

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

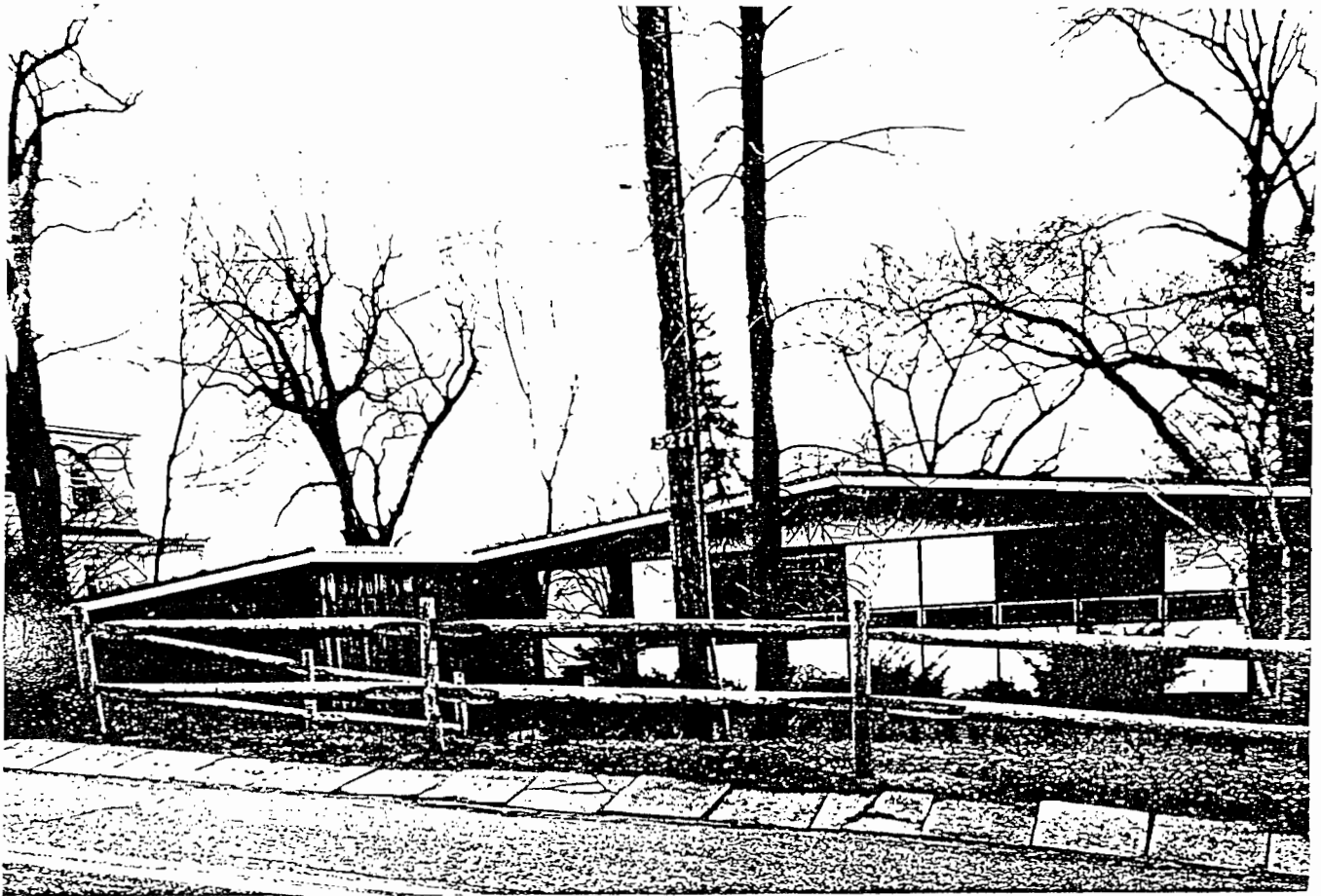
(For full description, see entry on p. 57)



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)

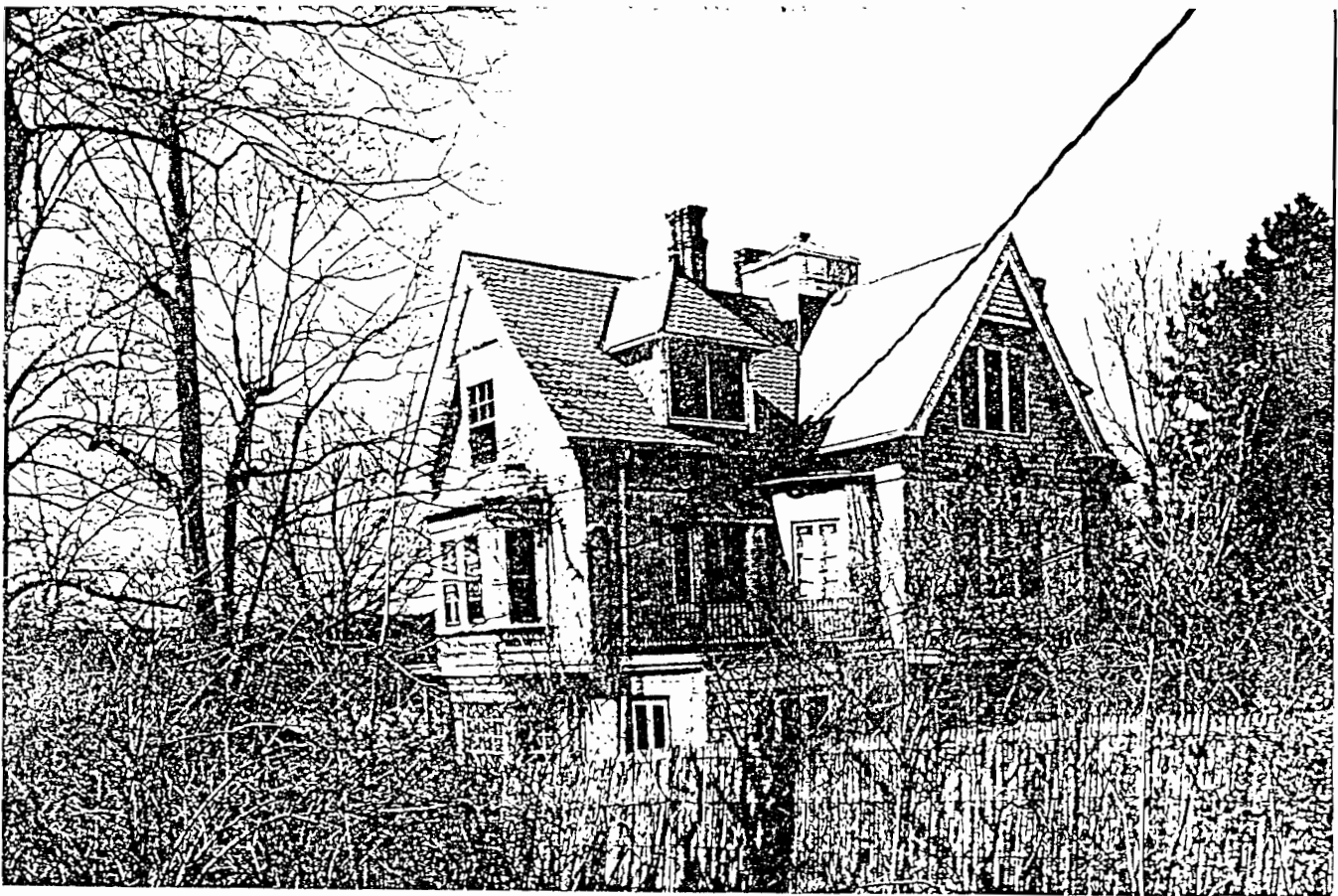
DATE OF CONSTRUCTION: 1853; remodeled 1886

ARCHITECT: unknown; Frederick Clarke Withers (1886)

