared for its future expansion and development, Frederick Law Olmsted, noted landscape

architect and co-designer of Central and Prospect Parks, and J. James R. Croes, civil and topographical engineer, were asked by the Department of Public Parks to prepare a report on the entire area of the Twenty-third and Twenty-fourth Wards (upper Manhattan and the western Bronx). Olmsted and Croes chose first to concentrate on the section "lying west of the Riverdale Road" in 1876. In the written report, Olmsted described the area, which included the historic district, becoming enthusiastic about its scenery and noting that its

ruggedness has prevented its being occupied for agricultural purposes, except very sparsely, and it is largely wooded and wild. The only noticeable improvements have been made in connection with a number of private villas, and with a large convent and seminary [Mt. St. Vincent].... That the district is not more generally occupied in this manner, is due first, to the uncertainty which exists as to how it is to be laid out and generally built over; second, to the fact that it is affected by malaria, of a mild type...; third, to its lack of suitable roads. The local scenery is everywhere pleasing, except as it is marred artificially. Generally, it is highly picturesque, with aspects of grandeur, and from nearly all parts, broad distant prospects are commanded on an extended, interesting, and even very impressive character.³²

Olmsted rejected extending the grid plan of Manhattan into this area and recommended that Riverdale remain "a specially picturesque and convenient suburb"³³ for the wealthy. Retaining these residents within the city would benefit its economic health, and, with roads laid out to follow the topography, Riverdale's infrastructure would be less costly in the long run. Olmsted envisioned for the future an expanded version of what the Riverdale syndicate of 1852 had been the first to see there:

It is not to be doubted that the promontory may, throughout its whole extent, be so laid out and occupied as to have an interest and attractiveness far excelling in its kind that of any other locality in America; nor that, if the result can be secured, it will hold great numbers of wealthy people from within the city who would otherwise go away from it to find homes to suit them, and will draw many from without the city.³⁴

Olmsted and Croes were dismissed the following year for political reasons and never made specific proposals, but the spirit of the report concerning Riverdale (both the historic district and other areas of the greater Riverdale community) -- that it remain and prosper as a picturesque suburb -- came to pass over the years due to efforts on the part of its residents.

Within the historic district, each of the seven estates eventually reached a stable period of longterm ownership -- after 1860 for three, after 1872 for one, and after the early 1880s for the other three. Six estates each had at least two families who held the property for twenty or more years, and five were each owned for thirty years or more by the same family. It appears that throughout this period Riverdale was used as a summer community; however, from the beginning directories indicate that some

residents lived there year-round. The residents continued to be mostly wealthy bankers and businessmen, involved in such mercantile endeavors as drygoods, shipping, importing, and life insurance. Family, religious, social, and business connections continued to closely link the owners of the estates. Properties were inherited and remained in families, and several families (the Babcocks, the Meekers, the Buckners, and the Gale/Knapps) owned more than one estate. In the first decade of the twentieth century, four of the seven estates were owned by men with connections to the New York Life Insurance Company: Darwin P. Kingsley, George W. Perkins, Thomas A. Buckner, and William Harris. [For more information on the prominent residents of Riverdale, see the Owners Appendix].

Physical changes within the historic district took place incrementally on each of the estates over the years between 1860 and about 1915, such as landscaping and other estate features, remodeling of and additions to the villas, and alteration or replacement of older carriage houses and other outbuildings. These changes often reflected stylistic trends of the period or accommodated the differing needs of the families at the time. As automobiles came into use after the turn of the century, a stable was altered to accommodate this function and several garage buildings were constructed within the district. The period of the 1920s saw little physical change within the district except for the construction of a new house and the loss of another. No. 5200 Sycamore Avenue, southwest of the southern bend of the street, was built in 1923-24 to the design of architect Dwight James Baum on a lot which had been separated from the Wave Hill Estate. Darwin Kingsley's mansion, built to replace the original Stone villa in 1901, was destroyed by fire in 1929.

The threat of drastic change to the immediate environs of the Riverdale Historic District, to views across the Hudson, and to the way of life of the neighborhood's residents became of increasing concern beginning in the 1890s. The Department of Street Improvements announced new plans for street regularization in 1895. The subway, reaching Broadway and 242nd Street in 1908, and the common usage of automobiles in the 1910s, provided easy access to Riverdale, ending its extended period of relative isolation, and paved the way for speculative development. Wealthy Riverdale residents took different actions to protect the neighborhood from change. Beginning as early as 1893 George W. Perkins purchased the Spaulding and Harriman Estates in Park-Riverdale, the Wave Hill Estate, and the Cromwell (Stonehurst) Estate in the district -- some eighty acres in all, used for family and friends -- thus consolidating control over a large amount of land and hindering the plans of speculators and the city. Perkins was also one of the leading figures behind the creation of the Palisades Interstate Park³⁵ in New Jersey which rescued the scenic Palisades from the threats of blasting for stone and unsympathetic development and, not so coincidentally, preserved the views from Riverdale. The Delafield family decided to develop its own property to partially thwart the city's laying out of the street grid; the community of Fieldston was thus begun after 1908. In 1913 the Real Estate Record and Guide, nearly echoing Olmsted, commented that

If New York can develop a favorable suburban center, such as has been done in Boston, Philadelphia, and Baltimore, the Riverdale

section offers the only possibility.³⁶

In the district there were even later plans by the city to widen Sycamore Avenue, the carriage alley, from twenty-five feet to sixty feet (1925) and then even to eighty feet (1932).³⁷ That this and other changes did not come to pass was undoubtedly due to the influence of the residents, but particularly to the buffer of land created by Perkins's holdings.

Subdivision of the Original Riverdale Estates (1935-present)³⁸

The greatest change to the Riverdale Historic District began in 1935 with the first subdivision of the original estate properties. The effects of the Depression made it prohibitive for many owners to maintain an entire estate, much less have a second residence. With the improvement of Riverdale Avenue and the construction of the George Washington Bridge (1927-31) and the Henry Hudson Parkway and Bridge (completed in 1937), automobile accessibility to the area was greatly improved and the groundwork was laid for possible large-scale development in Riverdale. In the district, parcels of land were separated from the original estates after 1935, including the former Cromwell (Stonehurst) Estate which had been repurchased during the Depression by the widow of George Perkins, Evelina Ball Perkins. With this subdivision of estates, construction was limited to single-family houses (a total of fifteen) and many recognizable estate features were maintained. Sometime after 1938 the former Samuel Foster villa was demolished. In 1942 the western portions of the Cromwell and Stone estates were donated along with adjacent parcels by the Perkins and Dodge families to form Riverdale Park (not included in the historic district). The development pressure in the area heightened in the years following World War II and high-rise apartment buildings were constructed in the Spuyten Duyvil neighborhood as well as in Riverdale east of the historic district. In 1953 the Riverdale Community Planning Association successfully lobbied for down-zoning, thus limiting the threat of further high-density development in other sections of the Riverdale neighborhood. During the same period, all of the existing carriage houses in the district were converted to residences.

Architecture of the Riverdale Historic District³⁹

The Riverdale Historic District contains three basic building types among its thirty-four structures: villas built during the beginning of the development of Riverdale in the 1850s, outbuildings dating from the nineteenth and early twentieth centuries -- mostly carriage houses and garages -- lining Sycamore Avenue, and twentieth-century suburban houses, all but one of which was built (or remodeled to its present form) after subdivision of the original estates began to occur in 1935.

Of the original seven villas built in the 1850s within the Riverdale Historic District, five were built in 1853 on Independence Avenue, four of which survive, and two were built slightly later on Sycamore Avenue, one of which survives. These houses were "villas" in the nineteenth-century sense

of large "country" or suburban houses. As English and American architects, landscape gardeners, and writers sought to influence taste on architecture and landscape in the period from the 1830s to the 1850s, two general terms were employed to classify non-urban houses other than farmhouses. A cottage, according to A.J. Downing, was a smaller dwelling for "industrious and intelligent mechanics and working men," while a villa was "the country house of a person of competence or wealth sufficient to build and maintain it with some taste and elegance."⁴⁰ American villas of the 1830s were generally in the Greek Revival style, but after the popularity of Downing's publications, several other styles were promoted for villas -- Gothic Revival, Tuscan, bracketed Italianate, and a towered "Italian villa" variation. All of these styles were considered appropriate to the picturesque landscape of which they were a part. Usually asymmetrical in plan and composition, villas had numerous features that extended the house into the landscape -- bay windows, towers and belvederes, loggias, and porches.

There is photographic documentation of the original appearance of five of the seven Riverdale villas initially in the district, and the appearance of a sixth by the 1880s.⁴¹ As a group, these buildings provided an interesting collection of various mid- to late-nineteenth-century architectural styles. Subsequent owners, all with the means to do so, frequently altered these villas to reflect prevailing stylistic tastes and made additions over the years according to their families' needs.

The first five villas were constructed in 1853 along Independence Avenue. The Atherton villa (I.1, 5247 Independence Avenue) was published in A.A. Turner's Villas on the Hudson (1860); as designed by local architect Thomas S. Wall in the Gothic Revival style, it featured a central hall plan, a central gabled pavilion with bargeboards, and porches on three sides. In the 1880s the house was modified with Colonial Revival style alterations and additions, including an enlarged rear porch and a polygonal northern wing. It is possible that Wall was commissioned to design all five of the houses dating from 1853, since they were erected simultaneously for the Riverdale syndicate, and one syndicate member, Samuel D. Babcock, was a client of Wall's for other projects. [For more information on Wall, see the Architects' Appendix]. The Woodworth villa (II.1, 5251 Independence Avenue) is documented by photographs from around the turn of the century which show its original condition; designed in the Italianate style, it had a cruciform plan, a gambrel roof, eaves with bargeboards, bay windows, and verandas. In 1931 the roof was changed to a mansard, among other alterations. The Babcock villa (III.1, 5261 Independence Avenue), is known from a c. 1938 photograph to have been designed in the Italianate style with a T-shaped plan, a central gable, and a bracketed cornice; it later received additions at the southern end, was stuccoed in 1916, and was extensively altered in 1956 in the neo-Georgian style. The Samuel Foster villa (no longer extant) is also known from a c. 1938 photograph to have been a rectangular building in the bracketed Italianate style, with a mansard roof probably added in the 1870s. The original appearance of the Charles Foster villa (V.1, 5291 Independence Avenue) is not known, although it was cruciform in plan. In 1886 William S. Duke commissioned noted architect Frederick Clarke Withers to alter the house,⁴² which entailed

extending it by one story and remodeling it in the Queen Anne style by creating a picturesque roofline with dormers and chimneys and adding porches. Although the house has since been altered, the Withers design predominates in its appearance.

Following the development of the five estates on Independence Avenue, two villas were constructed slightly later, west of Sycamore Avenue. The Cromwell villa (later known as Stonehurst, VII.1, a designated New York City Landmark), at 5225 Sycamore Avenue, dates from c. 1856-58 and is the only stone villa in the district. Little altered from its original appearance, it is a large rectangular Italianate style villa that has a hipped roof with round-arched dormers, a round bay with a curved metal porch facing the Hudson River, a segmental bay on the south side, and a gabled entrance pavilion on the north side. The architect of the Cromwell villa is not known, but Thomas. S. Wall, who is documented as having designed three villas in the vicinity⁴³ dating from the same period and who may have designed all five of the villas on Independence Avenue, is a definite possibility. The Stone villa (no longer extant), originally located north of the Cromwell villa, is the only one for which there is currently no evidence of its design.

Sycamore Avenue, since 1853 the carriage alley for the initial Riverdale development, is lined with five carriage houses dating from the nineteenth century and first decade of the twentieth century, one nineteenth-century cottage attached to part of a stable from the same date which was later altered into a garage, and two early twentieth-century garages. These buildings, located immediately beside the roadbed of Sycamore Avenue and adjacent to the continuous stone walls and iron fence which border the road, form a picturesque ensemble which imparts much character to the historic district. A suburban carriage alley with remaining buildings is a rare surviving development pattern in New York City. The conversion of one stable into a garage and the construction of new garages continued the historic function of Sycamore Avenue. In the twentieth century, all of the carriage houses were converted to residential use, although their original appearance has been maintained and their initial function is still outwardly apparent in the large window and door openings, among other features. While intended as auxiliary structures to the villas on the estates, as a group these buildings nonetheless reflect the prevailing architectural taste of their time and are characterized by such picturesque elements as projecting gables, fishscale shingles, dormers, and cupolas rising from prominent roof profiles.

The oldest carriage house in the district, and the only one remaining from the initial development phase of the 1850s, is located at 5253 Sycamore Avenue (VII.2); originally part of the Cromwell (later Stonehurst) Estate, it was built of stone in c. 1856-58 and designed in the same Italianate style as the villa to which it belonged. No. 5286 Sycamore Avenue (V.2, 1886) is a clapboard and shingled carriage house with a central gabled dormer and lantern that was designed in the Queen Anne style by Frederick Clarke Withers in conjunction with the remodeling of the former Charles Foster villa for William S. Duke. Like its earlier neighbor across Sycamore Avenue, this outbuilding was intended to relate architecturally to the villa

it served. Three other carriage houses were built on Sycamore Avenue at the turn of the century, all designed in the Colonial Revival style. No. 5255 (VI.1) was designed by Brite & Bacon and built for Darwin P. Kingsley in 1901 as an outbuilding for the mansion (demolished 1929) which replaced the Stone villa. With a large peaked roof, wood shingles, and a lantern, it complemented the Kingsley house. No. 5220 (I.2), built in 1903, is a large building with a jerkinhead roof, wood siding and shingles, and a central gabled dormer, and No. 5270 (IV.1), built in 1908, has a stone base, wood shingles, and a cupola. Two attached stone buildings at 5260 Sycamore Avenue (III.3 and III.2), believed to date from the 1870s, were built as a cottage and stable; the latter was altered into a garage in 1914. The two buildings constructed as garages along Sycamore Avenue are at No. 5255 (VI.2), dating from 1908 but altered in 1958, and at No. 5260 (II.2) of 1913. In addition to the garages on Sycamore Avenue, four other small garage structures were built in the district; these are located adjacent to houses and reached by driveways.

Sixteen twentieth-century suburban houses are located in the historic district. No. 5200 Sycamore Avenue (1923-24), designed in the neo-Dutch Colonial style by Dwight James Baum and published in The American Architect in 1924,⁴⁴ is on land that was formerly part of the Wave Hill Estate, the only parcel that was not part of the original Riverdale development. The rest of the houses date from the period after subdivision of the original estates began to occur in 1935. No. 5205 Sycamore Avenue was originally a cottage at the southeast entrance to the Cromwell Estate; in its original location but remodeled several times, its vernacular cottage appearance dates from 1937. Six houses, flanking private roads which extend west from Sycamore Avenue north and south of the Cromwell villa, were built on land that was parceled from the estate after 1937. Eight other houses in the district were also the result of estate subdivision. Altogether, five were built in 1937-38, eight were constructed in the period from 1950 to 1963, and the last two date from 1969-70 and 1980. Stylistically, ten of the houses were designed in traditional "colonial" variants -- neo-Georgian, neo-Federal, neo-Dutch Colonial, and neo-Colonial -- while six are examples of "modern" suburban architecture. Among the architects for these houses were Jerome R. Cerny, Alton C. Craft, Julius Gregory, and Hood & Manice.

Landscape and Estate Features of the Riverdale Historic District

Natural Setting

The Riverdale Historic District is dominated by its topography, a steeply sloping site above the Hudson River, with scenic views west across the river to the Palisades in New Jersey. By the early nineteenth century the Hudson River valley was being promoted for its scenery, and today this can still be considered one of the most spectacularly scenic views within New York City. The Riverdale slope is formed by a ridge of black and white banded Fordham gneiss, thought to be the oldest bedrock in New York City, which rises to some 280 feet above sea level a few blocks east of the

district (this is the highest occurrence of bedrock outcroppings in the city).⁴⁵ The glacial till covering has been altered since initial settlement to make the terrain suitable for roads, building sites, and landscaped areas. The original placement of the roads parallel to the river appears to have been dictated by areas of natural terracing on the steep slope.

Terraces

Due to the steep slope of Riverdale, sufficient land had to be graded to make level sites for initial construction, and terraces had to be created to prevent erosion and provide space for gardens and recreation. These terraces are held in place by retaining walls and planting.⁴⁶ The largest terraces are those on the Atherton, Woodworth, and Babcock Estates.

Walls

Walls were built in the Riverdale Historic District to define property lines and to act as retaining walls. The majority of the walls in the district are stone and appear to span the entire period of Riverdale's development. Undoubtedly, some of the stone used in these walls was obtained locally; it is known that William Woodworth, a member of the syndicate which initially developed Riverdale, owned a quarry east of the present historic district. The walls have required ongoing maintenance and have been repaired, rebuilt, reinforced, and replaced. The continuous stone walls along the north side of West 252nd Street and the east side of Sycamore Avenue (which also includes entrance gates), and the long expanse of the wrought-iron fence set on a stone base (with stone entry posts) of the Cromwell (Stonehurst) Estate are elements that both define the original estate properties and impart a picturesque character to the district. Two of the most extensive systems of retaining walls are behind the carriage houses at 5270 and 5286 Sycamore Avenue. There are also some brick walls in the district which date from the twentieth century. Also surviving are brick entrance posts on West 254th Street which originally flanked the driveway to the Kingsley mansion (demolished 1929).

Steps, Paths and Driveways

Numerous flights of steps and connecting paths were built to traverse the steep properties in the historic district, especially those between Independence and Sycamore Avenues, and to provide access from the main residences to the carriage houses. Usually built of concrete and sometimes of stone and brick, some of the steps have iron railings.

The first five estates had semi-circular driveways leading to the villas from Independence Avenue. Today, the Atherton, Woodworth, and Babcock houses still have semi-circular drives, although there have been changes in grade over the years. The Cromwell (Stonehurst) Estate originally had an extensive driveway with a turn-around loop in front of the entrance to the villa; today, a portion of that drive, including the loop,

survives. Two private roads were established on this property in the 1930s in conjunction with its subdivision. Their placement approximates the location of the original arms of the driveway.

Landscaping

Landscaping in the historic district provided the picturesque setting appropriate to a romantic suburb of the nineteenth century. Landscape features were often used to define estate borders. Hedges and trees line the properties along Independence Avenue, hedges and some trees occur along Sycamore Avenue, rows of trees follow both West 252nd and West 254th Streets, and trees also delineate the boundaries between the estates. Landscaping was also used to ornament the grounds of the estates. Notable examples include the ornamental garden of four parterres and paths which exists on the Woodworth Estate and the row of cherry trees planted along the eastern side of the driveway leading from the bend in Sycamore Avenue to the carriage house on the Atherton Estate. Trees were also planted adjacent to the villas to create a picturesque counterpoint to the architecture and to shade the buildings. Particularly significant in the district is the existence of a number of trees, particularly magnificent copper beech trees, which date from the inception of Riverdale. In addition to the vegetation, there are trellises, gates, balustrades, walls, stairways, and paths used functionally and ornamentally on the properties. The lots of the twentieth-century suburban houses also incorporate extensive landscaping, adding to the verdant character of the historic district.

Street Drainage System

A drainage system network of street gutters and culverts, apparently dating from the nineteenth century, is found along Sycamore Avenue and a portion of West 252nd Street. Of two types -- troughs of cobblestones and channels of bluestone flagstones -- some of these gutters have been removed, replaced, or partially covered with soil and asphalt.

NOTES

1. This section of the report was compiled from the following sources: Condit; Fein, Wave Hill...; Fitzpatrick; Jenkins; Kane; Kellerman and DeNooyer; Kornfeld; and Scharf.
2. This property is called "Locust Grove" on the Map of West Chester County, N.Y. (1851).
3. Map of West Chester County, N.Y. (1851).
4. Westchester County, Sept. 27, 1852, Liber 210, 112.
5. Fitzpatrick, 317. Prominent landscape gardener A.J. Downing died in this disaster.
6. American Agriculturalist (1851), quoted in Stilgoe, 99.
7. Westchester County, Sept. 27, 1852, Liber 210, 102-117.
8. This section of the report was compiled from the following sources: Historic Maps listed in the Bibliography (some of which have been reproduced in the back of this report); and Westchester County. A more complete listing of property transactions and citations is on file at the Landmarks Preservation Commission.
9. Thomas C. Cornell, Map of Riverdale in the Town of Yonkers (Dec., 1853). A rendering of this map is reproduced in this chapter of the report as well as at the back of the report.
10. The earliest known use of the name Sycamore Avenue appears on the Map or Plan of Section 26, p. 85 of the 24th Ward (1895). Some earlier maps refer to the alley as "West Avenue" or "West Street," though some confusion may have resulted from the fact that the "West Avenue," as drawn on the 1853 Cornell map, to the west of the alley, was never actually cut through.
11. Westchester County, June 2, 1856, Liber 337, 156 and 163.
12. Foster's holdings included the two estates on Palisade Avenue and a half-interest in the remaining undeveloped land east of Palisade Avenue.
13. Westchester County, Feb. 26, 1859, Liber 402, 304.
14. Westchester County, May 10, 1860, Liber 435, 467+.
15. Thomas C. Cornell, Map of The Park-Riverdale (1856), cited in Kellerman and DeNooyer.

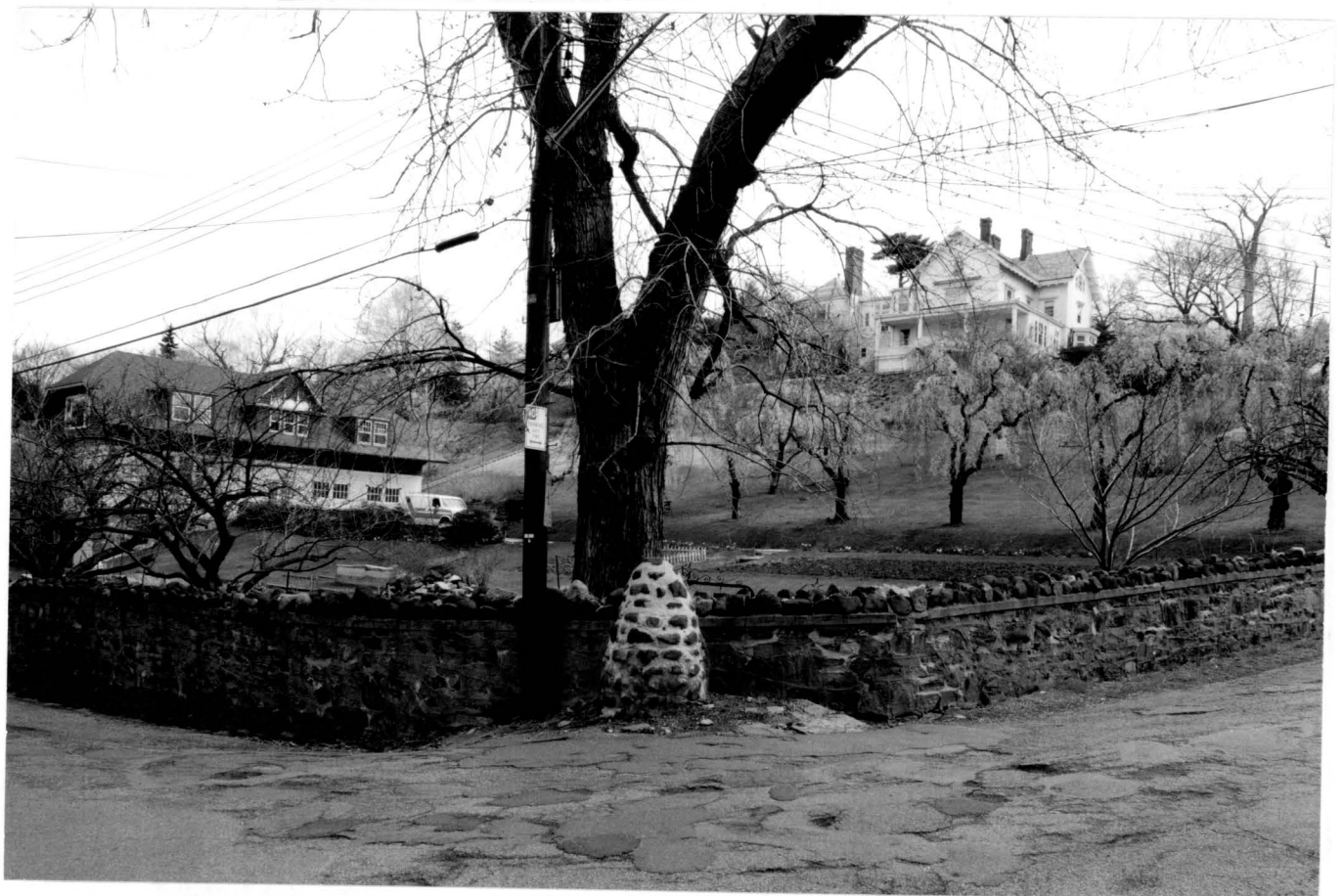
16. W.E. Baxter, America and the Americans (London, 1855), cited in Kouwenhoven, 292.
17. J.H. French, Gazetteer of the State of New York (Syracuse: R.P. Smith, 1860), 708, cited in Tieck, Schools..., 91.
18. "The Riverdale Institute," Godey's Lady's Book 68 (May, 1864), cited in Kane, 14.
19. This section of the report was compiled from the following sources: Archer; Coledge; Landmarks Preservation Commission, files; Stern; and Stilgoe.
20. Condit, 34.
21. Quoted in Archer, 139.
22. Beginning as early as 1811 architect John Nash had created in Regent's Park, London, a picturesque naturalistic landscaped park, containing freestanding villas; in the Park Villages (1823) on the park's northeastern edge, Nash laid out curving streets lined with smaller villas and cottages.
23. Two of the most visited were Prince's Park, London (1842) and Birkenhead Park, Cheshire (1843).
24. The first American "rural" cemeteries were Mt. Auburn, Cambridge, Massachusetts (1831); Laurel Hill, Philadelphia (1836); Greenmount, Baltimore (1838); and Green-wood, Brooklyn (1838).
25. This drawing is part of the J. Clarence Davies Collection, Museum of the City of New York; published in The American Heritage History of Notable American Houses, Marshall B. Davidson, ed. (New York: American Heritage Publishing Co., Inc., 1971), 188-189.
26. Their exact development has not been thoroughly studied and little remains of these early suburban communities.
27. Quoted in Archer, 150.
28. Coledge, 24-27, 159-160.
29. This section of the report was compiled from the following sources: Bronx County; Condit; Fein, Wave Hill...; Kane; Kellerman and DeNooyer; Maps; Tieck, Riverdale...; Ultan; and Westchester County.
30. Cited in Kane, 33.
31. New York City, Dept. of Buildings, Plans, Permits and Dockets, NB 1152-1889.

32. From the "Report of the Landscape Architect and the Civil and Topographical Engineer, Accompanying a Plan for Laying out that Part of the Twenty-fourth Ward Lying West of the Riverdale Road," Dept. of Public Parks, Nov. 21, 1876, published in Fein, Landscape..., 360-361.
33. Ibid., 366.
34. Ibid., 363.
35. Perkins was chairman of the Palisades Interstate Park Commission, established in 1900. The acquisition of property was largely accomplished through private donations.
36. Delafield, 940.
37. New York City, Dept. of Buildings, Bronx, Plans, Permits and Dockets, cited in Alt. 214-1949.
38. This section of the report was compiled from the following sources: Bronx County; Fein, Wave Hill...; Kane; and Tieck, Riverdale....
39. The structures contained within the district are shown on a map which has been annotated with keys (Roman numerals indicate original estates, arabic numbers indicate the buildings within each estate in chronological order). These keys are used to identify the buildings in the individual building entries. The map can be found at the beginning of the chapter of this report entitled "Estate Histories, Individual Building Entries, and Related Features."
40. Downing, 40, 257.
41. The first five villas on Independence Avenue are documented by c. 1938 photographs taken by the New York City Dept. of Taxes, in the collection of the Municipal Archives, Surrogate's Court. The Atherton villa was photographed in Villas on the Hudson (1860). Copies of photographs of the Woodworth villa (taken c. 1900-10) and the Cromwell (Stonehurst) villa (taken c. 1860s) were donated to the Landmarks Preservation Commission. These images are reproduced in the chapter of this report entitled "Estate Histories, Individual Building Entries, and Related Features."
42. Kowsky, 193.
43. Turner.
44. "House of Mrs. Thomas Aylette Buckner, Jr.," The American Architect 126 (Nov. 19, 1924), 501-502.
45. Fein, Wave Hill..., 3.