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

STYLE: Queen Anne

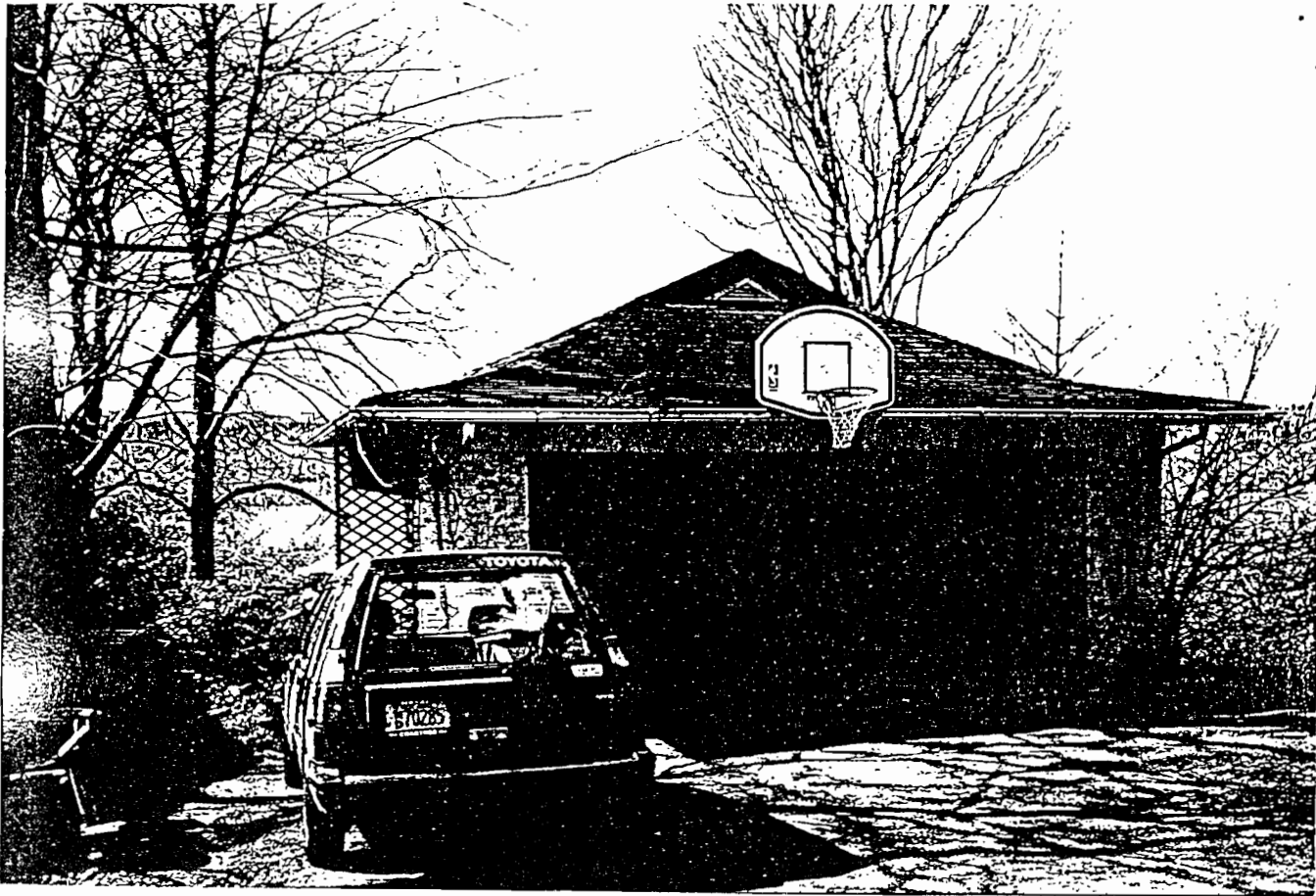
(For full description, see entry on p. 71)



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

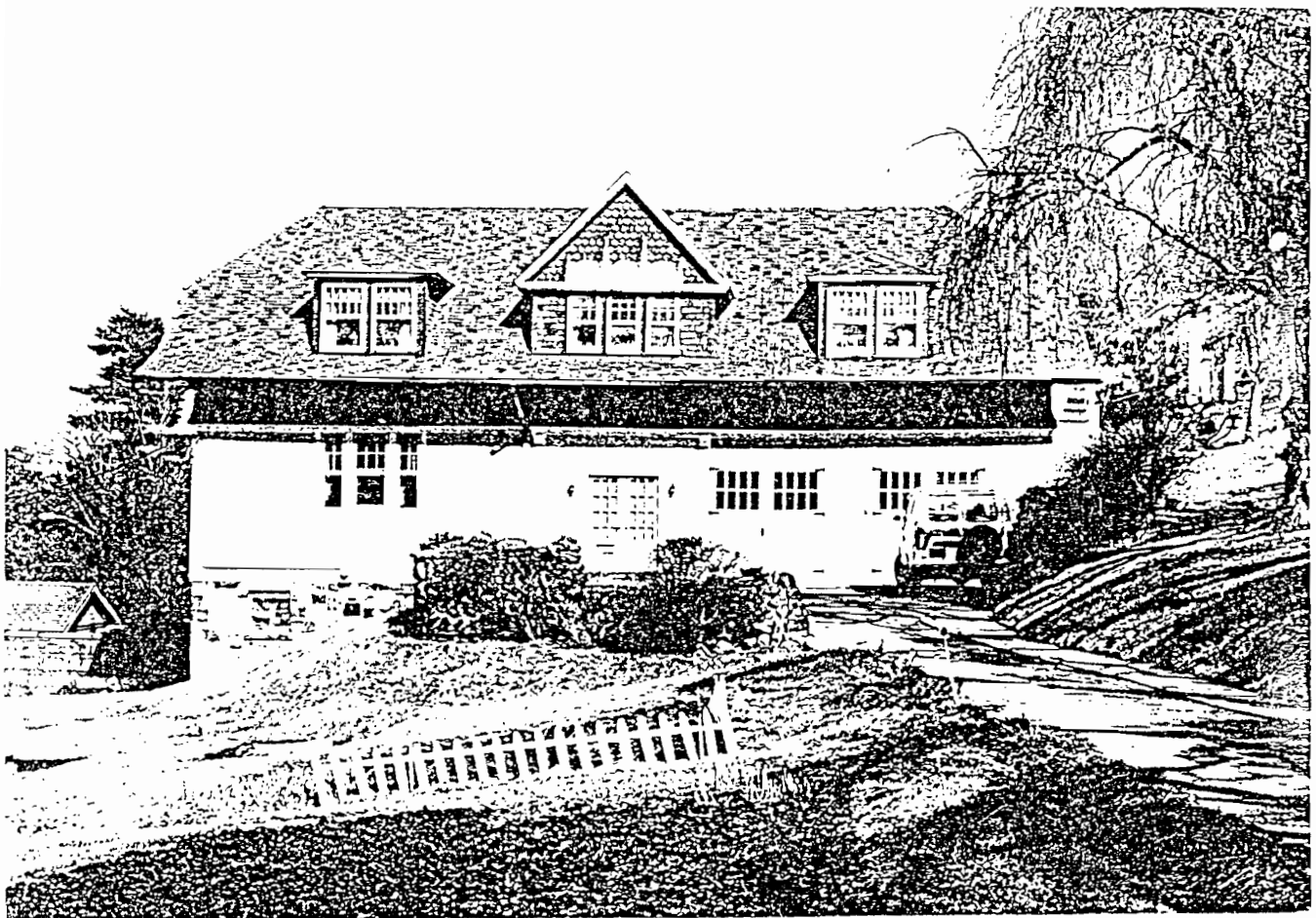
(For full description, see entry on p. 90)