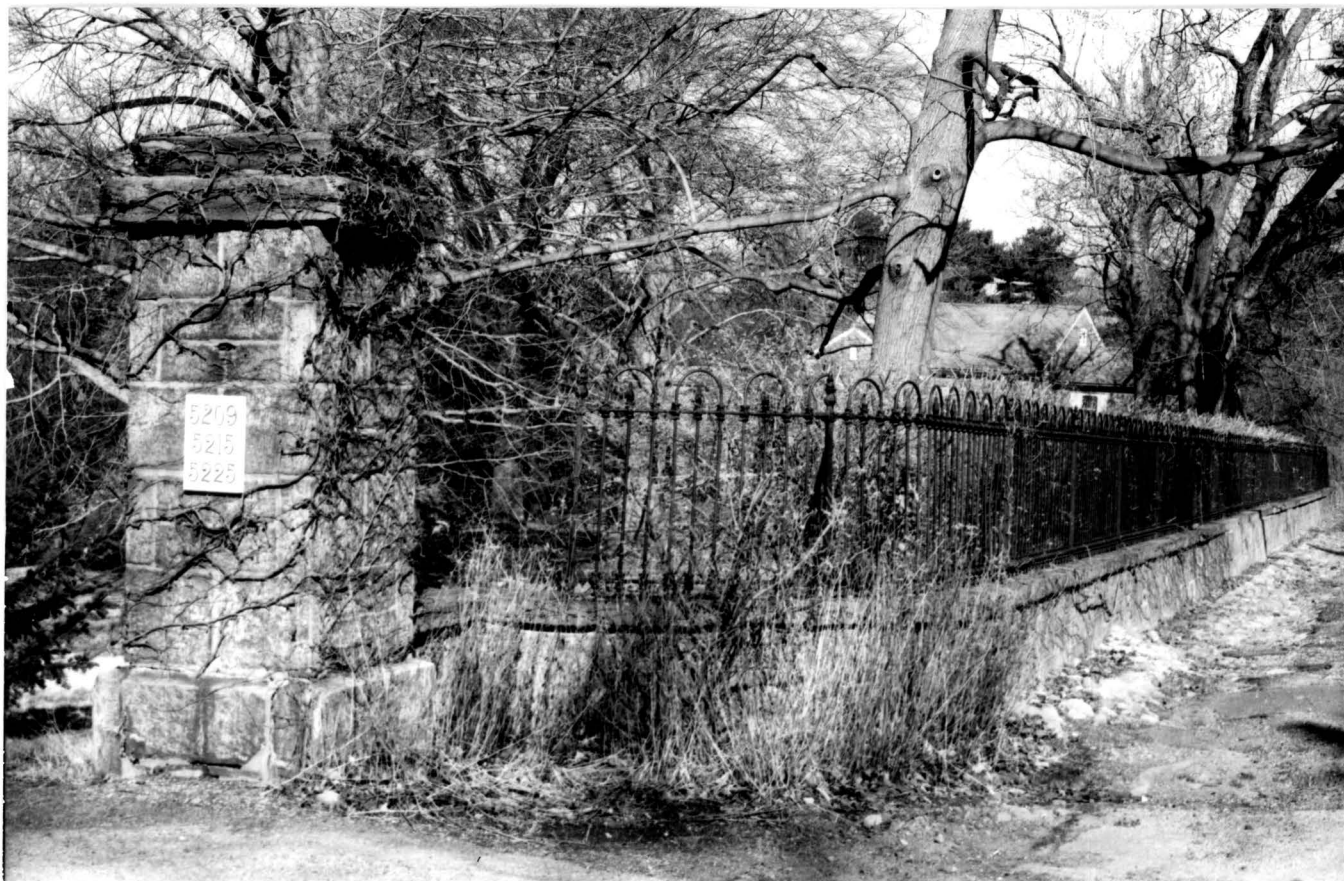
46. The stability of Riverdale's estate terraces depends to a large extent on an adequate drainage system. Visible components of the system include square brick-lined wells with bluestone-slab caps and cast-iron grates at the edges of terraces and the top landings of flights of stairs, and iron drainage pipes protruding through retaining walls below. The bluestone-slab caps are cut on the uphill side to catch water running downhill, and the iron grates have been specially cast with a cut of decreasing depth running from the front to the back, to meet the cut in the bluestone and enhance the gathering of surface water into the system. The most extensive series of these intakes runs along the north edge of the Babcock Estate.



view looking northwest from Atherton Estate



Atherton Estate from Sycamore Avenue



Cromwell (Stonehurst) Estate, fence, Sycamore Avenue



Woodworth Estate, stone wall, Sycamore Avenue



Babcock Estate, steps



Babcock Estate, cottage and tree



Sycamore Avenue, street drainage system

KEY

5249 STREET ADDRESS

— LOT LINES

— ESTATE BOUNDARIES

- - - MERGED LOTS

(a) SOUTH PRIVATE ROAD

(b) NORTH PRIVATE ROAD

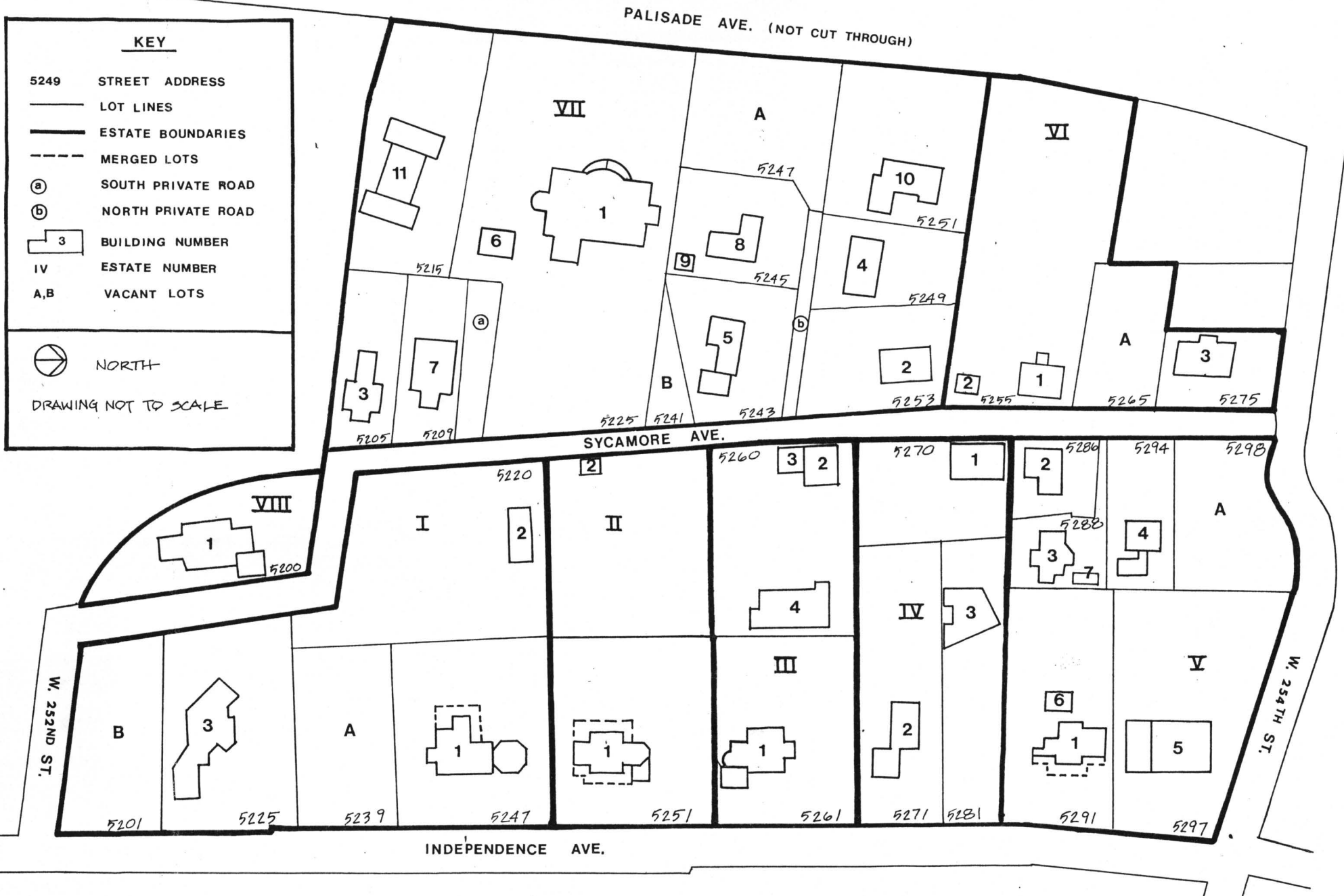
3 BUILDING NUMBER

IV ESTATE NUMBER

A,B VACANT LOTS

 NORTH

DRAWING NOT TO SCALE



RIVERDALE HISTORIC DISTRICT

ESTATE AND BUILDING NUMBERS

DESIGNATED 16 OCT. 1990

ESTATE HISTORIES, INDIVIDUAL BUILDING ENTRIES, AND RELATED FEATURES¹

The complicated history of development in the Riverdale Historic District is most easily understood if one looks at the history of each of the seven original estates in the district, plus that of the additional lot that was once part of the Wave Hill Estate. Each of the seven properties was subsequently divided into two or more tax lots, and in two cases new lots were created from land that was originally part of adjacent estates.

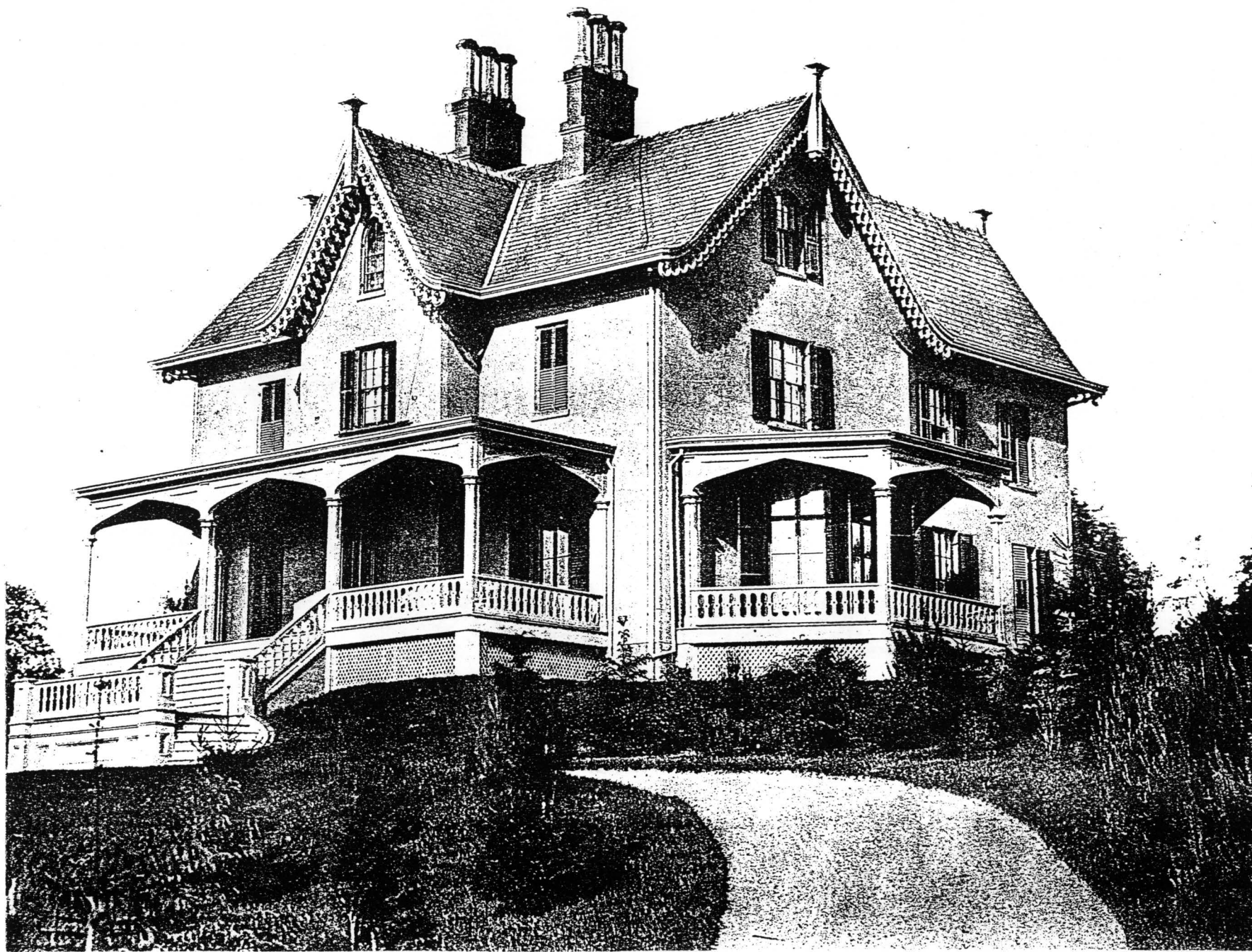
The text of this section is arranged by "estates." Each estate is named for its original owner (taken from the 1853 Map of Riverdale in the Town of Yonkers for those on Independence Avenue). For the estates west of Sycamore Avenue, reference is to that portion of the original estate included within the historic district. Roman numerals are used as keys to the estates in the text and on the map entitled "Riverdale Historic District: Estate and Building Numbers." Arabic numerals following the Roman numerals are used to designate individual buildings (in chronological order according to construction date) and are also used as text and map keys. An "A" or "B" is used for a separate lot on which there is currently no structure. Biographical information on the owners is contained in the Owners Appendix.

¹ Deeds, conveyances, and building records were consulted in Westchester County and the Bronx to assemble the information contained in this section of the report. The change in jurisdiction of Riverdale from Westchester County to New York County to Bronx County has made the survival and accessibility of certain nineteenth-century records somewhat problematic. Several historic maps are reproduced at the back of the report and full citations for all of the maps consulted are contained in a separate listing following the Bibliography.

I. Henry L. Atherton Estate

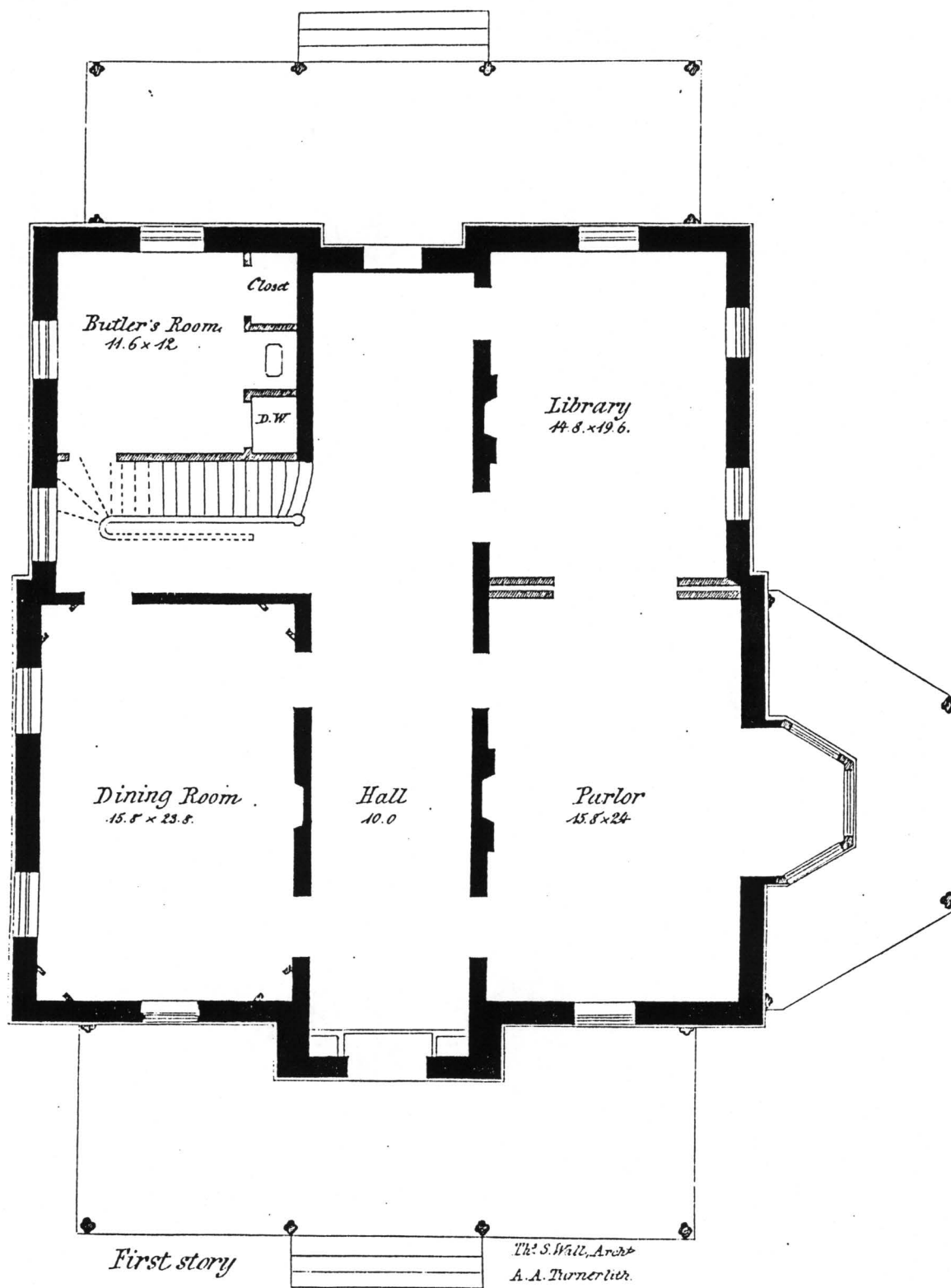
Henry L. Atherton, a merchant/importer and one of the original members of the syndicate that purchased William Ackerman's farm in 1852 for the development of Riverdale, owned the largest of the Independence Avenue estates (about 3.5 acres on an L-shaped lot). He also owned two parcels of land within the original Riverdale development, one north and one east of the historic district, on which villas were built and where he resided at different times. His house, now at 5247 Independence Avenue (I.1), first appeared on the 1853 Map of Riverdale in the Town of Yonkers, and in 1860 it was illustrated with a photograph and ground floor plan in A.A. Turner's Villas on the Hudson. Atherton sold the property to publisher William Young and his wife, Harriet, in 1855, who remained there until 1861 when they sold it to John Phillips. According to a map in 1868 the estate by then had a semi-circular driveway leading to the house. From 1868 to 1873 the estate was owned by a banker, John A. Van Saun, and his wife, Susannah. After that the estate was owned by Francis McNiell Bacon, who built a carriage house (no longer extant) which appears on a map of 1876 at the northwest corner of the property on Sycamore Avenue. The estate was purchased from Bacon by George and Mary L.H. McGill in 1882; The McGills made numerous improvements to the property, including additions to the house. A map from 1893 shows additions to the carriage house, and in 1903 the McGills built a new carriage house (I.2), now at 5220 Sycamore Avenue, which replaced the old one. A map dating from 1907, the same year that the property was sold to Loring R. Gale, shows a driveway leading to this carriage house from the bend of Sycamore Avenue to the south. The property was later subdivided by Sanford and Lucille Gale Knapp (Loring Gale's daughter) into lots for sale to separate owners: that of the house on Independence Avenue, the carriage house on Sycamore Avenue, and three undeveloped lots to the south of the Independence Avenue house. Herbert L. Abrons built a house (I.3) at 5225 Independence Avenue on the central one of these lots in 1980; the lots to the south and north are I.B and I.A.

In summary, the Atherton Estate today is subdivided into five lots having three structures with four separate owners. Despite its subdivision and the construction of one new house, visually the property retains a high degree of integrity as a single estate, as it appeared in about 1903. A number of features survive from the estate era. It is bordered along West 252nd Street and Sycamore Avenue by stone walls (with stonework of various types). A semi-circular driveway still leads to the house. The driveway to the carriage house also exists; it is lined on the east by trees and its entrance is flanked by rounded stone posts. The ground is graded from west to east with a series of increasingly high terraces which are scaled by flights of concrete steps. The periphery of the estate is nearly continuously vegetation: trees along Independence Avenue and West 252nd Street, and between the Atherton and Woodworth Estates; and hedges, small trees, and shrubs along West 252nd Street and Sycamore Avenue.



Atherton Villa

A.A. Turner, Villas on the Hudson, (1860)



H.L. Atherton's Villa.



Atherton Villa (I.1)
5247 Independence Avenue

N.Y.C. Dept. of Taxes
c. 1938

5247 Independence Avenue 5939/450 (I.1)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1853; altered 1886 [ALT 572-1886], 1910 [ALT 454-1910], and 1914 [ALT 246-1914]

ARCHITECT: Thomas S. Wall; Isaac Van Steenburgh (1886)

ORIGINAL OWNER: Henry L. Atherton; Mary McGill (1886)

STYLE: Gothic Revival with Colonial Revival additions

Built in 1853 and designed by Thomas S. Wall, this is the house of the Henry L. Atherton Estate. As illustrated in A.A. Turner's Villas on the Hudson of 1860, the house was a two-and-one-half-story Gothic Revival style villa. With its central hall plan, it was basically square but given vitality and variety in appearance by several means: the central hall projected forward from the plane of the front facade and was indented at the rear and the two front rooms on either side of the hall projected at the sides. The illustration shows steeply pitched, gabled slate roofs with upturned eaves, bargeboards, and finials, pierced by two large chimneys. The house originally had porches on three sides including a wide front porch with an elaborate central stairway. The house has a wood frame on a stone and brick foundation and infill of brick clad with a four-inch stucco surface.

In 1882 the rear porch was enlarged, extending it across the entire elevation and creating a balcony at the second story and a curved projection supported on Ionic columns at the first story. In 1886, the architect Isaac Van Steenburgh designed a major addition on the north side of the house, a two-story, wood-frame polygonal structure. It is probable that at this time several modifications were made to the existing house: the pitch of the roof was made slightly shallower, the upturned eaves and bargeboards were removed, the slate roof shingles were replaced, and the chimneys were modified. Apparently, it was also at this time that the front wall of the house was built out into a single plane and restuccoed and the front porch was replaced by a porte cochere topped by a balustrade; these conditions are documented in a photograph dating from c. 1938. In 1910 the architect Robert H. Murphy designed a bedroom extension at the rear. In 1914 the firm of Parish & Schroeder designed a steel-frame extension at the rear for a kitchen and bedroom. Sometime after 1938, the porte cochere was replaced by a metal porte cochere in a neo-classical style and a balcony was removed from the top of the bay window on the south facade of the house. In 1959 a small greenhouse was added at the south side (ALT 752-1959).

The house was originally fronted by a semi-circular driveway and remains so today although the level of the ground in the front of the house has been raised. A stone wall on the south side of the driveway leads to a path with steps near the greenhouse.

5220 Sycamore Avenue 5939/374 (I.2)

BUILDING TYPE: Converted Carriage House

DATE OF CONSTRUCTION: 1903 [NB 173-1903]

ARCHITECT: Clarence L. Sefert

ORIGINAL OWNER: Mary McGill

STYLE: Colonial Revival

This building was designed in 1903 by Clarence L. Sefert for Mary McGill who then owned the Atherton Estate. Built as a stable, coach house, and dwelling, the rectangular two-story building originally had a large coach room, a stable, a feed room, and a harness room on the ground floor, and a bedroom, living room, kitchen, bath, and feed loft on the second floor. At an unknown date the coach room was converted to a two-bay garage and the other ground-floor spaces were converted for residential use; the original wood vehicular doors are intact. The building incorporates various remnants of pre-existing stone walls and foundations in its foundation. Constructed with a balloon frame, it is clad in narrow horizontal wood siding at the first story and wood fish-scale shingles at the second story below the eaves of the bracketed hipped roof (now sheathed in asphalt shingles) with gabled dormers and jerkinhead ends. It originally had a cupola which has been removed.

The building is situated on the north side of the property, with its long facades on an east/west axis. A long driveway lined with cherry trees leads from the dogleg of Sycamore Avenue. The property is terraced slightly at the west and steeply at the east. Bordered by stone walls along Sycamore Avenue, the property also includes stone retaining walls, concrete steps, iron gates, and the remnants of a formal garden with a central well. The planting includes vegetable and flower gardens and flowering trees. At the time the carriage house was built, there were two "flower houses" (no longer extant) on the property.

5225 Independence Avenue 5939/463 (I.3)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1980

ARCHITECT: Harold Sussman, Horace Ginsbern & Associates

ORIGINAL OWNER: Herbert L. Abrons

STYLE: Modern

Herbert L. Abrons bought this lot in 1978 from Lucille Gale Knapp, prior to which time, as far as is known, it had not been built upon. In 1980 Abrons built a two-story wood-frame house with an irregular plan designed by Harold Sussman, Horace Ginsbern & Associates. The property presently includes a large side yard which is on a separate lot at (5201) Independence Avenue. There is a stone wall at the west end of the property on Sycamore Avenue and there are stone walls enclosing gardens and plantings near the house.

(5239) Independence Avenue 5939/458 (I.A)

Lot (no buildings)

As far as is known, this lot has never been built upon. It is planted with grass and contains large trees.

(5201) Independence Avenue 5939/350 (I.B)

Lot (no buildings)

This lot is the side yard of 5225 Independence Avenue. As far as is known it has never been built upon. The lot is bordered on the south and west by stone walls lined with trees and shrubs.

II. William W. Woodworth Estate

William W. Woodworth, the leader of the syndicate which bought the Ackerman farm in 1852 for the development of Riverdale, was a major real estate developer in the Yonkers area and was the contractor of the Hudson River Railroad between Spuyten Duyvil and Hastings-on-Hudson. Although he was identified on the 1853 Map of Riverdale in the Town of Yonkers as the owner of the estate with the villa now at 5251 Independence Avenue (II.1), the property had been purchased in 1853 by Charles W. Foster, an auctioneer who also owned the estate with the villa now at 5291 Independence Avenue (V.1). At that time Woodworth and Foster jointly held a seven-acre tract of land between the proposed West Avenue and the railroad tracks; this land subsequently became part of the Stone (VI) and Cromwell (later Stonehurst, VII) Estates. Woodworth also owned a quarry east of the present historic district. He sold out of the syndicate in 1854.

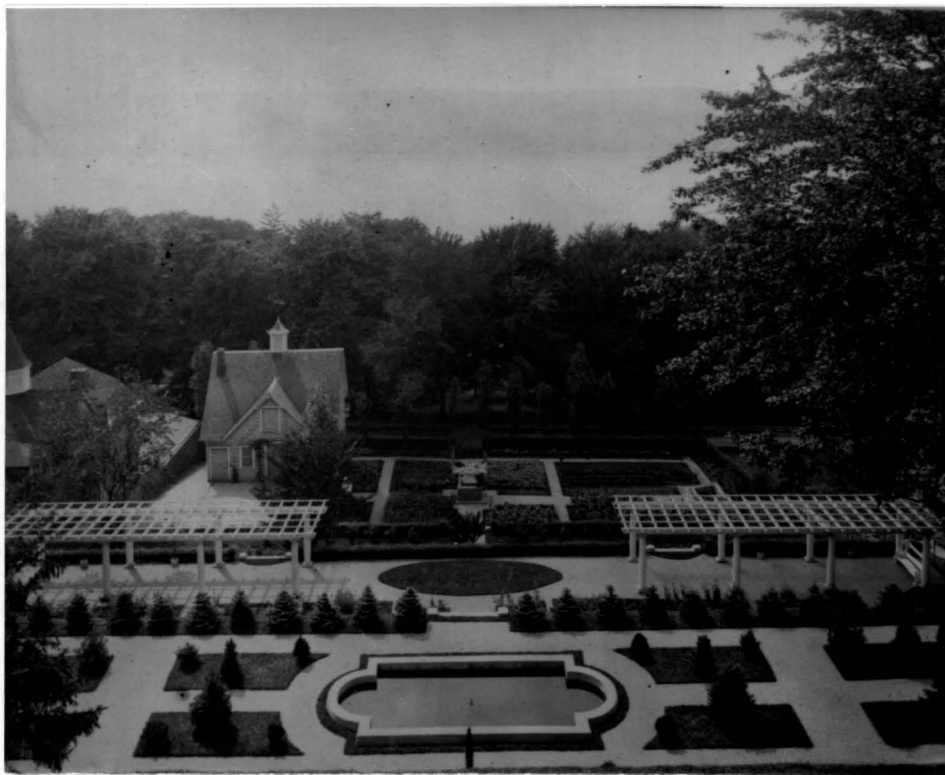
The villa (II.1), now at 5251 Independence Avenue, first appeared on the 1853 map on a roughly 1.2-acre tract of land. From 1857 to 1859 the property was owned by William Underhill, though he may have leased it earlier. In 1859 the estate was purchased by Newton and Ann Carpenter, and in 1868 it was sold to Albert G. Hyde. According to an 1876 map a semi-circular driveway led to the main house, and a stable complex (no longer extant) was located near the southwest corner of the property. In the 1870s the estate was purchased by Henry F. Spaulding, who also owned a large villa estate in the Park-Riverdale section south of Wave Hill. In 1880 the original Woodworth estate was sold to Thomas B. Meeker (a relative of William B. Meeker, owner of the Samuel Foster Estate, IV) and his wife, Grace. On a map of 1893, Spaulding's name reappears in connection with this property. Dr. A. Emil Schmitt bought the estate from Grace Meeker around 1904. Adin G. and Estella M. Pierce were the next owners of the estate, living there from 1910 to about 1930; they constructed a garage (II.2) in 1913 as an extension to the stable which was subsequently demolished. The Pierces sold the estate to Lucille B. Gale (later Knapp) who had inherited the adjacent Atherton Estate (I) from her father, Loring R. Gale. Gale, who carried out a remodeling of the house in 1931, later subdivided the property into two lots: that of the house on Independence Avenue and the other with the garage on Sycamore Avenue. The western lot was merged around 1963 with the lot to the north which had been separated from the original Babcock Estate (III); that property now has the address of 5260 Sycamore Avenue.

In summary, the Woodworth Estate has been subdivided into two lots, one of which contains the original villa and the other of which, containing a garage, has been merged with a portion of the adjacent estate. The original estate was nearly rectangular in plan. Although subdivided, the property as a whole still retains a strong visual coherence as a single estate. It is bordered by large trees on the north and south, by hedges on Independence Avenue, and by stone walls and hedges on Sycamore Avenue. There is still a semi-circular driveway leading to the house. Turn-of-the-century photographs document the views both west from the house and east from Sycamore Avenue, showing a series of descending terraces with a formal garden and the carriage house in the southwest corner at the foot of the



Woodworth Villa, c. 1900-1910





Woodworth Estate

view looking west across
grounds, c. 1900-1910



Woodworth Villa (II.1)
5251 Independence Avenue

N.Y.C. Dept. of Taxes
c.1938

hill. Numerous elements are still in place, including the three steep terraces, stone retaining walls, trellises, a gate leading from Sycamore Avenue, the formal garden with a well, and several flights of steps.

5251 Independence Avenue 5939/442 (II.1)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1853; altered 1931 [ALT 68-1931]

ARCHITECT: unknown; Cameron Clark (1931)

ORIGINAL OWNER: William W. Woodworth; Lucille B. Gale (1931)

STYLE: Italianate with neo-classical modifications and additions

Built in 1853, this is the house of the William W. Woodworth Estate. Apart from site plans on various maps that show a cruciform footprint, the earliest documentation that exists of the plan or appearance of this house is from ca. 1900-03. A set of photographs from that period shows the house with a bell-shaped gambrel roof and elaborate bargeboards. (Later records from the Department of Buildings suggest there was a cupola at this time.) The house was smaller -- additions had not obscured the cruciform plan-- and there was a three-level porch at the rear. Bay windows in three of the wings led to both open and closed verandas. The house was light-colored with dark shutters and striped awnings. The view west down the hill showed an extensive formal garden.

Although the house has been altered, aspects of its turn-of-the-century character are still apparent. It is a wood-frame house on a brick and stone foundation. The walls are sheathed in clapboard siding and the roof is slate. In 1931, Lucille B. Gale (later Lucille Gale Knapp) carried out a major renovation designed by Cameron Clark; the gambrel roof was rebuilt as a mansard with dormers, the cupola over the stairhall was removed, and the north wing of the building was rebuilt and enlarged. At some point, some of the porch areas at the front and rear were enclosed and the rear porch was rebuilt at the first story; Alterations to windows and doors include the installation of picture windows flanking the front door. A c. 1938 photograph provides evidence that in subsequent years the existing entrance porch was added and that a canopy was removed from the bay of paired windows above the entrance. In 1958 Knapp added a garage to the front of the north wing designed by Paul K. Fisher (ALT 1-1958). In 1959-60, the swimming pool was added in the back yard.

The house retains its original semi-circular driveway. Rows of very large trees running east to west separate the property from that to the south and north, the Atherton and Babcock Estates, respectively. Several large trees are located to the west of the house.

5260 Sycamore Avenue (II.2), (III.2), (III.3), and (III.4)

(See Babcock Estate (III) for related structures)

BUILDING TYPE: Garage (II.2)

DATE OF CONSTRUCTION: 1913 [ALT 289-1913]

ARCHITECT: Ahneman & Younkheere

ORIGINAL OWNER: Adin G. and Estella M. Pierce

STYLE: Vernacular

At the southwest corner of the what was the Woodworth Estate is a small garage (II.2) which now belongs to the property at 5260 Sycamore Avenue (see Babcock Estate, III). This garage was built in 1913 as an extension to a two-story wood frame stable that was subsequently demolished. Designed by Ahneman & Younkheere for Adin and Estella Pierce, it is a rectangular structure with a bracketed gabled roof and incorporates a stone pier at its southwest corner. The original paneled wood doors with windows in the upper part are intact.

Adjacent to the garage and stepping up the hill in well-defined terraces are the substantial remnants of the gardens of the Woodworth Estate which are documented in turn-of-the-century photographs. A driveway leads from the south side of the garage along the lowest terrace to the house (III.4) which is also part of the property at 5260 Sycamore Avenue. At the lowest level of the property is a stone wall along Sycamore Avenue with a central gate leading into a rectangular garden with four parterres, a central well, and several stone walls. Two levels above, reached by steps, are a pair of trellises.

III. Samuel D. Babcock Estate

Samuel D. Babcock, a very prominent banker and businessman, was a member of the syndicate which established the original Riverdale development. According to the 1853 Map of Riverdale in the Town of Yonkers, he owned the middle one of the first five estates, a lot of roughly 1.2 acres. At that time he also owned a larger estate of close to four acres, just north of the historic district but part of the original Riverdale development, on which he shortly built a large villa called "Hillside" (architect Thomas S. Wall, still standing although altered) where he lived for most of the rest of his life.

The Babcock villa (III.1), now at 5261 Independence Avenue, first appeared on the 1853 map. It was purchased in 1855 by Ann and William Cromwell, who sold it in 1859 and moved into the villa they built on their Sycamore Avenue estate (VII.1, later known as Stonehurst). The property was sold in 1859 to Martin Bates, Jr., who remained there until 1862 when he acquired an estate, also from Babcock, just northeast of the historic district; Babcock then re-acquired this property. In 1863 the Babcock Estate was purchased by George W. Knowlton who retained it until he went bankrupt in 1873 and it was sold to F.J. Ogden. An 1868 map indicates that the estate had a semi-circular driveway and an 1876 map shows a stable and cottage complex (III.2 and III.3) which Ogden had built on Sycamore Avenue at the northwest corner of the property. The upper portion of the stable was subsequently destroyed by fire and in 1914 the remains of the building were altered for a garage. Henry D. Babcock (Samuel's son) owned the estate from 1880 to 1910; Charles H.P. Babcock (Samuel's brother) resided in the house from at least 1891 until 1893 (he died in 1897). William M. and Winifred S. Harris purchased the estate in 1910 and it remained in the Harris family until 1956 when it was bought by Sanford and Lucille Gale Knapp, who by then also owned the Atherton (I) and Woodworth (II) Estates. The Knapps significantly remodeled the house. About 1963 the Knapps subdivided the estate into two lots, one lot with the house on Independence Avenue and the other lot with the cottage and garage on Sycamore Avenue. They constructed a house (III.4) for themselves in 1963 on this latter lot, which was merged with the lot to the south that had been separated from the Woodworth Estate.

In summary, the Babcock Estate has been subdivided into two lots, one of which contains the villa and the other of which contains an altered stable (now garage), a cottage, and a house dating from 1963. The presence of the later house somewhat disrupts the visual continuity of the original estate property. The original estate was a roughly rectangular lot with several terraces descending the hill. It has a stone wall bordering the property on the north, stone retaining walls, a stone wall and hedges along Sycamore Avenue, a semi-circular driveway leading to the Independence Avenue house, a hedge along Independence Avenue, and flights of steps climbing the hill. There are rows of large trees at the south and north sides of the Independence Avenue house which visually separate the property from the adjacent properties, originally the Woodworth and Samuel H. Foster Estates, respectively, and trees to the west of the house.



Babcock Villa (III.1)
5261 Independence Avenue

N.Y.C. Dept. of Taxes
c. 1938

5261 Independence Avenue 5939/430 (III.1)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1853; altered 1916 [ALT 527-1916] and 1956 [ALT 958-1956]

ARCHITECT: unknown (attributed to Thomas S. Wall); S.L. Harned (1916); Paul K. Fisher (1956)

ORIGINAL OWNER: Samuel D. Babcock; William M. Harris (1916); Lucille Gale Knapp (1956)

STYLE: Neo-Georgian

Built in 1853, this was the house of the Samuel D. Babcock Estate. Designed in the bracketed Italianate style, it was a wood-frame house (later stuccoed) with a T-shaped footprint and had a front porch and a wrap-around rear porch. In 1916, William M. Harris hired S.L. Harned to design alterations which included a bay window in the living room at the north side, a porch enclosure at the west side of the second story, and the stuccoing of the exterior walls of the house. The appearance of the house following those alterations is documented in a c. 1938 photograph. In 1956, Paul K. Fisher remodeled the house for Lucille Gale Knapp which entailed the removal of the existing attic and the replacement of the shallow gabled roof with a hipped roof, the addition of a two-car garage at the front of the south wing of the house, the removal of the front porch and the installation of iron grilles at the doorway, the enclosure of a portion of the west porch for a dining room, the removal of sleeping porches at the rear, and window and door alterations. The semi-circular driveway has been regraded.

5260 Sycamore Avenue 5939/380 (II.2), (III.2), (III.3), and (III.4)

BUILDING TYPE: Stable (now a garage, III.2) and Cottage (III.3)

DATE OF CONSTRUCTION: c. 1872-76; Stable altered 1914 [ALT 348-1914]

ARCHITECT: unknown; John G. Kleinberg (1914)

ORIGINAL OWNER: F.J. Ogden

STYLE: Vernacular

BUILDING TYPE: Freestanding House (III.4)

DATE OF CONSTRUCTION: 1963 [NB 851-1963]

ARCHITECT: Jerome Robert Cerny and G.R.W. Watland

ORIGINAL OWNER: Lucille Gale Knapp

STYLE: Neo-Dutch Colonial

The property at 5260 Sycamore Avenue is the result of the merger of the two western lots which had been separated from the Babcock (III) and Woodworth (II) Estates. The property consists of a cottage and stable complex built in the early 1870s (stable altered 1914), an automobile garage built in 1913 (see Woodworth Estate, II.2), and a house built in 1963.

The 1876 Yonkers Property Atlas shows a complex of two adjoining buildings with a footprint that matches that of the buildings at the northwest corner of this property today. The residence (III.3) is the southern portion of the complex. This rectangular stuccoed stone building, set into the terraced land, has two stories facing Sycamore Avenue and one story on the uphill side, from which it is entered. The house has a wood entrance door, an asymmetrical gabled roof (now with asphalt shingles), a battered chimney, and six-over-six double-hung wood sash windows with shutters. In 1914 the upper one-and-one-half stories of the stable (III.2), which adjoins the house to the north, were removed. The lower story, built of stone and brick, was converted to a garage with a roof of steel beams that could support six inches of soil. The architect of this alteration was John G. Kleinberg for William M. Harris. The garage has two bays facing Sycamore Avenue and three double-hung wood sash windows, two of them with shutters.

Between the house and the garage at the bottom of the hill and the main house of the Babcock Estate (see III.1) at the top of the hill is a house built for Lucille Gale Knapp in 1963 (III.4). It was sited in a small orchard on a terrace and is known as "Orchard House."² The house was designed in a neo-Dutch Colonial style by Jerome Robert Cerny (of Chicago) and G.R.W. Watland, associated architects. A wood-frame house with a brick veneer, it has two stories at the west and one story at the east from which it is entered. The gabled roof forms a spring eave that spans a two-story porch at the west. Another porch extends from the south side of the house and there is a greenhouse addition. The windows have multipane double-hung wood sash and shutters.

On the north side of the property is a terraced stone stairway that leads from Sycamore Avenue to these buildings. There is also a path between the two houses (III.3 and III.4). At the southwest corner of the property is a small garage (see Woodworth Estate, II.2). A driveway leads from the south side of the garage along the lowest terrace to the house (III.4).

² Lucille Gale Knapp, Letter to Robert Kornfeld, February 22, 1982.

IV. Samuel H. Foster Estate

Samuel H. Foster, an auctioneer and broker, was the only owner of one of the first five Riverdale estates in 1853 who was not part of the syndicate which purchased the land in 1852 for the development of Riverdale; he was the brother of syndicate member Charles W. Foster.

Foster's villa (no longer extant) first appeared on its roughly 1.2-acre estate on the 1853 Map of Riverdale in the Town of Yonkers. Designed in the bracketed Italianate style, the house had a square footprint with porches on the front and rear. A c. 1938 photograph indicates that a mansard roof, typical of the 1870s, had been added to the house. In 1857 Foster sold the property to syndicate member Henry L. Atherton, who had formerly owned the southernmost of the five Independence Avenue estates (I). Atherton retained the property until 1859, when he sold it to Samuel N. and Clara W. Dodge. From 1866 to 1868 it was owned by James Scrymser; according to an 1868 map it had a semi-circular driveway leading to the house. From 1868 to 1872 the estate was owned by John S. Williams; the next owners from 1872 to 1889 were William B. Meeker (a relative of Thomas B. Meeker, owner of the Woodworth Estate, II) and his wife, Mary. The Meekers most likely built a carriage house (no longer extant) which appears on an 1885 map at the southwest corner of the estate. Hugh N. Camp held the property from 1889 until 1892, at which time it was purchased by Orlando P. and Delia Anna Dorman, who used it as a country retreat they called "Auvergne" (they resided on the Upper West Side of Manhattan). The Dormans added a piazza to the north side of the house and most likely built the small outbuilding which appears at the northwest corner of the property on an 1893 map. The estate was subsequently owned by Robert W. Millbanks, a woolens merchant, and his wife, Edith; they who sold it in 1907 to Thomas A. and Myrtie L. Buckner, Sr., who later owned portions of the adjacent Charles Foster Estate (V). In 1908 the Buckners built a new carriage house and dwelling (IV.1) at the northwest corner of the property which replaced the existing outbuilding. Sometime after 1938 the villa was demolished.

By 1946 the estate was subdivided into three lots: two long narrow lots at the east which were sold to Henry L. Sonnenberg and a smaller lot with the carriage house at the west which was retained by Myrtie Buckner. Houses were built at 5271 Independence Avenue (IV.2) in 1955-56 and at 5281 Independence Avenue (IV.3) in 1963; the latter lot was combined with a sliver of land from the Charles Foster Estate to the north.

In summary, the Samuel Foster Estate has been subdivided into three lots, one of which contains the 1908 carriage house and two of which have later houses (the northern lot on Independence Avenue has been merged with a small portion of an adjacent estate). The visual evidence of the original estate is best seen from Sycamore Avenue. The estate was bordered by stone walls, which still exist on the south, northwest, and along Sycamore Avenue, where there is also a gate. The south and north are bordered by rows of trees. The estate is terraced with several stone retaining walls and scaled by flights of steps.



Samuel Foster Villa
(Demolished)

N.Y.C. Dept. of Taxes
c. 1938

5270 Sycamore Avenue 5939/386 (IV.1)

BUILDING TYPE: Converted Carriage House and Dwelling

DATE OF CONSTRUCTION: 1908 [NB 252-1908]

ARCHITECT: Robert M. Byers

ORIGINAL OWNER: Thomas A. Buckner

STYLE: Colonial Revival

This building was designed as a garage, stable, and dwelling by Robert M. Byers in 1908, when Thomas A. Buckner owned the Samuel H. Foster Estate. It was later converted for use as a residence with an automobile garage.

The building is slightly L-shaped in plan with a triangular projection for the garage entry facing Sycamore in the angle of the L; the space that is now the garage had been converted from a stable yard, apparently sometime before 1920.³ The two-and-one-half-story building is stone at the first story and wood-frame with shingles above. There is a stone chimney on the south side of the building and the bracketed gabled roof (now with asphalt shingles) is surmounted by a cupola. The Sycamore Avenue facade has a large segmentally-arched opening at the ground story which was originally the carriage entrance and is now a window with casement sash. To the north of this opening is an entrance portico leading to a recessed wood door. The windows at the upper story are six-over-six wood sash with shutters. In the front gable is a large opening and in the rear gable is a doorway that is reached by a wood bridge (not original) leading from the top of the steep terrace behind the house; these openings originally provided access to the hayloft. Charles Evans Hughes made alterations in 1951 and 1963 for Carol F. King. In 1951, interior alterations were carried out to convert the building from a two-family dwelling to a single-family dwelling, and in 1963 the interior was further remodeled and the wood deck, accessed by French doors, was added at the south. The garage, which had opened at the north side of the projection, was altered so that it opened at the south side and stone infill was added at the north.

Behind the house is a high, massive retaining wall braced by brick walls and concrete buttresses. The property is bordered along Sycamore Avenue by a stone wall with a trellised gate. The terraces behind the house are scaled by concrete steps on the north and south sides of the site; the steps at the south have decorative iron railings.

³ Letter from Myrtie L. Buckner to the Department of Housing and Buildings, dated Sept. 24, 1951.

5271 Independence Avenue 5939/428 (IV.2)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1955-56 [NB 618-1955]

ARCHITECT: Hood & Manice

ORIGINAL OWNER: Robert E. Hall

STYLE: Modern

Designed by the firm of Hood & Manice, this house was built in 1955-56 for Dr. Robert E. Hall. Its lot was originally part of the Samuel H. Foster Estate; the villa of the estate, which had been demolished sometime after 1938, was partially situated on the site of this house.

This is a roughly rectangular, one-story wood-frame house on a stone base with an attached one-story garage at its southeast corner. In several ways its modern design harmonizes with its natural setting: its low profile with a broad, shallow gable at the front; its use of materials, including natural wood siding and masonite panels; its orientation to a view of the Hudson River with a predominantly glass rear facade; and its siting which does not disturb numerous landscaping features from the time that the Foster Estate was developed, including a large weeping beech tree at the rear. Behind the house are walled terraces with several flights of steps and a paved path that passes through a wood lattice gateway.

5281 Independence Avenue 5939/425 (IV.3)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1963

ARCHITECT: unknown

ORIGINAL OWNER: Phillip Polatin

STYLE: Modern

This house was built in 1963 for Phillip Polatin on a lot which was originally part of the Samuel H. Foster Estate; the villa of the estate, which had been demolished sometime after 1938, was partially situated on the site of this house.

This is an irregularly-shaped modern house designed to take advantage of the view and harmonize with its surroundings on a steep site. The house is faced in natural wood siding and surrounded by trees. Set back from

Independence Avenue, it is an inconspicuous one-story structure at the front reached by a wide driveway; only the two-car garage and the recessed entrance are visible. At the west side, the house has two glass-fronted stories linked by a steel spiral staircase and supported on steel pipe columns. The roof above the second story is deeply cantilevered.

V. Charles W. Foster Estate

Charles W. Foster, an auctioneer, was one of the original members of the syndicate which purchased the land in 1852 for the development of Riverdale. As shown on the 1853 Map of Riverdale in the Town of Yonkers, Foster owned the northernmost of the five Independence Avenue estates, an irregular parcel of roughly 2.3 acres on which a villa was constructed (V.1, now 5291 Independence Avenue). He also jointly owned, with William W. Woodworth, a tract of about seven acres, located between the proposed West Avenue and the railroad tracks, which later became part of the Stone (VI) and Cromwell (VII) Estates.

In 1857 the Foster Estate was purchased by Duncan McDougall, but the house was actually occupied by William S. and Sarah W. Duke who acquired the property in 1860 and owned it until the 1890s. A map from 1876 shows a carriage house (no longer extant) at the southwest corner of the property on Sycamore Avenue. In 1886 the Dukes had the villa remodeled by architect Frederick Clarke Withers, who also designed a new carriage house (V.2) on the site of the existing one. An 1893 map shows that there was a semi-circular driveway (which is no longer extant) leading to the house. George E. and Charlotte Goodrich Wyeth owned the property for a short time between 1894 and 1896. It was then sold to John M. and Anna Dorothea High, and the entire estate remained in the possession of the High family until 1935 when the property began to be subdivided. The Highs retained a large lot on Independence Avenue which contained the house, and four lots, created from the remainder of the property, were initially purchased by Myrtie L. and Thomas A. Buckner, Sr., who owned the adjacent Samuel Foster Estate (IV). After Mr. Buckner's death in 1942, the carriage house (V.2) at 5286 Sycamore Avenue was retained by Mrs. Buckner. In 1949 it was sold to Orwin and Carol King. Two houses were built by the development firm of Sycamore Estates on two of the remaining three lots. No. 5288 Sycamore Avenue (V.3, 1937) was sold in 1946 to Dante Caputo who remodeled it; Caputo, a long-time employee of the New York Life Insurance Company, was married to the Buckners' granddaughter. No. 5294 Sycamore Avenue (V.4, 1938) was sold to Jane McCain in 1946, as was the third lot at 5298 Sycamore Avenue (V.A). A structure was built on the latter lot sometime after 1938, but it does not appear on an aerial photograph of the area taken in 1967 and no building exists there today. The house at 5291 Independence Avenue was deeded to the New York Trust Company during the years 1941 to 1946, and was subsequently sold to various owners. A sixth lot was created in 1952 when the northern portion of the Independence Avenue lot was sold to Henry L. Sonnenberg. He sold the lot in 1959 to Leonard Hankin, who constructed a house (V.5) in 1960 at 5297 Independence Avenue. A sliver of land along the southern edge of the lot at 5291 Independence was added in about 1963 to the lot at 5281 Independence Avenue which had been part of the Samuel Foster Estate (IV). A small garage (V.6) was built behind the house at 5291 Independence Avenue in 1968.

In summary, the Charles W. Foster Estate has been subdivided into six lots: one with the original villa (substantially altered in 1886), one with the carriage house built in 1886, three with twentieth-century houses, and one lot with no buildings. The original estate was the second largest of the first five; while there are six structures on it today, there is still



Charles W. Foster Villa (V.1)
5291 Independence Avenue

N.Y.C. Dept. of Taxes
c. 1938

much land that is not built upon, and many large trees and other landscape features survive from the estate era. The site slopes steeply downward in two directions, to the west and to the north, and there are numerous retaining walls (especially at the western end), terraces, and flights of steps. The estate is bordered by large trees and shrubs along West 254th Street, and by stone walls and hedges along Sycamore Avenue and a portion of West 254th Street at the corner. There are concrete steps at the corner of West 254th Street and Sycamore Avenue. The property is bordered along the south by trees near the original house and a stone wall next to the carriage house, and along the east by a hedge.

5291 Independence Avenue 5939/422 (V.1) and (V.6)

BUILDING TYPE: Freestanding House (V.1)

DATE OF CONSTRUCTION: 1853; remodeled 1886

ARCHITECT: unknown; Frederick Clarke Withers (1886)

ORIGINAL OWNER: Charles W. Foster; William S. Duke (1886)

STYLE: Queen Anne

BUILDING TYPE: Garage (V.6)

DATE OF CONSTRUCTION: 1968

ARCHITECT: Edward J. Hurley

ORIGINAL OWNER: Patrick J. Quinn

STYLE: Vernacular

This house (V.1) was originally built in 1853 as the villa of the Charles W. Foster Estate. William S. Duke commissioned Frederick Clarke Withers to thoroughly remodel the house in 1886. Cruciform in plan, the house retained its original configuration although it was remodeled in the Queen Anne style popular at the time. A story was added and a picturesque pitched roof was created with dormers, finials, and paneled brick chimneys. The entrance porch was enlarged so that the new porch extended across the entire front of the house, and other porches with balustrades were added. The facade was enlivened with such surface materials as fish-scale shingles in the gables and under the eaves, slate roof shingles, and copper roofing over porches and bays. A round bay was constructed at the rear.

The earliest documentation of the appearance of the house is from drawings prepared by J.H. Thiesen and William W. Schwartz for Mrs. John M. High in 1925. At that time appendages were added to the exterior. An open bay at the second story above the entrance was filled in and enlarged, but the overall character of the existing design was maintained. A photograph

from c. 1938 shows the broad front porch, curved at the center, which was composed of paired Doric columns and topped by a balustrade. There was a projecting bay window at the second story above the entrance.

Much of the surface area below the shingled eaves has been altered with textured stucco and aluminum siding. The front porch has been removed and a set of plans dating from 1981 shows existing porch areas enclosed, including those flanking the entrance pavilion (which were originally the ends of the large porch) and others at the rear. The original windows have been replaced by aluminum sash. The restored slate roof has historic finials but new flashing. The brick chimneys survive from the period of Withers's remodeling; it is likely that the existing stairhall skylight dates from the 1920s at which time it had replaced a more elaborate lantern designed by Withers.

The garage (V.6), located at the rear, was built in 1968. It is a one-story, stuccoed, concrete block building with a hipped roof that was designed by Edward J. Hurley for Patrick J. Quinn.

The house originally had a semi-circular driveway. The present driveway leads from Independence Avenue along the south side of the house to the garage at the rear. There are stone retaining walls and terraces at the rear, and short flights of steps.

5286 Sycamore Avenue 5939/392 (V.2)

BUILDING TYPE: Converted Carriage House

DATE OF CONSTRUCTION: 1886 [NB 1323-1886]

ARCHITECT: Frederick Clarke Withers

ORIGINAL OWNER: William S. Duke

STYLE: Queen Anne

Although maps show a building on this site in 1876, the present building was designed by Frederick Clarke Withers and built in 1886 as a carriage house and stable.⁴ Withers was commissioned by William S. Duke to design this structure in conjunction with the remodeling of the house at 5291 Independence Avenue which originally belonged to the Charles W. Foster

⁴ Willensky and White, A.I.A. Guide, states that this building was constructed in 1856 and remodeled in 1888, however, plans and a New Building Application filed at the Department of Buildings in 1886 indicate that this was not a remodeled building but rather a new structure.

Estate (see V.1).⁵

Original plans for the building show a one-and-one-half-story structure with a gabled roof surmounted by a lantern, a rear shed, and a front-facing dormer. Below the dormer was a double door at the north leading to the large carriage room and a single door at the south for bringing horses to the stable. The wood-frame building is clad in narrow clapboard siding with wood fish-scale shingles in the gables and under the eaves. A large opening in the northern facade originally provided access to the hay loft; it is now a window. Today, the house retains much of its original character on the exterior. In 1935, the building was owned by Mr. and Mrs. Thomas Buckner who made interior alterations, replaced the old carriage entrance with a pair of single doors under the central dormer, and added shed dormers to the front and rear. In 1949 Carol F. King commissioned Charles Evans Hughes to make further alterations, mostly to the interior. A deck has been added to the north side of the house.

The north and east sides of the lot on which the house is located have stone retaining walls and steps. At the east, behind the building, these walls step up steeply, making several narrow terraces.

5288 Sycamore Avenue 5939/395 (V.3) and (V.7)

BUILDING TYPE: Freestanding House and Garage

DATE OF CONSTRUCTION: 1937 [NB 222-1937]; altered 1955 [ALT 27-1955]

ARCHITECT: Sarsfield J. Sheridan (1937); Alton L. Craft and Ludwig P. Bono (1955)

ORIGINAL OWNER: Sycamore Estates; Dante S. Caputo (1955)

STYLE: Modern

This house (V.3) was built in 1937 on a lot subdivided from what had been the Charles W. Foster Estate. It was designed by Sarsfield J. Sheridan for the development firm of Sycamore Estates and in 1946 sold to Dante S. Caputo. As built, the house was a one-story wood frame structure in a roughly L-shaped plan. Additions and alterations were made to the house in 1955, designed by Alton L. Craft who was superceded by Ludwig P. Bono. As altered, it is a simple rectangular two-story house with a shallow hipped roof and aluminum siding. The western facade of the house, facing the Hudson River, has large picture windows.

⁵ In the period from 1896 to the 1930s, when the estate was owned by John and Anna High, this building was referred to in the deeds as the "Blue Door Cottage," named for a side entry which was then the principal entry to the dwelling quarters, while carriages entered from Sycamore Avenue.

Access to the house is via a steep stone staircase with an iron pipe railing from Sycamore Avenue and a driveway (shared with 5294 Sycamore Avenue) from West 254th Street. There is a stuccoed rectangular garage (V.7) on the east side of this driveway, built in recent years. Old stone retaining walls survive behind the house.

5294-(5298) Sycamore Avenue 5939/396 (V.4) and 5939/399 (V.A)

BUILDING TYPE: Freestanding House (V.4)

DATE OF CONSTRUCTION: 1938 [NB 160-1938]

ARCHITECT: Julius Gregory

ORIGINAL OWNER: Sycamore Estates

STYLE: Neo-Georgian

This house (V.4) was built in 1938 on a lot which had been subdivided from the lower end of the original Charles W. Foster Estate. It was designed in a Neo-Georgian style by Julius Gregory for Sycamore Estates and sold to Jane McCain in 1946. A two-story wood-frame house with a brick veneer, it is rectangular in plan with an attached rectangular garage at the east side. It has multipane double-hung wood sash windows with shutters, a hipped roof, and a large chimney. At the north side of the house is a bay window and an entrance portico; another entrance is located adjacent to the garage which is accessed by a driveway (shared with 5288 Sycamore Avenue) leading from 254th Street.

There are stone walls and steps on the property of undetermined age. The adjacent lot to the north, at the southeast corner of Sycamore Avenue and 254th Street, is now the side yard of the house.

(5298) Sycamore Avenue (V.A)

Lot (no buildings)

This lot was created after 1938 by the subdivision of the Charles W. Foster Estate. It is presently the side yard of the house at 5294 Sycamore Avenue. A structure was built on this property sometime after 1938, but it did not appear in an aerial photograph of the area taken in 1967 and it does not exist today.

There are stone walls along its west (Sycamore Avenue), north (West 254th Street), and east edges, and there is a concrete stairway with curving walls at the corner of Sycamore Avenue and West 254th Street. There are large trees on the property.

5297 Independence Avenue 5939/410 (V.5)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1960 [NB 818-1960]

ARCHITECT: William Schoen

ORIGINAL OWNER: Leonard J. Hankin

STYLE: Neo-Georgian

Built on a lot that was subdivided from that of villa which originally belonged to the Charles W. Foster Estate, this house was designed by William Schoen for Leonard J. Hankin in 1960. It is a rectangular wood-frame house with a brick veneer and has an attached rectangular one-story garage at the south side. The east side of the house, facing Independence Avenue, has two stories. At the rear, because of the sloping site, it has three stories. The house has a flat roof, double-hung windows with shutters, and a modest classical doorway. The property continues the tradition of having a semi-circular driveway to the house from Independence Avenue. The driveway is flanked along the northern curve by a brick cheek wall.

VI. Henry L. Stone Estate

The Henry L. Stone Estate was established in 1856 on a roughly rectangular parcel of about four-and-one-half acres between Sycamore Avenue and the railroad along the river, south of West 254th Street (only a portion of the original estate is in the historic district). The parcel was assembled under the ownership of silk merchant Henry L. Stone and his wife Mary Elizabeth, and was acquired in two parcels from Henry Atherton, Samuel Babcock, and Charles Foster, three of the original syndicate members who bought the land for the Riverdale development in 1852. At the north end of the eastern parcel, purchased in 1855, was the farmhouse and barn of the Ackerman farm. Originally, a street named West Avenue was to have divided the land between Sycamore Avenue (then "the alley") and the railroad tracks, but the partners agreed in 1856 to de-map West Avenue and widen Sycamore Avenue to twenty-five feet, and at that time the Stones acquired the western parcel of land. Sometime over the next several years the Stones constructed a villa (no longer extant) on the property; the New York City directory of 1859-60 indicates that the Stones were then living in Riverdale.

The first map record of the Stone Estate is that of 1868 which shows a T-shaped house with a semi-circular driveway entered from Sycamore Avenue at the northeast and southeast ends of the property, and a turn-around loop on the north side of the house. An 1876 map indicates that there was a carriage house (no longer extant) at the southeast corner of the property. The name of Henry A. Stone, possibly the son of the original owner, appears on maps of 1891 and 1893 in connection with this property. The 1893 map indicates that the semi-circular driveway was reoriented toward West 254th Street, with entrances at the corners of the property. The estate was repossessed and auctioned to the Mutual Life Insurance Company in 1897 for \$30,000; Mutual Life sold the property in 1899 to Darwin P. Kingsley. By 1901 the original villa had been demolished and Kingsley then built a large U-shaped shingled mansion (no longer extant), designed in the Colonial Revival style by Brite & Bacon. The house was approached by a driveway that was entered from West 254th Street through brick posts (extant) with wrought-iron gates, as well as from Sycamore Avenue near the southeast corner of the property. In conjunction with the house, a new stable was also built to the design of Brite & Bacon (VI.1, now 5255 Sycamore Avenue). Charles W. Leavett, landscape architect, made improvements to the grounds which included terraces with retaining walls and a balustrade. A garage was built in 1908 (VI.2, altered 1958) and the house was enlarged in 1910. Otto Marx owned the estate from 1918 to 1934; the mansion burned in a fire in 1929.

By 1936 the estate was leased from the National City Bank by Mary King, who built a greenhouse (no longer extant). In 1942, the western portion of the estate (not included in the historic district) was donated with adjacent parcels to the south to form Riverdale Park along the railroad. The remaining portion of the Stone estate was subdivided about 1946 into six lots, two of which, at the northwest corner, are not in the historic district. Of the remaining four lots, the two southernmost were merged in 1982 into one large lot which contains the converted stable, the garage, and a tennis court at the west. The lot at the southwest corner of Sycamore

Avenue and West 254th Street was sold in 1955 to Edward and Gabrielle De Vegvar who built a house at 5275 Sycamore Avenue (VI.3) in 1955-56. The de Vegvars had previously owned the carriage house and had converted it to residential use. The lot to the south of this lot (VI.A) has no buildings but contains a paved parking area for the house at 5275 Sycamore Avenue.