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

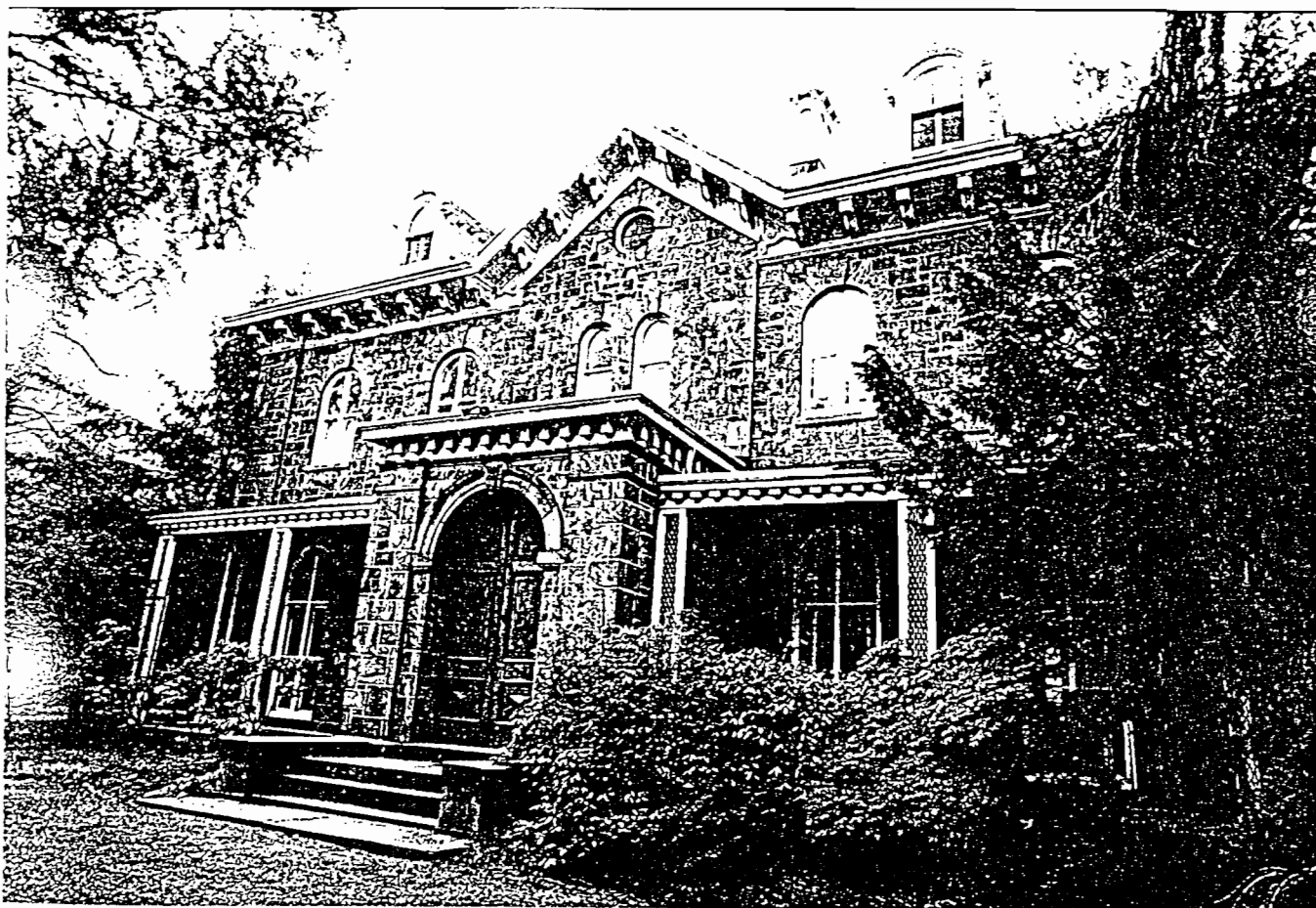
(For full description, see entry on p. 42)



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

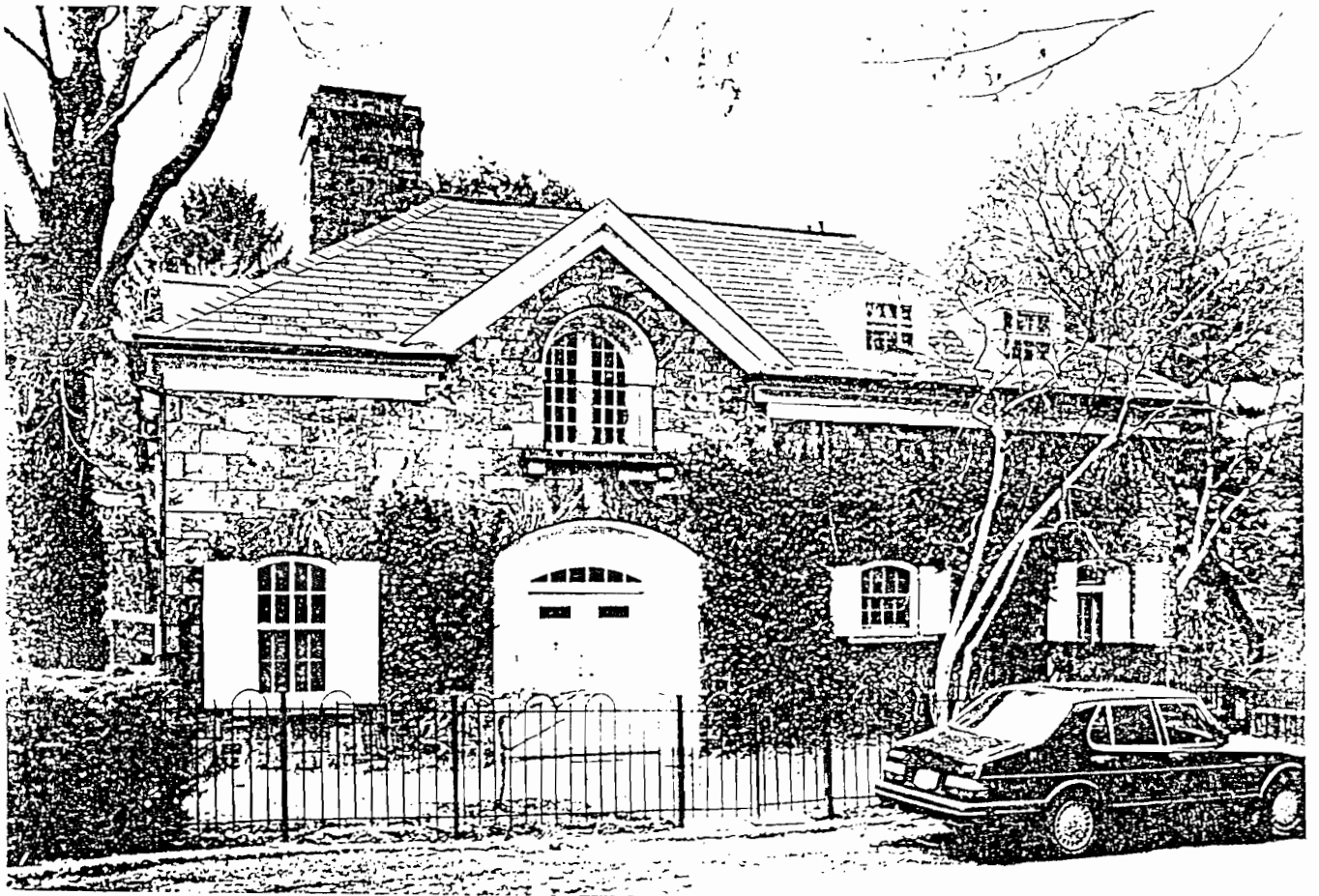
(For full description, see entry on p. 90)



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

(For full description, see entry on p. 86)



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)