In summary, of the original Stone Estate, only a portion (three lots with two separate owners) is included in the historic district. No structures survive from the time that Stone originally developed the estate; a converted stable and an altered garage survive from the time when Kingsley owned the estate and a house from the 1950s is also included. Landscape features of the property include: a large copper beech tree and other large trees on the southern portion of the property and along the southern border, terracing and retaining walls, the entrance posts on West 254th Street added by Kingsley, and a brick wall -- probably of the same vintage -- along the southern property line. A stone wall along Sycamore Avenue, although appearing to date from a later period than most other walls in the district, continues the line of the Stonehurst wall (topped by a wrought-iron fence) which was designed to border the carriage alley. The southern portion of this wall forms the parapet of the retaining wall in front of the carriage house which sits below the grade of Sycamore Avenue.

5255 Sycamore Avenue 5937/498 (VI.1) and (VI.2)

BUILDING TYPE: Converted Carriage House (VI.1)

DATE OF CONSTRUCTION: 1901 [NB 1141-1901]

ARCHITECT: Brite & Bacon

ORIGINAL OWNER: Darwin P. Kingsley

STYLE: Colonial Revival

BUILDING TYPE: Garage (VI.2)

DATE OF CONSTRUCTION: 1908 [NB 704-1908]; altered 1958 [BN 82-1958]

ARCHITECT: Robert M. Byers (1908); Albert Wheeler (1958)

ORIGINAL OWNER: Darwin P. Kingsley

STYLE: vernacular

The converted carriage house (VI.1) was built as a stable and dwelling in 1901 for Darwin P. Kingsley in conjunction with a large house he constructed on what was originally the Henry L. Stone Estate. Both the house and the carriage house were designed in the Colonial Revival style by Brite & Bacon; the house burned in 1929 and was demolished. The carriage

house is a two-and-one-half-story, rectangular, wood-frame structure with shingled siding and a gabled roof with a lantern. The gable ends, bracketed by modillions, project slightly at the north and south sides of the building. The original carriage entrance was located at the west side of the building; it now contains French doors leading to a terrace. At the east side of the building, a wood bridge (not original) leads from Sycamore Avenue to an entrance at the second story; because the building is situated to the west of a steep terrace along Sycamore Avenue, the ground story is below grade. This doorway and a large second-story opening (now a window) at the south end of the building provided access to the original hay loft and a portion of the original hoisting bar is extant above the window. The building was subsequently converted for residential use in the early 1950s, and window and door infill was modified for that purpose.

At the southeast corner of the lot is a brick garage (VI.2), built in 1908 for Kingsley and designed by Robert M. Byers. As built, it was a one-story skylit building entered from the west. It had a wood cornice and its garage door and windows were framed in brick and bluestone bands. In 1958 it was remodeled by engineer Albert Wheeler; several feet were removed from the north end of the building, the garage door on the west side was sealed with brick, a new garage door was inserted on the north side, and the cornice was removed. The two eight-over-eight double-hung windows on the west side with their bluestone lintels and slightly protruding impost band are all that remain of the embellishment of the original design.

The converted carriage house and garage are situated on a large lot which had more than doubled in size in 1982 when it was merged with the lot to the west (formerly Lot 482). The western end of the lot contains a tennis court. The lot is bordered on its southern boundary by a brick wall, probably dating from the period when Kingsley owned the property, and on its Sycamore Avenue frontage by a stone retaining wall that is topped by a stone parapet wall, like that at the north, which probably dates from the 1950s when the house to the north was built (5275 Sycamore Avenue, VI.3). Access to the carriage house is via sets of steps from Sycamore Avenue and from a driveway that begins in front of the house at 5275 Sycamore Avenue and runs along the eastern side of the property to the garage; the carriage house is surrounded on its north, east, and south sides by brick paving. There is a large copper beech tree to the northwest of the carriage house.

(5265)-5275 Sycamore Avenue 5937/494 (VI.A) and 5937/493 (VI.3)

(5265) Sycamore Avenue (VI.A)

Lot (no buildings)

This lot was created by the subdivision of the Stone Estate about 1946. It is bordered along Sycamore Avenue and parts of its northern and southern property lines by stone walls. It contains a paved parking area for the house at 5275 Sycamore Avenue.

5275 Sycamore Avenue (VI.3)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1955-57 [NB 689-1955]

ARCHITECT: Burnett V. Vickers; succeeded by Albert Wheeler

ORIGINAL OWNER: Edward and Gabrielle de Vegvar

STYLE: Neo-Colonial

This property consists of a lot at (5265) Sycamore Avenue and another lot with a house (VI.3) at 5275 Sycamore Avenue. Located at the southwest corner of Sycamore Avenue and West 254th Street, the property was originally part of the Henry L. Stone Estate. In 1955, William J. McMahon commissioned Burnett V. Vickers to design a house on this site but died while the house was under construction. The property was bought by Edward and Gabrielle de Vegvar who lived next door at 5255 Sycamore Avenue. The de Vegvars hired engineer Albert Wheeler to complete the house so that it would better complement their own, a converted carriage house built in 1901 (VI.1).⁶

Designed in a neo-Colonial style, this is a two-and-one-half-story wood-frame house with shingled wood siding. It has a gabled slate roof, a brick chimney on the north side, six-over-six double-hung wood sash windows with shutters, and a modest neo-classical entranceway facing Sycamore Avenue. At the rear, the house is three stories due to the downward slope of the site; the basement is brick. A stone wall, probably dating from the time the house was constructed, borders the property along Sycamore Avenue and is continued to the south where it borders the adjacent property (5255 Sycamore Avenue, VI.1 and VI.2). Brick piers that were installed on West 254th Street in 1901, at the time that Darwin P. Kingsley owned the Stone Estate, frame the entrance to a driveway located along the west side of the house (the piers support iron gates probably dating from the 1950s). Another driveway in front of the house leads from Sycamore Avenue to a small paved parking area on the lot at (5265) Sycamore Avenue (VI.A), to the south of the house.

⁶ Letter from Gabrielle de Vegvar to the LPC, April 19, 1988: "My husband and I were always deeply concerned about the architectural style of the house and went to great lengths to ensure that our new house would match the style of the already existing barn."

VII. William D. Cromwell Estate (later Stonehurst)

The Cromwell Estate was established on a roughly square parcel of about nine acres between Sycamore Avenue and the railroad north of Wave Hill (the western portion of the original estate is not in the historic district). The estate, assembled under the ownership of importer William Cromwell and his wife, Ann, in June of 1856, was purchased from original Riverdale syndicate members Henry Atherton, Samuel Babcock, and Charles Foster. Cromwell had been one of the original members of the syndicate when it had purchased the land for the Riverdale development in 1852, but he sold his interests a year later. The Cromwells bought the Samuel Babcock Estate (III) in February of 1855, and were living there when they purchased the land west of Sycamore Avenue. Originally, a street named West Avenue was to have divided their land, but at the time of the Cromwells' purchase the partners agreed in 1856 to de-map West Avenue and widen Sycamore Avenue (then "the alley") to twenty-five feet. Between 1856 and February of 1859, when they sold the Babcock Estate, the Cromwells constructed a large stone Italianate style villa (VII.1), now 5225 Sycamore Avenue (a designated New York City Landmark). The house was located southeast of what was then the center of the estate. William Cromwell died in August of 1859, and his widow sold the estate to Robert Colgate in May of 1860 for \$52,500. Colgate named the estate "Stonehurst." This was originally the largest of the Riverdale estates now included in the historic district.

Photographs of the estate taken in the 1860s show the villa and grounds much as they appear today, with terraces bordered by balustrades with urns and scaled by steps. On an 1868 map the estate is shown with a semi-circular driveway leading to the villa from Sycamore Avenue, and a turn-around loop at the north side of the house (the main entrance). The map indicated structures located on Sycamore Avenue just north and south of each entrance to the driveway; at the north was the stone carriage house (VII.2), now at 5253 Sycamore Avenue, which was probably built at the same time as the villa, and at the south was a cottage (VII.3, later remodeled), now at 5205 Sycamore Avenue. A green house (no longer extant) appears on the map next to the northern property line. A map from 1876 shows more extensive development, with a system of curvilinear paths leading to the carriage house, past a flower garden to a belvedere (no longer extant) near the southern property line, and to a "summer house" (no longer extant) near the western property line. A garden was located in the northwest corner of the property, and additional structures were indicated near the greenhouse and the cottage at the southeast entrance. Although Robert Colgate died in 1885, his name still appears in connection with the estate on an 1893 map; John D. Wood's name had appeared on a map of 1891, and listings in New York City directories suggest that he may have occupied the property from about 1886 to 1892. The 1893 map indicates additional small structures on the property south of the villa and carriage house.

The estate was bought by George W. Perkins in 1902, the year before he acquired the Wave Hill Estate, as he continued to buy much property in Riverdale. Perkins's mother and his father's sister lived at Stonehurst. After Perkins's death in 1920, his widow, Evelina Ball Perkins, sold the estate to Spruille Braden in 1922. In 1937 Mrs. Perkins bought back the

estate from Braden and began the subdivision of the eastern portion of the property that eventually created the eleven lots and two private roads existing today. In 1942 the western portion of the estate along the railroad was donated with adjacent parcels to form Riverdale Park (not in the historic district).

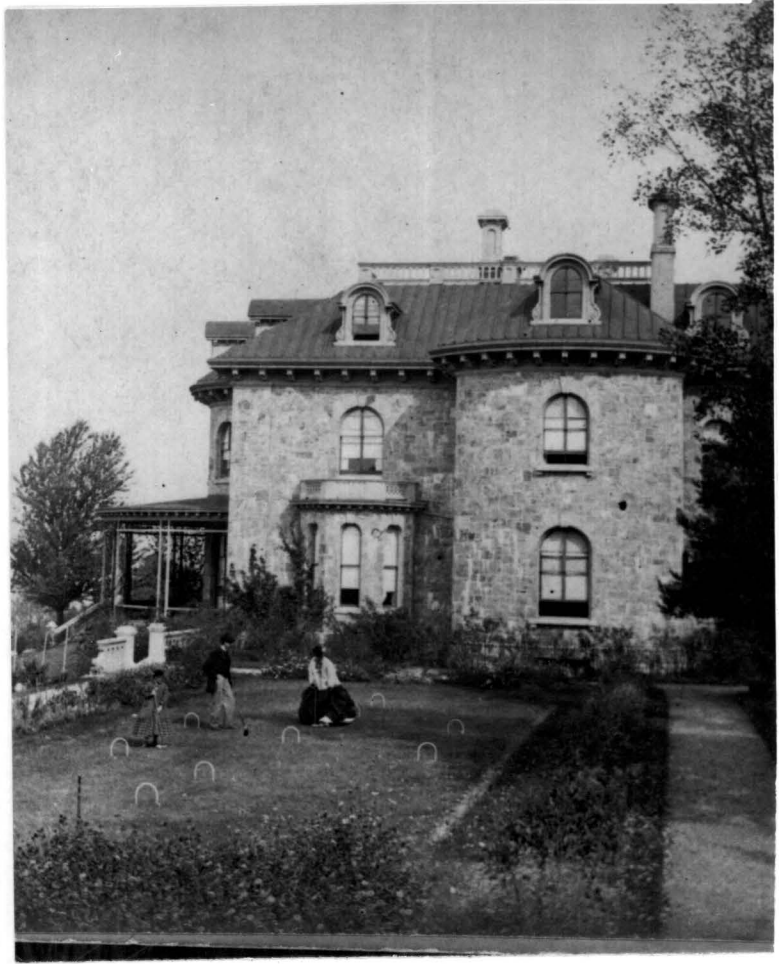
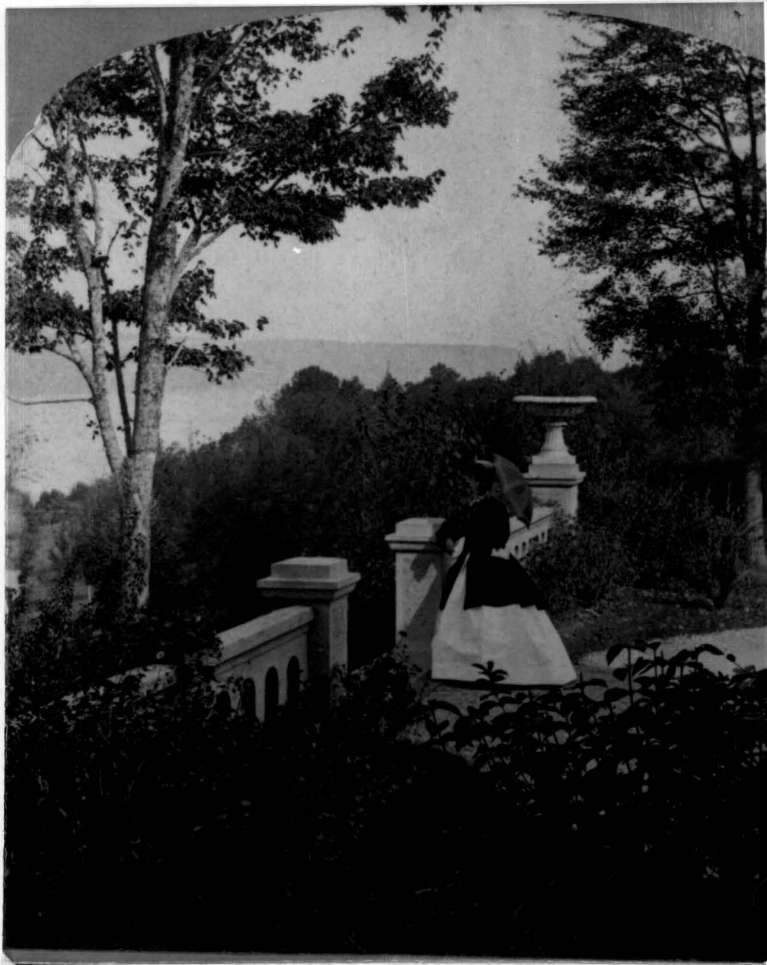
The villa today is situated on the largest lot that resulted from the subdivision (it is, as well, the largest lot in the historic district). Evelina Perkins sold the Stonehurst house to Wallace P. and Mary M. Zachary in 1937 who added a garage (VII.6) to the southeast of the house. The property was in turn sold to John P. and Patricia Cunningham in 1946. The large yard between the house and Sycamore Avenue was once a separate lot but is now merged as part of the lot with the house; a small triangular portion of land on the north side of this yard became a separate lot (VII.B), with the address (5241) Sycamore Avenue, and currently has no buildings.

North of the villa is a private road, at the approximate location of the northern arm of the old estate driveway, which was established to provide access to what is now five lots (all with Sycamore Avenue addresses). The original carriage house (VII.2) is on its own separate lot north of the private road and maintains its relationship to what would have been the estate's northern entrance. This lot was sold in 1937 by Mrs. Perkins in conjunction with the development firm of Sycamore Estates to Alfred and Ruth Olcott. The lot at 5249 Sycamore Avenue was sold in 1937 to Hugh B. Griffiths and a house (VII.4) was constructed that year which incorporated part of an existing estate structure which was moved from its original location close to the carriage house. The lot at 5243 Sycamore Avenue, on the south side of the north private road, was also sold in 1937, to Reginald Lee and Dorothy W. Johnson who built a house (VII.5) on it in 1937-38. In 1946 Mrs. Perkins sold the adjacent lot to the west, at 5245 Sycamore Avenue, to Henry N. Farnald, Jr., who in turn sold the lot in 1950 to Roderic B. Swenson who built a house and garage (VII.8 and VII.9) that year. The lot at 5251 Sycamore Avenue, at the northwest of the foot of the north private road, was sold about 1953 to Walter E. Kelley; a house (VII.10) was erected on it in 1953-54. The lot (VII.A) at the southwest of the foot of the north private road, at (5247) Sycamore Avenue, was sold by Mrs. Perkins to the Cunninghams in 1946 who, in turn, later sold it; it has no buildings.

South of the villa are three lots and a private road leading from Sycamore Avenue which is on the approximate location of the southern arm of the estate driveway. The old cottage (VII.3) at the southeast edge of the property was sold by Mrs. Perkins in 1937 to the O'Connell Brothers who passed it on to Edward and Elizabeth McShane. The house was remodeled over several years beginning in 1937. The adjacent lot to the north, at 5209 Sycamore Avenue, was sold by Mrs. Perkins in 1946 to Robert M. Haig, who transferred it to the architect Alton Craft in 1950; Craft designed his own home (VII.7) which was built in 1950-51. The lot at 5215 Sycamore Avenue, at the southwest foot of the south private road, was separated from the villa property in 1969 and a house (VII.11) was constructed on it in 1969-70.

In summary, the portion of the Cromwell Estate (later Stonehurst) included in the historic district was subdivided beginning in 1937 into eleven lots which contain eleven structures (two lots are vacant) and have nine separate owners. This estate was the largest of the seven estates located within the historic district, and the remaining estate features help to establish much of the character of the district. The villa and carriage house survive little altered and the cottage (5205 Sycamore Avenue), though altered, is still in its original location. The villa is surrounded by much landscaped open space; particularly visible from Sycamore Avenue is the yard with large copper beech and other trees. On the west side the grounds are terraced, with balustrades flanking the villa; numerous scattered pieces of stone wall exist. A stone structure set into the hillside, probably used for cold storage, still exists on the lot south of the villa. The northern and southern private roads are located approximately where the arms of the semi-circular estate driveway were; a section of the original driveway, including the turn-around loop to the north of the house, still exists. The estate is bordered on the north by a brick wall, on the south by parts of a stone wall, trees, and along the entire Sycamore Avenue frontage by the original wrought-iron fence set on a stone base which imparts much character to Sycamore Avenue. The two pairs of stone entrance posts survive (the southern pair was moved slightly north to flank the private road).





Cromwell (Stonehurst) Estate
c. 1860s

5225 Sycamore Avenue 5937/459 (VII.1) and (VII.6)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1856-58

ARCHITECT: unknown

ORIGINAL OWNER: William D. Cromwell

STYLE: Italianate

This house (VII.1, a designated New York City Landmark) was built in 1856-58 as the villa of the William Cromwell Estate. Under the ownership of Robert Colgate, the estate became known as "Stonehurst."

The exterior of the house, designed in the Italianate style, is little changed from its original appearance. The large house has walls of randomly laid rectangular stone blocks of different sizes. It is square in plan with a round projecting bay on the west side, a segmental projecting bay on the south side, and a rectangular wing on the east side. The principal entrance, which is a round-arched opening containing wood doors, is located in a projecting square bay (with its balustrade removed) below a gable on the north side. Above the bracketed cornice, the hipped, standing-seam metal roof is broken by round-arched dormers trimmed with wood moldings and paneled brick chimneys (the original balustrade around the top of the roof has been removed). Porches flank the entry on the north side and a large round porch faces the view of the Hudson River on the west side (a porch has been removed from the east side and the wall has been stuccoed). The porches are composed of metal latticework. The round- and segmentally-arched window openings contain wood sash windows.

The property is lined along Sycamore Avenue by a wrought-iron fence on a stone base. The driveway to the house (now the southern private road) is flanked on Sycamore Avenue by large stone posts. The fence and the posts probably date from the period when the estate was developed. An 1876 map shows the southern driveway entrance to the property at a location further south than that of the present entrance, near the former gardener's cottage (see VII.3, 5205 Sycamore Avenue). It is probable that the original posts were dismantled and rebuilt at the present location when the private road was established. There are enormous copper beech trees in front of the house.

A three-car garage (VII.6) was added to the property by 1938, southeast of the house. It is a rectangular, wood-frame structure with a hipped roof and stuccoed walls.

5253 Sycamore Avenue 5937/499 (VII.2)

BUILDING TYPE: Converted Carriage House

DATE OF CONSTRUCTION: 1856-58

ARCHITECT: unknown

ORIGINAL OWNER: William D. Cromwell

STYLE: Italianate

Built as part of the Cromwell Estate in 1856-58, this carriage house was designed in the same Italianate style and constructed of the same stone as the house (VII.1), now at 5225 Sycamore Avenue. After the estate was subdivided in 1937, the building was converted by the development firm of Sycamore Estates from its original use as a stable and carriage house to a residence. The architect of the conversion was Julius Gregory.

The building is a rectangular structure with a hipped roof, segmental dormers, and a massive chimney. It is entered through a door in the old carriage entrance facing Sycamore Avenue which is surmounted by a gable with a large round-arched opening that originally provided access to the hay loft. The window and door openings are segmentally-arched, with granite voussoirs or bluestone lintels. Located on a sloping site, the building has one-and-one-half stories in the front facing the street and two-and-one-half in the rear. The property is bordered along Sycamore Avenue by an iron fence on a stone base; the fence was designed to match the original fence that bordered the Cromwell Estate and which is still extant along Sycamore Avenue to the south. Because carriages needed to be moved in and out of the building at the front, it is possible that originally there was no fence in front of the building.

5205 Sycamore Avenue 5937/512 (VII.3)

BUILDING TYPE: Freestanding House/Converted Gardener's Cottage

DATE OF CONSTRUCTION: c. 1867; altered 1909 [ALT 339-1909], 1937 [ALT 435-1937], and 1943 [ALT 338-1943]

ARCHITECT: unknown; Thomas Greenlees, Jr. (1909); Lucht & Anderson (1937); Harry Lucht (1943)

ORIGINAL OWNER: Robert Colgate; George W. Perkins (1909); O'Connell Brothers (1937); Edward F. McShane (1943)

STYLE: Vernacular

Situated on a lot which was once part of the William Cromwell Estate (later owned by Robert Colgate), this house is thought to have been a gardener's cottage. A building stood on this site, south of the southern driveway entrance to the estate, by 1867-68. A map in 1876 shows an addition to the building and an additional structure near the building. The later building was subsequently demolished. In 1909, shortly after George W. Perkins had bought the estate, the building was altered by architect Thomas Greenlees, Jr.; a story was added, making it two-and-one-half stories, and the building was enlarged. Plans on file at the Bronx Department of Buildings show that the oldest part of the house corresponds to the existing bay on the east side of the house which projects toward Sycamore Avenue. With the 1909 enlargement, the house had wood siding, round-arched windows, and a jerkinhead roof.

In 1937, when the estate was first subdivided, the O'Connell Brothers bought this lot and commissioned the firm of Lucht & Anderson to remodel the house to its present appearance. This entailed adding a brick veneer and porches on the east and west sides, and squaring the window openings. In 1943, Harry Lucht carried out further alterations for Edward F. McShane, reconfiguring the roof to its present peaked profile.

The house has an asymmetrical cruciform plan with gabled roofs and porches at the front and rear. It has brick walls, shingled gables, and a slate roof. Along Sycamore Avenue there is an iron fence and gate on a stone base which may date from the time that the Cromwell Estate was developed; the entrance to the driveway at the north side of the yard has posts which date from a later period. Along the southern property line there is a row of boulders that may once have been a more substantial stone wall and at the rear there are two stone walls which run on a north/south axis.

5249 Sycamore Avenue 5937/477 (VII.4)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1937 [ALT 314-1937]

ARCHITECT: Julius Gregory

ORIGINAL OWNER: Hugh B. Griffiths

STYLE: Neo-Federal

The early history of this structure appears to be as follows: it was first built c. 1890 as a square building with a small projecting wing, immediately south of the carriage house (VII.2) that belonged to the Cromwell Estate. In 1908 George W. Perkins, who owned the estate at that time, hired Robert Byers to enlarge it and convert it from a storehouse to a dwelling. Previously a one-story brick building, its brick walls were

partially demolished, a two-story wood-frame building with shingled siding was constructed on top, and a passage was built connecting it to the stone carriage house.

In 1937, following subdivision of the estate, the house was sold to Mr. and Mrs. Hugh B. Griffiths who had the house moved about thirty feet to the northwest on the newly established north private road off Sycamore Avenue, expanded on the west side, and remodeled by architect Julius Gregory. As remodeled, the house is designed in a neo-Federal style, with clapboard siding, double-hung six-over-six wood sash windows with shutters, a columned entrance portico leading to a doorway with leaded sidelights and an elliptical fanlight, a massive brick chimney, and a flat roof with a parapet wall pierced by slatted openings. There are fragments of stone retaining walls at the rear.

5243 Sycamore Avenue 5937/502 (VII.5)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1937-38 [NB 387-1937]

ARCHITECT: Roland A. Gallimore

ORIGINAL OWNER: Reginald Lee Johnson

STYLE: Neo-Colonial

Following subdivision of the Crowmell Estate in 1937, this lot was sold to Mr. and Mrs. Reginald Lee Johnson who built a house on it. Designed in a neo-Colonial style by Roland A. Gallimore, the two-and-one-half-story house is of wood frame construction with a brick veneer. It is situated at the southwest corner of Sycamore Avenue and the north private road, facing the private road.

Composed of one- and two-story volumes with gabled, shed, and flat roofs, the house has a roughly U-shaped plan with a relatively flat front and its arms opening to the rear. Wood-frame projections include a screened porch at the southwest, a rounded entry vestibule at the north, and a bay window at the west. A one-story shingle-sided wing is located at the southeast. Shuttered double-hung multipane sash windows, shallow eaves with discrete modillions and a fine dentil course, and restrained neo-classical details, along with the clear definition of the parts of the house, give it a traditional character drawing from British and American vernacular sources.

The site was previously crossed by the semi-circular driveway on the estate, and the original stone posts which flanked the entrance to the driveway are still extant at the entrance to the north private road. The lot is bordered along Sycamore Avenue by an iron fence on a stone base which may also date from the time when the Crowmell Estate was developed. In 1946 the lot was enlarged by a strip about twenty-five feet wide on the west. A

triangular portion of the yard facing Sycamore Avenue is on a separate lot listed at (5241) Sycamore Avenue.

5209 Sycamore Avenue 5937/510 (VII.7)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1950-51 [NB 715-1950]

ARCHITECT: Alton L. Craft

ORIGINAL OWNER: Alton L. and Mildred Craft

STYLE: Neo-Colonial

Following subdivision of the Cromwell Estate, this house was built in 1950-51 on a lot at the southwest corner of Sycamore Avenue and the south private road. It was designed by Alton L. Craft for himself and his wife, Mildred.

This is a two-story wood-frame house with a white-washed brick veneer, and a one-story garage at the east; the house is sited so that it faces the south private road. The house has two sections: a main section with a chimney at the west side and a western wing. The house has a gabled roofs with asphalt shingles on both sections and the garage has a hipped roof. The entrance has a wrought-iron portico and the front yard is bordered by an undulating brick wall.

5245 Sycamore Avenue 5937/478 (VII.8) and (VII.9)

BUILDING TYPE: Freestanding House and Garage

DATE OF CONSTRUCTION: 1950 [NB 882-1950]

ARCHITECT: Alton L. Craft

ORIGINAL OWNER: Roderic B. Swenson

STYLE: Neo-Federal

Following subdivision of the Cromwell Estate in 1937, this lot was sold by Evelina Ball Perkins to Henry N. Fernald, Jr., who in turn sold it to Roderic B. Swenson in 1950. Swenson built this house and garage, designed by Alton L. Craft, on the north private road in the same year. Craft also designed a house at 5209 Sycamore Avenue (VII.7) for himself.

The two-story wood-frame house (VII. 8) is roughly square in plan with a hipped roof that is gabled at the rear (south). In 1953 a one-story extension was built at the rear and in 1957 a two-room addition was constructed above the existing extension. The building is neo-Federal in style, with flush wood siding, a neo-classical foliate frieze under the eaves, a symmetrical composition of the front facade, and a modest classical entry surround. The house has multipane wood sash windows and a large multipane bay window at the west side overlooking a deck.

The garage (VII.9), located to the southeast of the house, is a one-story wood-frame structure with a hipped roof and shingled siding. The lot includes stone walls on the north and west sides of the house, and a large copper beech tree.

5251 Sycamore Avenue 5937/480 (VII.10)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1953-54 [NB 1012-1953]

ARCHITECT: Hall & Paufue

ORIGINAL OWNER: Walter E. Kelley

STYLE: Modern

Following subdivision of the Cromwell Estate in 1937, this house was built in 1953 northwest of the foot of the north private road. It was designed by Hall & Paufue for Walter E. Kelley.

This is a one-story house of concrete block construction with stucco and wood exterior finishes. It is a roughly U-shaped structure, opening to the east, with low pitched gabled roofs that have wood bracketed eaves and slate shingles. Each wing of the house has a central chimney. Located on steeply sloping ground, the house is difficult to view from any public vantage point within the district. Portions of the house are visible from Riverdale Park (outside the district) to the west.

5215 Sycamore Avenue 5937/458 (VII.11)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1969-70 [NB 194-1969]

ARCHITECT: Ludwig P. Bono

ORIGINAL OWNER: John P. and Patricia Cunningham

STYLE: Modern

This lot was separated from the property of the Cromwell (Stonehurst) house (VII.1) in 1969. The house, located to the south of the foot of the south private road, was designed by Ludwig P. Bono for Mr. and Mrs. John P. Cunningham who had previously owned the Stonehurst house.

This house is composed of three simple volumes, a square central block with a large chimney at the east end and a steep hipped roof flanked by lower, hipped-roofed rectangular blocks. The eastern wing contains a two-car garage. The house has stucco walls and quoins, double-hung sash windows with shutters, and asphalt roof shingles.

A stone retaining wall and a stone and brick structure, built into a terrace on its north and east sides, occupies a site at the west side of the property that may be the same occupied by a belvedere marked on an 1876 map. The structure is thought to have been used for cold storage and it may once have supported a belvedere on its roof.

(5247) Sycamore Avenue 5937/473 (VII.A)

Lot (no buildings)

This lot, located at the west end of the north private road, adjoins the property at 5251 Sycamore Avenue. It is wooded, with several large trees, and slopes down to the west.

(5241) Sycamore Avenue 5937/503 (VII.B)

Lot (no buildings)

This small triangular lot was carved out of the property of the Stonehurst house and sold to the owner of 5243 Sycamore Avenue in 1969. It contains an enormous copper beech tree.

VIII. 5200 Sycamore Avenue (Wave Hill Estate)

The roughly pie-shaped lot at 5200 Sycamore Avenue is the only property located within the historic district that was not a part of the early Riverdale development, but rather, it was originally a corner of the Wave Hill Estate to the south which was established prior to Riverdale. William Lewis Morris, a prominent New York lawyer, purchased the land in 1836 and in 1843-44 built a residence on the property (a designated New York City Landmark). Several prominent figures subsequently owned the estate, including publisher William H. Appleton 1866-1899) and financier George W. Perkins (also the longtime owner of the Cromwell Estate, later known as Stonehurst, VII) beginning in 1903. Perkins's widow, Evelina Ball Perkins, sold this parcel in 1923 to Thomas Buckner, Jr., the son of the owners of the Samuel Foster Estate (IV) and (later) part of the Charles Foster Estate (V). The house (VIII.1), designed by Dwight James Baum, was built in 1923-24.