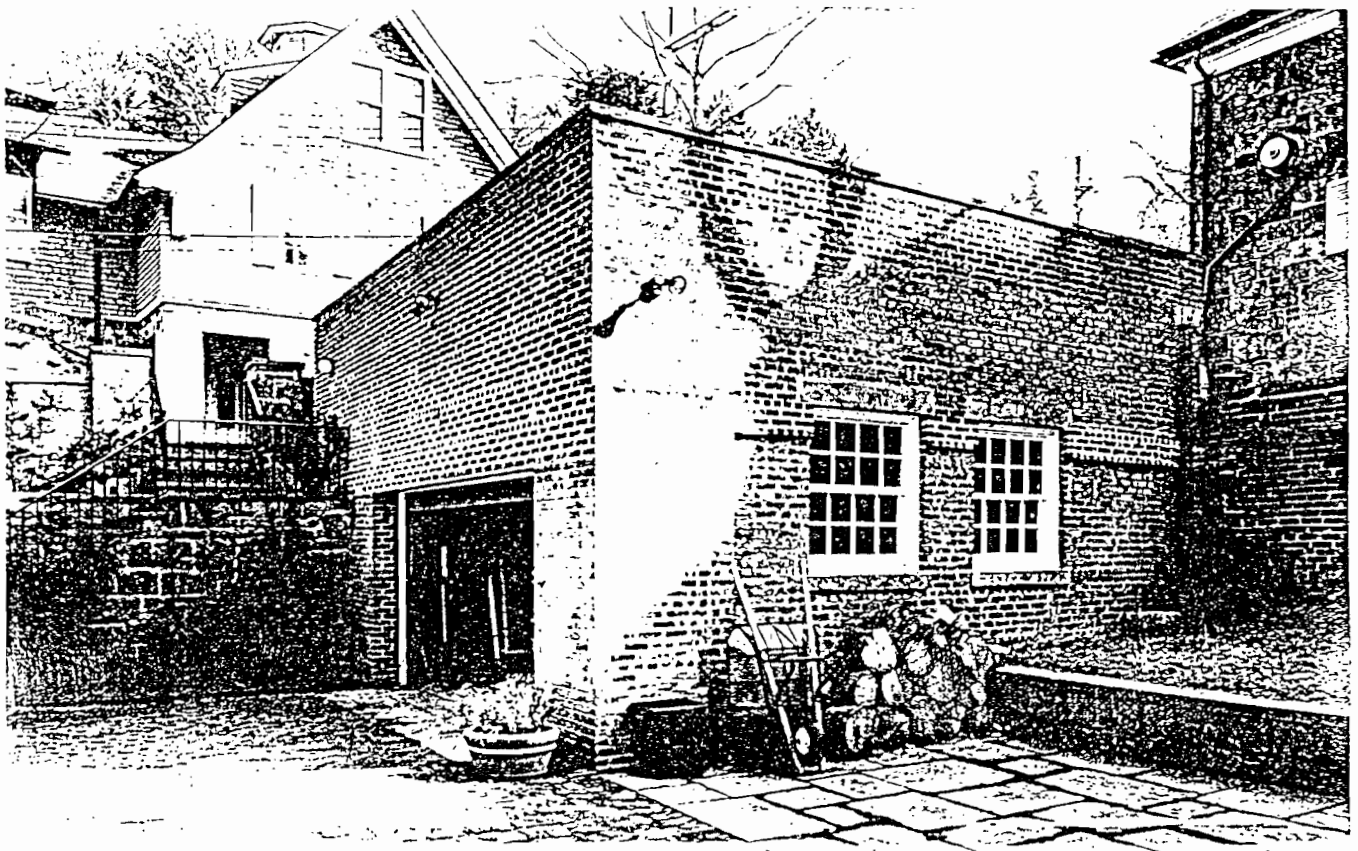
DATE OF CONSTRUCTION: 1908 [NB 704-1908]; altered 1958 [BN 82-1958]

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)

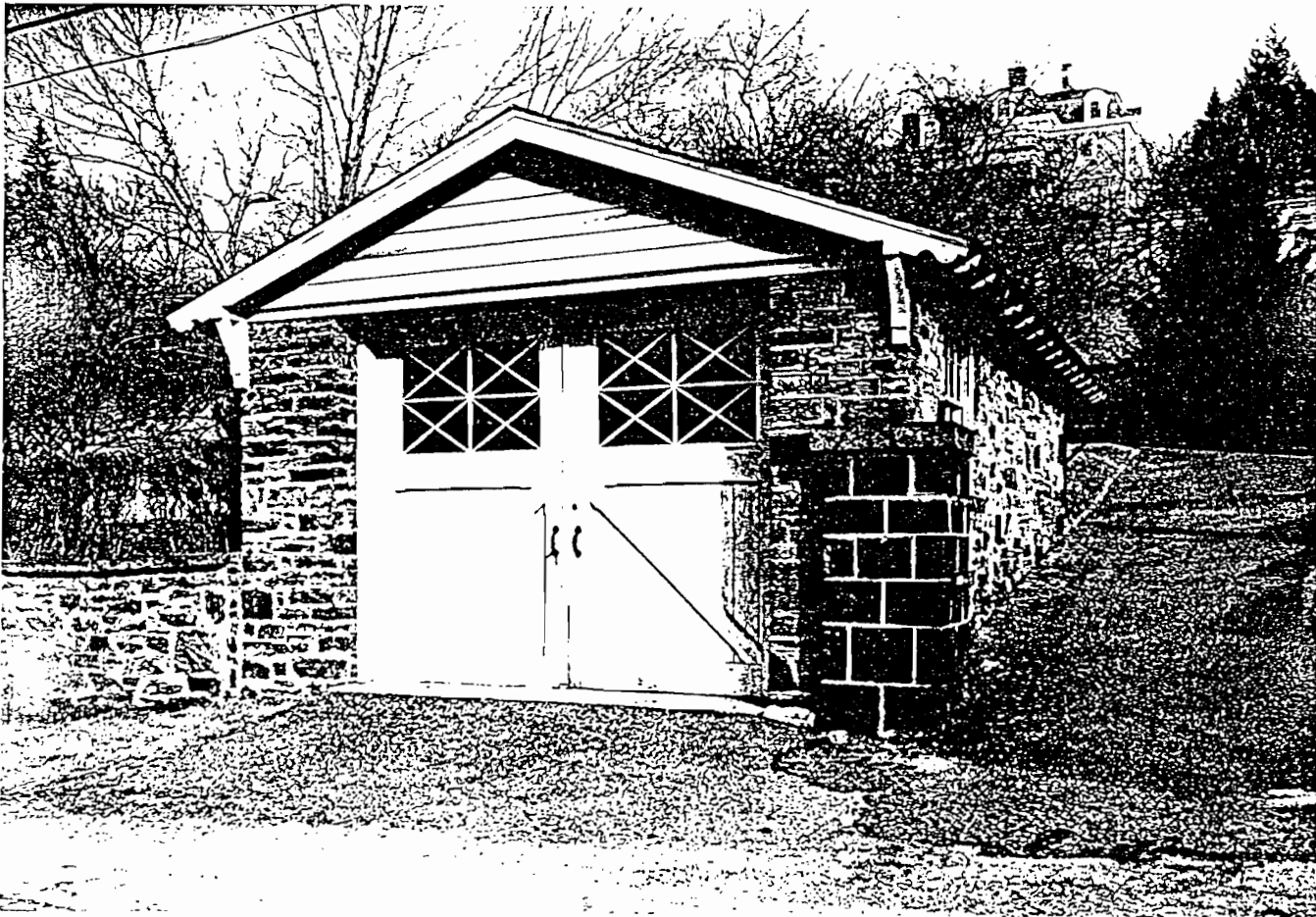
DATE OF CONSTRUCTION: 1913 [ALT 289-1913]

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)