5200 Sycamore Avenue 5939/359 (VIII.1)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1923-24 [NB 1715-1923]

ARCHITECT: Dwight James Baum

ORIGINAL OWNER: Thomas A. Buckner, Jr.

STYLE: Neo-Dutch Colonial

Commissioned by Thomas Buckner, Jr., and designed by Dwight James Baum, this house was illustrated in The American Architect in November of 1924. The house is a two-story wood-frame structure designed in the neo-Dutch Colonial style. It has a brick veneer at the ground story and wide clapboard siding on the gable ends and dormers. The gambrel roof, sheathed in asphalt shingles, has shed and gabled dormers. The house is situated so that its front faces west. The eaves of the roof are extended at the front and rear; this creates porches at the ground story and balconies at the second story. The wood front door has leaded glass sidelights and an arched glazed transom. The windows have multipane double-hung sash.

In 1951, an angled bay window was added to the dining room at the east, a bow window was added to the living room at the west, the second-story dormer at the south end of the west facade was enlarged, a screened porch was added at the south end, and a garage with a rooftop porch was added at the north end. In 1955, a two-room, one-story extension was added at the north end, adjacent to the garage. All of these alterations were in the style of the original. There is a short driveway leading to the garage from Sycamore Avenue and stone steps lead from the driveway to the west side (front) of the house. The lot is bordered by a stone wall along Sycamore Avenue and by an iron fence where it borders the Wave Hill property, of which there is an unobstructed view. There is a stone retaining wall in the yard south of the house.

KEY

5249 STREET ADDRESS

— LOT LINES

— ESTATE BOUNDARIES

- - - MERGED LOTS

Ⓐ SOUTH PRIVATE ROAD

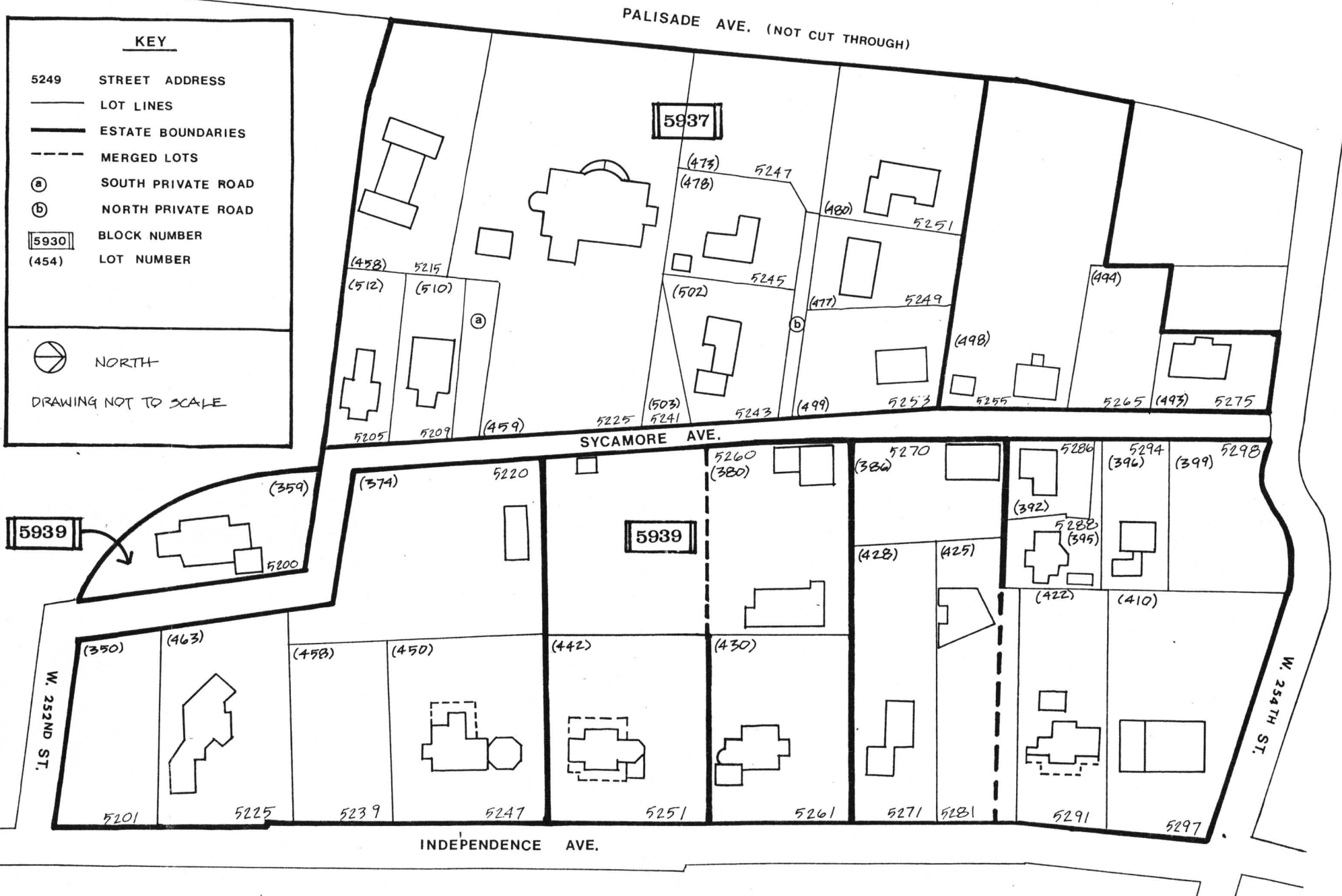
Ⓑ NORTH PRIVATE ROAD

5930 BLOCK NUMBER

(454) LOT NUMBER

 NORTH

DRAWING NOT TO SCALE



RIVERDALE HISTORIC DISTRICT

Current Photographs

(Arranged by Address)

INDEPENDENCE AVENUE

Independence Avenue is located at the highest part within the historic district of the steeply sloping site on which Riverdale was developed, beginning in 1853. Fronting on the street were five estates, each with a villa built in 1853. Four of these five villas survive (at 5247, 5251, 5261, and 5291 Independence Avenue), although altered to accommodate new architectural tastes and changing family needs. The villas are oriented with their entrances facing Independence Avenue, but with expansive windows and porches providing views to the west of the Hudson River and the Palisades. Beyond these villas, the land slopes down and is terraced to the west. Three of the villas (at 5247, 5251, and 5261 Independence Avenue) retain semi-circular drives leading from Independence, although there have been changes in grade over the years. The original five estates have been subdivided into ten lots fronting Independence Avenue, and twentieth-century houses have been constructed on four of those lots (at 5225, 5271, 5281, and 5297 Independence Avenue). The other two lots have no buildings, but are planted with grass and trees. That at (5201) Independence Avenue is bordered by a stone wall on the West 252nd Street side. Other landscape features present on the Independence Avenue lots are hedges along the street, specimen trees, and trees which help define the boundaries of the original estates.

(5201) Independence Avenue 5939/350 (I.B)

Lot (no buildings)

(For full description, see entry on p. 43)



5225 Independence Avenue 5939/463 (I.3)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1980

ARCHITECT: Harold Sussman, Horace Ginsbern & Associates

ORIGINAL OWNER: Herbert L. Abrons

STYLE: Modern

(For full description, see entry on p. 43)



(5239) Independence Avenue 5939/458 (I.A)

Lot (no buildings)

(For full description, see entry on p. 43)



5247 Independence Avenue 5939/450 (I.1)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1853; altered 1886 [ALT 572-1886], 1910 [ALT 454-1910], and 1914 [ALT 246-1914]

ARCHITECT: Thomas S. Wall; Isaac Van Steenburgh (1886)

ORIGINAL OWNER: Henry L. Atherton; Mary McGill (1886)

STYLE: Gothic Revival with Colonial Revival additions

(For full description, see entry on p. 41)



5251 Independence Avenue 5939/442 (II.1)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1853; altered 1931 [ALT 68-1931]

ARCHITECT: unknown; Cameron Clark (1931)

ORIGINAL OWNER: William W. Woodworth; Lucille B. Gale (1931)

STYLE: Italianate with neo-classical modifications and additions

(For full description, see entry on p. 51)



5261 Independence Avenue 5939/430 (III.1)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1853; altered 1916 [ALT 527-1916] and 1956 [ALT 958-1956]

ARCHITECT: unknown (attributed to Thomas S. Wall); S.L. Harned (1916); Paul K. Fisher (1956)

ORIGINAL OWNER: Samuel D. Babcock; William M. Harris (1916); Lucille Gale Knapp (1956)

STYLE: Neo-Georgian

(For full description, see entry on p. 57)



5271 Independence Avenue 5939/428 (IV.2)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1955-56 [NB 618-1955]

ARCHITECT: Hood & Manice

ORIGINAL OWNER: Robert E. Hall

STYLE: Modern

(For full description, see entry on p. 64)



5281 Independence Avenue 5939/425 (IV.3)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1963

ARCHITECT: unknown

ORIGINAL OWNER: Phillip Polatin

STYLE: Modern

(For full description, see entry on p. 64)



5291 Independence Avenue 5939/422 (V.1) and (V.6)

BUILDING TYPE: Freestanding House (V.1)

DATE OF CONSTRUCTION: 1853; remodeled 1886

ARCHITECT: unknown; Frederick Clarke Withers (1886)

ORIGINAL OWNER: Charles W. Foster; William S. Duke (1886)

STYLE: Queen Anne

(For full description, see entry on p. 71)



5291 Independence Avenue 5939/422 (V.1) and (V.6)

BUILDING TYPE: Garage (V.6)
DATE OF CONSTRUCTION: 1968
ARCHITECT: Edward J. Hurley
ORIGINAL OWNER: Patrick J. Quinn
STYLE: Vernacular

(For full description, see entry on p. 71)



5297 Independence Avenue 5939/410 (V.5)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1960 [NB 818-1960]

ARCHITECT: William Schoen

ORIGINAL OWNER: Leonard J. Hankin

STYLE: Neo-Georgian

(For full description, see entry on p. 75)



SYCAMORE AVENUE

Sycamore Avenue, the carriage alley of the original Riverdale development, follows the curving line of a pre-existing road (Ackerman's farm road). Only twenty-five feet wide, it retains many qualities which recall its original function. These include the continuous stone walls (which also have entrance posts and gates) along the east side, the long expanse of wrought-iron fence set on a stone base (with stone entry posts) of the Cromwell Estate (later Stonehurst) along the west side, and the drainage system network of bluestone and cobbled street gutters and culverts. Beyond the walls the sloping land is terraced upward to the east.

The first five estates developed in Riverdale extended westward through the block, from Independence Avenue down the sloping site to the carriage alley (Sycamore Avenue). Carriage houses, and later garages, were built at the base of the terraced slope. Similarly, the Stone and Cromwell Estates, extending west from Sycamore Avenue toward the Hudson River, had carriage houses located close to Sycamore Avenue. Today Sycamore Avenue is lined with five carriage houses dating from the nineteenth century and first decade of the twentieth century, one nineteenth-century cottage attached to part of a stable from the same date which was later altered into a garage, and two early twentieth-century garages.

The Cromwell Estate (later Stonehurst) retains its original Italianate style stone villa, built c.1856-58. Set well back from Sycamore Avenue, it is oriented with its entrance facing north and a round bay with a curved metal porch facing west. Like the villas on Independence Avenue, the Cromwell (Stonehurst) villa was approached by a semi-circular carriage drive. The approximate position of this drive is recalled by the north and south private roads, still marked by the original gate posts, leading to the west off Sycamore Avenue.

The southern portion of Sycamore Avenue is accentuated by the curving line of the road which gives the buildings facing the curve a particular visibility. On one side is a lot, subdivided from the Wave Hill estate, with a house designed by Dwight James Baum and built in 1923-24. On the other side of the road, a driveway flanked by rows of cherry trees leads to a converted carriage house, built on the Atherton Estate in 1903.

Portions of the Cromwell, Stone, and Charles W. Foster Estates began to be subdivided for the construction of single-family suburban houses after 1935. While several of the lots so developed face directly onto Sycamore Avenue (the houses at 5205, 5209, 5243, 5275, and 5294 Sycamore Avenue), other properties with Sycamore Avenue addresses are set further back into the terraced slopes. Those houses to the west of Sycamore Avenue are oriented to the north and south private roads while those to the east are reached by driveways.

5200 Sycamore Avenue 5939/359 (VIII.1)

BUILDING TYPE: Freestanding House
DATE OF CONSTRUCTION: 1923-24 [NB 1715-1923]
ARCHITECT: Dwight James Baum
ORIGINAL OWNER: Thomas A. Buckner, Jr.
STYLE: Neo-Dutch Colonial

(For full description, see entry on p. 93)



5205 Sycamore Avenue 5937/512 (VII.3)

BUILDING TYPE: Freestanding House/Converted Gardener's Cottage

DATE OF CONSTRUCTION: c. 1867; altered 1909 [ALT 339-1909], 1937 [ALT 435-1937], and 1943 [ALT 338-1943]

ARCHITECT: unknown; Thomas Greenlees, Jr. (1909); Lucht & Anderson (1937); Harry Lucht (1943)

ORIGINAL OWNER: Robert Colgate; George W. Perkins (1909); O'Connell Brothers (1937); Edward F. McShane (1943)

STYLE: Vernacular

(For full description, see entry on pp. 86-87)



5209 Sycamore Avenue 5937/510 (VII.7)

BUILDING TYPE: Freestanding House
DATE OF CONSTRUCTION: 1950-51 [NB 715-1950]
ARCHITECT: Alton L. Craft
ORIGINAL OWNER: Alton L. and Mildred Craft
STYLE: Neo-Colonial

(For full description, see entry on p. 89)



5215 Sycamore Avenue 5937/458 (VII.11)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1969-70 [NB 194-1969]

ARCHITECT: Ludwig P. Bono

ORIGINAL OWNER: John P. and Patricia Cunningham

STYLE: Modern

(For full description, see entry on p. 90)



5220 Sycamore Avenue 5939/374 (I.2)

BUILDING TYPE: Converted Carriage House
DATE OF CONSTRUCTION: 1903 [NB 173-1903]
ARCHITECT: Clarence L. Sefert
ORIGINAL OWNER: Mary McGill
STYLE: Colonial Revival

(For full description, see entry on p. 42)



5225 Sycamore Avenue 5937/459 (VII.1) and (VII.6)

BUILDING TYPE: Freestanding House

DATE OF CONSTRUCTION: 1856-58

ARCHITECT: unknown

ORIGINAL OWNER: William D. Cromwell

STYLE: Italianate

(For full description, see entry on p. 85)



(5241) Sycamore Avenue 5937/503 (VII.B)

Lot (no buildings)

(For full description, see entry on p. 91)



5243 Sycamore Avenue 5937/502 (VII.5)

BUILDING TYPE: Freestanding House
DATE OF CONSTRUCTION: 1937-38 [NB 387-1937]
ARCHITECT: Roland A. Gallimore
ORIGINAL OWNER: Reginald Lee Johnson
STYLE: Neo-Colonial

(For full description, see entry on p. 88)



5245 Sycamore Avenue 5937/478 (VII.8) and (VII.9)

BUILDING TYPE: Freestanding House and Garage

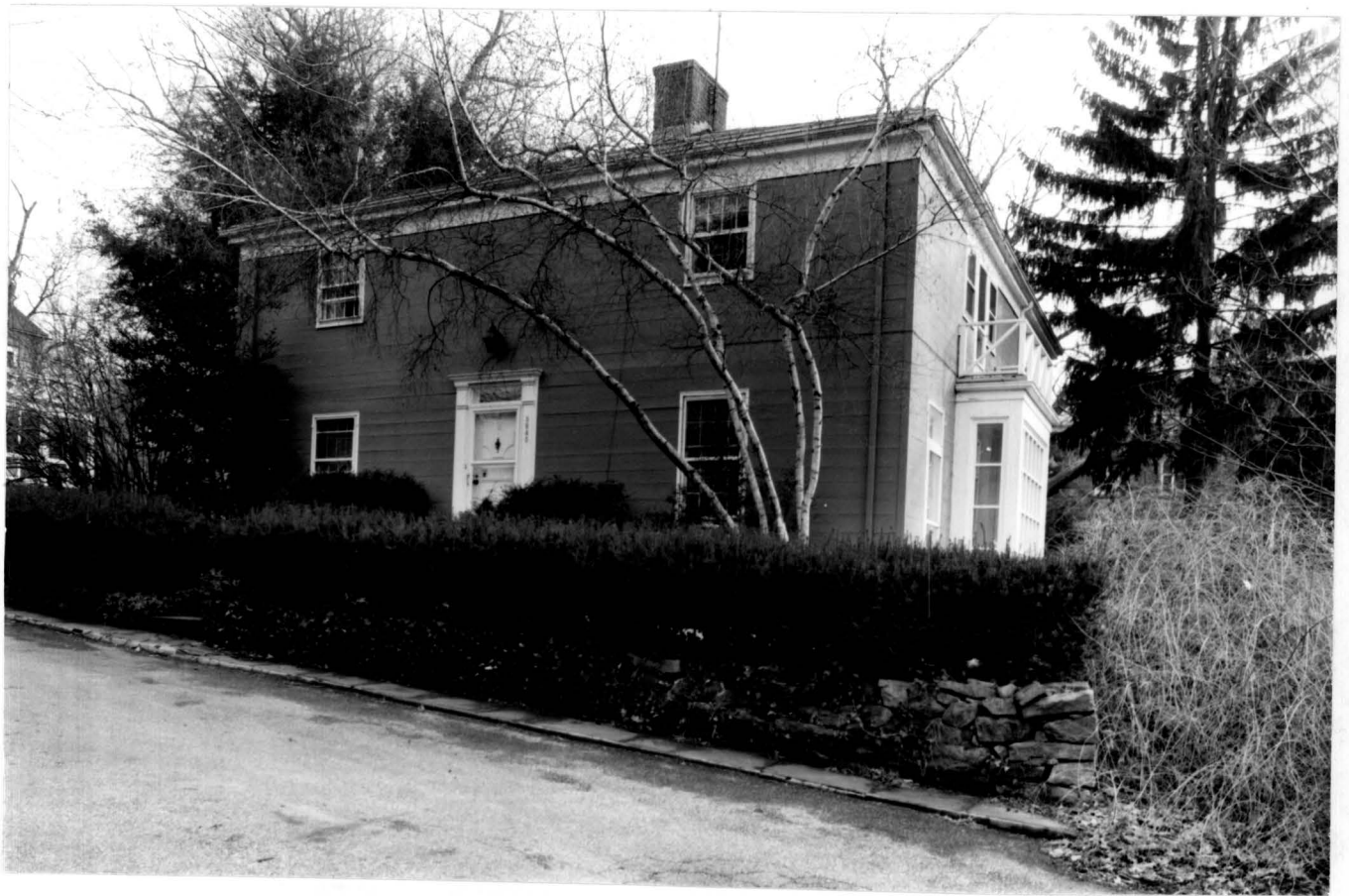
DATE OF CONSTRUCTION: 1950 [NB 882-1950]

ARCHITECT: Alton L. Craft

ORIGINAL OWNER: Roderic B. Swenson

STYLE: Neo-Federal

(For full description, see entry on p. 89)



(5247) Sycamore Avenue 5937/473 (VII.A)

Lot (no buildings)

(For full description, see entry on p. 91)



5249 Sycamore Avenue 5937/477 (VII.4)

BUILDING TYPE: Freestanding House
DATE OF CONSTRUCTION: 1937 [ALT 314-1937]
ARCHITECT: Julius Gregory
ORIGINAL OWNER: Hugh B. Griffiths
STYLE: Neo-Federal

(For full description, see entry on p. 87)



5251 Sycamore Avenue 5937/480 (VII.10)

BUILDING TYPE: Freestanding House
DATE OF CONSTRUCTION: 1953-54 [NB 1012-1953]
ARCHITECT: Hall & Paufue
ORIGINAL OWNER: Walter E. Kelley
STYLE: Modern

(For full description, see entry on p. 90)



5255 Sycamore Avenue 5937/498 (VI.1) and (VI.2)

BUILDING TYPE: Converted Carriage House (VI.1)

DATE OF CONSTRUCTION: 1901 [NB 1141-1901]

ARCHITECT: Brite & Bacon

ORIGINAL OWNER: Darwin P. Kingsley

STYLE: Colonial Revival

(For full description, see entry on pp. 78-79)



5255 Sycamore Avenue 5937/498 (VI.1) and (VI.2)

BUILDING TYPE: Garage (VI.2)

DATE OF CONSTRUCTION: 1908 [NB 704-1908]; altered 1958 [BN 82-1958]

ARCHITECT: Robert M. Byers (1908); Albert Wheeler (1958)

ORIGINAL OWNER: Darwin P. Kingsley

STYLE: Vernacular

(For full description, see entry on pp. 78-79)



5260 Sycamore Avenue 5939/380 (II.2), (III.2), (III.3), and (III.4)

BUILDING TYPE: Garage (II.2)

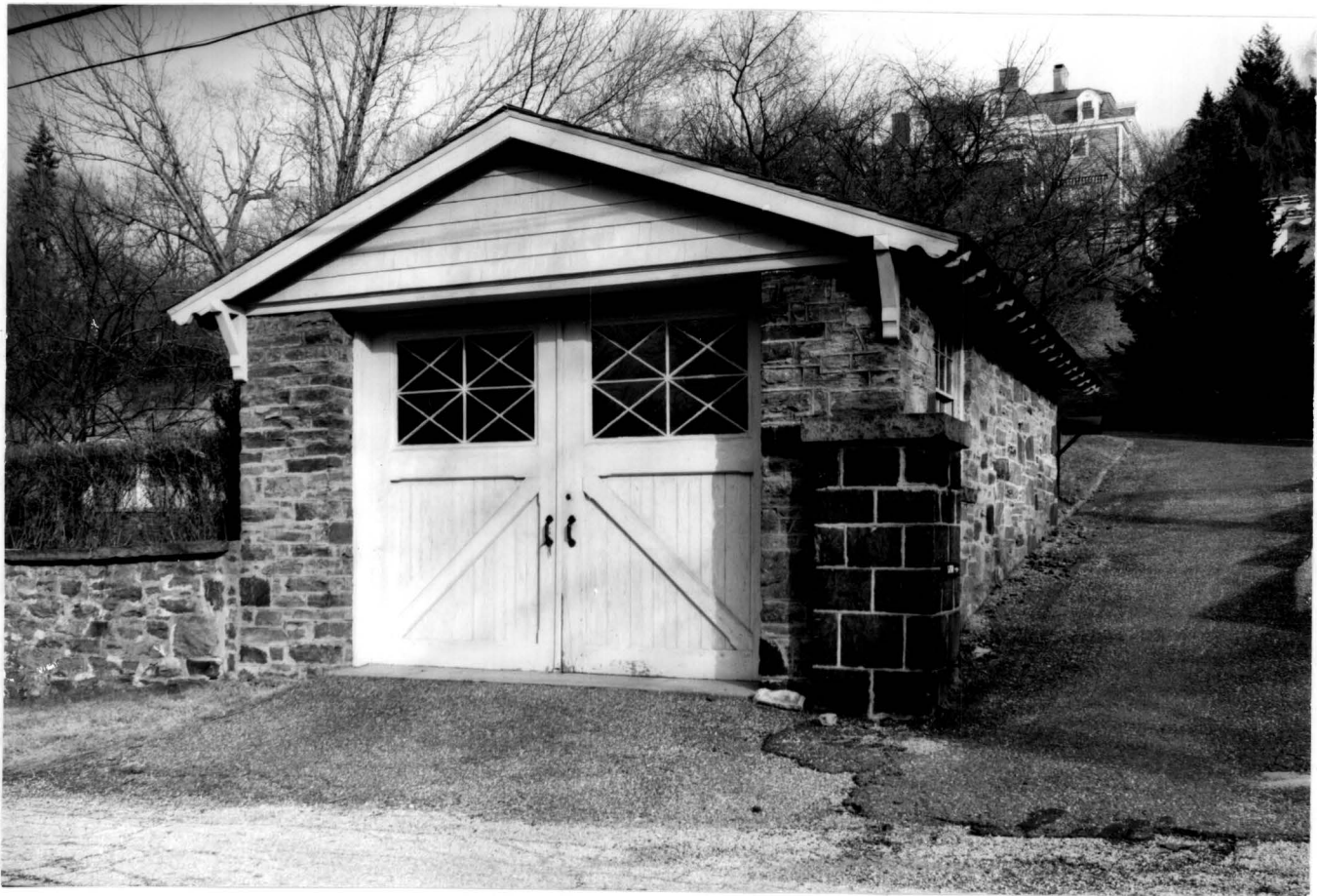
DATE OF CONSTRUCTION: 1913 [ALT 289-1913]

ARCHITECT: Ahneman & Younkheere

ORIGINAL OWNER: Adin G. and Estella M. Pierce

STYLE: Vernacular

(For full description, see entry on p. 52)



5260 Sycamore Avenue 5939/380 (II.2), (III.2), (III.3), and (III.4)

BUILDING TYPE: Stable (now a garage, III.2)

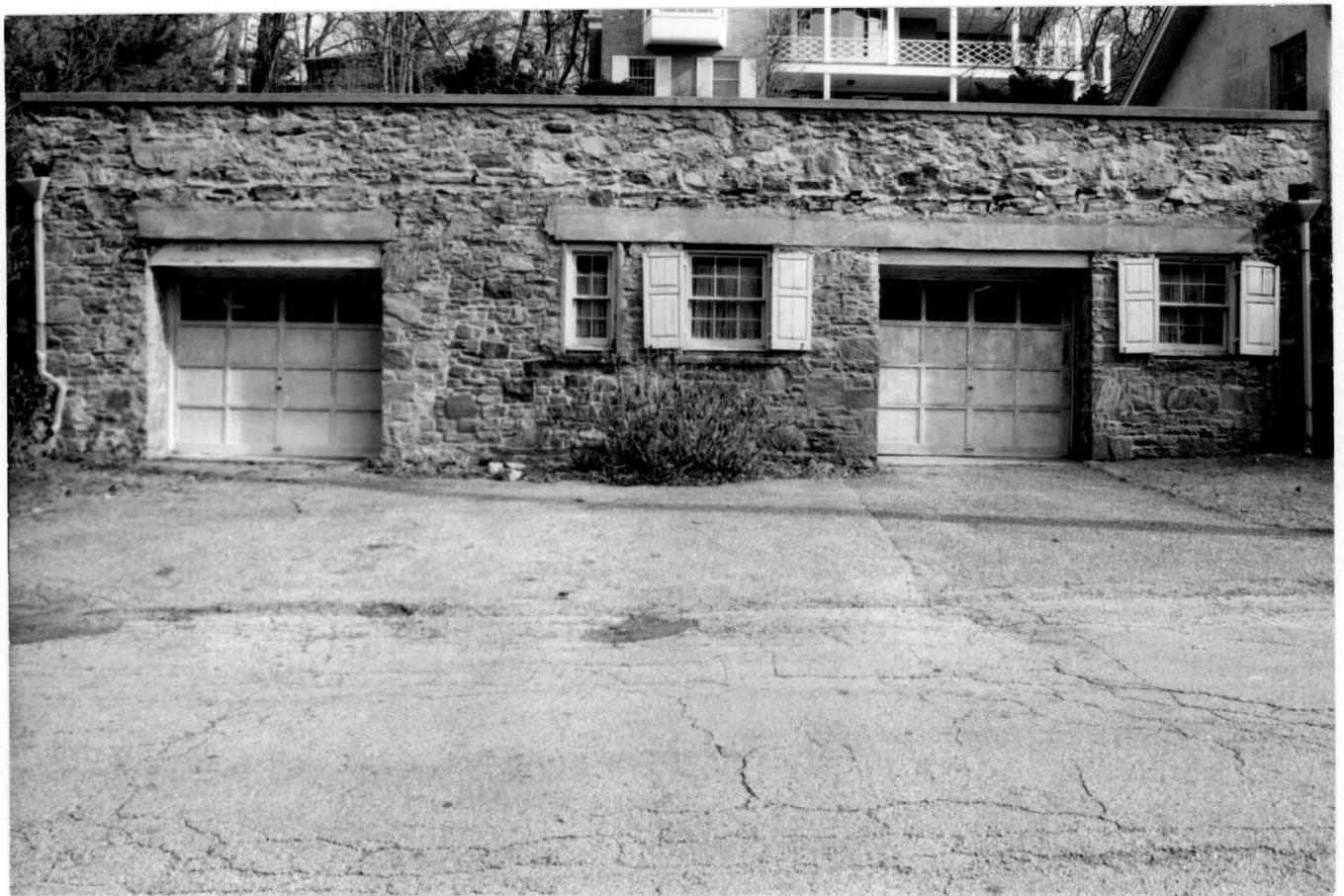
DATE OF CONSTRUCTION: c. 1872-76; altered 1914 [ALT 348-1914]

ARCHITECT: unknown; John G. Kleinberg (1914)

ORIGINAL OWNER: F.J. Ogden

STYLE: Vernacular

(For full description, see entry on pp. 57-58)



5260 Sycamore Avenue 5939/380 (II.2), (III.2), (III.3), and (III.4)

BUILDING TYPE: Cottage (III.3)

DATE OF CONSTRUCTION: c. 1872-76

ARCHITECT: unknown; John G. Kleinberg (1914)

ORIGINAL OWNER: F.J. Ogden

STYLE: Vernacular

(For full description, see entry on pp. 57-58)



5260 Sycamore Avenue 5939/380 (II.2), (III.2), (III.3), and (III.4)

BUILDING TYPE: Freestanding House (III.4)

DATE OF CONSTRUCTION: 1963 [NB 851-1963]

ARCHITECT: Jerome Robert Cerny and G.R.W. Watland

ORIGINAL OWNER: Lucille Gale Knapp

STYLE: Neo-Dutch Colonial

(For full description, see entry on pp. 57-58)



(5265)-5275 Sycamore Avenue 5937/494 (VI.A) and 5937/493 (VI.3)

(5265) Sycamore Avenue (VI.A)

Lot (no buildings)

(For full description, see entry on pp. 79-80)