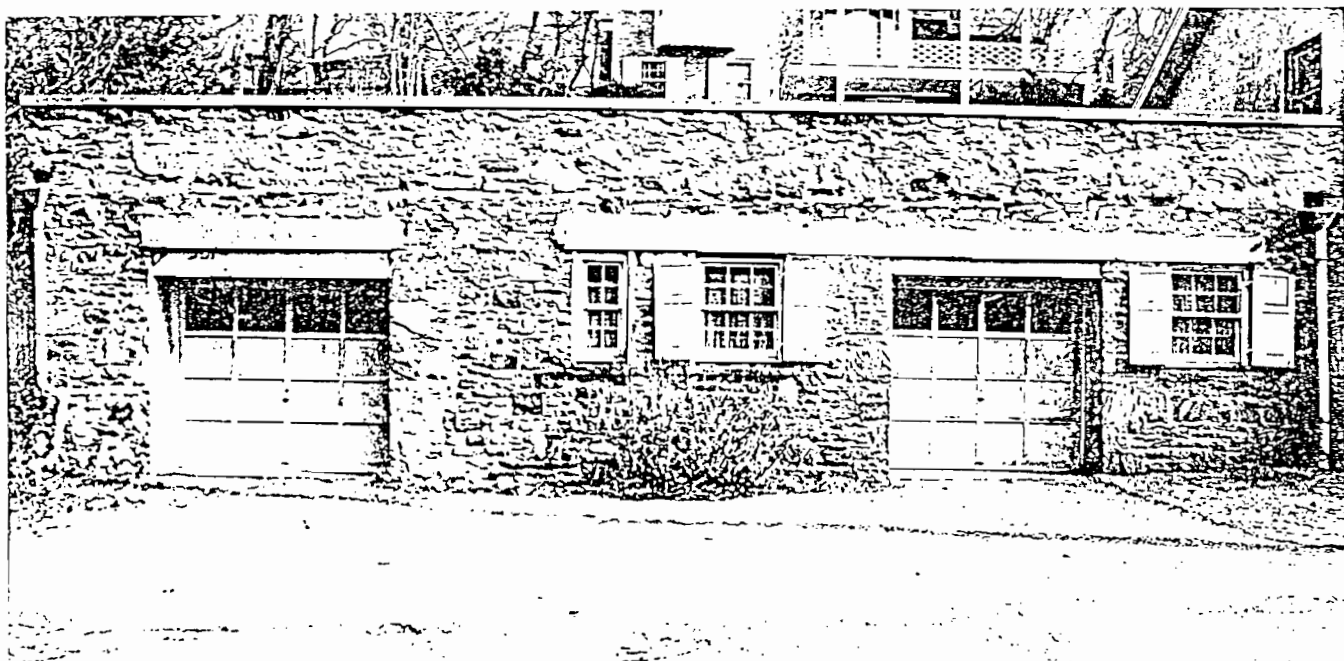
DATE OF CONSTRUCTION: c. 1872-76; altered 1914 [ALT 348-1914]

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)

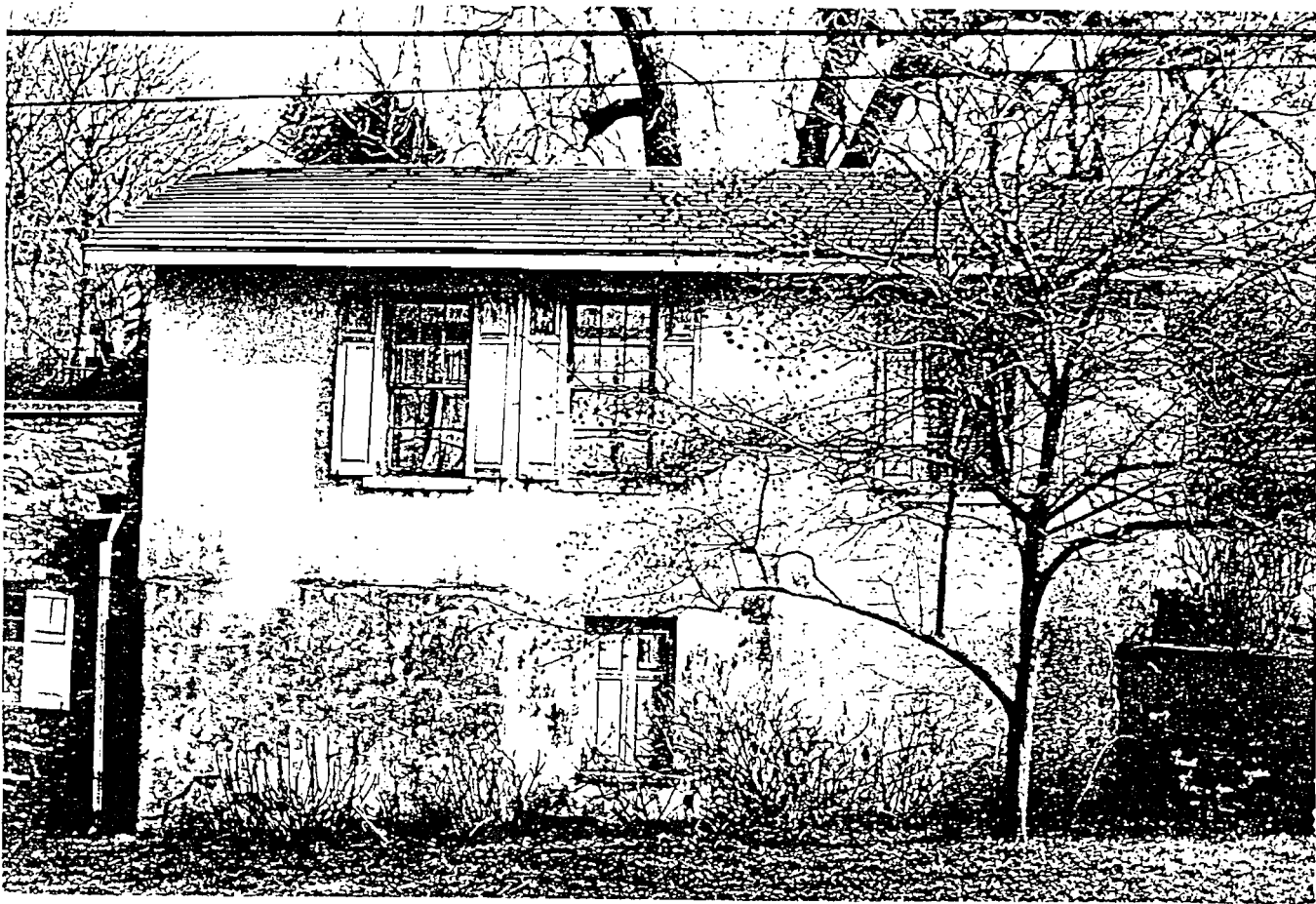
DATE OF CONSTRUCTION: c. 1872-76

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)