5270 Sycamore Avenue 5939/386 (IV.1)

BUILDING TYPE: Converted Carriage House and Dwelling

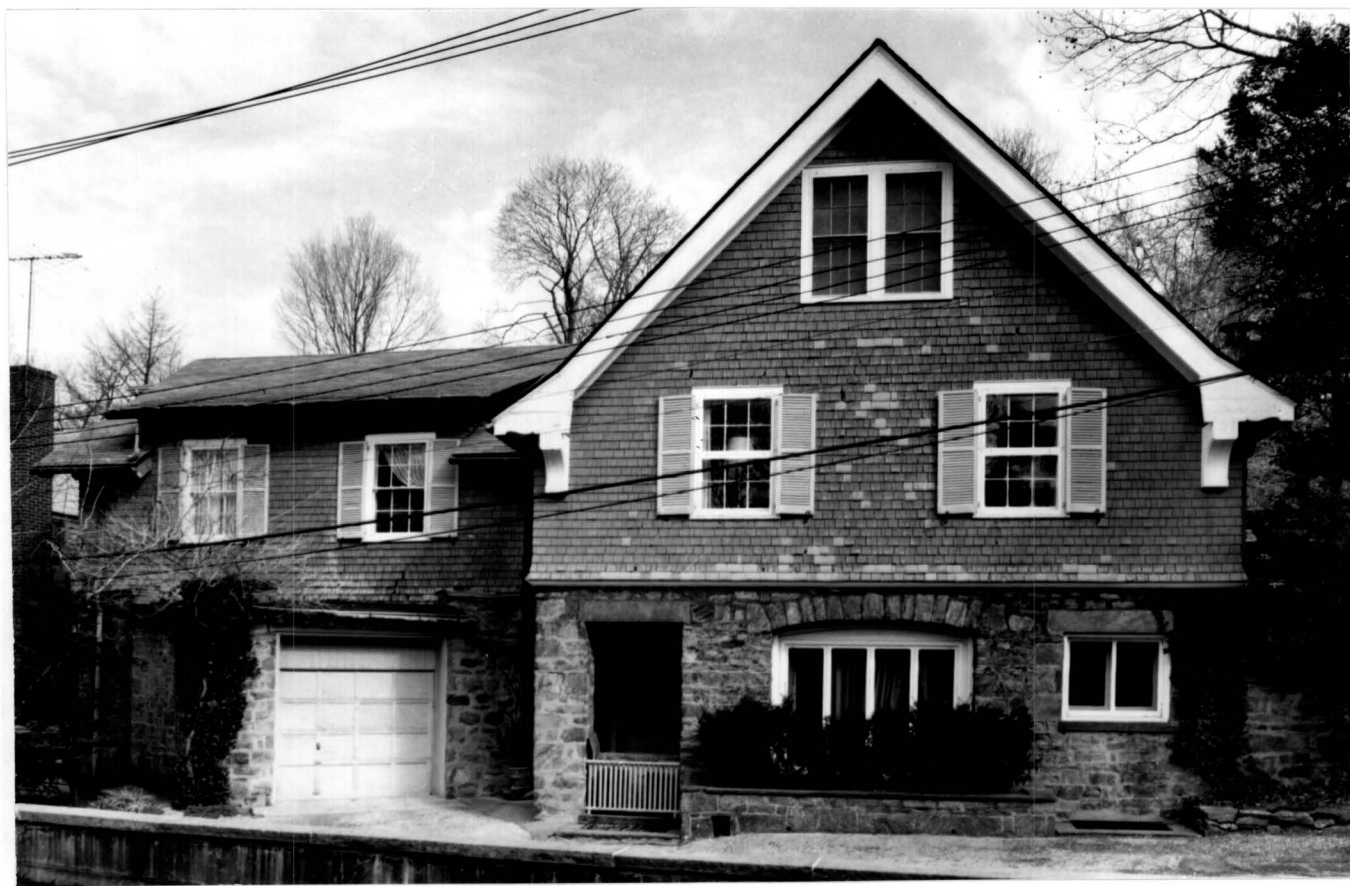
DATE OF CONSTRUCTION: 1908 [NB 252-1908]

ARCHITECT: Robert M. Byers

ORIGINAL OWNER: Thomas A. Buckner

STYLE: Colonial Revival

(For full description, see entry on p. 63)



5286 Sycamore Avenue 5939/392 (V.2)

BUILDING TYPE: Converted Carriage House
DATE OF CONSTRUCTION: 1886 [NB 1323-1886]
ARCHITECT: Frederick Clarke Withers
ORIGINAL OWNER: William S. Duke
STYLE: Queen Anne

(For full description, see entry on p. 72)



5288 Sycamore Avenue 5939/395 (V.3) and (V.7)

BUILDING TYPE: Freestanding House and Garage

DATE OF CONSTRUCTION: 1937 [NB 222-1937]; altered 1955 [ALT 27-1955]

ARCHITECT: Sarsfield J. Sheridan (1937); Alton L. Craft and Ludwig P. Bono
(1955)

ORIGINAL OWNER: Sycamore Estates; Dante S. Caputo (1955)

STYLE: Modern

(For full description, see entry on p. 73)



5294 Sycamore Avenue 5939/396 (V.4)

BUILDING TYPE: Freestanding House
DATE OF CONSTRUCTION: 1938 [NB 160-1938]
ARCHITECT: Julius Gregory
ORIGINAL OWNER: Sycamore Estates
STYLE: Neo-Georgian

(For full description, see entry on p. 74)



(5298) Sycamore Avenue 5939/399 (V.A)

Lot (no buildings)

(For full description, see entry on p. 74)



OWNERS APPENDIX

HENRY L. ATHERTON (dates undetermined)

Little is known about Henry L. Atherton. A member of the original syndicate which developed Riverdale, Atherton was a successful importer who lived at No. 39 10th Street in Manhattan during the 1850s; Samuel D. Babcock (see), another partner in the syndicate, was Atherton's next-door neighbor. Atherton was also a member of the Union Club. In addition to the estate (I) he owned as part of the original 1853 development of Riverdale, Atherton developed estates north and east of the present historic district where he lived at different times. He sold the estate property (with the villa now at 5247 Independence Avenue) to William and Harriet Young in 1855.

CHARLES H.P. BABCOCK (1824-1897)

Born in Stonington, Conn., Charles H.P. Babcock was the brother of Samuel D. Babcock (see), a member of the original syndicate which developed Riverdale. A successful banker, Babcock served as secretary of the Central Trust Company from the time of its founding in 1877; his brother and Henry F. Spaulding (see) were also founders. He began his career as a clerk with Francis Skinner & Company, a leading firm of domestic commission merchants in Boston which subsequently established a New York branch. Babcock spent ten years as a dry goods importer, a partner in the firm of Babcock & Milnor. After retiring from the mercantile business, he assumed a position as one of the vice-presidents of the Guaranty and Indemnity Company before his involvement with Central Trust. He was also involved in other banking activities with his brother.

Charles Babcock was a longtime resident of the Riverdale area, and lived at the Samuel D. Babcock Estate (III) in the early 1890s. For many years, Babcock served as a vestryman of Christ Church in Riverdale (a designated New York City Landmark) which was built in 1865-66 on Babcock family land. Charles Babcock was married to a daughter of Richard L. Franklin, who had developed an estate in Riverdale that was located just outside what is now the historic district. His brother, Samuel Babcock, married Franklin's other daughter.

Charles H.P. Babcock obituary, New York Times, Mar. 26, 1897, p. 7.

HENRY D. BABCOCK (1846-1918)

Henry D. Babcock, the son of Samuel D. Babcock (see), was a stock broker who began his career in his father's banking firm. He was a partner in the Stock Exchange firm of Hollister & Babcock. Involved in many charitable and social organizations, Babcock was treasurer of St. Luke's Hospital, director of the New York Society for the Prevention of Cruelty to Children, and a vestryman of St. Thomas's Church, and was a member of the Union, Metropolitan, and University Clubs. In addition, he was a member of

the board of directors of the Society of the Sons of the American Revolution. Between 1880 and 1910, he owned the estate (III) which his father had developed in 1853 as a member of the syndicate that established Riverdale.

Henry D. Babcock obituary, New York Times, June 2, 1918, p. 21.

SAMUEL DENISON BABCOCK (1822-1902)

A prominent financier, Samuel D. Babcock was born in Stonington, Conn., and was a member of the original syndicate which developed Riverdale. During the 1850s, at the time that Riverdale was first being developed, Babcock's next-door neighbor on 10th Street in Manhattan was another syndicate member, Henry Atherton (see). Babcock began his career in the mercantile concern of P. & J.S. Cray in New York City. At the age of nineteen he entered into the Baltimore firm of Peabody, Riggs & Company which had just opened a New York branch. Babcock was made a junior partner in 1845. In 1853, about the time that he was involved with developing Riverdale, Babcock organized the banking firms of Babcock Brothers & Company of New York and Babcock & Company of Liverpool, England. One of the founders with his brother, Charles, and Henry F. Spaulding (see) of the Central Trust Company, Babcock was also president of the International Bell Telephone Company. Perhaps inspired by the example of his mentor George Peabody, the Baltimore philanthropist who financed the Peabody Estates in London, Babcock was also involved in the building of low-cost housing and was a founder of the Improved Dwellings Association and the City and Suburban Homes Corporation. In addition to having large real estate holdings in Riverdale, Babcock was president of the Central, Manhattan, Colonial, and New York Real Estate Associations. In addition, Babcock was vice-president (1870-1874) and president (1875-1882) of the New York Chamber of Commerce and sat on the board of the Guaranty Trust Company.

Babcock sold his Independence Avenue estate (III) in 1855 and later reacquired the property. He also developed a larger estate, known as "Hillside," north of the historic district; the villa, built in 1853-55, was designed by Thomas S. Wall (see Architects Appendix) who is known to have been responsible for several other villas within the larger Riverdale area, including the Atherton villa (I.1), and had carried out other commissions for Babcock. Babcock's brother, Charles H.P. Babcock (see), and his son, Henry D. Babcock (see), later owned the Independence Avenue estate. Babcock was a member and generous patron of the National Academy of Design, the Metropolitan Museum of Art, the American Fine Arts Association, the American Museum of Natural History, and the American Geographical Society. He held memberships in the Union and Century Clubs. Samuel Babcock led the effort to found the Riverdale Institute (1862-63) and Christ Church in Riverdale (1865-66, a designated New York City Landmark) which were built on Babcock family land. He was married to a daughter of Richard L. Franklin, who had developed an estate in Riverdale that was located just outside what is now the historic district. His brother, Charles Babcock, married Franklin's other daughter. Babcock died in Lenox, Mass.

King's Notable New Yorkers, 220.
National Cyclopaedia of American Biography, 289-290.

FRANCIS McNEIL BACON (1835-1912)

A financier and philanthropist, Francis McNeil Bacon was born in Dorchester, Mass. Relocated to New York in 1853, Bacon began a profitable career in the dry goods business. In 1860 he became a partner in the firm of Hurlbert, Volkenburgh & Company and one year later organized the firm of Francis M. Bacon & Company. In 1873, by which time he had moved to California, Bacon founded the firm of Haines, Bacon & Company, commission merchants dealing in woolens. He soon returned to New York and from about 1876 until 1882 owned the Atherton Estate (I). In 1887 his firm became Bacon, Baldwin & Company which changed to Bacon & Company in 1892. A distinguished and highly-regarded businessman, Bacon also had connections to financial circles in New York. He was the director of the National City Bank and the Atlantic Mutual Life Insurance Company, and held positions in the Metropolitan Trust Company and the Seaman's Bank for Savings.

Bacon's religious affiliations were also strong. He was a treasurer and trustee of the Church of the Holy Communion in New York, a member of the Trinity Church Association and of the Protestant Episcopal Society for Promoting Religion and Learning, and a trustee of St. Luke's Hospital in New York. Socially, he belonged to the Union, Union League, Merchants', Century, and Players' Clubs. In 1862 Bacon married Margaret Rogers. He remarried, in 1879, to Katherine Paris.

King's Notable New Yorkers.
National Cyclopaedia of American Biography, Vol. 17, 437.

MARTIN BATES, JR. (1814-1883)

Born in Boston, Mass., Martin Bates was a successful furrier. Beginning his career in his father's fur business, Bates came to New York in the early 1840s and continued in the same trade, establishing Martin Bates, Jr. & Company. In addition, Bates served as a director of the American Exchange National Bank, a trustee of the Mutual Life Insurance Company, and a trustee of the Central Trust Company which he had helped to found along with Samuel D. Babcock (see), Charles Babcock (see), and Henry F. Spaulding (see), all of whom resided in Riverdale. His affiliation with these businessmen also extended to the organization of the Riverdale Institute and Christ Church in Riverdale of which he was a vestryman.

Bates owned the Samuel D. Babcock Estate (III) from 1859 until about 1862; he then moved to an estate just north of the present historic district. It seems that Riverdale was a summer residence for Bates because during this period his home is listed in directories as 10 West 17th Street in Manhattan.

Martin Bates obituary, New York Times, Jan. 3, 1883, p. 5.

SPRUILLE BRADEN (1894-1978)

A prominent diplomat with many ties to Central and South America, Spruille Braden was born in Elkhorn, Mont. With a background in engineering, he was involved in mining and negotiated contracts with Westinghouse Electric Company in 1920 for the electrification of the Chilean State Railways. During his career he held directorships of the American Ship and Commerce Corporation and Pennsylvania Coal and Coke, among other companies. Braden had numerous assignments as ambassador and special representative of the U.S. President, beginning in 1935. He held various posts as ambassador to Columbia, Cuba, and Argentina as well as many other diplomatic positions and was the recipient of decorations from several foreign countries including Brazil, Chile, Peru, Columbia, Bolivia, Paraguay, and Haiti. He was the author of Diplomats and Demagogues: The Memoirs of Spruille Braden, published in 1971.

In 1922, Braden purchased Stonehurst from Evelina Ball Perkins, widow of George W. Perkins, and resided there until 1937 at which time Mrs. Perkins reacquired the property.

Who Was Who, Vol. 7, 1977-1981, 67.

THOMAS A. BUCKNER (1865-1942)

Born in Bloomington, Ill., Thomas A. Buckner was the son of Walker Buckner, a general manager of the New York Life Insurance Company (N.Y.L.I.C.) for the region that included Wisconsin, Iowa, and South Dakota. Thomas A. Buckner began his career with N.Y.L.I.C. in the Milwaukee, Wis., headquarters and at the age of twenty-one became an insurance agent in Iowa. His success attracted the attention of George W. Perkins (see), who was inspector of agencies in Chicago at that time. Perkins later resided in Riverdale, as did Darwin P. Kingsley (see), another N.Y.L.I.C. executive. Buckner moved up through the ranks of the N.Y.L.I.C. organization, moving to New York in 1898 to become superintendent of agencies. In 1900 he became fourth vice-president of the company and was made director in the following year. He eventually became president in 1931 and was made chairman of the board in 1936, a post from which he retired in 1941 to chair the finance committee. Like his colleagues Perkins and Kingsley, Buckner is credited with making many contributions to the American life insurance industry in general and to the growth of N.Y.L.I.C. in particular, such as the reorganization of agencies by setting up branch offices and the establishment of benefit and incentive programs.

Buckner and his wife, Myrtie Lewis Buckner, owned the Samuel H. Foster Estate (IV) from 1907 until the 1940s. They also later owned portions of the adjacent Charles W. Foster Estate (V). Their son, Thomas A. Buckner, Jr., built a house (VIII.1) at 5200 Sycamore Avenue in 1923-24.

Thomas A. Buckner obituary, New York Times, Aug. 9, 1942, p. 43.

HUGH N. CAMP (1827-1895)

Prominent in the sugar refining industry until 1870, Hugh N. Camp became very active in real estate development. He also established a cement business, H.N. Camp & Sons, and was for many years the treasurer of the St. Joseph and Old Run Lead Companies. Camp's institutional affiliations included memberships on the building committee of St. Luke's Hospital and of the Metropolitan Museum of Art and the American Museum of Natural History, and trusteeships of the Five Points House of Industry and the Skin and Cancer Hospital. Socially, Camp belonged to the Century, Union League, City, Vaudeville, Grolier, and New-York Athletic Clubs. From 1889 until 1902, he lived at the Samuel H. Foster Estate (IV).

Hugh N. Camp obituary, New York Times, Sept. 22, 1895, p. 5.

NEWTON CARPENTER (dates undetermined)

Little is known about Newton Carpenter. He was a commission merchant and lived at 15 Fifth Avenue in Manhattan prior to purchasing the William Woodworth Estate (II) in 1859. Carpenter owned the property until about 1868. He was a founder and warden of Christ Church in Riverdale (1865-66, a designated New York City Landmark), and an early board member of the Riverdale Institute.

ROBERT COLGATE (1812-1885)

The eldest of three sons of William Colgate -- founder of the well-known soap business and the man for whom Madison University in Hamilton, N.Y., was renamed in 1890 -- Robert Colgate worked in his father's business until the age of twenty-two. Under the firm name of Colgate, Pollen & Colgate, Robert Colgate (with his uncle Charles and George P. Pollen) went into the business of manufacturing dye products in 1833. When his uncle retired four years later, Colgate and Pollen expanded the business to include paints, oil, and glass. Establishing a factory in Brooklyn in 1845, Colgate then founded the Atlantic White Lead and Linseed Works and pioneered the manufacture of white lead for use in paints. In 1854, Colgate took over the entire business which became Robert Colgate & Company; eventually all of his four sons joined him in the firm.

In 1832, Colgate had suffered from cholera which left him with progressive paralysis for the rest of his life. Perhaps due to this personal experience, he became involved with the Hospital for the Ruptured and Crippled, among other charities. His philanthropy extended to other fields as well. Colgate was one of the founders of the American Museum of Natural History and served as its vice-president.

Colgate married twice; his first wife, Cornelia Francis Weyman died in 1842 and his second wife whom he married in 1844, Mary Elizabeth Riggs, died in 1866. In 1860 Colgate purchased the Cromwell Estate (VII) and named it "Stonehurst," where he lived until his death. He was active in the

Riverdale community, helping to found the Riverdale Presbyterian Church in 1863. Before the church was officially organized, Colgate established a Sunday school at Stonehurst.

Dictionary of American Biography, Vol. 2, 299 (William Colgate).

Robert Colgate obituary, New York Times, July 6, 1885.

Truman Abbe and Hubert Abbe Howson, Robert Colgate the Immigrant, (New Haven, 1941), 90-91.

Scharf, Vol. 1, 766.

William Tieck, Riverdale, Kingsbridge, Spuyten Duyvil.

JOHN PHILLIP CUNNINGHAM (1897-1985)

Born in Lynn, Mass., John P. Cunningham was a successful advertising executive. Beginning as an artist and copywriter, Cunningham became a partner in the Newell-Emmet Advertising Agency in 1930 and held that post for twenty years. In 1950 he became executive vice-president of Cunningham & Walsh, Inc., and in 1954 assumed the presidency of that firm, the position he held until the time of his death. Among his other social and professional affiliations, Cunningham served as chairman of the board of the American Association of Advertising Agencies (1954) and belonged to the Union League, University, Harvard, Lotos, and Riverdale Yacht Clubs.

In 1924, Cunningham married Patricia Fitzpatrick. The Cunninghams purchased the Cromwell Estate (later Stonehurst, VII) in 1946 and resided there until about 1970 when they built a house at 5215 Sycamore Avenue on a lot which had been separated from the Stonehurst property.

Who Was Who, Vol. 8, 1982-85, 95.

WILLIAM D. CROMWELL (1818-1859)

Little is known about William D. Cromwell, who was the head of an importing business in the mid-nineteenth century. A member of the original Riverdale syndicate, Cromwell developed a large Sycamore Avenue estate (VII) with a villa and carriage house about 1856-58. While these buildings were under construction, Cromwell and his wife, Anna, lived at the Babcock Estate (III). Cromwell died in 1859 and his widow sold the property in 1860 to Robert Colgate. Under Colgate's ownership, the estate became known as "Stonehurst."

SAMUEL N. DODGE (1802?-1865)

Little is known about Samuel N. Dodge. He was listed in the 1850 census as an artist and in directories of the 1850s and early 1860s as a merchant dealing in artists' paints. With his wife, Clara, Dodge owned the Samuel Foster Estate (IV) from 1859 until the time of his death. He was a founder, with Robert Colgate (see) and James Scrymser (see), of Riverdale Presbyterian Church in 1863.

The Citizens' and Strangers' Pictorial and Business Directory for the City of New York and its Vicinity, 1853, (New York, 1853), 253.

George C. Croce and David H. Wallace, The New-York Historical Society's Dictionary of Artists in America 1564-1860, (New Haven, 1957), 182.

ORLANDO PORTER DORMAN (dates undetermined)

Born in Ellington, Conn., Orlando Porter Dorman began his mercantile career at the age of nineteen as a dry goods salesman in Hartford, Conn. He soon entered into partnership in the firm of Dorman & Baldwin which became Dorman & Company two years later. Once he moved to New York City in the early 1850s, he entered the large importing firm of Lee & Case (later W.H. Lee & Company) eventually becoming a partner. During the Civil War, Dorman left the dry goods business and embarked on a career in finance, opening a Wall Street bank, O.P. Dorman & Company (later Dorman, Joslyn & Company). In 1866 he became president of a large manufacturing company, which lasted ten years, and eventually organized the Gilbert Manufacturing Company, a very successful dress goods concern. Dorman founded the Dorman Library in San Juan, Puerto Rico; for that and other philanthropic efforts he became the fourth American to be made Chevalier of France.

Dorman and his wife, Delia Anna, resided at the Charles Foster Estate (V) from 1892 until the first decade of the twentieth century. The Dormans had a residence in the city at West End Avenue and West 76th Street; at that time, the estate in Riverdale, known as "Auvergne," was their country retreat.

C. Mitchell Harrison, New York State's Prominent and Progressive Men, Vol. 2, 1900, 109-110.

WILLIAM S. DUKE (dates undetermined)

Little is known about William S. Duke. He was listed in directories as having been a broker and auctioneer in Manhattan, first at 117 Front Street, then at 77 Cedar Street, and then at 119 Broadway. It is probable that through this business he knew Charles W. (see) and Samuel H. Foster (see), also auctioneers. Duke and his wife, Sarah, began leasing the Charles Foster Estate (V) in 1856. The Dukes owned the property between 1860 and 1894 and in 1886 commissioned Frederick Clarke Withers to carry out major alterations to the house and build a new carriage house on the property (V.2, 5286 Sycamore Avenue).

CHARLES W. FOSTER (1805-1865)

Little is known about Charles William Foster, a member of the original syndicate which developed Riverdale. With his brother, Samuel H. (see), he had an auction business, S.H. & C.W. Foster, which was located at 41 Broad Street and later at 61 Broadway. Socially, he was a member of the Century

and Union Clubs. Charles Foster owned the northernmost of the Independence Avenue estates (V) from 1853 until 1857 when it was sold to Duncan McDougall. He also purchased the Woodworth Estate (II) in 1853, when the house was built, and sold it in 1857 to William Underhill. During the early years of the Riverdale development, Foster was the largest shareholder among the syndicate members until he sold out in 1857. His brother, Samuel, also sold out at this time, which may have been due to the financial panic.

Charles W. Foster death notice, New York Evening Post, August 16, 1865.
Frederick Clifton Pierce, Foster Genealogy (Chicago, 1899).

SAMUEL H. FOSTER (1804-1861)

Little is known about Samuel Henry Foster, who appears on the 1853 Map of Riverdale in the Town of Yonkers as the owner of one of the Independence Avenue estates (IV). With his brother, Charles W. (see), he had an auction business, S.H. & C.W. Foster, which was located at 41 Broad Street and later at 61 Broadway. He was a member of the Union Club. Samuel Foster owned the estate from 1853 until 1857 when it was sold to Henry L. Atherton (see), one of the original Riverdale developers and presumably a relative of Foster's wife, Eliza Robinson Atherton Foster. His brother, Charles, also sold his Riverdale holdings at this time, which may have been due to the financial panic.

Samuel H. Foster death notice, New York Evening Post, July 23, 1861.
Frederick Clifton Pierce, Foster Genealogy (Chicago, 1899).

LORING R. GALE (d.1912 [1913?])

Born in Honesdale, Pa., Loring Robertson Gale was the eldest son of William Gale with whom he moved to Pike Mills, Pa., about 1880 and established the W. & L.R. Gale Tannery in 1881-82. Soon after the tannery was built, the name of the town was changed to Galeton. Gale married Elizabeth Bently about 1903 and in 1907 the Gales relocated to New York and purchased the Atherton Estate (I). The property was later owned by their daughter, Lucille, who subsequently married Sanford Knapp (see).

"Galeton's Oldest Industrial Plant Ordered Torn Down and Junked," article from local Galeton newspaper dated August 7, 1930, submitted to the LPC by Robert K. Currin, Historical Society, Coudersport, Pa., Oct. 4, 1990.

HUGH B. GRIFFITHS (1897-1960)

A graduate of the Riverdale Country School, the Mount Hermon School, and Harvard in the class of 1918, Hugh B. Griffiths began his successful career in the sales department of the Ward Baking Company in 1919. He later became associated with the firm of Standard Brands and was the manager of the firm's frozen products division at the time of his death.

In 1937 Griffiths built a house at 5949 Sycamore on a lot which had been separated from the Cromwell property and lived there until he died.

Hugh B. Griffiths obituary, New York Times obit., Jan. 17, 1960, p. 86.

WILLIAM M. HARRIS (dates undetermined)

Little is known about William M. Harris. Apparently, he was a lawyer with the New York Life Insurance Company (N.Y.L.I.C.). From 1910 to 1942, Harris owned the Samuel D. Babcock Estate (III). His son, Gilbert Harris, owned the property from 1942 until 1956 when it was sold to Lucille Gale Knapp. George W. Perkins, Thomas A. Buckner, and Darwin P. Kinglsey, also top executives at N.Y.L.I.C., were neighbors of Harris in the Riverdale community.

JOHN M. HIGH (1870-1924)

The son of a real estate operator in Chicago, John M. High began his career on the Pacific Coast with the Pantasote Company. Relocating to New York City in about 1900, High advanced with that company, soon assuming charge of sales in the steam and electric railway fields. He eventually became manager of the railroad department. High was also the secretary and director of the Agasote Millboard Company of Trenton, N.J., and a director of the Tuco Products Corporation.

High and his wife, Anna, were longtime residents of Riverdale. The High family lived at the Charles W. Foster Estate (V) from 1896 until the 1930s. The estate was known as "Highwolde" during the period when the Highs owned it.

John M. High obituary, New York Times, April 26, 1924, p. 15.

ALBERT GALLATIN HYDE (1825-?)

Born in northern Vermont, Albert Gallatin Hyde moved to New York City in 1848 and was employed by the dry goods firm of Adriance, Strang & Company. Eight years later he became a partner in the firm of Skeel, Sweetzer & Company. In 1861 Hyde went into business for himself, founding A.G. Hyde & Company which lasted until 1875. It was during this period that Hyde and his wife, Marie Louise Shaw, whom he had married in 1851, owned the Woodworth Estate (II). In 1881 Hyde organized the firm of Hyde & Burton for the manufacture of cotton goods. This firm was reorganized in 1889 as A.G. Hyde & Sons when Hyde brought his two sons into the business. The company prospered for many years.

A longtime member of the Union Club, Hyde's other social affiliations included the Merchants', Larchmont Yacht, and New York Yacht Clubs, and the New England Society.

C. Mitchell Harrison, New York State's Prominent and Progressive Men, Vol. 2, 175-176.

DARWIN PEARL KINGSLEY (1857-1932)

A successful life insurance underwriter, Darwin P. Kingsley was born in Vermont. He moved to Colorado in 1881 and in 1883 became editor of the Grand Junction News. The next year he served as one of Colorado's delegates to the National Republican Convention. Gaining exposure in Colorado politics, in 1886 Kingsley was elected State Auditor and Insurance Commissioner. It is in this post that Kingsley may have met George W. Perkins (see) with whom he later became involved in the New York Life Insurance Company (N.Y.L.I.C.).

In 1889 Kingsley relocated to Boston and entered the N.Y.L.I.C. branch in that city. He was transferred to N.Y.L.I.C.'s New York office in 1892 to become superintendent of agencies. From that position, he moved up the ranks of the company, becoming president in 1907 and finally chairman of the board in 1931. Along with Perkins, Kingsley is given credit for have made many improvements in N.Y.L.I.C.'s corporate structure and he contributed much to the firm's success and expansion.

Among his social affiliations, Kingsley was a member of the Union League, University, and Merchants' Clubs. In 1884 he married Mary Mitchell, who died in 1890. Five years later, he married again to Josephine McCall whose father was president of N.Y.L.I.C. at that time. Kingsley acquired the Stone Estate (VI) in 1890 and resided there until the 1910s. In 1901 he made various improvements to the property, building a new house (burned 1929) and a barn and stable. In 1908 he added a garage.

N.Y.L.I.C. War Stories, 1920.

New York State's Prominent and Progressive Men, Vol. 1, 1900, 216-217.

Who Was Who, Vol. 1, 679.

SANFORD R. (1904-1971) and LUCILLE GALE KNAPP

A native of Yonkers, Sanford R. Knapp was a mining engineer and geologist. He spent ten years with the Aluminum Company of America and then developed manganese and silver mines in Montana, eventually establishing the Taylor-Knapp Mining Company of Phillipsburg, Mont.

Knapp's wife, Lucille Gale Knapp, is the daughter of Loring R. Gale (see) who had acquired the Atherton Estate (I) in 1907. The Knapps later owned this estate and subsequently the Woodworth (II) and Babcock (III) Estates. The Knapps carried out various alterations to the properties they owned in the district and in 1963 built a house at 5260 Sycamore Avenue (III.4).

Sanford R. Knapp obituary, New York Times, Mar. 8, 1971, p. 36.

GEORGE WILLARD KNOWLTON (1839-1931)

A banker and manufacturer, George W. Knowlton was born in Watertown, N.Y. In the course of his long career in finance and in the paper mill industry, Knowlton was president of the Watertown National Bank, Knowlton Brothers, Inc., the Ontario Paper Company, and the St. Regis Paper Company. His philanthropic interests included the Jefferson County (Ala.) Orphan Asylum.

Married in 1862 to Frances G. Clarke (who died in 1898) and in 1870 to Gertrude Ely, Knowlton owned the Babcock Estate (III) from 1863 until 1873 when he went bankrupt. He was a founder, with several of his neighbors, of Christ Church in Riverdale.

George Willard Knowlton obituary, New York Times, Mar. 18, 1931, p. 25.
Who Was Who, Vol. 1, 688.

GEORGE and MARY L.H. MCGILL (dates undetermined)

Little is known about George and Mary L.H. McGill, who owned the Atherton Estate (I) from 1882 until 1907. George McGill is listed in directories around the turn of century as having had a fastener business at 25 Park Place in Manhattan. The McGills had several alterations made to the main house on the property and had a carriage house built on the Sycamore Avenue side of the property.