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

5275 Sycamore Avenue (VI.3)

BUILDING TYPE: Freestanding House

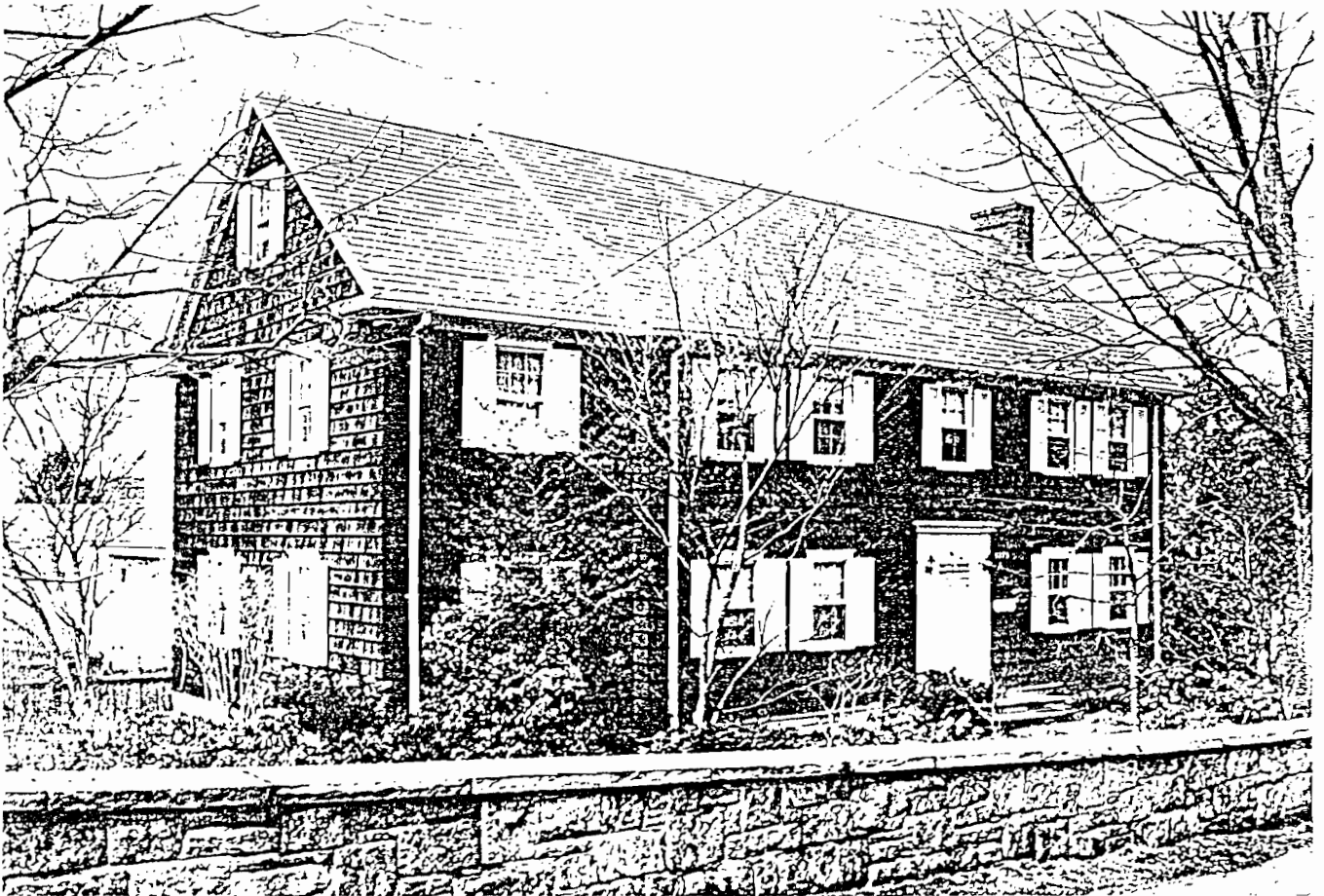
DATE OF CONSTRUCTION: 1955-57 [NB 689-1955]

ARCHITECT: Burnett V. Vickers; succeeded by Albert Wheeler

ORIGINAL OWNER: Edward and Gabrielle de Vegvar

STYLE: Neo-Colonial

(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

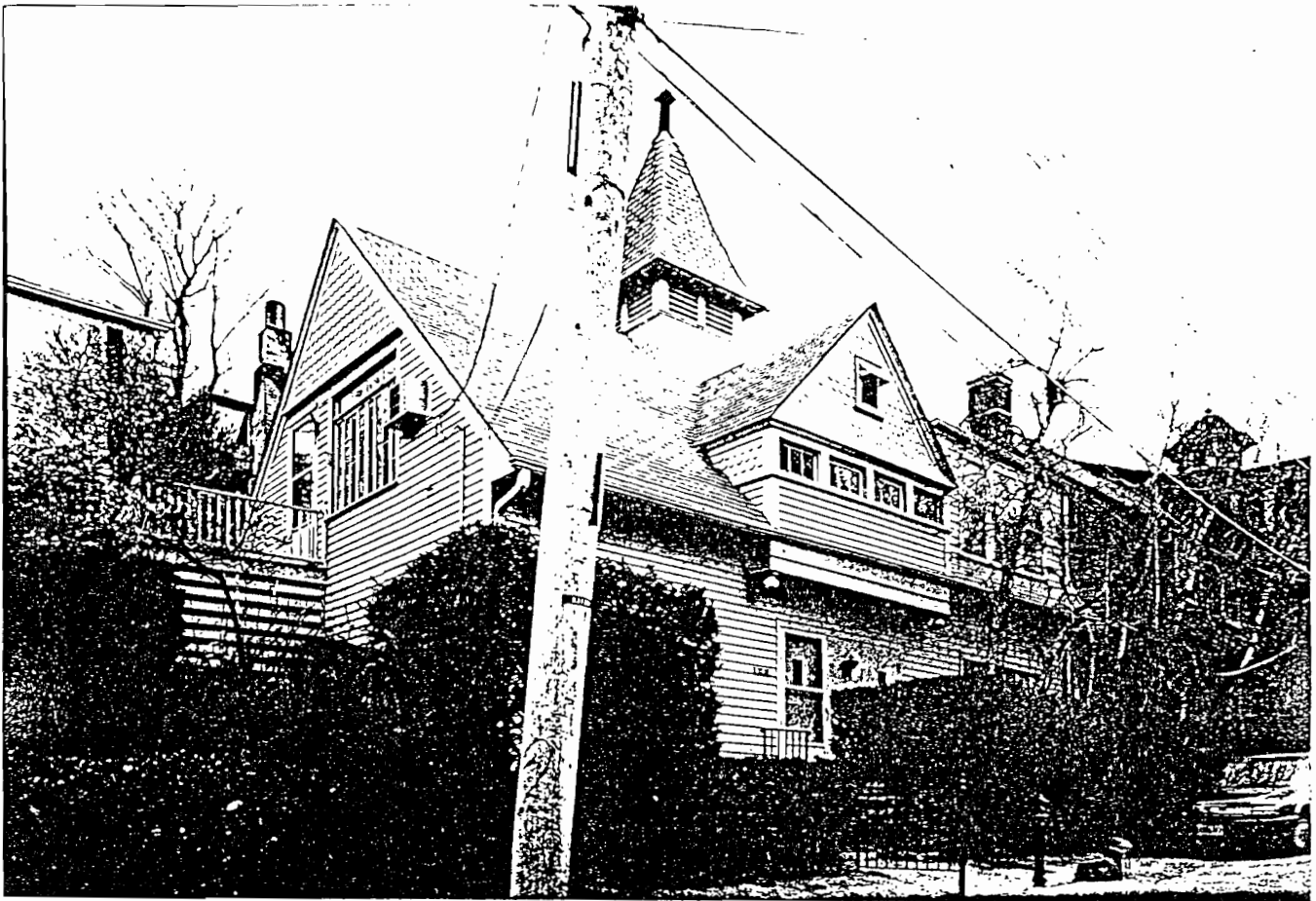
(For full description, see entry on p. 63)



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. Crary 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 SCRYSER



HUGH N. CAMP

Credit: NYT



ROBERT COLGATE

Credit: Tieck, Riverdale...

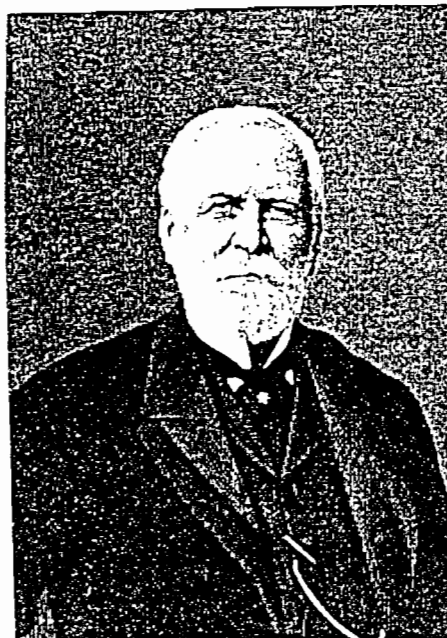


ORLANDO P. DORMAN

Credit: Harrison



LORING, ELIZABETH and
LUCILLE GALE



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.