OTTO MARX (1869-1963)

A prominent banker and businessman, Otto Marx was born in Birmingham, Ala., and attended college in New York. Beginning as a cashier at the Jefferson County Savings Bank in his hometown, from 1887 to 1901, he then organized the firm of Otto Marx & Company, a bond and banking business. He retired from the company in 1943. Marx served as director of many companies throughout his career: the General Dynamics Corporation, the Associated Dry Goods Corporation, Hahne & Company, James McCreery & Company, Lord & Taylor, Avondale Mills, the Otmar Real Estate Corporation, and Canadair, Ltd., among others. Socially, Marx was a member of the Lotos, Bankers, City Midday, and Century Country Clubs.

In 1918, Marx acquired the Stone Estate with the house that had been built in 1901 by Darwin P. Kingsley (see). The house was destroyed by fire in 1929 and Marx sold the property in 1934.

Otto Marx obituary, New York Times, June 1, 1963, sect. D, p. 21.
Who's Who in New York, 1952, 751.
Who Was Who, Vol. 4, 1961-68, 617.

THOMAS B. MEEKER (dates undetermined)

Little is known about Thomas B. Meeker, a Wall Street broker. In the mid-1870s he is listed in directories as residing in Riverdale, perhaps as a renter of the Woodworth Estate (II). From 1880 to about 1904 it appears that he owned that estate with his wife, Grace.

WILLIAM B. MEEKER (dates undetermined)

William B. Meeker was a banker and was also involved in coal mining and shipping. He was a member of the Union Club. With his wife, Mary, he owned the Samuel H. Foster Estate (IV) from 1872 until about 1889.

GEORGE WALBRIDGE PERKINS (1862-1920)

Corporate organizer, financier, conservationist, and philanthropist, George W. Perkins was born in Chicago, the son of a pioneer in the American insurance field. Perkins began his career early in life as an office boy in the Chicago office of the New York Life Insurance Company (N.Y.L.I.C.). In 1888 he was appointed agency director in Denver, Colo., and then became inspector of agencies for the Rocky Mountain district; it is in Colorado that he may have met Darwin P. Kingsley (see) with whom he was later associated at N.Y.L.I.C. In 1892 Perkins relocated to New York and was promoted quickly through the ranks of N.Y.L.I.C., becoming vice-president in 1903. Perkins was an influential and innovative businessman; he was responsible for significantly restructuring the insurance industry and brought about revolutionary change at N.Y.L.I.C. In 1900, although he maintained connections with N.Y.L.I.C. until 1906, he became a partner in the prestigious banking firms of J.P. Morgan & Company of New York, Drexel, Morgan & Company of Philadelphia, and Morgan, Harjes & Company of Paris. He helped found and held directorships of the U.S. Steel Corporation, the International Harvester Corporation, and the International Mercantile Marine Company, among other large firms.

In 1910, Perkins retired from banking and devoted himself to public affairs and to writing and speaking about corporate organization and administration. Among other innovations, he advocated profit-sharing and health benefits for employees based on length of service and productivity. About 1912, Perkins also became politically active, serving as chairman of the national executive committee of the Progressive Party, although he never sought political office.

As early as 1893, Perkins began acquiring property in Riverdale. He bought the Cromwell Estate (later Stonehurst, VII) in 1902 and Wave Hill (just south of the present historic district) one year later. Evelina Ball Perkins (1866-1960), whom he married in 1889, continued to own the Stonehurst property for many years after her husband's death and was very active in the subsequent development of the area of historic district. An ardent conservationist, George Perkins organized efforts to preserve the character and the natural environment of Riverdale. He was president of the New York Palisades Interstate Park Commission, a member of the board of the

New York Botanical Gardens, an honorary vice-president of the Park District Protective League, and a trustee of the New York Scenic and Historic Preservation Society. He was affiliated with numerous organizations concerned with politics, the arts, and social science, and belonged to the Metropolitan, Union League, Army and Navy, and New York Yacht Clubs, among others.

Dictionary of American Biography, Vol. 7, 1962, 471-472.

King's Notable New Yorkers, 276.

National Cyclopaedia of American Biography, Vol. 15, 33-34.

N.Y.L.I.C. War Stories, 1920.

ADIN G. PIERCE (d.1944)

Little is known about Adin G. Pierce. In 1930 he retired as president of the New York fireproofing firm which bore his name. With his wife, Estella, he purchased the William Woodworth Estate (II) in 1910 and owned it until about 1930. The Pierces built a garage on the property.

Adin Pierce obituary, New York Times, July 27, 1944, p. 17.

A. EMIL SCHMITT (dates undetermined)

A physician, A. Emil Schmitt owned the Woodworth Estate (II) from 1904 until about 1910. He was a founder in 1909 of the Riverdale Health League.

JAMES ALEXANDER SCRYMSER (1839-1918)

Born in New York City, capitalist and telegraph promoter James Alexander Scrymser was the son of James Scrymser, who had large land holdings in Yonkers and dealt in real estate with William W. Woodworth (see), the leader of the syndicate that developed Riverdale. The younger Scrymser enlisted in the 12th New York Infantry in 1861 and served in the Civil War. Upon his return to New York, Scrymser became involved in the growing industry of telegraph communication. He projected and organized the International Ocean Telegraph Company, incorporated in 1865; among the firm's first projects was the installation of cables between Florida and Cuba. When the company was acquired by Jay Gould in 1878 and annexed to the Western Union system, Scrymser resigned as the head of the company and turned his attention to developing telegraph lines in Mexico and Central America. He became the chief executive of the Mexican Cable (later Telegraph) Company in 1881 and later established the Central and South American Telegraph Company, connecting the United States via Galveston, Tx., to sixteen countries. By 1893, more than 5,000 miles of cables and land lines had been laid under Scrymser's leadership. Socially, he was a member of the Century Club.

In the period from 1866 to 1868, Scrymser owned the Samuel H. Foster Estate (IV). With Robert Colgate (see) and others, he helped found the

Riverdale Presbyterian Church in 1863.

Dictionary of American Biography, Vol. 8, 521.

King's Notable New Yorkers, 417.

Who Was Who, Vol. 1, 1097.

HENRY FOSTER SPAULDING (1816-1893)

A successful merchant and financier, Henry F. Spaulding was born in Vermont and came to New York in the 1830s. In 1850 he organized the firm of Spaulding, Vail & Fullen which imported woolen goods. During the Civil War, Spaulding became a commission merchant and established the firm of Spaulding, Hunt & Company (later Spaulding, Swift & Company). By 1875 he left the mercantile business and embarked on a financial career. He was one of the organizers, with the Babcocks (see Charles H.P. and Samuel D.), of the Central Trust Company and served as president for eight years. He was also the longtime head of the Mechanics' National Bank, a director of the Equitable Life Assurance Company, and founder of the New York and Yonkers Insurance Company.

An active member of the Chamber of Commerce, Spaulding was also involved in public affairs. He served on the committee which was formed to overthrow the notorious Tweed Ring in New York City government and sat on the Croton Aqueduct Board. Socially, he belonged to the Century Club. One of the founders, with the Babcocks, of Christ Church in Riverdale, Spaulding owned the Woodworth Estate (II) from 1876 until 1880, although his name reappears in connection with the property on an 1893 map. In addition, Spaulding was the leader of a syndicate of four businessmen who developed the Park Riverdale section south of Wave Hill where he maintained a large estate, known as "Parkside," which had a villa designed by Thomas S. Wall.

Century Club Report, 24.

National Cyclopaedia of American Biography, Vol. 3, 1893, 265-266.

HENRY L. STONE (dates undetermined)

Little is known about Henry L. Stone, the developer of the Stone Estate (VI). He is listed in New York City directories from the 1850s and 1860s as a merchant of silks; in 1859-60, about the time his estate was developed, his home address appears as Riverdale. He was a founder, with several of his neighbors, of Christ Church in Riverdale.

WILLIAM UNDERHILL (dates undetermined)

An importer of china, William Underhill had his business at 22 Vesey Street in the 1850s. As early as 1855 he is listed in directories as a resident of Riverdale and between 1857 and 1859 he owned the William W. Woodworth Estate (II).

JOHN S. WILLIAMS (1814-1876)

A senior member of the shipping firm of Williams & Guion, John S. Williams owned the Samuel Foster Estate (IV) from 1868 until 1872. With Stephen Guion, he organized the Black Ball Line of Liverpool, England, which merged about twenty-five years later with another steamship company to form the Williams & Guion Line. Williams was a member of the Chamber of Commerce, the Produce Exchange, and the Maritime Exchange.

John S. Williams obituary, New York Times, Nov. 13, 1876.

WILLIAM W. WOODWORTH (1807-1873)

The leader of the syndicate that originally developed Riverdale, William W. Woodworth served from 1845 to 1847 as Representative (Democrat) from the district of Dutchess and Columbia Counties in the United States Congress. His political career began in Hyde Park, N.Y., where he served as supervisor in 1838, 1841, and 1843; he was also appointed judge of Dutchess County in 1838 and 1843.

In 1848, Woodworth received the contract to build the section of the Hudson River Railroad between Spuyten Duyvil and Hastings, prompting his move to Yonkers in the following year. In 1850 he purchased a large tract of land in Yonkers between Broadway and the Hudson River from Josiah Rich and James Scrymser (whose son later resided in Riverdale) and held three-eighths interest in the railroad depot. In conjunction with the purchase, Woodworth acquired the Philipse Manor Hall where he resided until 1868 when he sold the property to Yonkers. Woodworth had large land holdings in Yonkers and his real estate activities had a major impact on the development of that city. In 1857 and 1858 he was elected president of Yonkers and in 1870 receiver of taxes. Woodworth sold out of the Riverdale syndicate in 1854.

Biographical Dictionary of the American Congress, 1789-1961, 1848-1849.

Who Was Who, The Historical Volume, 668.

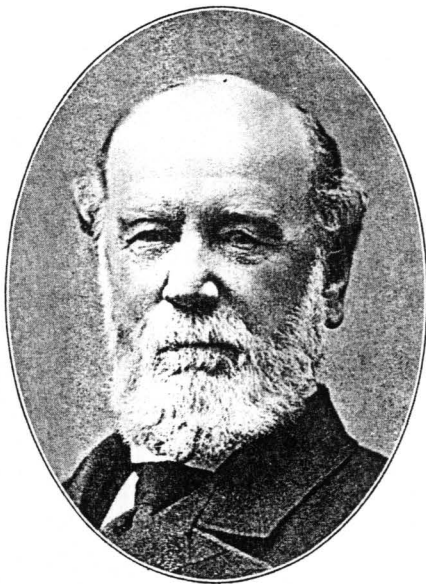
William W. Woodworth obituary, The Statesman, (Yonkers newspaper), Vol. 18, Feb. 20, 1873.

William W. Woodworth obituary, The Yonkers Gazette, Feb. 15, 1873.

WILLIAM YOUNG (dates undetermined)

William Young was an editor and publisher of a literary magazine, The Albion, described as "a New York weekly devoted chiefly to the reprinting of articles from English journals" which was founded in 1822 and published until 1875. Socially, he was a member of the Century Club. Between 1855 and 1861, Young owned the Atherton Estate (I).

Frank Luther Mott, A History of American Magazines, 3 Vols. (Cambridge, Mass., 1957), Vol. 1, 797, Vol. 2, 128.



SAMUEL DENISON BABCOCK



HENRY DENISON BABCOCK



FRANCIS McNEIL BACON



GEORGE WALBRIDGE PERKINS



JAMES ALEXANDER SCRYMSER



HUGH N. CAMP

Credit: NYT



ROBERT COLGATE

Credit: Tieck, Riverdale...



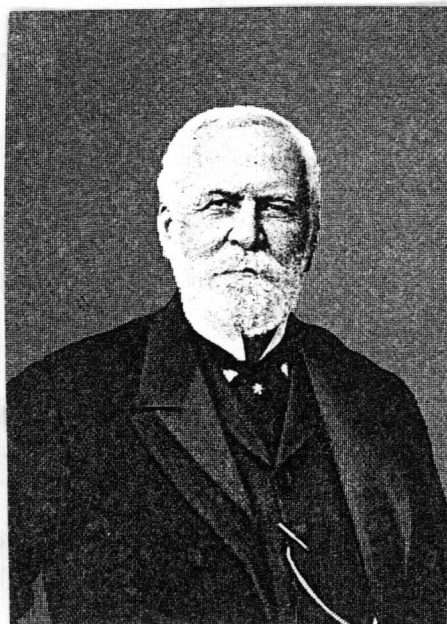
ORLANDO P. DORMAN

Credit: Harrison



LORING, ELIZABETH and
LUCILLE GALE

Credit: Currin



ALBERT G. HYDE

Credit: Harrison



DARWIN P. KINGSLEY

Credit: Harrison

ARCHITECTS APPENDIX

AHNEMAN & YOUNKHEERE

Charles E. Ahneman
Disry Younkheere

5260 Sycamore Avenue garage

Carpenter Charles E. Ahneman and cabinetmaker Disry Younkheere formed a partnership as carpenters and builders in 1892. By 1899 they were listed as architects in New York business directories, specializing in the design and construction of wood-framed cottages. As builders and contractors the firm was responsible for the construction of many houses designed by Dwight James Baum (see). In 1913, the firm added a garage extension to a two-story wood-frame stable that was subsequently demolished. The surviving structure remains in use as a garage.

Dennis Steadman Francis, Architects in Practice New York City, 1840-1900 (New York, 1979), 11, 84.

William A. Tieck, Riverdale, Kingsbridge, Spuyten Duyvil, New York City (New York, 1989), 204.

DWIGHT JAMES BAUM (1886-1939)

5200 Sycamore Avenue freestanding house

Baum, born in Little Falls, New York, received his architectural training at Syracuse University, graduating in 1909. He opened his own office in New York City in 1914, specializing in residential designs. The geographic extent of his practice varied from a villa in Newport for Count Alphonso to John Ringling's mansion in Sarasota, Florida, but the majority of his residential commissions were in the New York City area, including many in Riverdale and Fieldston (where he built his own home and office). Baum was adept in a wide variety of styles including variants of the Colonial, the Italian Renaissance, the French Classic, and the Tudor, but most of his residential clients appear to have preferred the Colonial-inspired styles. Notable work in Riverdale includes the Riverdale Country Club (1920, demolished), the Anthony Campagna residence (1922), Christ Church parish house (1923), and the Armour Hall addition (1928) to the Wave Hill house, as well as houses for Cleveland H. Dodge, Charles Evans Hughes, Jr., and Dr. Wade W. Wright. His only work within the boundaries of the Riverdale Historic District is the house at 5200 Sycamore Avenue, designed for Thomas A. Buckner, Jr., and built in 1923-24. Illustrated in the American Architect (November 1924), it was designed in a neo-Dutch Colonial style.

Landmarks Preservation Commission, Arthur Hammerstein House Designation Report (LP-1282), report prepared by Marjorie Pearson (New York, 1982).

"Baum, Dwight James," Macmillian Encyclopedia of Architects, ed. Adolf K. Placzek (New York, 1982), vol. 1, p. 155.

"Baum, Dwight James," National Cyclopaedia of American Biography, vol. 29, pp. 302-303.

LUDWIG P. BONO

5215 Sycamore Avenue	freestanding house
5288 Sycamore Avenue	alterations

Ludwig P. Bono, a member of the American Institute of Architects since 1946, based his architectural practice in the Bronx. Within the Riverdale Historic District Bono designed the modern house at 5215 Sycamore Avenue, built in 1969-70 on land formerly belonging to Stonehurst. In 1955 he carried out alterations to the house at 5288 Sycamore Avenue, superceding the design of Alton L. Craft (see).

American Architects Directory, (New York, 1962), 67.

BRITE & BACON

James Brite (1864-1942)

Henry Bacon (1866-1924)

5255 Sycamore Avenue	carriage house
----------------------	----------------

Henry Bacon is chiefly remembered for his monumental public work, especially the design of the Lincoln Memorial in Washington, D.C., completed the year before his death. But Bacon's career encompassed a whole range of building types including private houses.

Like Bacon, James Brite received his architectural training in the firm of McKim, Mead & White. The two formed their partnership in 1896. Laurel Hill (1897), a mansion in Columbia, South Carolina; plans for the American University (c.1897) in Washington, D.C.; and the design of the Jersey City Public Library (1897), won in competition, were all early commissions of the firm. The firm designed several private houses in New York City such as the neo-Jacobean Charles Hudson House (1898-99), 3 East 76th Street, before the partnership was dissolved late in 1902. Brite continued to design large country estates, such as Darlington (1904-07) for George Crocker in Ramapo Hills, N.J., and the Braes (1912) for Herbert L. Pratt in Glen Cove, L.I. Brite also designed Pratt's house on Clinton Avenue in Brooklyn.

The firm's work in the Riverdale Historic District was undertaken for Darwin P. Kingsley who commissioned both a large freestanding house and a carriage house. Built in 1901, they were designed in the Colonial Revival style. The house, which faced onto Sycamore Avenue, was demolished about 1929. The carriage house (converted for residential use in the 1950s) still

survives at 5255 Sycamore Avenue.

Dennis Steadman Francis, Architects in Practice New York City, 1840-1900 (New York, 1979), 13, 18.

Landmarks Preservation Commission, "Architects Appendix," Upper East Side Historic District Designation Report (LP-1051), (New York, 1981),

Liisa and Donald Sclare, Beaux-Arts Estates, A Guide to the Architecture of Long Island (New York, 1980), 95-96.

James Ward, Architects in Practice New York City, 1900-1940 (New York, 1989) 4, 10.

Henry F. Withey and Elsie R. Withey, Biographical Dictionary of American Architects (Deceased), (Los Angeles, 1970), 28-29, 77.

ROBERT M. BYERS

5255 Sycamore Avenue	garage
5270 Sycamore Avenue	garage and stable
5261 Independence Avenue	alterations

Robert M. Byers was active in the New York City area in the years prior to World War I. In 1908 he undertook two commissions in the Riverdale Historic District. For Darwin P. Kingsley, he designed a brick automobile garage at 5255 Sycamore Avenue. Thomas A. Buckner, Kingsley's associate at the New York Life Insurance Company, commissioned Byers to design a building for garage, stable, and residential use. This is at 5270 Sycamore Avenue. Two years later Byers was the architect in charge of installing all new mechanical systems into the house at 5261 Independence Avenue, then owned by William M. Harris. In the 1910s Byers was commissioned by George Perkins to carry out work at the Wave Hill Estate.

Regina Kellerman and Ellen DeNooyer, "The History of Wave Hill," unpublished typescript, Nov., 1978.

James Ward, Architects in Practice New York City, 1900-1940 (New York, 1989), 12.

JEROME ROBERT CERNY (1901-)

5260 Sycamore Avenue	freestanding house
----------------------	--------------------

Jerome Robert Cerny, educated at the Armour Institute of Technology (now the Illinois Institute of Technology), established his architectural firm in Chicago in 1930. He became known for his residential and institutional designs, many of which were carried out in the Chicago suburbs. Lucille Gale Knapp commissioned Cerny to design the neo-Dutch Colonial house at 5260 Sycamore Avenue. It was constructed in 1963 with G.R.W. Watland as associated architect.

American Architects Directory, (New York, 1962), 111.

CAMERON CLARK (1887-1957)

5251 Independence Avenue

alterations

Cameron Clark, educated at the Massachusetts Institute of Technology and the American Academy in Rome, was active in residential construction in New York, Pennsylvania, Massachusetts, New Jersey, Connecticut, and the Virgin Islands. He also designed model homes for such magazines as Good Housekeeping, House Beautiful, House and Home, and Ladies Home Journal. Clark also received commendations for his work in civic architecture in New York and Connecticut. He was a chairman of the post-war planning council of Fairfield, Connecticut, a director of the Greenfield Hill Improvement Association and the Fairfield County Planning Association, as well as a member of the Manhattan Advisory Planning Board, and served as consulting architect to the Manhattan Borough President between 1943 and 1945.

As part of his residential practice, Clark altered older buildings to add modern amenities and to make them more up-to-date. An example in Manhattan is the brownstone-fronted rowhouse at 130 East 74th Street, which had its stoop removed, a story added, and its front extended in several stages over a period of fifteen years (1920-1935). Within the Riverdale Historic District, Clark undertook a major renovation to the house at 5251 Independence Avenue in 1931 for Lucille B. Gale, rebuilding the roof and rebuilding and enlarging the north wing.

Cameron Clark obit., New York Times, March 24, 1957, p. 86.
Who's Who in America, (Chicago, 1938).

ALTON L. CRAFT (1894-1960)

5209 Sycamore Avenue

freestanding house

5245 Sycamore Avenue

freestanding house and garage

5288 Sycamore Avenue

alterations

Alton L. Craft, a graduate of the University of Pennsylvania, had a long attachment to Riverdale. He designed the neo-Colonial house, built in 1950-51, at 5209 Sycamore for himself and his wife, Mildred. The neo-Federal style house and garage at 5245 Sycamore Avenue were built in 1950 for Roderic B. Swenson. In 1955 Craft received a commission to enlarge the existing house at 5288 Sycamore Avenue, but his design was superceded by that of Ludwig P. Bono (see).

Alton L. Craft obit., New York Times, December 26, 1960, p. 23.

PAUL K. FISHER

5251 Independence Avenue	garage
5261 Independence Avenue	alterations and additions

Paul K. Fisher was active in the Riverdale Historic District during the 1950s, carrying out a number of commissions for Lucille Gale Knapp. He designed a garage added to the front of the north wing of the house at 5251 Independence Avenue in 1958, and he remodeled the house at 5261 Independence Avenue in 1956 and added the garage at the front of the south wing of the house.

ROLAND A. GALLIMORE

5243 Sycamore Avenue	freestanding house
----------------------	--------------------

Roland A. Gallimore designed the neo-Colonial house at 5243 Sycamore Avenue for Reginald Lee Johnson and Dorothy Maloney Johnson, following the subdivision of the Stonehurst estate in 1937. It was built in 1937-38.

THOMAS GREENLEES, JR.

5205 Sycamore Avenue	alterations and additions
----------------------	---------------------------

In 1909 Thomas Greenlees, Jr., a Bronx architect, enlarged an existing building at 5205 Sycamore Avenue for residential use. John Stahl was the mason and William Greenlees was the carpenter for this work. Later alterations have subsequently obscured this design.

JULIUS GREGORY (1875-1955)

5249 Sycamore Avenue	alterations and additions
5253 Sycamore Avenue	alterations
5294 Sycamore Avenue	freestanding house

Julius Gregory, born in Sacramento and educated at the University of California, was a specialist in the design of freestanding houses. He served as an architectural consultant for House and Garden magazine, for which he designed the "Ideal House," and for House Beautiful, developing the "Pacesetter House." He tended to favor traditional styles while using modern techniques and planning concepts. His work within the Riverdale Historic District follows this pattern. The house at 5249 Sycamore Avenue was moved to its present site in 1937 and remodeled by Gregory in the neo-Federal style. The carriage house on the Stonehurst estate, now at 5253 Sycamore Avenue, was converted to residential use by Gregory in 1937. For the development firm of Sycamore Estates, Gregory designed the neo-Georgian

style house at 5294 Sycamore Avenue, built in 1938.

Julius Gregory obit., New York Times, December 6, 1955, p. 38.

HALL & PAUFUE

George Berrian Hall
Reynold E. Paufue

5251 Sycamore Avenue freestanding house

George Berrian Hall and Reynold E. Paufue, both graduates of Columbia University, formed a partnership in 1926. Among the firm's works were apartment building complexes in Westchester County, churches, and public buildings for several towns in Westchester County. Within the Riverdale Historic District, the firm designed the house at 5251 Sycamore Avenue, built in 1953-54 for Walter E. Kelley.

American Architects Directory, (New York, 1962), 277, 538.

S.L. HARNED

5261 Independence Avenue alterations

In 1916 William M. Harris hired S.L. Harned, whose office was then at 848 Herkimer Street, Brooklyn, to design alterations for the house at 5261 Independence Avenue. These included a bay window in the living room at the north side, a porch enclosure at the west side of the second story, and the stuccoing of the exterior walls of the house.

HOOD & MANICE

Theodore Hood (b. 1919)
Hayward F. Manice (b. 1917)

5271 Independence freestanding house

Theodore Hood, born and educated in Romania, also received an architecture degree from Yale University. He began his American architectural career with the firm of Harrison & Abramovitz and worked on the United Nations Headquarters Planning Commission. In 1954-59 he was in partnership with Hayward F. Manice. Manice, also a graduate of Yale, met Hood while in the Harrison & Abramovitz office. Prior to forming his partnership with Hood, he worked for the National Broadcasting Company and the firm of R.B. O'Connor and W.H. Kilham, Jr. He later joined the firm of Rogers & Butler.

Hood & Manice undertook many residential commissions as well as several engineering projects. In the Riverdale Historic District, the firm designed a house for Dr. Robert E. Hall, built in 1955-56.

American Architects Directory (New York, 1962), 323, 459.

CHARLES EVANS HUGHES III (1915-1985)

5270 Sycamore Avenue	alterations
5286 Sycamore Avenue	alterations

Charles Evans Hughes III, born in New York City, was educated at Brown University and the Harvard Graduate School of Design. Between 1946 and 1960 he was associated with the architectural firm of Skidmore, Owings & Merrill where he originated the design of the Manufacturers Trust Company bank (1958) at Fifth Avenue and 43rd Street. He also conducted his own practice in the firm of Hughes Cecil Goodman Architects and developed a specialty in historic preservation work. A resident of Riverdale, although not within the historic district, he undertook alterations work on two carriage houses on Sycamore Avenue within the historic district to convert them for residential use. That at 5286 Sycamore was done in 1949; the work at 5270 Sycamore was done in two phases -- 1951 and 1963. The client for both buildings was Carol F. King.

American Architects Directory, (New York, 1962), 332.

Charles Evans Hughes III obit., New York Times, January 10, 1985, p. D23.

EDWARD J. HURLEY

5291 Independence Avenue	garage
--------------------------	--------

Edward J. Hurley designed a garage, built in 1968 behind the house at 5291 Independence Avenue.

JOHN G. KLEINBERG

5260 Sycamore Avenue	alterations
----------------------	-------------

In 1914 John G. Kleinberg, with an office at 1831 Marmion Avenue in the Bronx, altered an earlier stable structure, now located at 5260 Sycamore Avenue, for use as a garage, removing the upper one-and-a-half stories of the stable building which had burned.

LUCHT & ANDERSON

Harry Lucht

5205 Sycamore Avenue alterations

The firm of Lucht & Anderson of Cliffside Park, New Jersey, remodeled an existing house at 5205 Sycamore Avenue in 1937, adding a brick veneer and porches on the east and west sides. In 1943 Harry Lucht, then in independent practice, made changes at the attic story and reconfigured the roof.

WILLIAM SCHOEN

5297 Independence Avenue freestanding house

William Schoen, a Bronx architect, designed the house at 5297 Independence Avenue for Leonard J. Hankin. It was built in 1960.

CLARENCE L. SEFERT

5220 Sycamore Avenue stable and carriage house

Clarence L. Sefert had an active practice in New York City at least until 1936. In the Riverdale Historic District, he designed a large building to serve as a stable, coach house, and dwelling, for Mary McGill. Colonial Revival in style, it was built in 1903 and is one of the handsomest buildings of its kind surviving in the historic district.

James Ward, Architects in Practice New York City, 1900-1940 (New York, 1989), 69.

SARSFIELD J. SHERIDAN

5288 Sycamore Avenue freestanding house

The development firm of Sycamore Estates commissioned a one-story house from Sarsfield J. Sheridan at 5288 Sycamore Avenue, built in 1937. The house was subsequently enlarged by Alton L. Craft (see) and Ludwig P. Bono (see).

HAROLD SUSSMAN, HORACE GINSBERN & ASSOCIATES

5225 Independence Avenue freestanding house

This architectural firm was responsible for the freestanding house, erected in 1980 for Herbert L. Abrons, at 5225 Independence Avenue. This is the most recent building constructed within the boundaries of the Riverdale Historic District.

ISAAC VAN STEENBURGH

5247 Independence Avenue additions and alterations

Isaac Van Steenburgh modified the 1853 house at 5247 Independence Avenue for Mary McGill in 1886, adding a two-story, wood-frame polygonal structure at the north side, making changes in the roofline and chimneys, and building out the front wall of the house.

BURNETT V. VICKERS

5275 Sycamore Avenue freestanding house

Burnett V. Vickers was commissioned in 1955 to design a house at 5275 Sycamore for Willim J. McMahon. The client died while the house was under construction and Vickers's design was completed by Albert Wheeler (see).

THOMAS S. WALL (1812-1877)

5247 Independence Avenue villa (freestanding house)
5261 Independence Avenue (attributed) villa (freestanding house)

Thomas S. Wall was born in Ireland and came to New York in 1849. He was first listed in city directories as an architect in 1852-53, and until 1861-62 practiced at various addresses on Nassau Street and Broadway while living in Manhattan. In about 1862 he moved his residence to Morrisania, then a part of Westchester County that would later become part of the Bronx, and his office to 21 Nassau Street. Wall's son Edward, also an architect, was listed at this address from 1869 to 1872, bridging the years of his father's apparent retirement. Wall's last year to be listed as an architect was 1870-71 when he was on South Boulevard in Morrisania.

Wall obtained important commissions from socially prominent clients only three years after his arrival in the United States at the age of 37, by which time he must have already practiced in Ireland and therefore brought him the experience of that country. He maintained a relationship with at

least one of these clients throughout most of his career. He had a characteristically varied practice -- although he designed a large number of villas -- and he was an adept designer of contemporary styles.

Wall's work was illustrated with photographs and floor plans of several of his houses in A.A. Turner's Villas on the Hudson of 1860. Two of these were in Riverdale, the residence of Samuel D. Babcock known as "Hillside," still standing (but altered) on a block north of the district, and "H.L. Atherton's Villa" at 5247 Independence Avenue within the district. "H.F. Spaulding's Villa," known as "Parkside" and now part of the Riverdale Country School, was built south of Wave Hill in Park-Riverdale. Two others were outside of Riverdale, the residence of Bartlett Smith in Washington Heights and "F.A. Thompson's Villa" in Tubby Hook. Conventional in plan and stylishly picturesque in appearance, employing the Italianate or Gothic Revival style, with slightly projecting bays and wings, lively roof profiles, bracketed eaves or bargeboards, and wide porches, these were characteristic of suburban villa architecture of the time. In addition to Atherton's villa, the villa on the Samuel D. Babcock Estate, now at 5261 Independence Avenue, is attributed to Wall, by virtue of his longstanding association with Babcock. It is also probable that Wall designed the other early villas in Riverdale, given their general form and character, and the speed with which they were erected, following the beginnings of the Riverdale development. A villa known as Belvoir in Yonkers, of 1854, has also been attributed to Wall.