SARFIELD 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 alterations
5275 Sycamore Avenue 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 alterations and additions
5286 Sycamore Avenue stable and carriage house

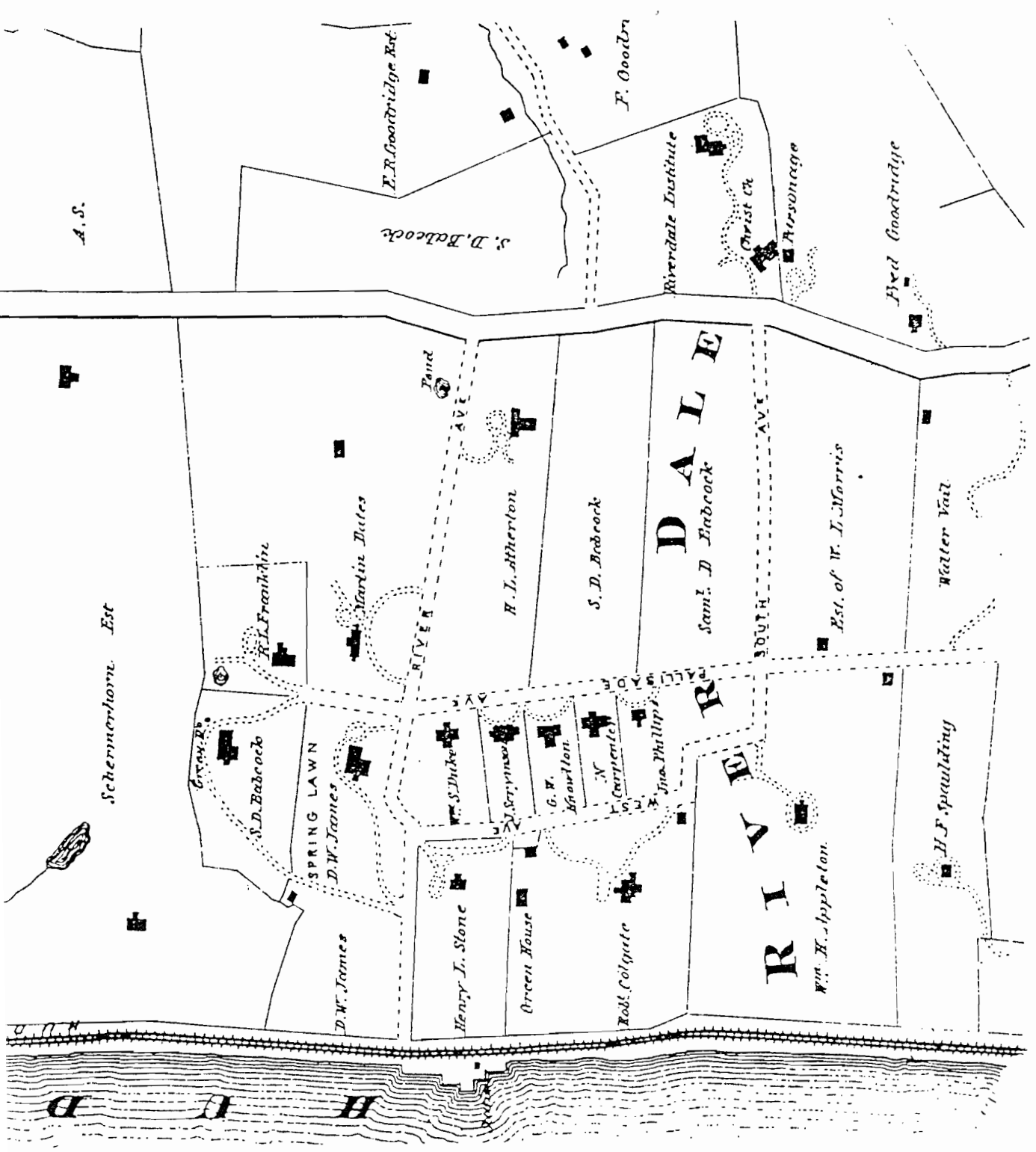
Frederick Clarke Withers, born in England, immigrated to the United States in 1852 at the invitation of Andrew Jackson Downing. Following Downing's death he formed a partnership with Calvert Vaux with an office in Newburgh, New York, which lasted until 1856. Much of their work was published in Vaux's 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.

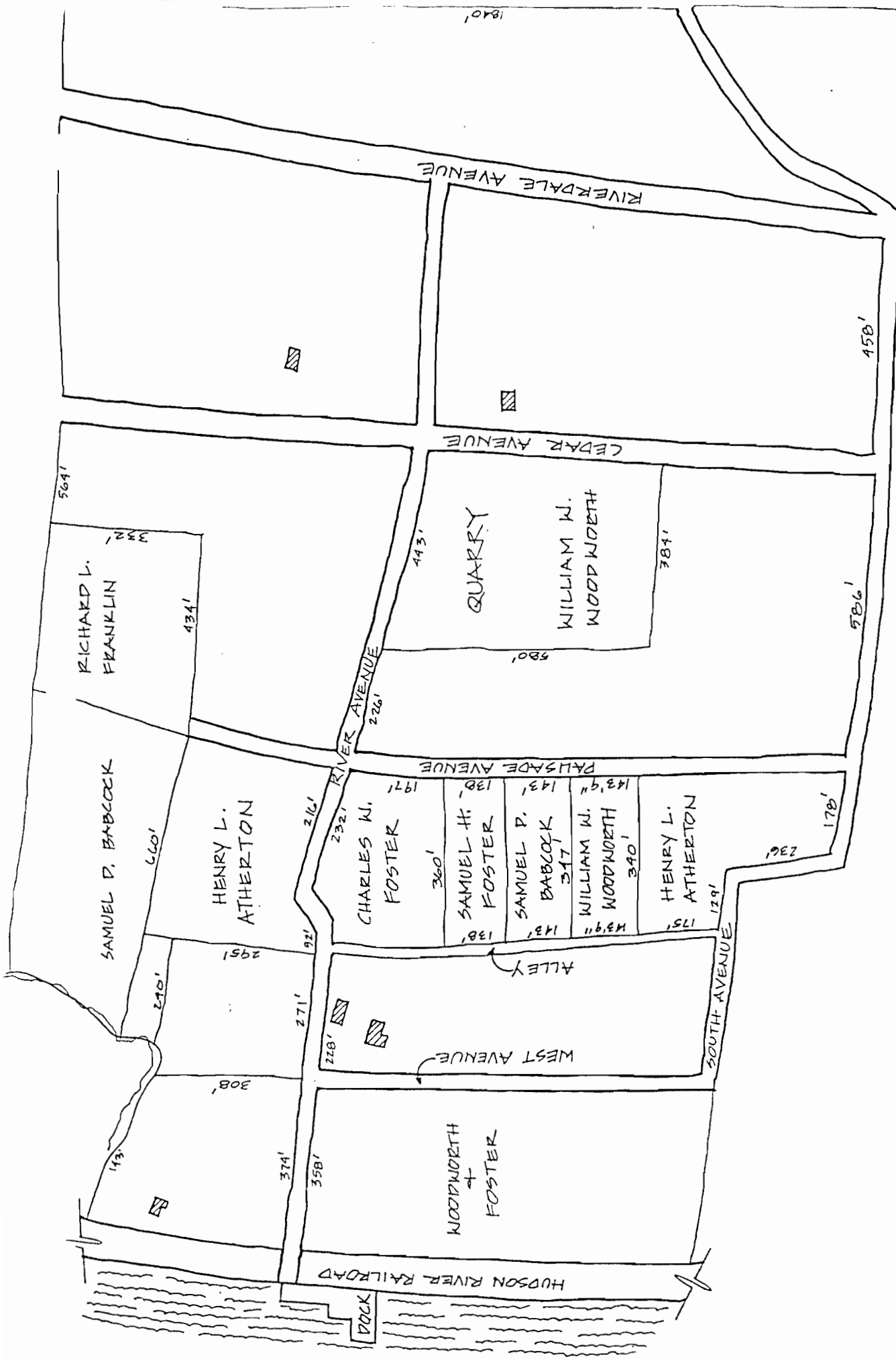
Robert Kornfeld, Letter to the LPC, Sept. 10, 1990.

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.



Beers, Atlas, 1868

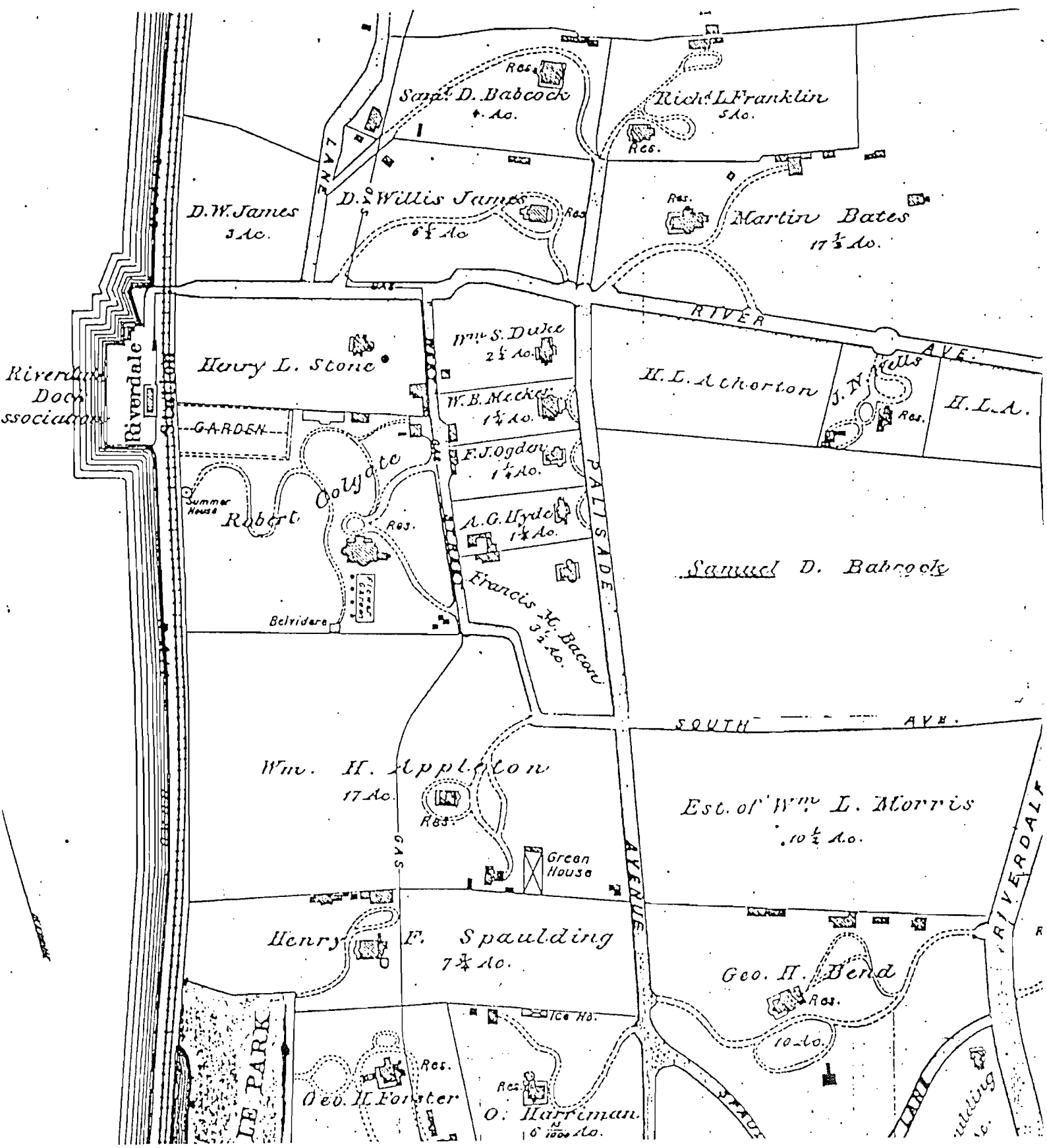


(NOTE: MAP NOT TO SCALE)

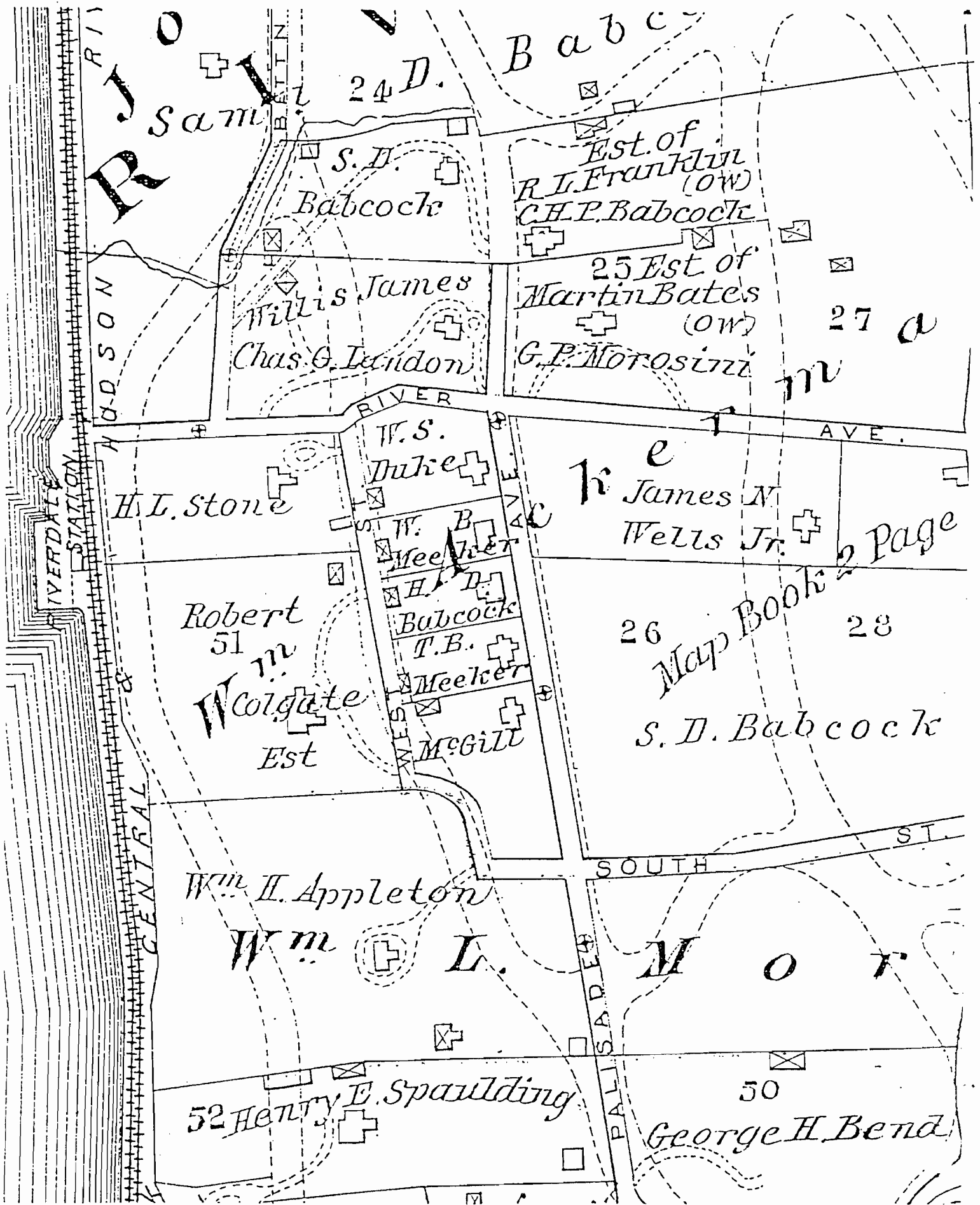
MAP OF RIVERDALE IN THE TOWN OF YONKERS

(ORIGINAL MAP FILED 12-29-1853)

DESIGNATED 16 OCT. 19



Cornell, Property Atlas, 1876



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 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).