The Manhattan docket books listing New Building applications reveal that in 1866 Wall designed a three-story brick dwelling near 125th Street and Second Avenue, and two brick buildings with iron columns near West Broadway and Leonard Street (all demolished), the latter for his client Samuel D. Babcock. These were the last buildings that were designed by Wall, but in 1868 his son Edward designed two dwellings and five warehouses, one of them also for Babcock.

Dennis Steadman Francis, Architects in Practice New York City, 1840-1900 (New York, 1979), 79.

A.A. Turner, Villas on the Hudson (New York, 1860).

John Zukowsky and Robbe Pierce Stimson, Hudson River Villas (New York, 1985), 33, 45.

G.R.W. WATLAND

5260 Sycamore Avenue

freestanding house

G.R.W. Watland of New York was the architect associated with Jerome Robert Cerny of Chicago in the design of the neo-Dutch Colonial house for Lucille Gale Knapp, built in 1963 at 5260 Sycamore Avenue.

ALBERT E. WHEELER

5255 Sycamore Avenue
5275 Sycamore Avenue

alterations
freestanding house

Albert E. Wheeler was the son of Albert E. Wheeler, a building contractor who was active in the development of Fieldston during the 1910s. Albert E. Wheeler, the son, was noted in building records in 1956 as a civil engineer whose office was at 4455 Tibbett Avenue, and in 1957 under the firm of Albert E. Wheeler & Assocs., Land Surveyors and City Surveyors, located at 6031 Broadway. He redesigned the partially-completed house at 5275 Sycamore Avenue in a neo-Colonial style for Edward and Gabrielle de Vegvar. The work was completed in 1957. In 1958, for the same client, Wheeler altered the garage at 5255 Sycamore Avenue which had been designed by Robert Byers (see).

William A. Tieck, Schools and School Days in Riverdale, Kingsbridge, Spuyten Duyvil, New York City (Old Tappan, N.J., 1971), p. 97.

FREDERICK CLARKE WITHERS (1828-1901)

5291 Independence Avenue
5286 Sycamore Avenue

alterations and additions
stable and carriage house

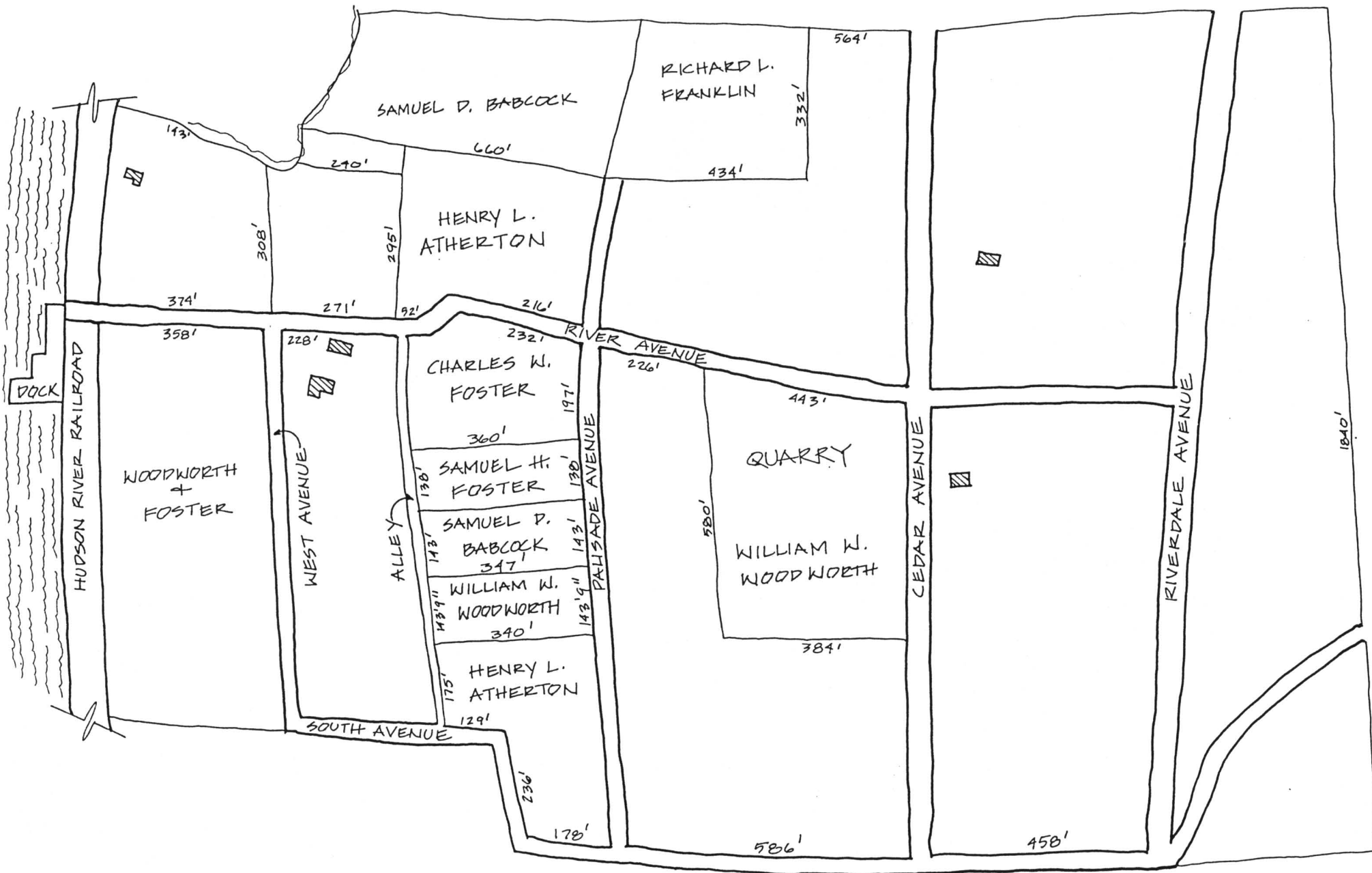
Frederick Clarke Withers, born in England, immigrated to the United States in 1852 at the invitation of Andrew Jackson Downing. Following Downing's death he formed a partnership with Calvert Vaux with an office in Newburgh, New York, which lasted until 1856. Much of their work was published in Vaux's Villas and Cottages (1857). Withers then maintained an independent practice, attracting clients who desired large country houses and designing churches. He was associated again with Vaux as well as Frederick Law Olmsted in the firm of Olmsted, Vaux & Co. between 1866 and 1871. He branched out into institutional work during the 1860s and '70s, most notably exemplified by the Jefferson Market Courthouse (1874-78) on Sixth Avenue in New York. While Withers is known as a Victorian Gothic architect, his later work shifted into the Queen Anne style. His work in Riverdale shows this tendency. For William S. Duke in 1886, Withers remodeled the house at 5291 Independence Avenue in the Queen Anne style, adding a story, creating a picturesque roof, and adding porches. Withers also designed the carriage house and stable, now located at 5286 Sycamore Avenue, with stylistic characteristics that related it to the remodeled house. This building bears a strong resemblance to the stable and carriage house Withers designed for the James Roosevelt Estate in Hyde Park, New York, also built in 1886.

Dennis Steadman Francis, Architects in Practice New York City, 1840-1900 (New York, 1979), 83.

Robert Kornfeld, Letter to the LPC, Sept. 10, 1990.

Francis R. Kowsky, The Architecture of Frederick Clarke Withers and the Progress of the Gothic Revival in America after 1850 (Middletown, Conn., 1980).

"Withers, Frederick Clarke," Macmillian Encyclopedia of Architects, ed.
Adolf K. Placzek (New York, 1982), vol. 4, pp. 409-410.
Henry F. Withey and Elsie R. Withey, Biographical Dictionary of American
Architects (Deceased), (Los Angeles, 1970), 668.



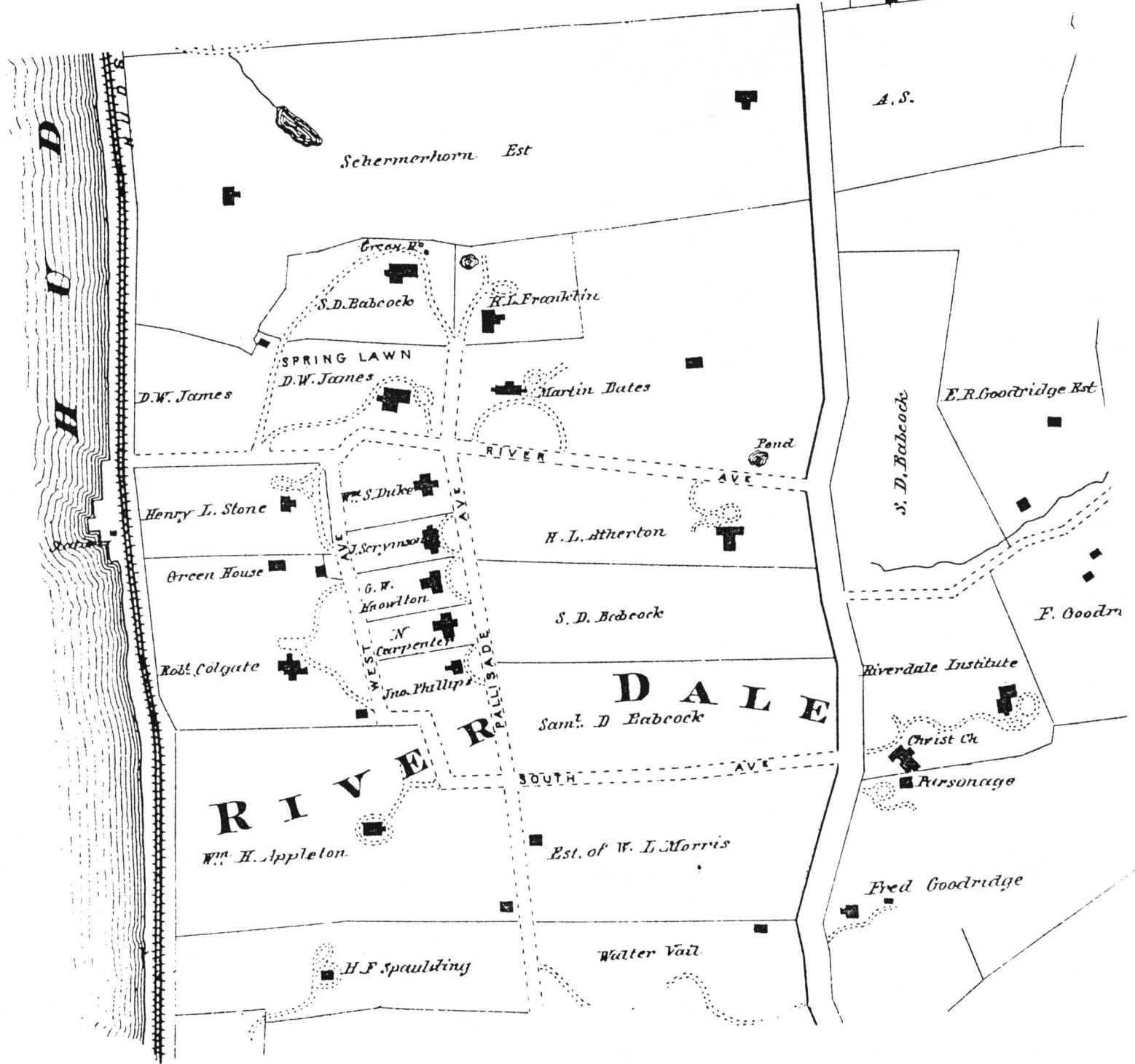
MAP OF RIVERDALE IN THE TOWN OF YONKERS

(ORIGINAL MAP FILED 12-29-1853)

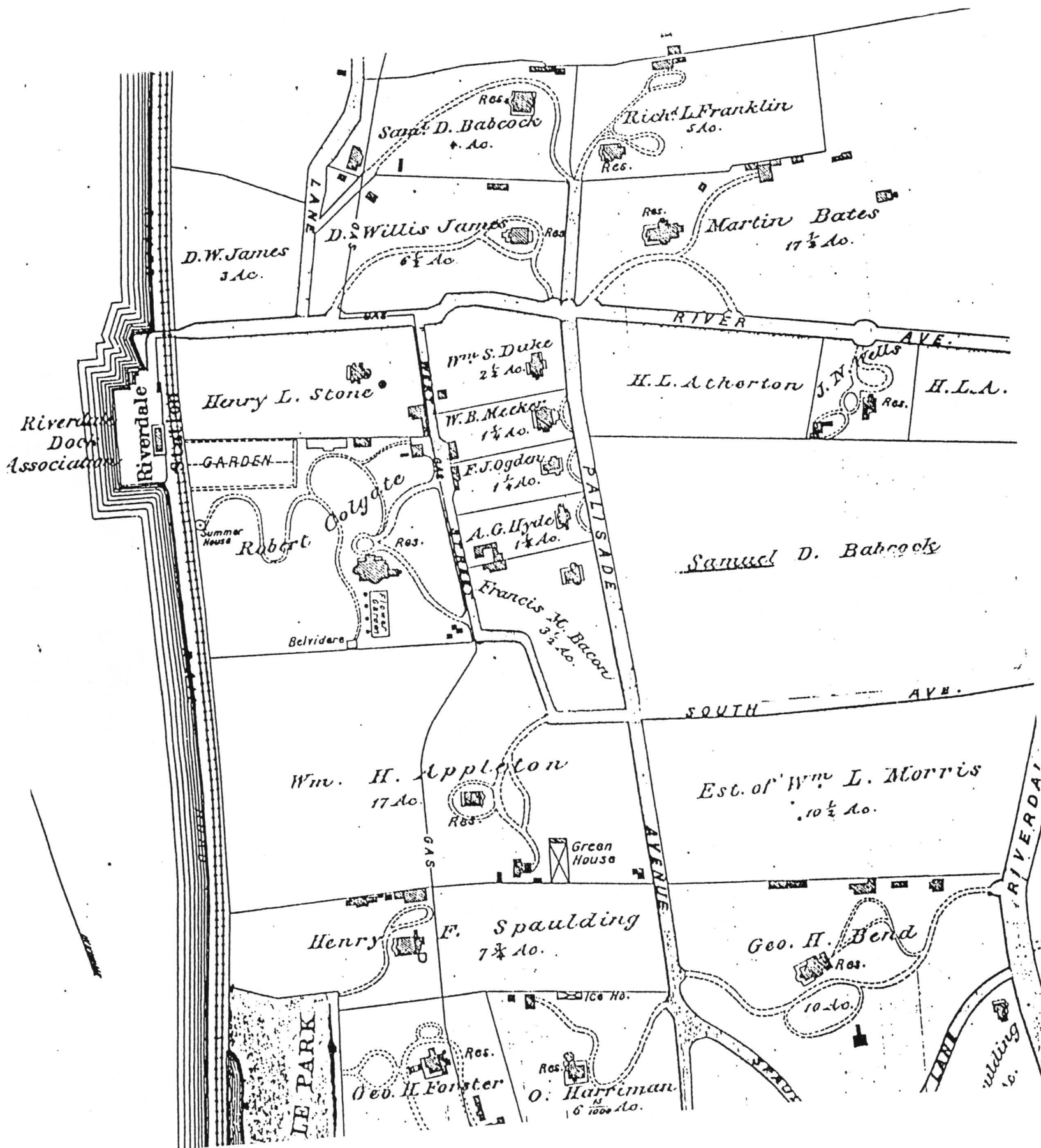
DESIGNATED 16 OCT. 19



(NOTE: MAP NOT TO SCALE)



Beers, Atlas, 1868









FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this area, the Riverdale Historic District contains buildings and other improvements which have a special character and special historical and aesthetic interest and value and which represent one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city.

The Commission further finds that, among its important qualities, the Riverdale Historic District encompasses about fifteen acres of steeply sloping land overlooking the Hudson River with views to the Palisades in New Jersey and contains thirty-four buildings of several types; that these buildings are situated on landscaped lots, once comprising larger estate properties, that are linked and defined by landscaping and original estate features including stone border and retaining walls, terraces, steps, paths, and driveways, cobbled street gutters, individual specimen trees, and rows of trees and hedges; that the historic district, the nucleus of a 100-acre parcel purchased in 1852 from William Ackerman for a suburban development which was given the name "Riverdale," includes the first portion to be immediately developed, and is also the most visually cohesive part of the original Riverdale development which survives; that Riverdale is the earliest known railroad suburb in New York City and has most of the features commonly associated with the American romantic suburb of the mid-nineteenth century including genesis by a group of businessmen, an appropriate name associated with natural features, picturesque site, landscaping, and architecture, connection to the city by accessible transportation, and a layout adapted to the topography, in this case incorporating an existing road (Ackerman's farm road); that the area of the Riverdale Historic District corresponds to seven original estates linked by a carriage alley (now Sycamore Avenue) and one parcel later subdivided from the adjacent Wave Hill Estate with the core of five lots (corresponding to the present-day block bounded by West 254th Street on the north, West 252nd Street on the south, Independence Avenue on the east, and Sycamore Avenue on the west) comprising the first portion of Riverdale to be developed; that each of these lots received a freestanding villa (at least one of which was designed by Thomas S. Wall) facing Independence Avenue, which was completed by the end of 1853, as well as stables and carriage houses; that the two larger estates (the Cromwell Estate [later Stonehurst] and the Stone Estate) between the carriage alley (Sycamore Avenue) and the Hudson River were developed by the end of the 1850s; that the configuration of these seven parcels of property remained intact until 1935, even though the villas were altered to the accommodate new architectural tastes and changing family needs, such as the shift to year-round living; that among the architects responsible for these changes was Frederick Clarke Withers, who thoroughly remodeled the house at 5291 Independence Avenue in 1886; that the picturesque, physical interrelationship among the outbuildings and continuous stone walls and wrought-iron fence along the carriage alley, as well as the interrelationship of these buildings to the houses either up or down the sloping sites, is unique in New York City; that in some cases, these outbuildings were designed to relate stylistically to the villas, such

as the carriage house on the Cromwell (Stonehurst) Estate (5253 Sycamore Avenue) and that designed by Frederick Clarke Withers at 5286 Sycamore Avenue in conjunction with his work on the house at 5291 Independence Avenue; that in other cases, these buildings have a more vernacular character, but still incorporate picturesque features and relate to the landscape; that, with one exception, the twentieth-century houses within the district followed the subdivision of the seven original parcels, beginning in 1935 with the Cromwell [Stonehurst] Estate and the Charles W. Foster Estate; that most of these houses are designed in traditional architectural styles, such as the neo-Colonial and neo-Federal, use natural materials, and are sited in such a way that they relate to the overall landscape and topography of the seven original estates; that many of them are also oriented to the north and south private roads leading from Sycamore Avenue which were created from the approximate position of the Cromwell (Stonehurst) carriage drive; that carriage houses and stables -- no longer necessary for horses and carriages -- were subsequently converted for residential use; that today the Riverdale Historic District is characterized by several building types -- villas of the 1850s with later alterations, stables and carriage houses of the nineteenth and early twentieth centuries (later converted for residential use), and houses mostly from the second and third quarters of the twentieth century -- which reflect the changing nature of suburbanization from the mid-nineteenth to present; that equally characteristic of the district are landscaping and estate features, including stone border and retaining walls, terraces, steps, paths, and driveways, cobbled street gutters, and rows of trees and hedges, which survive throughout the district; and that the historical significance of the Riverdale Historic District also comes in part because of its prominent residents over several generations, many of them related by the close ties of business and family, who have sought to preserve its character as a distinct suburban development.

Accordingly, pursuant to Chapter 74, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as an Historic District the Riverdale Historic District containing the property bounded by a line beginning at the intersection of the western edge of the paved roadbed of Independence Avenue and the southern edge of the paved roadbed of West 254th Street, extending westerly along the the southern edge of the paved roadbed of West 254th Street, southerly along the western property line of Tax Map Block 5937, Lot 494 ([5265] Sycamore Avenue), southerly along part of the western property line of Tax Map Block 5937, Lot 494 ([5265] Sycamore Avenue), westerly along the northern property line of 5255 Sycamore Avenue, southerly along the western property lines of 5255 through 5215 Sycamore Avenue, easterly along the southern property lines of 5215 and 5205 Sycamore Avenue, easterly along a line extending easterly from the southern property line of 5205 Sycamore Avenue to the intersection of the western property line of 5200 Sycamore Avenue, southerly and easterly along the western property line of 5200 Sycamore Avenue, easterly across the roadbed of West 252nd Street and easterly along the northern edge of the paved roadbed of West 252nd Street, and northerly along the western edge of the paved roadbed of Independence Avenue, to the point of beginning.

SELECTED BIBLIOGRAPHY

- American Architects Directory. Ed. George S. Koyle. New York: R.R. Bowker, 1962.
- Archer, John. "Country and City in the American Romantic Suburb." Journal of the Society of Architectural Historians 42 (May, 1983), 139-56.
- Babcock, Stephen. Babcock Genealogy. New York: Eaton & Mains, 1903.
- Bronx County. Office of the Register. Conveyance Indices, Blocks 3420 and 3424, 1874-1962.
- The Century Yearbook, 1988. New York: The Century Association, 1988.
- The Citizens' & Strangers' Pictorial and Business Directory for the City of New York and Its Vicinity, 1853. New York: Charles Spaulding & Co., 1853.
- Condit, Carl W. The Port of New York: A History of the Rail and Terminal System from the Beginnings to Pennsylvania Station. Chicago: University of Chicago Press, 1980.
- Coolidge, Harold N. Samuel Sloan: Architect of Philadelphia, 1815-1884. Philadelphia: University of Pennsylvania Press, 1986.
- Croce, George C. and David H. Wallace. The New-York Historical Society's Dictionary of Artists in America, 1564-1860. New Haven: Yale University Press, 1957.
- Delafield, Edward C. "A Fashionable Suburban Section." Real Estate Record and Guide 92 (Nov. 22, 1913), 939-40.
- Dictionary of American Biography. Ed. Dumas Malone et al. New York: Charles Scribner's Sons, 1928-.
- Downing, A.J. The Architecture of Country Houses. 1858. Rpt. New York: Dover Publications, 1969.
- Fein, Albert. Landscape into Cityscape. New York: Van Nostrand Reinhold, 1981.
- _____. Wave Hill, Riverdale, and New York City: Legacy of a Hudson River Estate. New York: Wave Hill, Inc., 1979.
- Fitzpatrick, Benedict. The Bronx and Its People, A History, 1609-1927. 3 vols. New York: Lewis Historical Publishing Co., 1927.
- Francis, Dennis Steadman. Architects in Practice New York City 1840-1900. New York: Committee for the Preservation of Architectural Records, 1979.

- Harrison, Mitchell C. New York State's Prominent and Progressive Men. 3 vols. New York: Tribune Association, 1900.
- Jenkins, Stephen. The Story of the Bronx. New York: G.P. Putnam's Sons, 1912.
- Kane, Mary E. Yesterday in Riverdale and Spuyten Duyvil. New York: Riverdale Neighborhood and Library Association, 1947.
- Kellerman, Regina and Ellen De Nooyer. "The History of Wave Hill," unpublished typescript, 1978.
- King, Moses. King's Notable New Yorkers of 1896-1899. New York: Moses King, 1899.
- Kornfeld, Robert J., Sr. and Robert J. Kornfeld, Jr. "Our Search for the History of Riverdale Park." Bronx County Historical Society Journal vol. 21, no. 2 (Fall, 1984), 73-82.
- Kouwenhoven, John A. The Columbia Historical Portrait of New York. New York: Doubleday and Company, 1953.
- Kowsky, Francis R. The Architecture of Frederick Clarke Withers and the Progress of the Gothic Revival in America after 1850. Middleton, Conn.: Wesleyan University Press, 1980.
- Landmarks Preservation Commission. Research Files.
- Macmillan Encyclopedia of Architects. 4 vols. Ed. Adolf K. Placzek. New York: Free Press, 1982.
- Mott, Frank Luther. A History of American Magazines. 3 vols. Cambridge, Mass.: Harvard University Press, 1957.
- National Cyclopaedia of American Biography. 1891, 1899, 1921. Rpt. Ann Arbor: University Microfilms, 1967.
- New York City. Department of Buildings, Bronx. Plans, Permits, and Dockets. _____ . Department of Buildings, Manhattan. Dockets 1866-71.
- _____. Department of Taxes Photograph Collection. Municipal Archives and Records Center. Surrogates Court.
- New York City Directories, 1849-1915. Longworth's American Almanac and City Directory (New York: Thomas Longworth); New York City Directory (New York, Charles R. Rode); Trow's New York City Directory (New York: John F. Trow).
- New York County. Probate Records. Surrogates Court.

New York Court of Common Pleas. Naturalization Document. Thomas S. Wall.
Dec. 4, 1855.

New York Evening Post, 1859-1865.

New York State. Census for New York City and County, 1855. New York County
Clerk's Office.

New York Times, 1883-.

N.Y.L.I.C. War Stories: Being a Brief Record of the Service in the Great War
of Soldiers, Sailors, Marines Who Went From the Home Office of the New
York Life Insurance Company. New York: privately printed, 1920.

Pierce, Frederick Clifton. Foster Genealogy. Chicago: privately printed,
1899.

Scharf, John T. History of Westchester County, New York, including
Morrisania, King's Bridge, and West Farms. 2 vols. New York: L.E.
Preston & Co., 1886

Sclare, Liisa and Donald Sclare. Beaux-Arts Estates, A Guide to the
Architecture of Long Island. New York: Viking Press, 1980.

Stern, Robert A.M. and John Montague Massengale, eds. "The Anglo American
Suburb." Architectural Design Profile (1981).

Stilgoe, John R. Borderland: Origins of an American Suburb, 1820-1939. New
Haven: Yale University Press, 1988.

Tieck, William A. Riverdale, Kingsbridge, Spuyten Duyvil, New York City : A
Historical Epitome. 1968. Rpt. New York: Kingsbridge-Riverdale-Van
Cortlandt Development Corporation, 1989.

_____. Schools and School Days in Riverdale, Kingsbridge, Spuyten Duyvil,
New York: The History of Public Education in the Northwest Bronx. Old
Tappan, New Jersey: Fleming H. Revell Co., 1971.

Turner, A.A. Villas on the Hudson. New York: D. Appleton, Co., 1860.

Ultan, Lloyd and Gary Hermalyn. The Bronx in the Innocent Years, 1890-1925.
New York: Harper & Row, 1985.

Ward, James. Architects in Practice New York City 1900-1940. New York:
Committee for the Preservation of Architectural Records, 1989.

Westchester County. County Clerk's Office - Real Estate Division. Liber
Deeds and Conveyances, Grantor and Grantee Indices, and File Maps.
White Plains, N.Y.

Who's Who in America. Chicago: A.N. Marquis Co., 1938.

Who's Who in New York (City and State). Ed. Winfield Scott Downs. New York: Lewis Historical Publishing Co., 1952.

Who Was Who in America. Chicago: A.N. Marquis Co., 1966-68, 1977-81, 1982-85.

Who Was Who in America. Historical Volume. Chicago: A.N. Marquis Co., 1967.

Withey, Henry F. and Elsie R. Withey. Biographical Dictionary of American Architects (Deceased). Los Angeles: Hennessey and Ingalls, 1970.

Zukowsky, John and Robbe Pierce Stimson. Hudson River Villas. New York: Rizzoli, 1985.

MAPS OF THE RIVERDALE AREA
IN CHRONOLOGICAL ORDER

"Historical Sketch Map of Kings Bridge, 1645-1783, Compiled by Thomas Henry Edsall." Reproduced in Mary E. Kane. Yesterday in Riverdale and Spuyten Duyvil. New York: Riverdale Neighborhood and Library Association, 1947.

Sidney & Neff. Map of Westchester County N.Y. from Actual Surveys by Sidney & Neff. White Plains: Newell S. Brown, 1851.

Cornell, Thomas Clapp. Map of Riverdale in the Town of Yonkers Belonging to Messrs. Wm. Woodworth, Henry L. Atherton, Samuel D. Babcock and Charles W. Foster. 1853. Redrawn by Henry Carpenter, 1886. Westchester County. County Clerk's Office - Real Estate Division. Map 1272.

Conner, R.F.O. Map of the Southern Part of West-Chester County, N.Y. New York: M. Dripps, 1853.

Beers, F.W. Atlas of New York & Vicinity. New York : Beers, Ellis, and Soule, 1867.

Beers, F.W. Atlas of New York and Vicinity from Actual Surveys by F.W. Beers and Others. New York: Beers, Ellis, and Soule, 1868.

"Town and City of Yonkers...Town of East Chester, Westchester Co. N.Y." Plates 21 and 22 from an atlas (1870?) in the Map Division, New York Public Library.

County Atlas of Westchester New York. New York: J.B. Beers & Co., 1872, pl. 22.

Cornell, Thomas Clapp. Property Atlas of the City of Yonkers, N.Y. Including a Portion of the Twenty-fourth ward of New York City. New York: E.B. Hyde, 1876, pl. 29.

Beers, F.W. Map of the 24th Ward, New York City. New York: J.B. Beers & Co., 1877, vol. 3.

Atlas of the City of New York and Part of the Bronx. New York: E. Robinson, 1885.

Beers, F.W. Atlas of the Hudson River Valley from New York City to Troy. New York: Watson & Co., 1891, Sect. 4.

Bromley, George W. and Walter S. Bromley. Atlas of the City of New York, 23rd and 24th Wards. Philadelphia: G.W. Bromley, 1893.

New York City. Topographical Bureau. Map or Plan of Streets, Roads, Avenues, Public Squares and Places in the 23rd and 24th Wards. Twenty-

fourth ward, Sect. 26, p. 85, June 17, 1895.

Kiser, Ellis. Atlas of the City of Yonkers, Westchester County, New York, Also Embracing the North-west section of the Borough of the Bronx. Philadelphia: A.H. Mueller, 1907.

Atlas of the City of New York, Borough of the Bronx. Philadelphia: G.W. Bromley, 1924, vol. 2, pl. 41.

Atlas of the City of New York, Borough of the Bronx. Philadelphia: G.W. Bromley, 1938, vol. 2, pl. 41.

Bronx Land Book of the City of New York. Miami: Real Estate Data Inc., 1983, vol. 2, pl. 175.

New York City. Department of Finance, Bronx. Tax Maps for Blocks 5937 and 5939, (1990).